



# STAFF REPORT

**Report To:** Board of Supervisors

**Meeting Date:** October 4, 2018

**Staff Contact:** Adriana Fralick, Deputy City Manager

**Agenda Title:** For Possible Action: To adopt a Resolution expressing support of the proposed technical corrections to the Carson City Lands Bill currently being developed, and authorizing the Mayor to submit a letter to appropriate federal and state authorities expressing that support. (Stephanie Hicks, SHicks@carson.org and Adriana Fralick, AFralick@carson.org)

**Staff Summary:** President Obama signed the Omnibus Public Land Management Act of 2009 (OPLMA) into law in March 2009. OPLMA provided for the disposition of more than 8,000 acres of federal lands within Carson City, including the sale of approximately 150 acres of federal land by Bureau of Lands Management. City Staff has since identified and is proposing several technical corrections to be made by Congress.

**Agenda Action:** Formal Action/Motion

**Time Requested:** 10 minutes

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## **Proposed Motion**

Move to adopt Resolution No. 2018-R-\_\_\_\_\_ expressing support of the proposed technical corrections to the Carson City Lands Bill currently being developed, and authorizing the Mayor to submit a letter to appropriate federal and state authorities expressing that support.

## **Board's Strategic Goal**

Efficient Government

## **Previous Action**

January 18, 2006 - Board of Supervisors took final action to approve Carson City Federal Lands Bill preferred map alternative.

## **Background/Issues & Analysis**

On January 6, 2009, OPLMA was enacted by Congress to determine the desired future uses of Federal properties surrounding Carson City. This bill was the result of three years of collaboration between City officials, interest groups and Congressional delegates with technical input from Federal agencies.

OPLMA provided for the disposition of more than 8,000 acres of Federal lands within Carson City, including the sale of approximately 150 acres of Federal land by BLM. The purpose of the bill was to improve land management throughout Carson City and help fulfill the community's long-term plan for growth and conservation.

Since the land transfers were completed, Staff has identified several desired technical corrections including property the City wishes to acquire, property where the City requests the reversionary interests be removed, and property the City suggests should be disposed of for economic development. Additionally, the City proposes several text corrections for clarification.

**Applicable Statute, Code, Policy, Rule or Regulation**

Omnibus Public Lands Management Act of 2009 (OPLMA)

**Financial Information**

Is there a fiscal impact?  Yes  No

If yes, account name/number:

Is it currently budgeted?  Yes  No

Explanation of Fiscal Impact:

**Alternatives**

Do not move to adopt a resolution expressing support of the proposed technical corrections to the Carson City Lands Bill as it is currently being developed, and authorizing the Mayor to submit a letter to appropriate federal and state authorities expressing that support.

Propose modified motion.

**Board Action Taken:**

Motion: \_\_\_\_\_

1) \_\_\_\_\_

2) \_\_\_\_\_

Aye/Nay

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_  
(Vote Recorded By)

**RESOLUTION NO.** \_\_\_\_\_

**A RESOLUTION EXPRESSING SUPPORT OF THE PROPOSED TECHNICAL CORRECTIONS TO THE CARSON CITY LANDS BILL**

**WHEREAS**, the Carson City Board of Supervisors has included Quality of Life and Economic Development as two of its strategic goals; and

**WHEREAS**, since 2006, the Carson City Board of Supervisors, managers and staff have worked with the Nevada Congressional Delegation and the Bureau of Land Management to maximize economic use of federally-owned real property and to enhance and protect property for open space, recreation and other public purposes; and

**WHEREAS**, through the Omnibus Public Lands Act of 2009, the Carson City Board of Supervisors identified federally-managed lands whose ownership should be transferred to Carson City; and

**WHEREAS**, the Omnibus Public Lands Act of 2009 provided for the disposition of more than 8,000 acres of federal lands within Carson City, including the sale of approximately 150 acres of federal land; and

**WHEREAS**, since the transfer of said properties, the Carson City Board of Supervisors identified technical corrections it would like make to the Omnibus Public Lands Act of 2009; and

**WHEREAS**, the Carson City Board of Supervisors is in support of the proposed technical corrections to the Carson City Lands Bill as it is being currently developed; and

**NOW, THEREFORE, BE IT RESOLVED**, that the Carson City Board of Supervisors supports the proposed technical corrections to the Carson City Lands Bill as it is currently being developed and authorizes the Mayor to prepare and submit a letter to appropriate federal and state authorities expressing that support.

**BE IT FURTHER RESOLVED**, and hereby ordered that this resolution be recorded in the office of the Carson City Recorder.

Upon motion by Supervisor \_\_\_\_\_, seconded by Supervisor \_\_\_\_\_, the foregoing Resolution was passed and adopted this \_\_\_\_ day of \_\_\_\_\_, 20\_\_ by the following vote.

VOTE:

AYES:

