



# CARSON CITY, NEVADA

CONSOLIDATED MUNICIPALITY AND STATE CAPITAL

October 24, 2007

Honorable Senator Dean A. Rhoads  
Legislative Committee on Public Lands  
Nevada Legislature  
401 S. Carson Street  
Carson City, NV 89701-4747

Dear Chairman Rhoads, Members, and Alternate Members of the Committee,

On behalf of Carson City residents and our Board of Supervisors, thank you so much for the opportunity to update you regarding the most recent activities and interactions with the federal government. These include, 1) The Federal Land Bill, 2) The Waterfall Fire rehabilitation grant, 3) U.S. Forest Service projects, and 4) Bureau of Land Management projects.

1. The primary activity involves the Federal Lands Bill. Carson City engaged in an extensive citizen participation process in order to create maps illustrating the location of lands to be requested from Congress including approximately 5,193 acres for open space and parks, approximately 1,493 acres for public purposes, and approximately 184 acres for economic development. These lands are currently under the jurisdiction of the U.S. Forest Service and the Bureau of Land Management (BLM). The bill request proposes a map as adopted by the Carson City Board of Supervisors in January of 2007 requesting 1,630 acres to be exchanged with the U.S. Forest Service and 6,008 acres to be obtained from the Bureau of Land Management. The main purpose of this bill is to work on the elimination of the checker-board pattern of ownership to facilitate management and to provide Carson City with the ability to manage lands directly located in the interface for recreation, access, and fire fuels management. As a result of further discussion with the U.S. Forest Service, BLM, Federal Delegation, the Washoe Tribe, and environmental organizations, a potential compromise map was discussed with the Board of Supervisors in August of 2007. In that map the lands requested from the federal government are reduced and include areas to be exchanged with the U.S. Forest Service on an acre-per-acre basis rather than on a value basis, a position favored by the U.S. Forest Service. On September 6, 2007, Mayor Teixeira wrote to Senator Reid expressing this concern.
2. Carson City Mayor Teixeira and City Manager Linda Ritter were successful in obtaining the assistance of Senator Reid's office in the form of a \$309,000 grant to plan for improvements and study the Carson City watershed that burned as a consequence of the devastating Waterfall Fire in 2004. Carson City has used the grant through the Nevada Resource Conservation Service with the assistance of a private consulting firm, Resource Concepts, Inc., to assess the watersheds from Kings Canyon at the south end of the fire to Coombs and Vicee Canyons on the northern section of the fire. The findings and report have been adopted by the Board of Supervisors and the final report is expected shortly. A copy of the preliminary findings has been attached for your use.
3. Activities with the U.S. Forest Service include cooperation on the purchase and completion of the Swafford Open Space transaction, a 320-acre parcel located on Kings Canyon Road. U.S. Forest Service

PARKS & RECREATION DEPARTMENT • 3303 Butti Way, Building #9 • 89701 • (775) 887-2262

*Parks • Recreation • Open Space • Facilities • Lone Mountain Cemetery*

EXHIBIT F1 - LANDS  
Document consists of 6 pages.  
Entire Exhibit Provided  
Meeting Date: 10-24-07

staff and Carson City have worked on the Landscape Analysis from Clear Creek to the Kings Canyon area which resulted in the update and adoption of the Travel Management Plan for those canyons within the Forest Service jurisdiction. This work was also incorporated and adopted as part of the update of the Carson City Master Plan. Through the Forest Service Legacy Program managed by the Nevada Division of Forestry, Carson City was successful in obtaining the first State of Nevada Legacy Program project. Approximately \$500,000 has been made available towards the purchase of the Wilson Trust property located at the upper gateway of the Ash Canyon Road at the east entrance into the Lake Tahoe State Park. This property contains approximately 101 acres and is in a priority area as called for in the Carson City Open Space Plan.

Staff from Washoe County, Carson City, Douglas County, and a special team from the U.S. Forest Service have been working on a fire fuels reduction plan. Its purpose is to qualify and frame projects envisioned to reduce fire fuels to be funded from the Southern Nevada Public Land Management Act as amended by the White Pine Bill.

3. On the BLM front, we are very proud to inform you of two acquisitions within the Carson River corridor that are close to completion - the Howard and Dombrowski properties. These properties are located south the Pinion Hills community on the east side of the Carson River and will provide nearly 100 acres of fragile, scenic, and environmentally sensitive land to be managed for the benefit of the public at large.

