



**United State Department of the Interior
Bureau of Land Management**

Carson City Field Office
Carson City, Nevada



June 2001

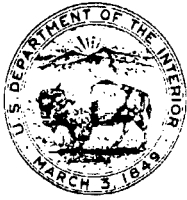
FINAL

**NORTH DOUGLAS COUNTY SPECIFIC
PLAN AMENDMENT**

MISSION STATEMENT

The Bureau of Land Management is responsible for stewardship of our public lands. The BLM is committed to manage, protect and improve these lands in a manner to serve the needs of the American people. Management is based upon the principles of multiple use and sustained yield of our nation's resources within a framework of environmental responsibility and scientific technology. These resources include recreation, rangelands, timber, minerals, watersheds, fish and wildlife habitat, wilderness, air and scenic quality, as well as scientific and cultural values.

BLM/CC/PL-01/017+1610



United States Department of the Interior

BUREAU OF LAND MANAGEMENT

Carson City Field Office
5665 Morgan Mill Road
Carson City, NV 89701
(775) 885-6000

In Reply Refer To:
1610 (NV030)

JUN 14 2001

Dear Reader:

The Final North Douglas County Specific Plan Amendment is the product of a joint planning effort between the Carson City Field Office of the Bureau of Land Management and Douglas County. This effort included numerous public meetings and close cooperation between Douglas County and BLM personnel. In this planning process the BLM and Douglas County jointly prepared a County Specific Plan for the area and this amendment to the Walker Resource Management Plan.

The North Douglas County Specific Plan was approved by the Douglas County Board of Commissioners in their regularly scheduled meeting on September 7, 2000. The County Specific Plan provides for orderly development of about 625 acres of private and federal lands in the planning area. It establishes land use and zoning designations, designates lands available for public facilities, identifies conservation areas and establishes site design standards and major transportation routes for all lands within the planning area.

This final BLM Plan Amendment makes land tenure designations on about 440 acres of BLM public lands found in the planning area and adopts criteria for acquisition and sale of lands or interests in lands in Douglas County Nevada. Specifically, the final plan amendment 1) Identifies 346 acres of BLM public land for disposal to the private sector for development purposes, 2) Identifies 64 acres of BLM public lands for disposal for recreation and public purposes, 3) Identifies 30 acres of BLM public land for transfer to the Washoe Tribe of Nevada and California or another federal agency for management on behalf of the Tribe, 4) Adopts criteria for acquisition of conservation easements on private lands in the Carson Valley by the BLM, 5) Adopts criteria for acquisition of environmentally sensitive lands in Douglas County by BLM, and 6) Adopts criteria for sale of small parcels of BLM public lands involved in unintentional trespass situations.

I would like to thank the people and organizations that provided comments and suggestions on the proposed plan during the 60 day public review and Governor's consistency review period. Twelve comment letters were received and considered prior to issuing the final plan. No protests were filed during the 30 day concurrent protest period. If you have any questions regarding implementation of this plan amendment please call or visit the Carson City Field Office at (775) 885-6000, 5665 Morgan Mill Road, Carson City, NV 89701.

Sincerely:

John O. Singlaub
Field Office Manager
Carson City Field Office

UNITED STATES DEPARTMENT OF THE INTERIOR
BUREAU OF LAND MANAGEMENT
CARSON CITY FIELD OFFICE

FINAL

NORTH DOUGLAS COUNTY SPECIFIC PLAN AMENDMENT

June 14, 2001

Final Plan Amendment, June 2001
North Douglas County Specific Plan Amendment

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Final North Douglas County Specific Plan Amendment

1.0 Introduction/Purpose and Need

1.1 Introduction

Continuing growth in Douglas County has increased development pressure on both public and private lands in the Carson Valley area of Douglas County. In response, the Bureau of Land Management (BLM), Carson City Field Office and Douglas County have prepared a North Douglas County Specific Plan (NDCSP) and this Walker Resource Management Plan (RMP) Amendment (North Douglas County Specific Plan Amendment). The Specific Plan Area includes approximately 440 acres of BLM managed public lands and about 180 acres of private and/or U.S. Forest Service lands (Figure 1). Land tenure decisions regarding the BLM public lands are currently provided in the Walker RMP. Currently all 440 acres of public lands in this area are designated for potential disposal through exchange or under the Recreation and Public Purposes (R&PP) Act. However, inconsistencies between decisions in the RMP and existing land classification needs to be resolved. This final plan amendment is printed in abbreviated format and should be used in conjunction with the Proposed North Douglas County Specific Plan Amendment for information regarding alternatives or environmental analysis.

1.2 Purpose and Need

The purpose of the **North Douglas County Specific Plan Amendment** to the Walker Resource Management Plan is to: 1) Clarify land tenure designations on about 440 acres of BLM managed public lands in the Specific Plan Area; 2) Identify and designate approximately 30 acres of public lands containing an important cultural resource site, per 25CFR151, for transfer to the United States Government to be held in trust for the Washoe Tribe of Nevada and California through the Western Division of the Bureau of Indian Affairs in perpetuity; 3) Designate specific tracts of BLM managed public lands in the North Douglas County Specific Planning Area for potential disposal to the private sector for development purposes and/or to the private sector or local government for recreation and public purposes under provisions of the R&PP Act; 4) Adopt criteria for acquisition of private lands or interests in private lands by the BLM within Douglas County; and 5) Adopt criteria for sale of small parcels of BLM public lands on which portions of private structures have been constructed resulting in unintentional trespass.

The need for the plan amendment is generated by several factors: 1) Existing public land designation and classification inconsistencies currently exist between the Walker RMP and classifications on record in the Carson City Field Office; 2) A cultural resource site, important to the Washoe Tribe, exists in this area and will require protection prior to the disposal of surrounding lands for other purposes; 3) Continuing growth in Douglas County has increased private sector interest in acquiring public lands in the Specific Plan Area for development purposes; 4) The Walker RMP lacks specific criteria for acquisition of private lands or interests in private lands by BLM within Douglas County. Development and adoption of specific acquisition criteria in cooperation with the County would guide and facilitate future BLM acquisition of lands or interests in lands within the County; and 5) The Walker RMP lacks criteria for the sale of small parcels of BLM public lands to resolve unintentional trespass problems. In the past, inaccurate surveys have resulted in the construction of private structures that are partially located on BLM public lands. Adoption of specific sale criteria would allow BLM to resolve existing trespass problems.

1.3 Planning Process Overview

The BLM, Carson City Field Office, and Douglas County have jointly prepared this North Douglas County Specific Plan Amendment to the Walker RMP as well as the NDCSP. Public meetings were held on May 10 and May 17, 2000 to seek public comment and concerns on both the NDCSP and RMP Amendment. A preliminary draft NDCSP and Alternatives were presented for review and comment at a public meeting held on June 21, 2000. The draft NDCSP was then presented to the Douglas County Planning Commission on July 11, 2000 and again on Aug 8, 2000. The Douglas County Board of Supervisors reviewed and approved the NDCSP at their regularly scheduled meeting on September 7, 2000. A public meeting was held on April 12, 2000 in conjunction with a regularly scheduled meeting of the Douglas County Board of Supervisors. The purpose of the meeting was to solicit comments on the proposed plan. About 30 individuals attended the meeting and comments were unanimously in support of the proposed plan. The County Board of Supervisors also endorsed the plan amendment at this meeting.