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

NAYS: \_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

ABSENT: \_\_\_\_\_

ABSTAIN: \_\_\_\_\_

\_\_\_\_\_  
Robert Crowell, Mayor

ATTEST

\_\_\_\_\_  
Susan Merriwether, Clerk  
Carson City, Nevada

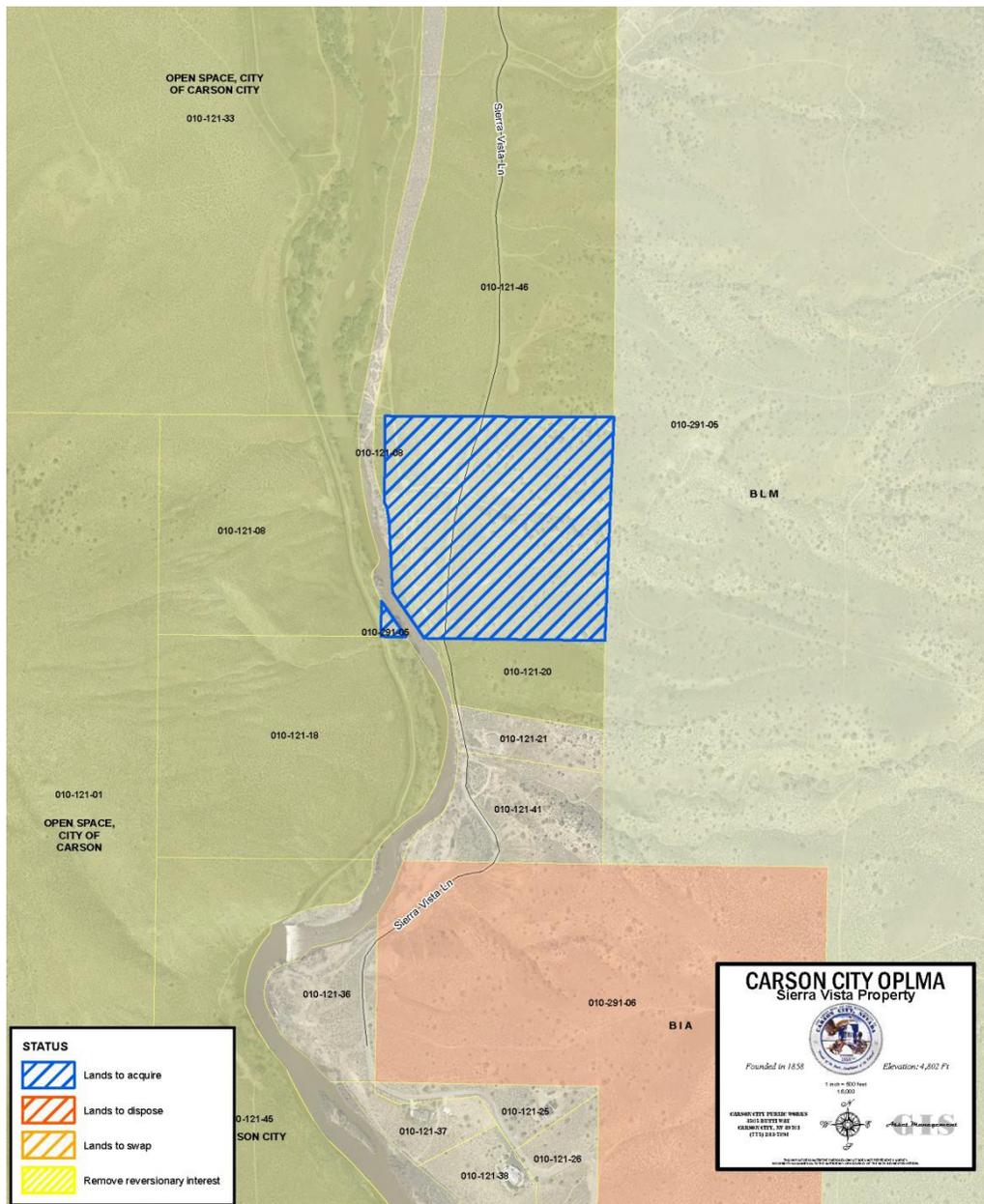
# Carson City, Nevada Federal Lands Bill Technical Corrections *draft*

**Federal Lands Bill Map Reference Number: 1**

**Property Description:** Portion of Assessor's Parcel Number 010-291-05

**Total Acres:** Approx. 39-acres

**General Location:** Southeast Carson City, on Sierra Vista Lane and adjacent to the Carson River. Considered to be the Eastern portion of Silver Saddle Ranch.



**Recommended Action:** Transfer ownership from Bureau of Land Management to Carson City.

**Proposed Uses:** Open space, recreation, non-motorized natural surface and aquatic trails, watershed protection, river access, natural resource management, and future well site.

**Current Ownership:** Bureau of Land Management

**Current management designation/uses:** Bureau of Land Management

**Can proposed uses be accomplished under current ownership and designation?** No

**Master Plan:** Public Conservation      **Zoning:** Public Recreation

**Estimated Maintenance Cost/Source of Funding:** Unknown. Carson City Quality of Life Funds – Open Space

**Property Characteristics:** The property provides Carson River frontage and access. Has diverse topography with limited slopes near the river to the west portion of the parcel and increases to 15%+ slopes to the east of Sierra Vista Lane. Includes a variety of native vegetation and is heavily disturbed in some areas due to off highway vehicles and illegal dumping.

**Benefits of City ownership of property:** Allow for contiguous management of the river corridor, as both adjacent parcels (010-121-46, 010-121-20) are owned and managed by Carson City. Sierra Vista Lane, a Carson City owned and maintained street bisects the property. Management activities include: Illegal dumping/litter management, vandalism mitigation and graffiti removal, mitigate beaver damage by wrapping cottonwoods, travel management, limiting motorized access to the riverbed, noxious weed abatement, habitat restoration, bank stabilization, natural resource management and roadway maintenance. Parcel is considered to be part of Silver Saddle Ranch, which is owned and managed by Carson City. Additionally, the City would like the ability to use this parcel for a future municipal well site.

**Issues:** N/A

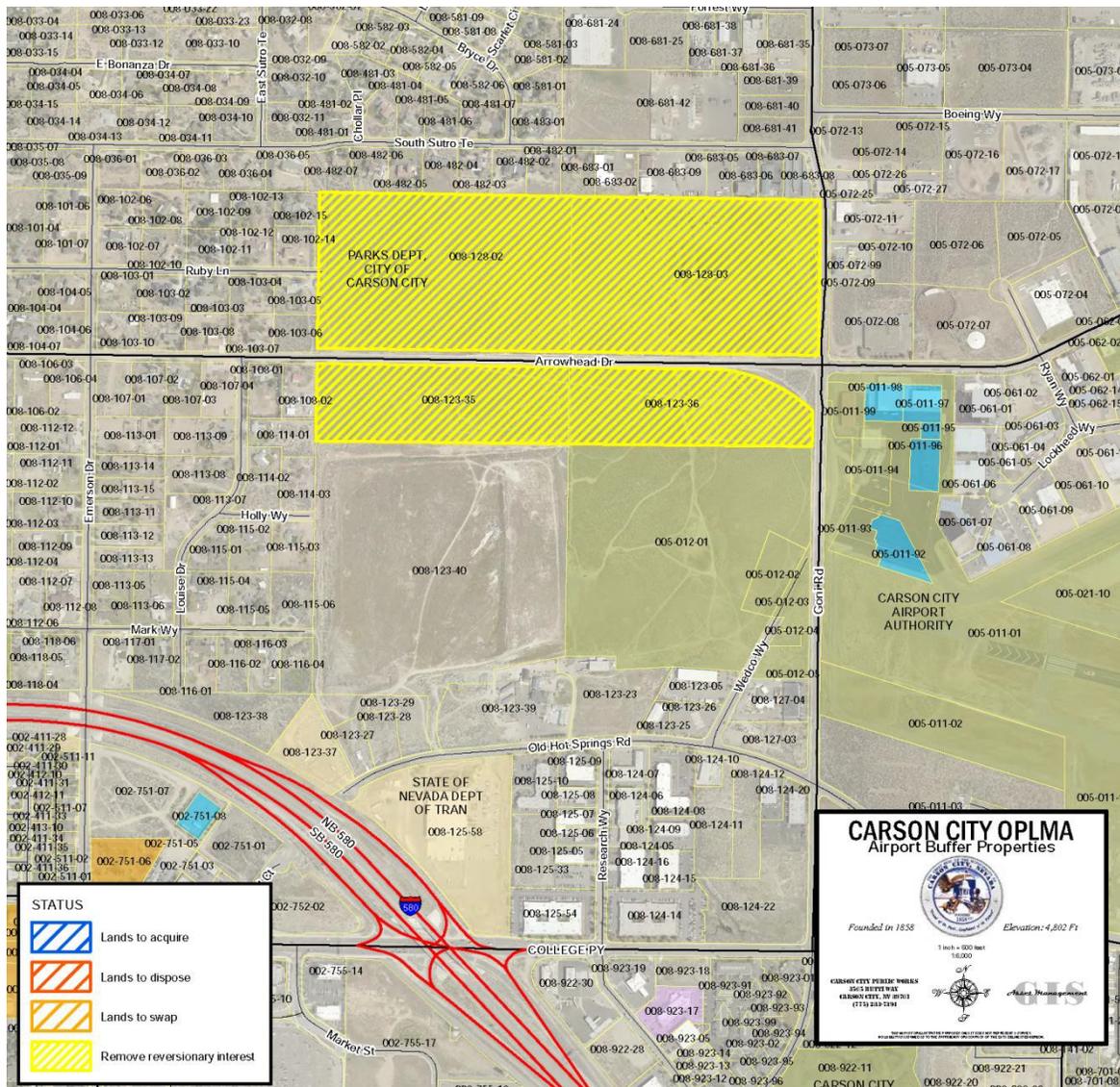
**Rationale:** Transfer of ownership to Carson City will not only provide for contiguous and consistent management throughout the Carson River corridor, but will reduce an inholding for BLM. This will reduce confusion with enforcement for the Sheriff's Office, Park Rangers and citizens. Consistent natural resource management will improve the health of the Carson River and provide for a safer user experience.