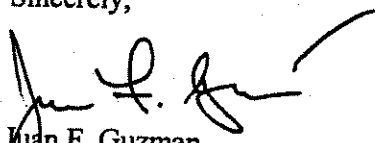
Staff from the BLM Carson City Field Office have been instrumental in the development of an interim Memorandum of Understanding designed for the day-to-day management and increased participation by the Friends of Silver Saddle, a non-profit group, and Carson City for the management of Silver Saddle Ranch. This plan is anticipated to serve in the interim while the Federal Lands Bill provides for the ultimate ownership of the lands by Carson City. The main component involves the Prison Hill Recreation Area and the Ambrose Natural Area, which contain a substantial amount of land (over 2,000 acres) within the Carson City wildlands interface landscape. IN addition, the group will work with the assistance of the National Park Service in order to develop a design charette for the planning of the Silver Saddle Ranch and surrounding lands as a regional park.

Other important activities with BLM staff involve the facilitation and resolution of violations on the Centennial Park Recreation and Public Purpose lease, particularly on a section of the RP&P located on the south side of U.S. Highway 50.

Staff of the BLM was also instrumental in guiding and accepting an application for an RP&P for the National Chinese Workers Museum to be located in the vicinity of the V&T Railroad terminal area east of Deer Run Road and Highway 50 East. The BLM anticipates processing the application for the RP&P that will facilitate the construction of the museum within an 80-acre parcel designated for this type of use by the Carson City Master Plan and the Federal Land Use Plan.

I have attached for your use the pertinent maps and information describing each one of these activities. Please do not hesitate to call me at (775) 887-2363, Extension 1004, with any questions you may have.

Sincerely,



Juan F. Guzman  
Open Space Manager

cc: Linda Ritter, Carson City Manager  
Carson City Board of Supervisors  
Roger Moellendorf, Parks & Recreation Director



# CARSON CITY, NEVADA

CONSOLIDATED MUNICIPALITY AND STATE CAPITAL

September 6, 2007

Honorable Senator Harry Reid  
528 Hart Senate Office Building  
Washington, DC 20510

Re: Carson City Federal Lands Bill

Dear Senator Reid:

We are currently working with your staff on the Carson City Federal Lands Bill. They have been extremely helpful in preparing this Bill for submission. On June 1 of this year, Neil Kornze and Jenna Whitlock joined us, along with representatives from the Sierra Club, The Nature Conservancy, the U.S. Forest Service, the Bureau of Land Management, and the Washoe Tribe. Staff members from Senator Ensign's and Congressman Heller's offices were also present. From this visit, we have been able to perfect our Lands Bill and are hopeful that we will be able to bring to you a Lands Bill that will prove to be a benefit for all stakeholders. In addition, there is a great fit between the rehabilitation work planned under the Natural Resource Conservation Service Grants and the proposed Bill. Thanks for making that work possible.

Part of the Bill includes a proposal to exchange U. S. Forest Service lands that border our urbanized areas for lands that are high in the watershed. This exchange will allow us to provide more intense wildland fuels management activities to protect our residents, while providing the U. S. Forest Service forested land that they are well suited to manage. Any property we acquire from the U. S. Forest Service will remain open space, just as those properties going to the U. S. Forest Service will remain open space. The fact that the use of the property will be the same in both instances makes an acre for acre exchange make sense.

We have been briefed by our staff in reference to a U.S. Forest Service's counter-proposal for an exchange of lands which is based on value rather than on an acre-for-acre basis. Although we understand that the U. S. Forest Service relies on past practice and laws requiring that exchanges be conducted based on the appraised value of those lands, the position of Carson City remains that we believe those exchanges should be based on acre-for-acre as long as the use is restricted to open space.

Please do not hesitate to contact me or our staff with any questions you may have. We look forward to contributing towards the resolution of these or any other issues that may arise throughout the Federal Lands Bill process.

**Marv Teixeira, Mayor**

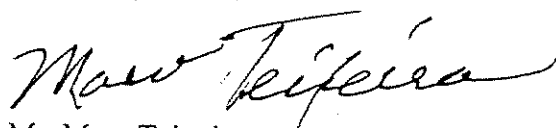
201 North Carson Street, Suite #2, Carson City, Nevada • 89701  
(775) 887-2100 • Fax: (775) 887-2286  
e-mail: mteixeira@ci.carson-city.nv.us

Honorable Senator Harry Reid

Page 2

September 6, 2007

Very Truly Yours,

A handwritten signature in black ink, reading "Marv Teixeira". The signature is fluid and cursive, with the first name "Marv" and last name "Teixeira" clearly distinguishable.