1. Planning issues were identified in the public scoping process initiated through a Federal Register Notice published on May 3, 2000. This was followed by joint BLM/Douglas County planning meetings through August, 2000. The following planning issues were identified during the scoping process.
 - a. **Land Use and Future Development**
 - a. **Traffic and Circulation**
 - b. **Infrastructure**
 - c. **Open Space**
 - d. **Wildlife and Sensitive Environmental Areas**
 - e. **Public Land Management and Process Issues**
2. An analysis of planning criteria concluded that the pre-planning criteria developed to guide the planning process for the most part remain appropriate. One additional criteria has been added to resolve unintentional trespass issues within Douglas County. The criteria are described in Section 1.4.
3. Resource data necessary to complete the analysis was compiled through evaluation of existing information and completion of additional inventories.
4. An analysis of inventory data and resource information was conducted in conjunction with social and economic information, public sector demand for public land, and open space needs. The results of this analysis are the basis of the affected environment description in this document.
5. Three alternatives are considered in this plan amendment. The Proposed Action, Continuation of Existing Management (No Action), and the full Retention alternatives were developed and/or suggested during the scoping process.
6. An analysis of the physical, biological, and social and economic impacts of implementing the proposed action and alternatives has been conducted and is presented in the environmental consequences section.

7. The Proposed Plan (Proposed Action) was identified through the joint planning process conducted with Douglas County.
8. The attached decision selecting the final North Douglas County Specific Plan Amendment is being issued following a 60 day Nevada Governor's consistency review / public comment and 30 day protest period. The public comment/governor's consistency review/30 day protest period ran concurrently and ended on May 21, 2001.
9. The plan will be periodically monitored to determine whether or not implementation of the selected alternative is achieving the desired results and whether or not the plan remains consistent with other federal, state, and local plans for the Specific Plan Area.

1.4 Planning Criteria

Planning criteria have been developed to ensure that the plan amendment is tailored to the issues identified and ensure that unnecessary data collection and analysis would be avoided. The plan amendment is guided and constrained by the following criteria applicable to the North Douglas County Planning Area:

1. Specific parcels of public lands are identified for potential disposal through sale under provisions of the Federal Lands Transactions Facilitation Act of 2000, exchange under provisions of the Federal Land Policy and Management Act of 1976 as amended by the Federal Land Exchange Facilitation Act of 1988, or under the Recreation and Public Purposes Act of 1954 to private and public entities. Approximately 410 acres of BLM managed public lands located in North Douglas County will be affected by the decisions regarding land disposal through sale, exchange or the R&PP Act.
2. Identify and designate approximately 30 acres of public lands containing an important cultural resource site, per 25CFR151, transfer to the United States Government to be held in trust for the Washoe Tribe of Nevada and California through the Western Division of the Bureau of Indian Affairs in perpetuity.

A significant cultural resource site important to the Washoe Tribe exists on these lands and will require inventory, delineation, management and protection. The development of a treatment plan for a cultural resource located within the area of sale or Exchange located on Figure 3 of the NDCSPA, will be necessary according to 36 CFR 800.5 (a)(2)(vii)" transfer, lease, or sale of property out of Federal ownership or control without adequate and legally enforceable restriction or conditions to ensure long-term preservation of the property's historic significance" constitutes an adverse effect (Federal Register, 1999).

3. BLM acquisition of private lands or interests in lands within Douglas County are guided by acquisition provisions of the Federal Lands Transactions Facilitation Act of 2000 and the Southern Nevada Public Lands Management Act of 1998. Lands or interests in lands acquired by exchange are guided by provisions of the Federal Land Policy and Management Act of 1976 as amended by the Federal Land Exchange Facilitation Act of 1988. Criteria for BLM acquisition of lands or interests in lands will primarily focus on the acquisition of conservation easements in the Carson Valley in order to protect agricultural lands and the associated open space values, wildlife habitat, and flood plain functions. Approximately 25,000 acres of private lands in the

flood plain are expected to be threatened by development in the future.

4. Criteria for sale of small parcels of BLM public land to resolve outstanding unintentional trespass situations are guided by sale provisions of the Federal Land Policy and Management Act of 1976.
5. No lands will be transferred out of or into Federal ownership as a direct result of this plan amendment. Specific exchange proposals or leases under the R&PP Act will be considered and analyzed case by case after both the joint County Specific Plan and BLM Resource Management Plan Amendment are completed.

This plan amendment is guided and constrained by provisions of numerous federal laws and regulations. These laws and regulations include but are not limited to the following: 1) Federal Land Policy and Management Act of 1976, 2) Federal Land Exchange Facilitation Act of 1988, 3) Southern Nevada Public Lands management Act of 1998, 4) Federal Lands Transaction Facilitation Act of 2000, 5) National Historic Preservation Act of 1966, 6) Endangered Species Act of 1973, 7) Migratory Bird Treaty Act of 1918, and 8) Other laws and regulations too numerous to list here.

1.5 Conformance with Public Land Use Plans

The provisions of the final plan amendment will make or replace existing decisions regarding: 1) Land tenure decisions in the Walker RMP applicable to approximately 440 acres of public lands in the North Douglas County Specific Plan area; 2) 30 acres of public lands containing an important cultural resource site, per 25CFR151, for transfer to the United States Government to be held in trust for the Washoe Tribe of Nevada and California through the Western Division of the Bureau of Indian Affairs in perpetuity; 3) Specific criteria for acquisition of conservation easements in the Carson River flood plain by BLM; 4) General criteria for acquisition of other environmentally sensitive lands elsewhere in Douglas County by BLM; and 5) Criteria for sale of small parcels of BLM public land on which private structures have been built resulting in unintentional trespass.

1.6 Relationship to Statutes, Regulations, and Other Plans

This amendment reflects decisions made by Douglas County in the North Douglas County Specific Plan and was developed jointly with the North Douglas County Specific Plan, September, 2000. The North Douglas County Specific Plan Zoning Map is provided in Figure 2.

This amendment is consistent with the BLM's FY 2000 Strategic Plan Mission Category 1.0 Serve Current and Future Publics; Mission Goal 1.6 Provide Economic and Technical Assistance; Long-Term Goal 1.6.3 By FY 2005, complete 2.6 million acres of projected land disposal and land conveyances in Alaska, and meet 80% of expected demand outside of Alaska, in support of local communities and state economic needs.

This amendment is also consistent with the BLM's FY 2000 Strategic Plan Mission Category 3.0 Management Strategies to Improve Organizational effectiveness; Revise land use planning guidance and offer training courses that promote community stewardship and cross jurisdictional decision making. These aids support land use planning on a landscape basis across ownership boundaries, enhancing the ability of local BLM offices and their partners to work together toward common land and resource stewardship goals.

This amendment was prepared pursuant to Section 202 of the Federal Land Policy and Management Act, which directs the Secretary of the Interior to develop land use plans consistent with state and local plans to the maximum extent consistent with federal law.

This amendment is tiered to the Walker RMP/EIS which includes a comprehensive analysis of the affected environment.