**Federal Lands Bill Map Reference Number: 2**

**Property Description:** Assessor's Parcel Numbers 008-128-02, 008-128-03, 008-123-35, 008-123-36

**Total Acres:** 73.25-acres

**General Location:** North of the I-580 freeway in Carson City, on Arrowhead Drive, west of Goni Road.



**Recommended Actions:** Remove the reversionary interest and transfer ownership of the 02, 35 and 36 parcels from Carson City to the Carson City Airport Authority. Remove the reversionary interest of the 03 parcel and authorize disposal.

**Proposed Uses:** Carson City airport safety buffer for parcels 02, 35 and 36. 03 parcel would continue existing mining/pit operations until reclaimed, then provided for future economic development opportunities.

**Current Ownership:** Carson City

**Current management designation/uses:** Carson City

**Can proposed uses be accomplished under current ownership and designation?** No

**Master Plan:** Parks & Recreation

**Zoning:** Public Recreation

**Estimated Maintenance Cost/Source of Funding:** Unknown. Carson City Airport Authority and possibly Golden Sierra Investments LLC.

**Property Characteristics:** The 02, 35 and 36 parcels include a variety of native vegetation and is heavily disturbed in some areas due to off highway vehicles and illegal dumping.  $\frac{3}{4}$  of the 03 parcel, operated by Golden Sierra Investments LLC is a mining/pit operation that is heavily disturbed for their commercial operation.

**Benefits of relinquishing reversionary interest of property:** Improve neighborhood and airport safety by securing the parcels as a buffer, consistent with the Carson City Airport Master Plan. There is significant off highway vehicle misuse and illegal dumping occurring on the 02, 35 and 36 parcels, in which the Airport Authority are already conducting clean-up and other stewardship responsibilities. Disposal of the 03 parcel would allow for commercial uses to continue, but will have a positive impact on the fiscal health of the city by generating sales and property taxes.

**Issues:** There is no known sub-lease or other agreement between the City and Golden Sierra Investments LLC (ie. Cinderlite), since Carson City acquired it previously from BLM, it may just be by assignment. Private use of public lands other than a non-profit should be paying property taxes on this parcel.

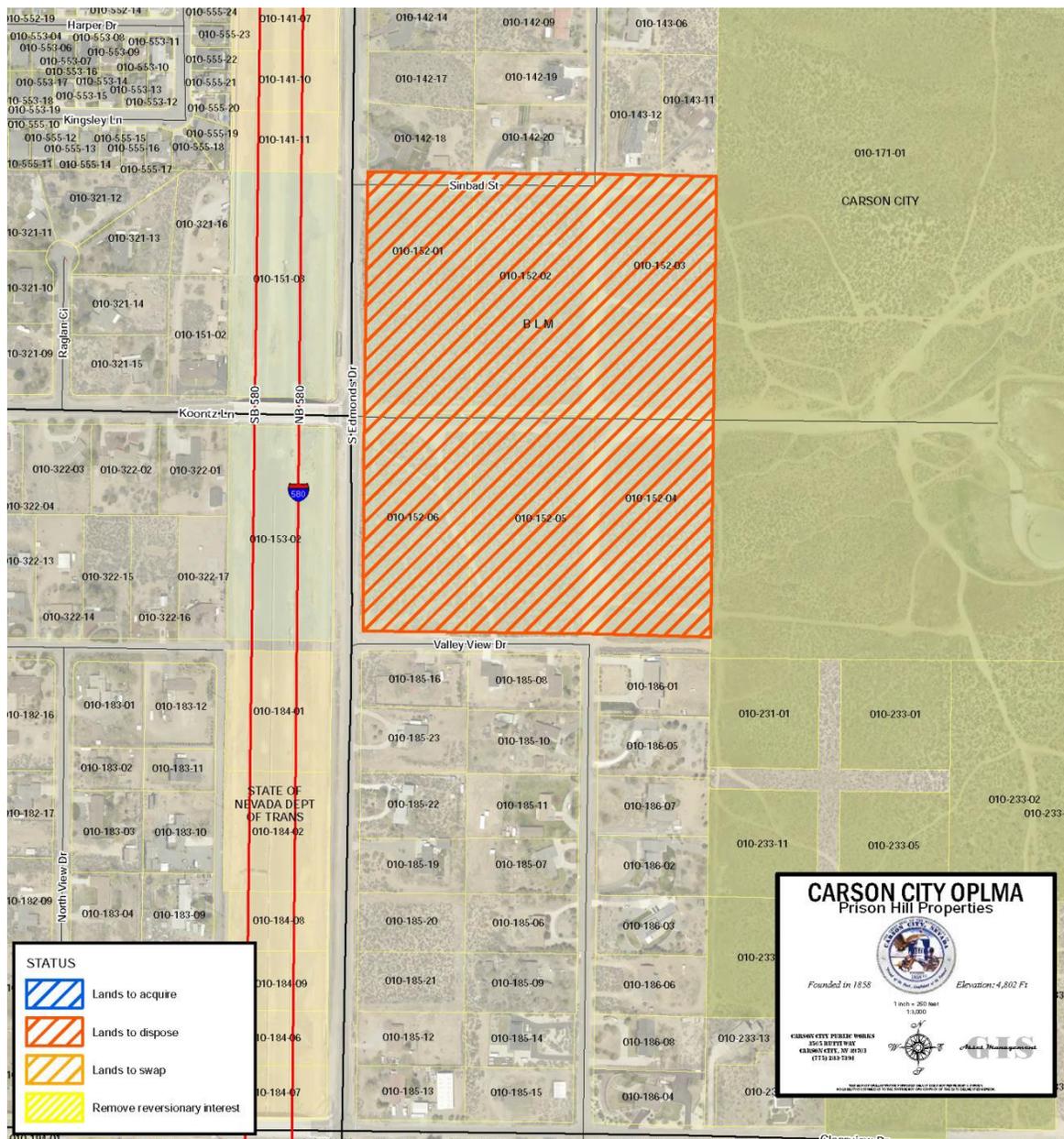
**Rationale:** Transfer of ownership of the 02, 35 and 36 parcels will improve neighborhood safety, reduce a maintenance burden to Carson City and be consistent with local master planning efforts. Disposal of the 03 parcel will reduce potential liability to Carson City, provide for continued commercial and economic development opportunities and have a positive impact on the fiscal health of the city by generating sales and property taxes.