Mr. Marv Teixeira  
Mayor of Carson City

cc: Honorable Senator John Ensign  
Honorable Congressman Dean Heller  
Carson City Board of Supervisors  
City Manager Linda Ritter  
Open Space Advisory Committee  
Carson River Advisory Committee

*Corrected Memo  
Emailed to member  
after meeting*

**TO:** Mayor and Board of Supervisors  
**FROM:** Linda Ritter, City Manager  
**DATE:** August 16, 2007  
**SUBJECT:** Federal Lands Bill Activity Update

On January 18, 2007, after months of public meetings, the Board of Supervisors approved a preferred Federal Lands Bill Map to identify federal and city properties for exchange or transfer through a Congressional bill. This item is to update the Board on activities that have occurred since January in working with the Congressional representative and various stakeholder groups.

On June 1, 2007, City staff toured the Lands Bill properties with representatives from both Senator Reid's and Senator Ensign's offices, Congressman Heller's office, U.S. Forest Service, BLM, Washoe Tribe, Sierra Club and the Nature Conservancy. As a result of this tour and discussions with the various representatives, the Congressional representatives provided City staff with the following comments and direction:

- Concern was expressed over the intensity of potential uses of Silver Saddle Ranch (Parcel 40) under City ownership. Direction was given to work with the Silver Saddle Ranch stakeholder groups to develop a conceptual plan or written agreement as to what potential uses may occur on the ranch.
- The Forest Service continues to express reluctance over transferring ownership of the Borda Meadow property (Parcel 44) to Carson City. The Forest Service believes the desired uses can be accomplished through use agreements. Direction was given from the Congressional delegation to provide better justification as to why the City should own the property.
- Representatives from the regional and national levels of the Forest Service organization continue to push towards a "value-for-value" exchange of properties between Carson City and the Forest Service. Direction was given from the Congressional delegation to work with Forest Service representatives to see if a compromise can be reached on the exchange of properties between the City and USFS.

The attached "Potential Exchange Properties" map shows corrections made since the adoption of the preferred map by the Board of Supervisors in January 2007, as well as a potential compromise position regarding the transfer between the City and the Forest Service. Following is a brief summary of staff's proposed revisions shown on the "Urban Interface Overview Map."

- Parcel 1 (Ash Canyon) – Expanded to include more of the City's Ash Canyon properties to the east of the original Parcel 1 while retaining the Ash Canyon Road right-of-way through the entire parcel in City ownership. The additional property is characterized by steep hillsides and is not identified for drainage improvements.
- Parcel 6 (Lakeview USFS) – Reduced so upper elevation property is retained in USFS ownership while transferring interface properties to the City.
- Parcel 7 (USFS) – Modified to exclude the 40-acre west half and add the southern 40 acres which was incorrectly identified as State property on the original map.
- Parcel 10 (Washoe Tribe) – The parcel was expanded to the north to include USFS property that was erroneously identified current Washoe Tribe land on the original map. This was an ownership/mapping error on the original map.
- Parcel 42 (Centennial Park) – Expanded to include an area already under lease by Carson City; the golf course is located on a portion of this expanded area. This was a mapping error on the original map.
- Parcel 43 (Eastern Portal Gateway) – Modified to stay in BLM ownership and changing the BLM designation of the property to allow the gateway features such as a public rest stop and kiosk rather than transferring ownership of the property to the City. This alternative would allow the desired use while reducing city liability for the property.

Also attached are maps showing the USFS's preferred alternative as well as the resulting ownership patterns from the City's and USFS's alternatives. Following is a summary of the acreages relating to the exchange between the City and USFS comparing the City approved map (January 2007), the City's potential alternative map (August 2007) included with this packet, and the USFS's proposed alternative. Staff remains concerned with application of a value to value exchange as the uses of the property will be the same, thus we feel that the properties would have the same value.

	January 2007 Map	August 2007 Map	USFS Proposed Map
Carson City to USFS	1,722 ac.	2,257 ac.	2,823 ac.
USFS to Carson City	1,630 ac.	1,387 ac.	987 ac.
USFS Sale for Development	33 ac.	33 ac.	33 ac.
USFS to Washoe Tribe	215 ac.	289 ac.	289 ac.
Carson net gain/loss	-92 ac.	-870 ac.	-1,836 ac.
USFS net gain/loss *	-123 ac.	581 ac.	1,547 ac.

\* Includes property transferred to Washoe Tribe but excludes economic development properties that are sold at market value by the Forest Service to purchase additional public lands.

Staff welcomes any comments you may have regarding this update and will continue updating the Board as our Federal Lands Bill weaves its way through the federal legislative process.