North Douglas County Specific Plan Amendment Vicinity Map



NO SCALE

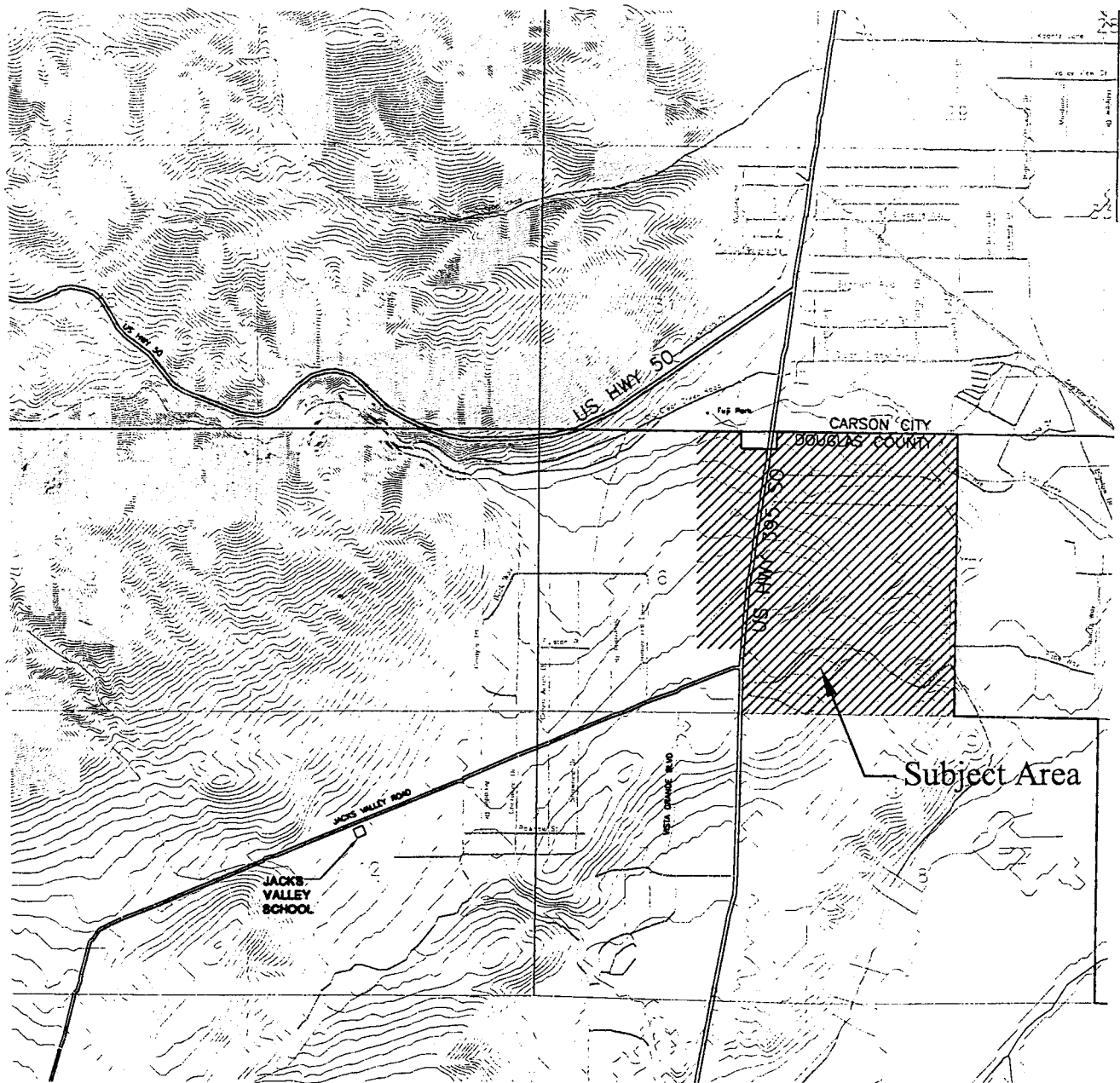


Figure 1

North Douglas County Specific Plan Amendment Zone Map

CARSON CITY
DOUGLAS CO.

CARSON CITY

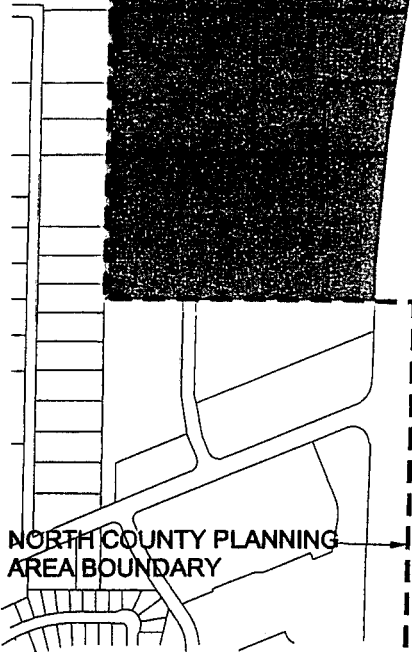


SCALE: 1"=800'

U.S. HIGHWAY 395

YIP LANE

CARSON CITY



DOUGLAS COUNTY

KEY :

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Note: Map adapted from county information.

Figure 2

2.0 Final Plan Amendment

The intent of the Bureau of Land Management is to assist the county and other interested organizations in achieving the goals and implementing the policies of the Douglas County Master Plan (1996), the North Douglas County Specific Plan (September 2000), and the Douglas County Open Space and Agricultural Lands Preservation Implementation Plan (September 7, 2000). The BLM will act in partnership with and in support of the county and other organizations in pursuing and achieving these goals. It is recognized that BLM actions to dispose of lands for development purposes, and to acquire conservation easements and environmentally sensitive lands within the county will be pursued in a manner consistent with the BLM's mission, policies, and regulations.

2.1 GOALS

- Transfer BLM public lands to private ownership, where appropriate, to assist Douglas County in implementing provisions of the county master plan regarding orderly economic development in Douglas County.
- Assist Douglas County and other organizations in the effort to protect agricultural use, associated open space values, wildlife habitat and other important flood plain functions of the Carson River located in western Douglas County.
- Help Douglas County protect environmentally sensitive lands and lands that serve important public purposes from inappropriate development.
- Assist the Washoe Tribe of Nevada and California in protecting cultural resources important to the Tribe.

2.2 OBJECTIVES

- Make land disposal designations on 440 acres of public lands in north Douglas County consistent with the North Douglas County Specific Plan. These lands are located within Township 14 N, Range 20 E, portions of sections 5, 6, 7, and 8 on the USGS Genoa, NV 7½ minute Quadrangle (Figure 3).
- Identify and designate approximately 30 acres of public lands containing an important cultural resource site, per 25CFR151, for transfer to the United States Government to be held in trust for the Washoe Tribe of Nevada and California through the Western Division of the Bureau of Indian Affairs in perpetuity.
- Adopt criteria for acquisition of lands or interests in lands by the BLM within Douglas County.
- Adopt disposal criteria for small tracts of BLM public lands within Douglas County that are involved in unintentional trespass situations.

2.3 LAND TENURE DECISIONS

- Designate approximately 64 acres of public lands as available for potential disposal to the private sector or local government for recreation and public purposes under provisions of the Recreation and Public Purposes Act of 1954.

- Designate approximately 346 acres of public lands as available for potential disposal to the private sector for development purposes.
- Designate approximately 30 acres of public lands for transfer to the Washoe Tribe or to another Federal agency for management on behalf of the Tribe.
- BLM will work in support of Douglas County's and other organization's efforts to acquire conservation easements in the Carson Valley. The intent of this coordinated effort is to cooperatively acquire conservation easements on a sufficient number of acres in Carson Valley to protect existing agriculture operations and the important social and natural resource values associated with these lands (Figure 3a.). To this end, BLM will acquire conservation easements on private properties in the Carson Valley from willing sellers in accordance with the identified *Acquisition Criteria for Conservation Easements* described in 2.4 below.
- Acquire environmentally sensitive lands or interests in environmentally sensitive lands elsewhere in Douglas County from willing sellers after consultation and coordination with County government and local organizations and individuals. The *Acquisition Criteria for Environmentally Sensitive Lands* presented in section 2.5 will be followed:
- Sell small parcels of BLM public lands on which portions of structures or facilities have been constructed in trespass. The *Sale Criteria for Small Parcel Sales* presented in section 2.6 will be used to determine whether or not the parcel should be sold to the landowner whose property has been found to be in trespass.