**Federal Lands Bill Map Reference Number: 3**

**Property Description:** Assessor’s Parcel Numbers 010-152-01, 010-152-02, 010-152-03, 010-152-06, 010-152-05, 010-152-04

**Total Acres:** 27.56-acres

**General Location:** East Carson City, east of South Edmonds Drive, Sinbad Street to the north, Valley View Drive to the South. West side of Prison Hill Recreation Area.



**Recommended Actions:** Dispose of for economic development purposes: Residential Development.

**Proposed Uses:** Residential development, consistent with the adjacent parcels and zoning to the north and south of the subject parcels. Carson City would retain a Public Utility Easement concurrent with

Koontz Lane and Conti Drive, which provides waterlines, access to water tank just east of the subject parcels, a future booster station site. Additionally, Carson City would retain an existing drainage easement for a future detention basin located on APN 010-152-06.

**Current Ownership:** BLM      **Current management designation/uses:** BLM

**Can proposed uses be accomplished under current ownership and designation?** No

**Master Plan:** Public/Quasi Public      **Zoning:** Single-Family 1 Acre

**Estimated Maintenance Cost/Source of Funding:** Unknown. Private ownership.

**Property Characteristics:** Parcels consist of undulating topography, native vegetation and heavily disturbed land due to off highway vehicle misuse and illegal dumping.

**Benefits of relinquishing Federal ownership of property:** Disposal would allow for economic development opportunities in the form of residential development consistent with the zoning and existing uses to the north and south of the subject parcels. Residential development would mitigate the existing drainage and road safety concerns, but will have a positive impact on the fiscal health of the city by generating property taxes. Residential development would also reduce the negative impacts to the adjacent Prison Hill Recreation Area, reducing OHV access points and misuse, as well as to the neighboring private residences.

**Issues:** N/A

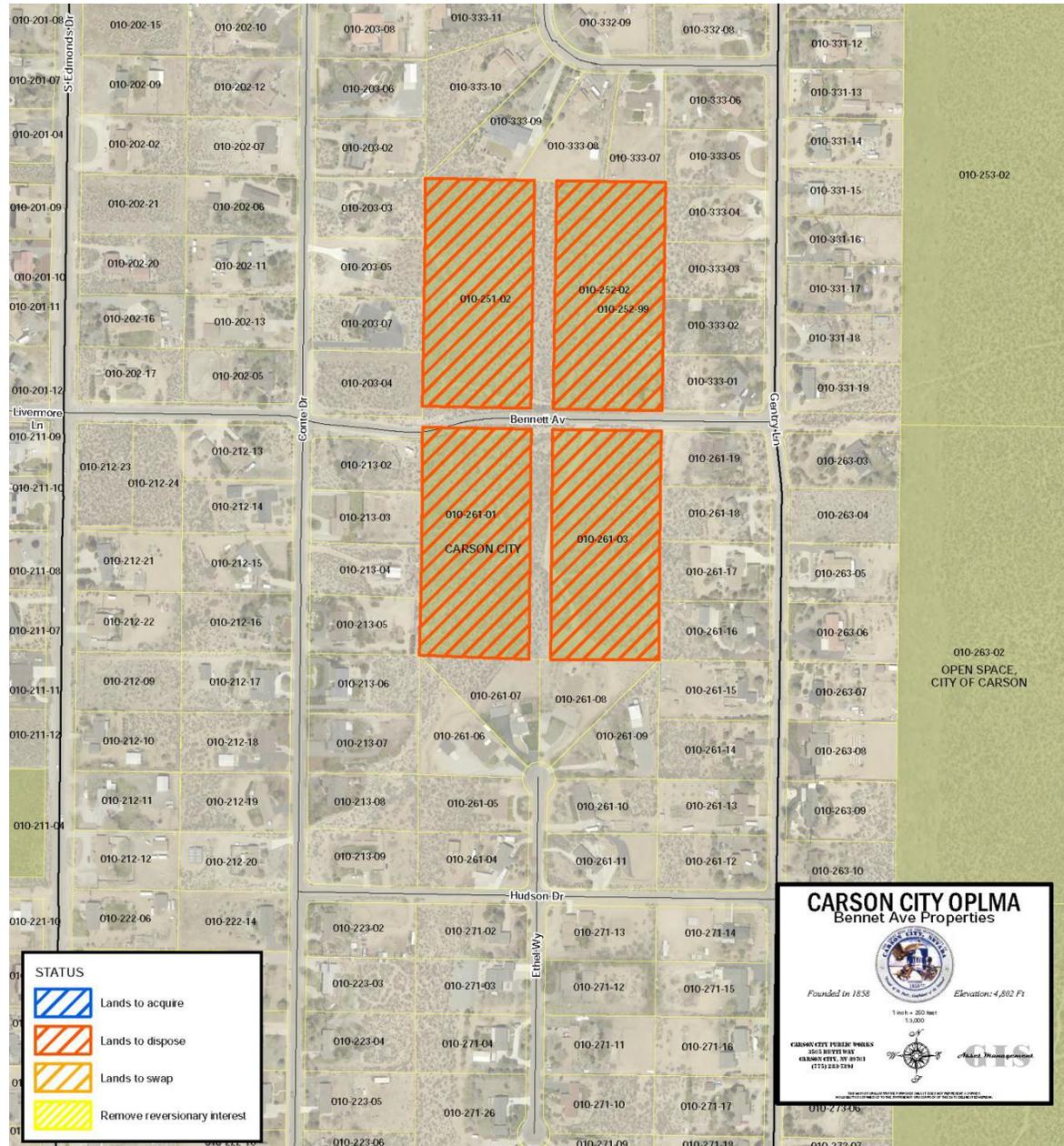
**Rationale:** Currently this is a BLM inholding within Carson City, which BLM is unable to adequately manage or maintain given their limited staff and financial resources. Due to the amount of degradation to the land, maintenance and operational concerns, it would be a maintenance burden to Carson City. Residential development would not only mitigate the existing safety concerns, but reduce impacts to neighboring properties. Disposal would also allow for economic development opportunities and have a positive impact on the fiscal health of the city by generating property taxes.