2.4 Acquisition Criteria For Conservation Easements

On July 31, 1998, the Sierra Front/Northwest Great Basin Resource Advisory Council voted unanimously to recommend criteria to be used by the BLM to identify and set priorities for acquiring conservation easements on agricultural lands in the Carson Valley. The easements are part of a cooperative effort by BLM and Douglas County to preserve important agricultural lands in the Carson Valley from the imminent threat of development. BLM will use these criteria to set priorities and determine which lands should be considered for the purchase of conservation easements by BLM from willing private land owners in the Carson Valley. **The Criteria are ranked with the highest priority first.** Properties that are being considered will then be ranked based on the values present or offered on each property. The Criteria are as follows:

- **The land is an active agricultural operation.** Since the primary purpose of the conservation easement is to preserve productive agricultural lands, it is critical that property is an operating farm or capable of being part of a viable farm operation.
- **The land is subject to imminent threat from development, and protection is in conformance with the Douglas County Master Plan.** The Master Plan contemplates the transfer or purchase of development rights on certain agricultural lands, and that high density development will occur in "receiving areas".
- **The land is within the 100-year floodplain.** To allow the Carson River and its tributaries to utilize the natural floodplain and protect future development from flood damage, it is in the public interest to retain the agricultural use of the floodplain.
- **The land contains important wetlands or riparian wildlife habitat.**

- **The agricultural character of the land enhances scenic values.**
- **The landowner is willing to sell a recreational access easement on the property.** It maybe in the public interest to acquire access where such access does not interfere with the conservation purpose of the easement.
- **The land is of sufficient parcel size to be considered farmland.**
- **The land contains important cultural or historic values that would be protected by the acquisition.**
- **The landowner is willing to discount the sale of the conservation easement to BLM.** In many cases, it is in the landowner's interest to sell only a part of a conservation easement, and donate the remainder to a private land trust or other public entity as a tax benefit. Acquiring the conservation easement at a fraction of the value allows BLM to purchase more easements which is in the public interest.
- **The land has other unique values and acquisition would be in the public interest.**

2.5 Acquisition Criteria For Environmentally Sensitive Lands

The following criteria will be used in determining which lands or interests in lands within Douglas County will be acquired by the BLM:

- Lands or interests in lands will be acquired by BLM on a willing buyer/willing seller basis only.
- Private lands or interests in private lands to be acquired by BLM will be subject to consultation and coordination procedures with Douglas County officials prior to completion of the acquisition.
- Private lands or interests in private lands to be considered for acquisition by BLM will serve purposes consistent with provisions in the Douglas County Master Plan.
- Private lands or interests in private lands to be acquired by BLM will a) provide access to public lands, b) block up federal lands ownership patterns or otherwise serve to improve management of the public lands, c) contain important natural resources, cultural resources, or habitat, or d) serve other public purposes.

2.6 Sale Criteria for Small Parcel Sales

BLM will utilize the following criteria to determine whether or not sale of small parcels of BLM public lands will be pursued in order to resolve trespass situations that currently exist on BLM lands in Douglas County:

- The trespass situation has been created in a clearly unintentional manner. e.g: surveying errors, errors in Master Title Plats, very old construction etc.
- Portions of residential dwellings, commercial buildings, or other significant structures must have existed on the BLM public lands to be sold prior to approval of this Proposed Plan.
- BLM has made the determination that unauthorized structures cannot be practically removed from public lands.
- BLM public lands to be sold to resolve trespass violations with an individual landowner are very small and generally less than 1.0 acre in size.
- Sale of BLM public lands to resolve trespass situations will not significantly affect management of contiguous BLM public lands and will not create boundary management problems for the BLM when the BLM public lands to be sold are contiguous with more than 640 acres of other BLM public lands.

2.7 LAND MANAGEMENT, MONITORING AND COMPLIANCE

Lands or interests in private lands acquired by BLM will be managed under applicable provisions of Federal law and decisions made in resource management plans and activity plans. Use and development of BLM public lands, transferred to private ownership, will be regulated by applicable Douglas County ordinances and Zoning designations. The following provisions apply to lands transferred under provisions of this plan amendment:

- BLM public lands transferred to the private sector for development purposes or to resolve trespass cases will be subject to local land use ordinances and the planning and zoning authority of Douglas County. Post-disposal use and development of these lands will be guided and constrained by provisions of local ordinances, plans and policies.
- Management of BLM public lands transferred to the private sector or local government for recreation and public purposes, under the R&PP Act, will be managed under applicable provisions of the act and local land use ordinances.
- Environmentally sensitive lands acquired by BLM, within Douglas County, will be managed by the appropriate Federal agency with jurisdiction over the lands acquired. In general, these lands will be managed in the same manner as surrounding or adjacent Federal lands, if the authorized officer determines such management is consistent with the purposes for which the land was acquired. Land use planning or activity planning may be initiated at the discretion of the authorized officer to provide long-term management guidance for these lands.
- Conservation easements acquired by BLM in the Carson Valley will be managed by BLM in a manner consistent with the terms and conditions of the easement. With the consent of the land owner, the monitoring and compliance required in the terms of the easement may be performed by agreement with another entity. The terms of such an agreement would be established through an intergovernmental agreement with Douglas County or similar agreements with organizations such as land trusts, conservation districts, or conservation organizations with the appropriate expertise in management of conservation easements, consistent with the terms and conditions of the easement. With the agreement of the landowner, the organization responsible for monitoring and compliance of these easements may be included as a co-holder of the easement.

2.8 ADMINISTRATIVE ACTIONS

- Disposal of the 346 acres of BLM public land, identified for transfer to the private sector for development purposes, will be accomplished by one of the following processes:
 - a. Competitive sale under appropriate provisions of the Federal Lands Transaction Facilitation Act of 2000 (FLTFA), or
 - b. Exchange Under appropriate provisions of the Federal Land Policy and Management Act of 1976 as amended by the Federal Land Exchange Facilitation Act of 1988. The method utilized to complete these transactions will be at the discretion of the authorized officer.

Competitive sale of BLM public lands is allowed under provisions of the FLTFA, if the lands were identified for disposal prior to passage of the act (July 25, 2000). Since all BLM public lands in the North Douglas County Specific Plan Amendment area were identified for disposal in the Reno Management Framework Plan approved in 1982, and the Walker Resource Management Plan

approved in 1986, they qualify for sale under provisions of FLTFA. Consistent with provisions of FLTFA, proceeds from the sale of these lands shall be deposited in a separate account in the Treasury of the United States to be known as the "Federal Land Disposal Account". Proceeds deposited in this account may be used by the Secretary of the Interior or Secretary of Agriculture for acquisition of other lands consistent with the provisions of FLTFA.

- Acquisition of environmentally sensitive lands and/or conservation easements in the Carson Valley may be accomplished through one or more of the following processes:
 - a. Purchase under appropriate provisions of the Federal Lands Transaction Facilitation Act of 2000 (FLTFA),
 - b. Purchase under provisions of the Southern Nevada Public Lands Management Act of 1998, or
 - c. Through exchange under appropriate provisions of the Federal Land Policy and Management Act of 1976 as amended by the Federal Land Exchange Facilitation Act of 1988.

Under provisions of FLTFA, funds generated by the sale of BLM public lands may be used to purchase inholdings and lands or interest in lands that are adjacent to Congressionally designated areas and contain exceptional resources.

Examination of the private agricultural lands identified for protection through acquisition of conservation easements finds that 1) They are adjacent to Congressionally designated management units of the Humboldt-Toiyabe National Forest, 2) Contain exceptional open space values that are associated with existing agricultural operations, 3) Serve important flood plain functions such as passive flood water dispersal, groundwater recharge, 4) Contain important wetland/riparian habitat that support local as well as migratory populations of birds and other wildlife, 5) These values and functions have been identified for protection by local governmental authority in the Douglas County Open Space and Agricultural Lands Preservation Implementation Plan (September 7, 2000), and 6) Need long-term protection under the jurisdiction of a federal agency, Douglas County or other partner in order to maintain the resource for public benefit. Thus, acquisition of conservation easements on these private lands in the Carson Valley qualify for funding generated by the sale of BLM public lands under provisions of FLTFA.

- Disposal of BLM managed public lands will be subject to valid existing rights on these lands. BLM may also reserve to the United States lands needed for utility corridors and other infrastructure prior to completion of the disposal action.

North Douglas County Specific Plan Amendment Proposed Action

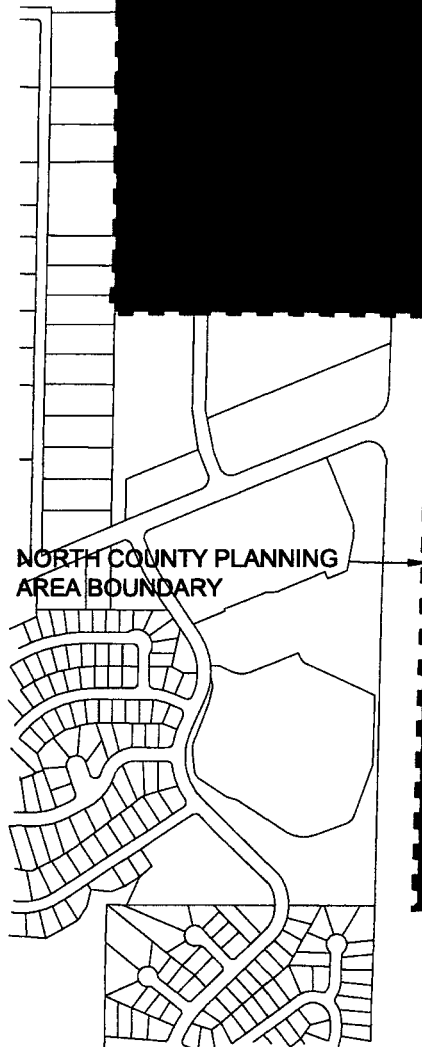
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DOUGLAS CO.

CARSON CITY



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CARSON CITY

DOUGLAS COUNTY

KEY:







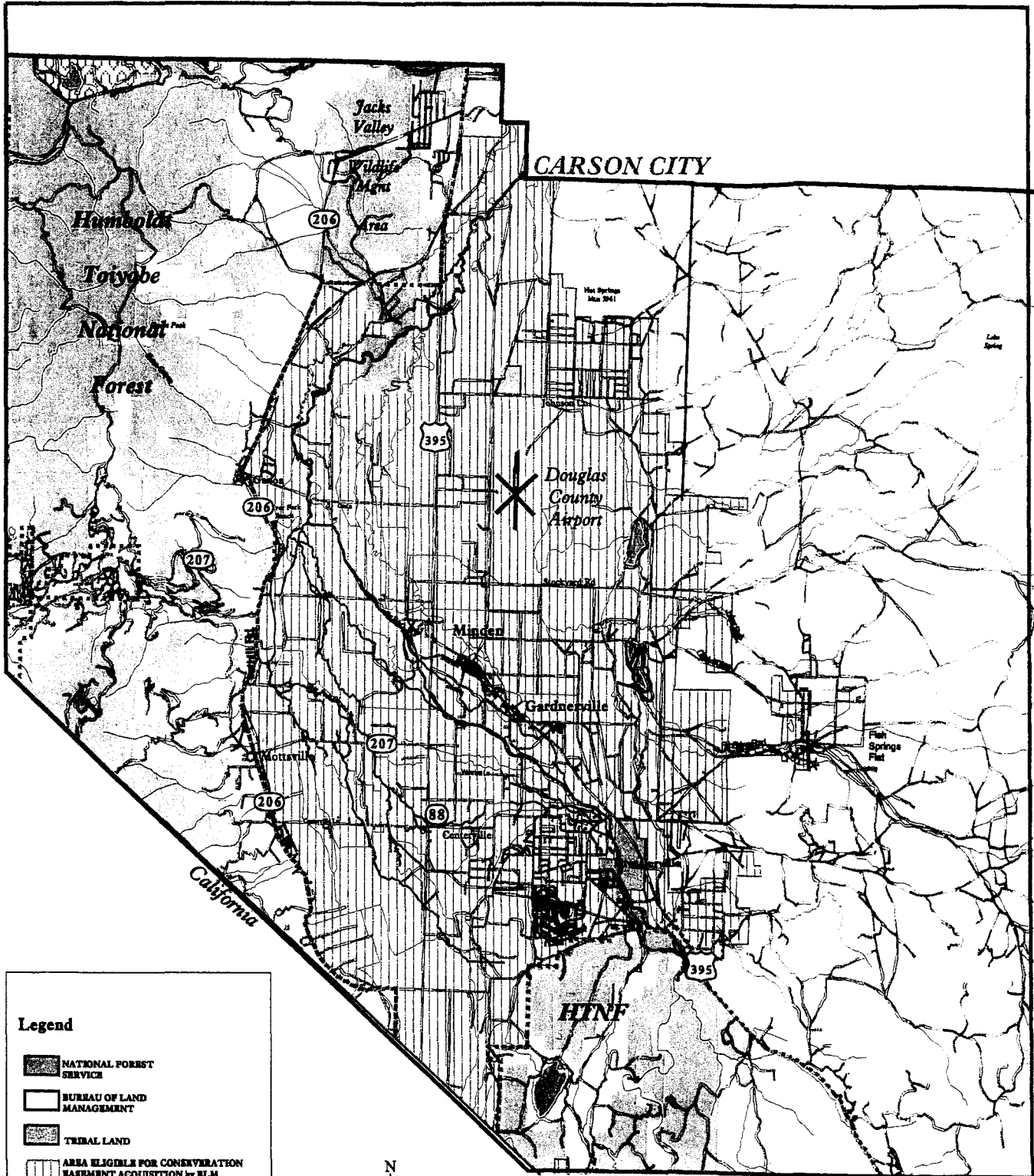
	R & PP		Transfer to BIA or Washoe Tribe		Primary Roads
	Exchange or FLTFA Sale		Non-BLM Land or Private Land		Washoe Tribe Lands

Figure 3





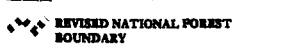
3/6/01



North Douglas County Specific Plan Amendment Proposed Action



Legend

-  NATIONAL FOREST SERVICE
-  BUREAU OF LAND MANAGEMENT
-  TRIBAL LAND
-  AREA ELIGIBLE FOR CONSERVATION BASEMENT ACQUISITION BY BLM
-  REVISED NATIONAL FOREST BOUNDARY

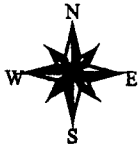


Figure 4

3.0 Consultation And Coordination

3.1 List of Preparers

Resource Concepts, Inc.:

Robert A. Pearce, Ecologist, Senior Resource Specialist
Lynn Zonge, Hydrologist, Senior Resource Specialist
Sheila Anderson, Biologist, Senior Resource Specialist

BLM, Carson City Field Office:

John Singlaub - District Manager
Ken Nelson - Land, Realty, and Hazardous Materials
Chuck Pope - Land and Realty
Tom Crawford - Socio-economic
Jim deLaureal - Soils, noxious weeds
Fran Hull Recreation
Dean Kinerson - Vegetation, T&E Plants
Walt Devaurs - Wildlife, T&E Animals
Terry Knight - Visual Resources
Gary Bowyer - Cultural Resources
Susan McCabe - Cultural Resources
Katrina Leavitt - Range Ecology
Mike McQueen - Planning and Environmental Coordination
Della Asuagbor - Production Coordinator

Douglas County

Dan Holler - Douglas County Manager
Mimi Moss - Douglas County Community Development
Pete Wysoki - Douglas County Planning

3.2 Persons, Groups, and Agencies Consulted

Washoe Tribe of Nevada and California

Brian Wallace - Chairman, Washoe Tribe of Nevada

State and Federal Agencies

Eric S. Miskow - Nevada Natural Heritage Program
U.S. Fish and Wildlife Service - Nevada Fish and Wildlife Office
Ronald M. James - Nevada State Historic Preservation Officer

3.3 Comments on the Proposed Plan / Protests

Twelve comment letters were received during the 60 day public review/Governor's consistency review period. No protests were received during the concurrent 30 day protest period. Comment letters were received from the following agencies, organizations and individuals:

Final Plan Amendment, June 2001

North Douglas County Specific Plan Amendment

1. Carson City, Andrew R. Burnham, Development Services Director, March 22, 2001.
2. Carson City, Andrew R. Burnham, Development Services Director, May 15, 2001.
3. Nevada State Clearinghouse, Heather K. Elliot, May 25, 2001
4. Nevada Division of Wildlife, Western Regional Manager, Roy Leach. May 21, 2001.
5. Pine Nut Preservation League, President, John E. Dicks, May 20, 2001.
6. Cherokee Unlimited, Inc., President, Max C. Montgomery, May 14, 2001.
7. Carson Valley Trails Association, President, Mary C. Bennington, May 15, 2001.
8. Brooke; Shaw; Plimpton; Zumpft, General Partner, Bently Family Limited Partnership. April 13, 2001.
9. David A. and Kathi Hussman, May 15, 2001.
10. John and Donna Leveck, April 19, 2001.
11. Sheryl Leverington, May 21, 2001.
12. Ronald E. Rooker, March 19, 2001.

Responses to comments in these letters are presented in Appendix I for your convenience. Comment letters received during the review period on the proposed plan are presented in Appendix II. Additional correspondence with Federal and State agencies received during the planning process are found in Appendix I.

4.0 Decision Record and Finding of No Significant Impact

DECISION:

The Final North Douglas County Specific Plan Amendment is approved as described in the attached final plan amendment. No substantial changes to the Proposed Plan Amendment were made during development of this final plan amendment.

FINDING OF NO SIGNIFICANT IMPACT:

The proposed plan amendment and environmental assessment (NV-030-00-028) considered three alternatives. These alternatives include: 1) The Proposed Plan, 2) The No Action Alternative, and 3) the Retention Alternative.

The environmental assessment accompanying the proposed plan amendment addressed impacts resulting from implementation of the proposed plan and alternatives on the following issues identified during internal BLM and public scoping processes: 1) Land use and development, 2) Traffic and circulation, 3) Open space, 4) Wildlife and sensitive environmental areas, 5) Lands, 6) Soils, 7) Geologic Resources, 8) Cultural Resources, 9) Visual Resources, 10) Recreation, 11) Socio-economics, and 12) Noxious Weeds. Examination of the direct, indirect and cumulative impacts in environmental assessment NV-030-00-028 reveals no impacts which would be considered significant either individually or cumulatively. Based on my finding of no significant impact I have determined that preparation of an environmental impact statement is not required.

RATIONALE:

The Final North Douglas County Specific Plan Amendment was developed jointly with Douglas County and included opportunities for public participation consistent with the requirements for a plan amendment generating issues of local or regional concern.

No federal lands will be transferred to private ownership as a direct result of approval of this plan amendment. Subsequent implementing actions such as sales, exchanges, acquisitions and transfers will be required to implement these decisions. Each implementing action will be analyzed in a manner consistent with provisions of the National Environmental Policy Act of 1969. Implementation of the Final Plan is expected to result in the following: 1) Disposal of 440 acres of BLM public lands in the North Douglas County Specific Plan Area, 2) BLM acquisition of conservation easements from willing sellers on agricultural lands within the Carson Valley, 3) BLM acquisition of environmentally sensitive lands in Douglas County from willing sellers, and 4) Transfer of small parcels of BLM public lands to private entities to resolve unintentional trespass issues.

Implementation of the final plan amendment will benefit BLM, Douglas County, the Washoe Tribe of Nevada and California and the public in the following ways:

Once subsequent implementing actions are completed, 410 acres of hard to manage BLM public lands will be transferred to the private sector for development purposes. Ultimately, 346 acres of these lands are expected to be used for residential and commercial purposes consistent with Douglas County land use and zoning designations in the North Douglas County Specific Plan. Transfer of these lands to the private sector will assist in economic development and community expansion in the north county area.

Another 64 acres of public lands in the planning area are expected to be developed for recreation and public purposes. These lands may be used for schools, parks, churches, or other public facilities. Once these lands are developed the community is likely to benefit from the development of these facilities. These disposal actions are consistent with the BLM's FY 2000 - 2005 Strategic Plan; long-term goal 1.6.3, to complete public land disposals in support of local communities and State economic needs.

An additional 30 acres of BLM public lands is identified for transfer to the Washoe Tribe of Nevada and California or another Federal agency for management on behalf of the Tribe. The acreage identified for transfer contains a cultural site important to the Tribe. The Tribe is expected to benefit from the long-term protection of this site. This action is consistent with BLM's federal trust responsibilities for Native Americans.

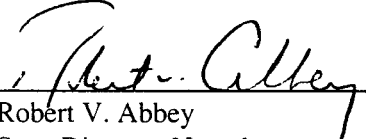
Future BLM acquisition of conservation easements in the Carson Valley will assist Douglas County in protecting open space and agricultural lands consistent with provisions in the Douglas County Open Space and Agricultural Lands Preservation Implementation Plan. In doing so, BLM will also help protect important migratory bird habitat, other wildlife habitat and important flood plain functions in the Carson Valley such as groundwater recharge and flood dissipation.

Future BLM acquisition of environmentally sensitive lands in Douglas County is expected to provide access to public lands, improve management of adjacent public lands, and protect important natural or cultural resources. This action responds to local issues regarding loss of access to federal lands and protection for areas containing sensitive natural resource values from encroaching developments.

Sale of small parcels of public lands involving construction of building or other facilities in unintentional trespass issues will resolve these outstanding issues.

In summary, implementation of the final plan amendment is expected to support community expansion, provide lands for economic growth, protect agricultural lands and the associated economic values, wildlife habitat, and important flood plain functions.

APPROVED



Robert V. Abbey
State Director, Nevada

6-14-01
Date

APPENDIX I.

RESPONSE TO COMMENTS

Response to Comments Received on the Proposed North Douglas County Specific Plan Amendment

Comment:

Several letters were received that expressed support for the Proposed Plan Amendment.

Response:

Thank you for your comments and support for the Proposed Plan Amendment.

Comment:

One request for an indefinite extension of the comment period was received .

Response:

The Carson City Field Office of the BLM respectfully declined to extend the comment period on the North Douglas County Specific Plan Amendment. The 60 days provided for The Governor's consistency review is prescribed in the Code of Federal Regulations at 43 CFR 1610.3-2 Consistency Requirements (e). Indefinite extension of this time period would needlessly delay the planning process. Coordination between Douglas County and Carson City is expected to continue as actions needed to implement this plan amendment and the North Douglas County Specific Plan are proposed and analyzed.