**Federal Lands Bill Map Reference Number: 4**

**Property Description:** Assessor's Parcel Numbers 010-251-02, 010-252-02, 010-261-01, 010-261-03

**Total Acres:** 17.45-acres

**General Location:** East Carson City, east of South Edmonds Drive at Bennett Avenue.



**Recommended Actions:** Dispose of for economic development purposes: Residential Development.

**Proposed Uses:** Residential development, consistent with the adjacent parcels and surrounding zoning. Carson City would retain a Public Utility Easement for a well site on the 02 parcel.

**Current Ownership:** Carson City

**Current management designation/uses:** Carson City

**Can proposed uses be accomplished under current ownership and designation?** No

**Master Plan:** Public/Quasi Public      **Zoning:** Single Family 1 Acre

**Estimated Maintenance Cost/Source of Funding:** Unknown. Private ownership.

**Property Characteristics:** Parcels consist of undulating topography and steep slopes in sections with native vegetation and heavily disturbed land due to off highway vehicle misuse and illegal dumping.

**Benefits of relinquishing City ownership of property:** Disposal would allow for economic development opportunities in the form of residential development consistent with the zoning and existing surrounding uses. Residential development would have a positive impact on the fiscal health of the city by generating property taxes. Residential development would also reduce the negative impacts to the adjacent neighbors, by reducing OHV access points and misuse. While residential development would be a consistent use, the same parcel size and density of the adjacent parcels would not be possible due to the undulating topography, but still provide some residential development opportunities.

**Issues:** Possibly a former landfill site, but an Environmental Site Assessment should be completed to determine the extent and if any mitigation is needed.

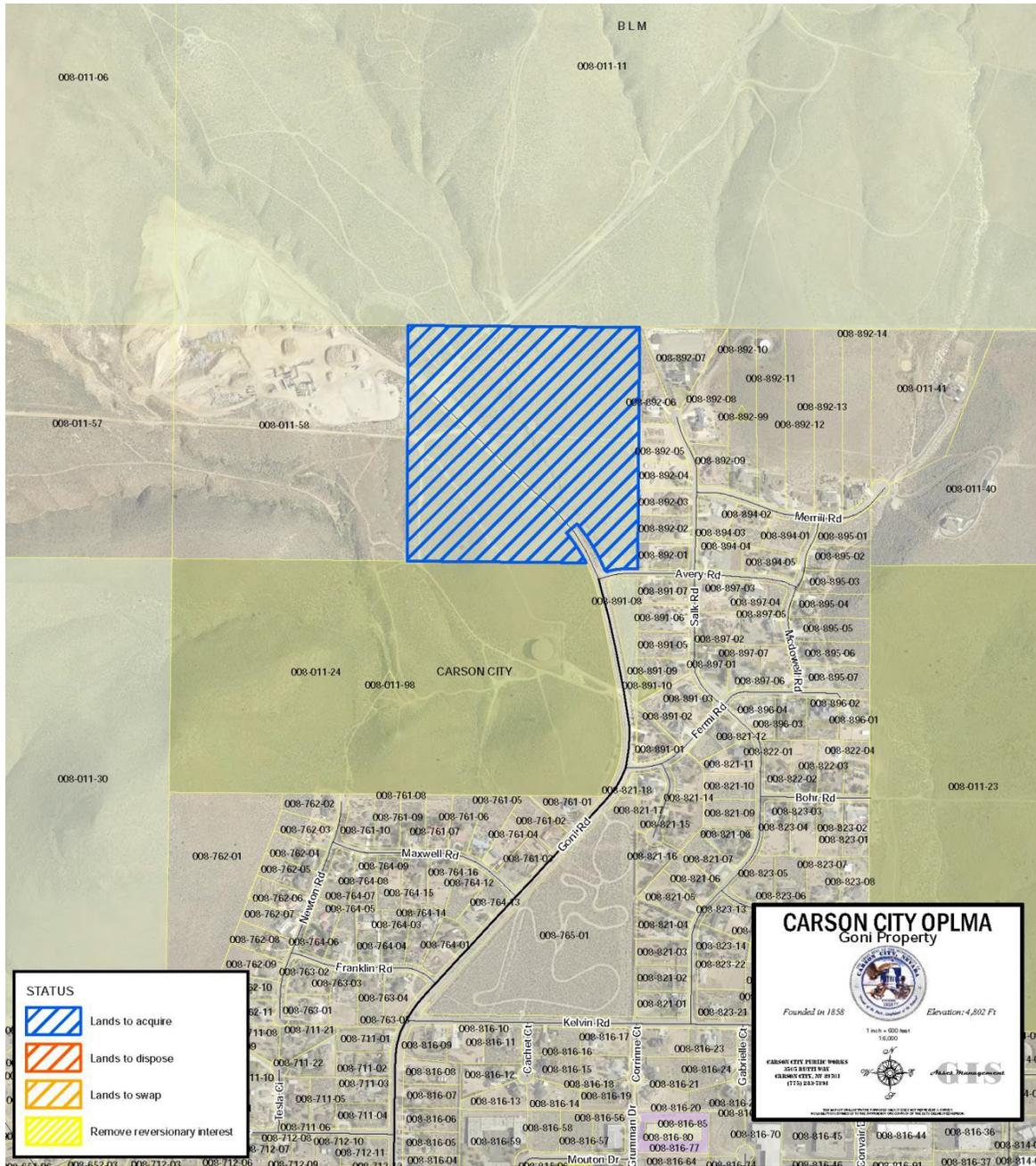
**Rationale:** With Pete Livermore Sports Complex only four blocks to the west, this site is not needed for public recreation purposes. It is an inholding that is a maintenance burden to the city and is the location of OHV misuse and illegal dumping. Residential development would help mitigate safety concerns, and reduce impacts to neighboring properties. Disposal would also allow for economic development opportunities and have a positive impact on the fiscal health of the city by generating property taxes.

**Federal Lands Bill Map Reference Number: 5**

**Property Description:** Portion of Assessor's Parcel Number 008-011-11

**Total Acres:** Approximately 39-acres

**General Location:** Northeast Carson City at Goni Road.



**Recommended Actions:** City to acquire a portion of the parcel from BLM.

**Proposed Uses:** Stormwater controls and flood mitigation to protect surrounding neighborhood.

**Current Ownership:** BLM

**Current management designation/uses:** BLM

**Master Plan:** Conservation Reserve      **Zoning:** Public Recreation

**Can proposed uses be accomplished under current ownership and designation?** No

**Estimated Maintenance Cost/Source of Funding:** Unknown. Carson City Stormwater Fund.

**Property Characteristics:** The parcel consists of steep slopes, and native vegetation, with Goni Road bisecting the portion of the parcel of interest.

**Benefits of City acquiring property:** Acquisition would allow for the City to install flood mitigation measures in the form of stormwater retention basins to protect the surrounding neighborhood.

**Issues:** Weed control and defensible space.

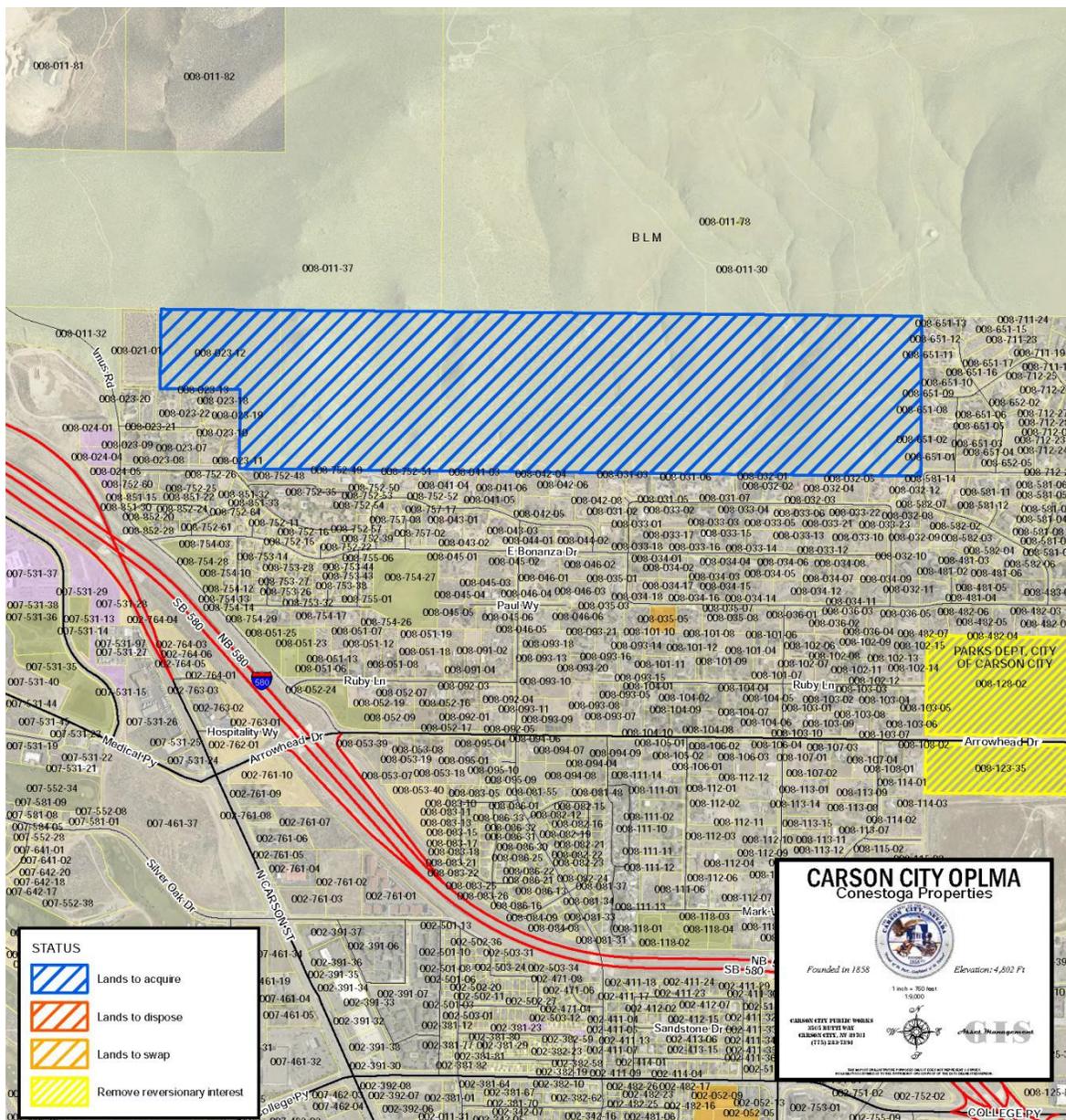
**Rationale:** The portion of the parcel is an inholding difficult for BLM to operate and maintain. Significant flooding impacted the surrounding neighborhood during recent flood events and ownership of this parcel would allow the city to conduct mitigation efforts to protect neighboring properties.

**Federal Lands Bill Map Reference Number: 6**

**Property Description:** Portions of Assessor's Parcel Numbers 008-023-12, 008-011-37, and 008-011-30

**Total Acres:** Unknown

**General Location:** Northeast Carson City, adjacent to Powerline Road and Conestoga Drive



**Recommended Actions:** City to acquire a portion of the parcels from BLM.

**Proposed Uses:** Stormwater controls and flood mitigation to protect surrounding neighborhood.

**Current Ownership:** BLM

**Current management designation/uses:** BLM

**Master Plan:** Open Space

**Zoning:** Public Recreation

**Can proposed uses be accomplished under current ownership and designation?** No

**Estimated Maintenance Cost/Source of Funding:** Unknown. Carson City Stormwater Fund.

**Property Characteristics:** The parcel consists of steep slopes, and native vegetation, with Goni Road bisecting the portion of the parcel of interest.

**Benefits of City acquiring property:** Acquisition would allow for the City to install flood mitigation measures in the form of stormwater retention basins to protect the surrounding neighborhood.