Comment:

Detailed analysis of impacts stemming from subsequent development of the planning area is needed. The analysis should include the following issues: 1) Detailed analysis of the costs of building infrastructure needed to develop the planning area and provide public services to the area should be completed and compared to the revenues generated by subsequent development; 2) Analysis of the rate at which land will be disposed of should be completed in order to mitigate growth impacts resulting from development of the planning area; 3) Additional analysis of traffic impacts needs to be completed in order to identify appropriate regional mitigation measures.

Response:

Decisions contemplated in this plan amendment address the potential disposal of BLM public lands and acquisition of private lands or interests in private lands within Douglas County. Subsequent implementing actions will be considered and analyzed prior to disposal of any BLM public lands or acquisition of private lands or interests in private lands. Once public lands are transferred to private ownership, use and development of those lands falls under jurisdiction of County planning and zoning regulations and designations. The analysis presented in EA No. NV-030-00-028 utilizes information and the zoning and land use maps presented in the North Douglas County Specific Plan (NDCSP) for analytical purposes. This plan was approved by the Douglas County Board of Commissioners on September 7, 2000 and is considered the best available information in regards to expected land use and development in the planning area.

The information needed to complete a detailed cost/revenue analysis is currently unavailable. The NDCSP does not include information or analysis regarding costs of developing infrastructure or revenue expected to accrue to the County from subsequent development. Infrastructure costs are dependent on site specific development plans for the commercial, residential and public facilities expected to ultimately be built in this area. These site specific plans are usually produced by a developer and are subject to County approval. A developer is unlikely to complete this level of detailed planning prior to acquiring ownership of the lands involved. In addition, it is unclear whether the County or the developer would absorb the costs of

infrastructure construction. This decision would also be made during the County approval process. A similar situation exists regarding revenues generated by the anticipated development of lands in the planning area. Sales and property tax revenues generated by businesses and residential development is also dependent on the specific projects constructed and the way the County assessor values the developments. Thus, BLM is unlikely to have this information prior to completing the actions needed to implement this plan amendment. This level of detailed analysis is premature at the Resource Management Planning level and may be, more properly, considered as sales and/or exchanges of BLM public lands are proposed and completed.

The NDCSP makes no assumptions regarding time required for build out of the planning area. Analysis presented in the environmental assessment of the proposed plan amendment assumes full implementation of the plan. However, the rate at which BLM actually disposes of public lands within this area is dependent on implementing actions such as land sales, land exchanges and applications for lands under the Recreation and Public Purposes Act. The rates at which these actions will be considered, processed and have decisions rendered will be subject to consultation with Douglas County and the processing requirements for each individual action. In addition, once public lands are transferred to private ownership, development of those lands are subject to Douglas County approval, and developer construction schedules. Information needed to complete such an analysis is not available in the NDCSP or in other County planning documents. Thus, the rates of transfer and development of public lands in the planning area is highly speculative at this time and may be more properly considered as implementing actions are contemplated and analyzed.

The analysis of traffic and circulation presented in the environmental assessment of the proposed plan relies on information found in the NDCSP. The environmental assessment acknowledges that traffic is expected to increase as development occurs and identifies four intersection improvements needed to maintain a level of service required by the Douglas County Master Plan. Analysis presented in the environmental assessment indicates implementation of the plan amendment is expected to focus growth in the planning area but is not expected to affect overall growth in the region. Regional increases in traffic will continue to occur as growth and development takes place in the Carson Valley/Carson City area. Thus, implementation of the plan amendment will not affect regional traffic volumes. Information needed to conduct additional detailed analysis of regional traffic patterns and discern how implementation of the plan amendment is likely to affect these patterns is not currently available. Additional analysis using existing information would yield extremely speculative results.

In general, the scope and detail of the analysis presented in environmental assessment No. NV-030-00-028 is commensurate with the land tenure decisions proposed in the plan amendment and with the information currently available in the North Douglas County Specific Plan and other County planning documents for use in analysis. Subsequent actions taken to implement the plan amendment will be analyzed in detail and may present an opportunity to consider additional detailed analysis of these issues.

Comment:

In the Proposed Action states "BLM will work in partnership with and in support of the County and other organizations in pursuing and achieving these goals." Please identify the other organizations.

Response:

BLM has worked with Douglas County, several organizations, and many individuals on land tenure and agricultural land/open space protection in Carson Valley. Organizations include but are not limited to the Carson Valley Conservation District, the Sonoran Institute, the Sierra Business Council, the American Land

Conservancy, University of Nevada Reno, Cooperative Extension Service, the Nature Conservancy, Nevada Division of State Lands, Western Nevada Resource Conservation and Development Inc., and others. BLM will continue to work with these organizations and others, such as local land trusts, to address land tenure issues in the Carson Valley area.

Comment:

Would acquisitions be limited to Douglas County or can a neighboring entity also be eligible for acquisitions?

Response:

All decisions in the North Douglas Specific Plan Amendment apply only to lands in Douglas County. Therefore no lands outside of Douglas county may be acquired under provisions of this plan amendment. However, the Consolidated Resource Management Plan for the Carson City Field Office includes provision for land acquisitions in other locations throughout the field office area of jurisdiction.

Comment:

Will Douglas County require solid waste from the planning area be taken to Douglas County's transfer station in order to prevent impacts on Carson City's land fill?

Response:

Solid waste from the planning area will be taken to the Douglas County transfer station and will not affect the capacity of the Carson City landfill.

Comment:

The description of land use and development presented in section 3.4 of the environmental assessment should be expanded to include low density residential areas to the east and a non-conforming use, a race track, which has existed since the 1960's. This use has the potential to adversely affect the residential component of the specific plan due to noise impacts.

Response:

The Land Use and Development section in the environmental assessment acknowledges the existence of ranches (low density residential) to the east of the planning area. The race track located at Fuji Park and is included in the industrial and commercial uses acknowledged to exist in the North County area. Potential noise impacts from the racetrack on residential development in the planning would be considered during consideration and analysis of implementing actions such as sales and/or exchanges. Noise from the race track may require mitigation measures during design of the residential development and may be reflected in the appraised values assigned to the BLM public lands in the area.

Comment:

One issue the plan has not addressed is affordable housing and/or the need for multi-family housing.

Response:

The issue of affordable housing is clearly under the jurisdiction of Douglas County. The NDCSP zoning map provides about 170 acres in the planning area for residential development. Subsequent development of these areas are subject to Douglas County approval procedures. Developments in these residential areas could include provisions for affordable housing.

During the NDCSP planning process, zoning for multi-family housing was considered in the planning area. In response to public concerns about the impacts of multi-family housing in the planning area, the Douglas

County Board of Commissioners approved the NDSCP without areas zoned for multi-family housing. Issues regarding multi-family housing and zoning for this type of development are clearly under the jurisdiction of Douglas County.

Comment:

The Nevada Division of Wildlife finds the assessment of wildlife resources and habitats to be complete and accurate. We encourage the Field Office to consult our agency concerning any conservation easements that follow the pending decision.

Response:

The Carson City Field Office will consult with the Nevada Division of Wildlife as part of the coordinated and cooperative process envisioned in the Final Plan Amendment for acquisition of conservation easements.

Comment:

Comments suggesting various changes in zoning and land use designations were received. These comments raised issues in regards to the need for increased buffer zones, more parks, more roads to Carson City, better definition of "Neighborhood Commercial", combining parks and schools, and the need for an urgent care center in the area.