**Issues:** Weed control and defensible space.

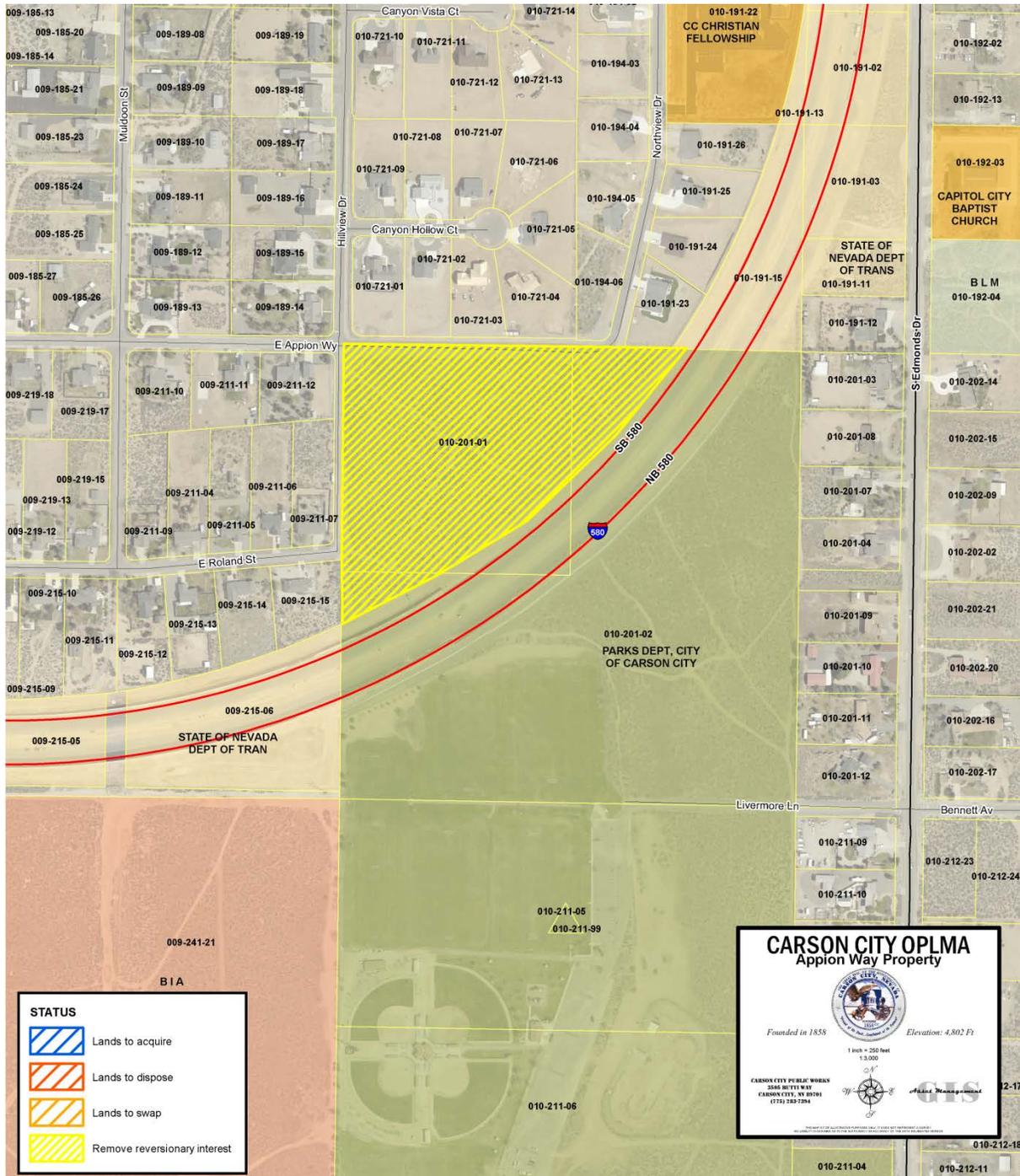
**Rationale:** Flooding impacted the surrounding neighborhood during recent flood events and ownership of this parcel would allow the city to conduct mitigation efforts to protect neighboring properties.

**Federal Lands Bill Map Reference Number: 7**

**Property Description:** APN 010-201-01

**Total Acres:** 10-acres

**General Location:** South Carson City, west of I-580 freeway, formerly a portion of Pete Livermore Sports Complex. East Appion Way to the north, Hillview Drive to the West.



**Recommended Actions:** Remove reversionary interest so that Carson City has the option to either

consider entering into a future agreement with the Carson City School District for a possible school site, or sell the property. Proceeds to go into the “Carson City Special Account.”

**Proposed Uses:** Is no longer desired as a school site and now bisected by the freeway, so no longer useable or needed for parks and recreation purposes. Would be better suited for residential development, consistent with the uses to the north and west of the subject parcel.

**Current Ownership:** BLM      **Current management designation/uses:** BLM

**Master Plan:** Parks and Recreation/Public Recreation      **Zoning:** Public Recreation

**Can proposed uses be accomplished under current ownership and designation?** No

**Estimated Maintenance Cost/Source of Funding:** Unknown. Private ownership.

**Property Characteristics:** The parcel consists of native vegetation, with slopes of primarily less than 10%.

**Benefits of removing reversionary interest in property:** Removal of reversionary interest would allow for the city to sell with proceeds to go into the “Carson City Special Account.”

**Issues:** Need to re-confirm with Carson City School District. Montessori School is not interested.

**Rationale:** Since the I-580 Freeway has created this remnant parcel, it is no longer of any interest for public parks and recreation purposes and would be better suited for residential development, to not negatively impact the surrounding neighborhood. Removing the reversionary interest would also provide for economic development opportunities and have a positive impact on the fiscal health of the city by generating property taxes.

**Federal Lands Bill Map Reference Number: 8**

**Property Description:** Assessor's Parcel Number 010-081-03

**Total Acres:** 3.25-acres

**General Location:** East Carson City at 1250 Pinion Hills Drive.



**Recommended Actions:** Remove reversionary interest and dispose of for economic development purposes.

**Proposed Uses:** Private open space, flood storage and possibly residential development on a portion of the parcel.

**Current Ownership:** Carson City      **Current management designation/uses:** Carson City

**Master Plan:** Low Density Residential      **Zoning:** Single-Family 1 Acre

**Can proposed uses be accomplished under current ownership and designation?** No

**Estimated Maintenance Cost/Source of Funding:** Unknown. Private ownership.

**Property Characteristics:** The parcel consists of extremely steep slopes, with limited or no access, unless through the adjacent private parcels to the north or south. Provides Carson River frontage, floods during high precipitation years and has extremely undulating topography with native vegetation.

**Benefits of relinquishing City ownership of property:** Disposal would allow for economic development opportunities in the form of private open space, and possibly limited residential development consistent with the zoning and existing surrounding uses. Private ownership would have a positive impact on the fiscal health of the city by generating property taxes. This is a maintenance burden to the city, only access is through surrounding private lands. City may want to retain a public access easement along the river frontage, as the site could be accessed from the river and could be considered part of the Carson City Aquatic Trail system.

**Issues:** No safe legal access to site for city to maintain. Adjacent owners are interested in acquiring to retain flood storage.

**Rationale:** It is an inholding that is a maintenance burden to the city and is not needed for any other city purposes. Removing the reversionary interest and disposal would also allow for economic development opportunities and have a positive impact on the fiscal health of the city by generating property taxes.

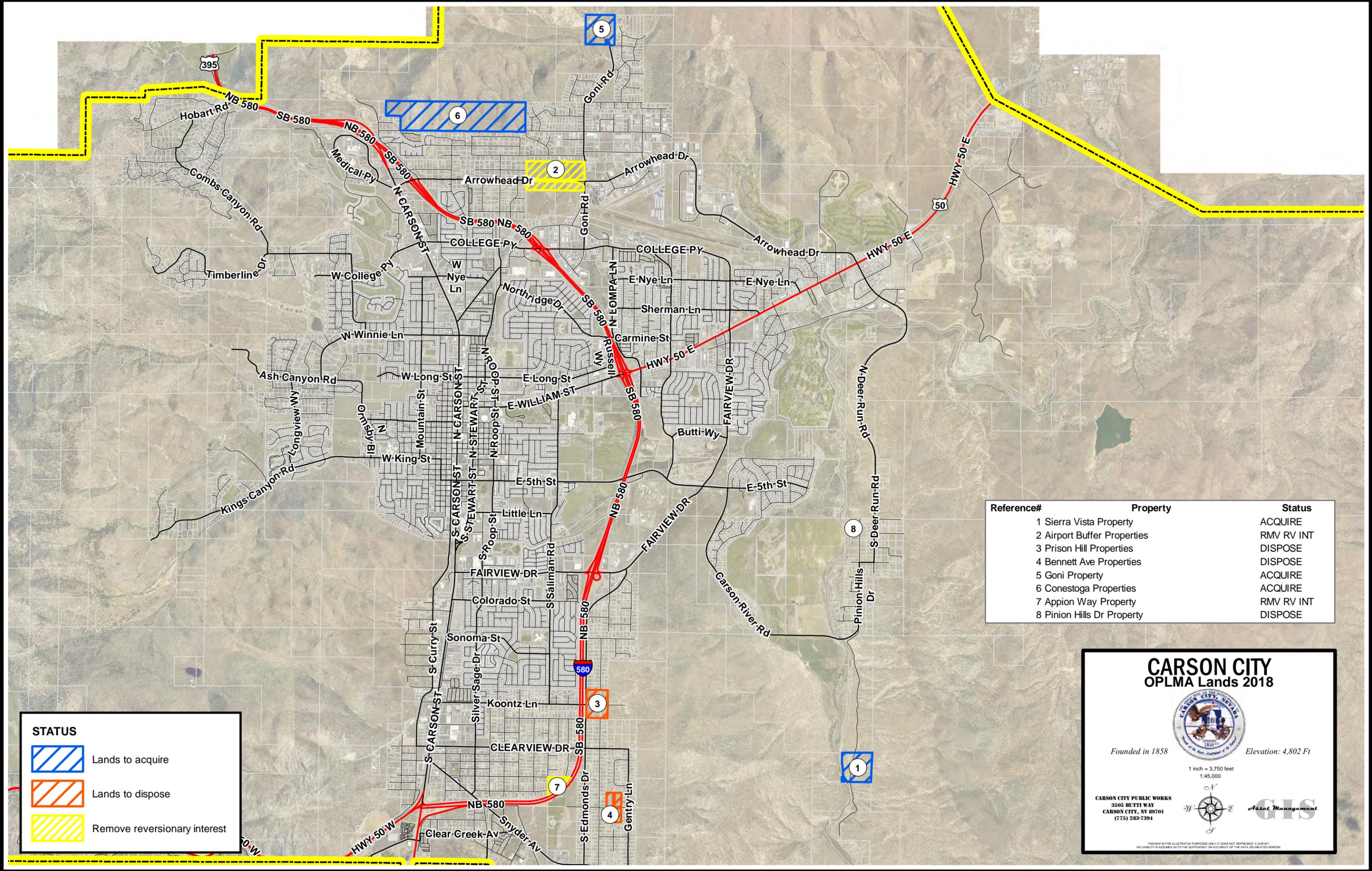
**Text Corrections Overview:**

**Disposal Properties:** Remove Section 2601 (c)(6)(A)(B) from H.R. 146-123, so that Carson City is removed from involvement in the disposal; however proceeds still go into the “Carson City Special Account.” Change language so that anything that BLM or Carson City disposes of as outlined in the lands bill technical corrections that is within the Carson City boundary is deposited into the “Carson City Special Account” for future land acquisitions within Carson City. Future acquisitions would be in cooperation with Carson City and BLM for the purposes of parks, recreation, open space, trails, watershed or natural resource management, flood management, water quality, Carson River (including creeks and tributaries), and other general public purposes benefiting Carson City residents. All disposal properties proposed in draft technical corrections should go to the “Carson City Special Account.”

**Disposition of Proceeds:** Modify Section 2601(e) so that the City can also access or have local management of funding in the “Carson City Special Account.” Funding should be available to both BLM and Carson City. This section should be rewritten so that the funding is not restricted to properties along the Carson River. This section should also list the types of projects it could be used to include trails, maintenance, land acquisitions, etc. (see prior comments under disposal properties). Procedures for distribution of funds through the “Carson City Special Account” will be established through a Memorandum of Understanding between BLM and Carson City.

**Issues:** Need to flesh out how the Carson City Special Account should be managed so it is not overly burdensome or cumbersome for BLM or the City to utilize as acquisitions become available, as those can often be time sensitive. The fund should also be used for operations and maintenance needs within Carson City.

- Eagle Valley Golf Course and Centennial Park parcels (APNs 008-391-15, 008-391-05, 008-011-93 005-051-13, 008-391-01, 008-391-11, and 008-011-56) – remove reversionary interest but include some safeguards to covenant patent that limit it to certain public recreation uses, but also allows for third party uses.
- Section 2601 (b)(4)(B)(ii) Modify exceptions on APN’s 010-121-46, 010-121-20, 010-121-33, 010-121-08, 010-121-18 and 010-281-04 to allow for potential future municipal well sites.



**STATUS**

	Lands to acquire
	Lands to dispose
	Remove reversionary interest

Reference#	Property	Status
1	Sierra Vista Property	ACQUIRE
2	Airport Buffer Properties	RMV RV INT
3	Prison Hill Properties	DISPOSE
4	Bennett Ave Properties	DISPOSE
5	Goni Property	ACQUIRE
6	Conestoga Properties	ACQUIRE
7	Appion Way Property	RMV RV INT
8	Pinion Hills Dr Property	DISPOSE

**CARSON CITY**  
OPLMA Lands 2018



Founded in 1858

Elevation: 4,802 Ft

1 inch = 3,750 feet  
1:45,000





CARSON CITY PUBLIC WORKS  
3505 BUTTI WAY  
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