Response:

All changes in zoning and land use is under the jurisdiction of Douglas County. The zoning map identified as Figure 2 in the final plan amendment was approved by the Douglas County Commissioners on September 7, 2000 after an extensive public process. Decisions in the final plan amendment will not affect these zoning designations made by the County. Any future zoning changes would be subject to Douglas County approval procedures.

Comment:

Specific parcels of land were offered for conservation easements.

Response:

No specific proposals will be entertained until the planning process is complete. The planning process will be considered complete when the Nevada State Director of BLM signs the Decision Record approving this plan amendment.

APPENDIX II.

COMMENT LETTERS



DEPARTMENT OF ADMINISTRATION

209 E. Musser Street, Room 200
Carson City, Nevada 89701-4298
Fax (775) 684-0260
(775) 684-0209

May 25, 2001

Mr. John Singlaub, Manager
Bureau of Land Management
Carson City Field Office
5665 Morgan Mill Road
Carson City, NV 89701

Re: SAI NV #E2001-123
EA No. NV-030-00-028

2001 MAY 29 P 12:24

Project: Proposed North Douglas County Specific Plan Amendment and Environmental Assessment

Dear Mr. Singlaub:

Comments from the Nevada Office of Historic Preservation and the Division of State Lands concerning the above referenced project indicate complete support for the proposed project. These comments constitute the State Clearinghouse and Governor's Consistency Review of this proposal as per Executive Order 12372. Please address these comments or concerns in your final decision. If you have questions, please contact me at 684-0209.

Sincerely,

A handwritten signature in cursive script that reads "Heather K. Elliott".

Heather K. Elliott
Nevada State Clearinghouse



2001 MAY 29 P 12:24

DEPARTMENT OF ADMINISTRATION

209 E. Musser Street, Room 200
Carson City, Nevada 89701-4298
Fax (775) 684-0260
(775) 684-0209

May 25, 2001

Mr. John Singlaub, Manager
Bureau of Land Management
Carson City Field Office
5665 Morgan Mill Road
Carson City, NV 89701

Re: SAI NV #E2001-123
EA No. NV-030-00-028

Project: Proposed North Douglas County Specific Plan Amendment and Environmental
Assessment

Dear Mr. Singlaub:

Enclosed are additional comments from the Nevada Division of Wildlife concerning the above referenced project. These additional comments constitute the State Clearinghouse and Governor's Consistency Review of this proposal as per Executive Order 12372. Please address these comments or concerns in your final decision. If you have questions, please contact me at 687-6366.

Sincerely,

A handwritten signature in cursive script that reads "Heather K. Elliott".

Heather K. Elliott
Nevada State Clearinghouse



KENNY C. GUINN
Governor

STATE OF NEVADA
DEPARTMENT OF CONSERVATION AND NATURAL RESOURCES

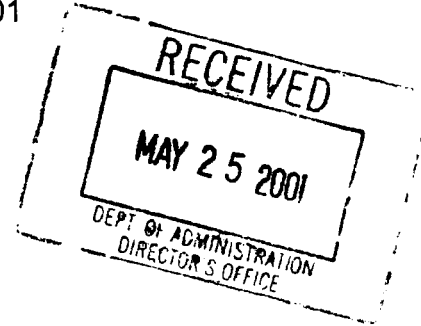
DIVISION OF WILDLIFE

1100 Valley Road
Reno, Nevada 89512
(775) 688-1500 • Fax (775) 688-1595

R. MICHAEL TURNIPSEED, P.E.
Director
Department of Conservation
and Natural Resources

TERRY R. CRAWFORTH
Administrator

May 21, 2001



Ms. Heather Elliott
Nevada State Clearinghouse
Budget Division
209 E. Musser, Room 200
Carson City, Nevada 89701

RE: E2001-123 North Douglas Amendment/EA

Dear Ms. Elliott:

The Nevada Division of Wildlife has reviewed the draft environmental assessment for the land use plan amendment to dispose of federal lands in Douglas County. From our review of the document, we find the assessment of wildlife resources and habitats to be complete and accurate.

We agree with the Bureau of Land Management that urban development and other factors have diminished the quality and quantify of wildlife habitats on the affected lands. For those lands inside the floodplain or having wetlands, the developers will have to apply for Section 404 Permits by the Army Corps of Engineers.

We encourage the Field Office to consult our agency concerning any conservation easements that may follow the pending decision.

Thank you for consulting our agency.

Sincerely,

Roy Leach
Western Regional Manager

cc. Habitat, Reno
1302,1231



CARSON CITY, NEVADA
CONSOLIDATED MUNICIPALITY AND STATE CAPITAL

JS
Elayn
McQ

John Singlaub, Manager
BLM - Carson City Office
5665 Morgan Mill Road
Carson City, NV 89701

Date: March 22, 2001

RE: Comments on North Douglas County Specific Plan Amendment

Dear John,

Carson City is reviewing the proposed Plan Amendment and Environmental Assessment and would like to offer these preliminary comments for your consideration.

The proposed amendment will create significant primary and secondary growth impacts to Carson City as a result of development of the lands which are proposed for disposal. The impacts will include, but not be limited to, services for emergency, health, fire, parks and recreation, library, traffic, and transportation.

Carson City is working through a process with Douglas County to address these issues and mitigation of the impacts, but we believe that this process will not be completed by the end of the comment period for the Plan Amendment. As a result Carson City requests that the comment period be extended indefinitely until Carson City and Douglas County can complete the process currently underway to address these significant impacts to Carson City resulting from the Amendment. Additionally, we are circulating the plan among our departments for detailed comments and will forward them to you upon completion.

If you have any questions or need further information please let me know.

Sincerely,

Andrew R. Burnham
Development Services Director

c: John Berkich
Dan Holler
Brian Wallace



CARSON CITY, NEVADA
CONSOLIDATED MUNICIPALITY AND STATE CAPITAL

2001 MAY 21 AM 10:26

May 15, 2001

John O. Singlaub
Manager, Carson City Field Office
Bureau of Land Management
5655 Morgan Mill Road
Carson City, NV 89701

Clayton EP
Mike MM

Re: North Douglas County Specific Plan Amendment and Environmental Assessment
1610 (NV-030)

Dear John,

Carson City has completed review of the proposed North Douglas County Specific Plan Amendment and Environmental Assessment. In my letter filed with you dated March 22, 2001 the City requested extension of the comment period for the Plan Amendment since the City and Douglas County were working through a process to address growth impact issues resulting from the plan. The two communities are continuing the discussions, but at this time it does not appear that the concept of adoption of an "Enterprise Zone" will come to fruition in the near future.

Never the less because there are continuing discussions and a commitment from both entities to work towards common goals to address these issues Carson City will not protest the adoption of the Plan Amendment nor will the City oppose the sale, transfer, or exchange of lands contemplated by the Plan Amendment.

The City continues to have concerns relative to growth impacts emanating from this area on Carson City and attached are comments which our staff has prepared for your review as part of the comment process.

Carson City will cooperatively work with Douglas County and the BLM to mitigate identified issues. The common goal to improve our communities can best be accomplished by working together.

Sincerely,

Andrew Burnham
Development Services Director

cc: John Berkich, City Manager
Dan Holler
Brian Wallace

klw

CARSON CITY DEVELOPMENT SERVICES
ENGINEERING DEPARTMENT

3505 Butti Way • 89701-3498 • (775) 887-2355 • Fax: (775) 887-2112

**Carson City Comments for the
North Douglas County Specific
Plan Amendment and Environmental Assessment**

EA-NV-030-00-028

5/14/01

General

Carson City has concerns that the social economic impacts of the proposed disposal of BLM lands may negatively impact Carson City. While the City and Douglas County continue to evaluate the possible mitigation of these impacts no significant progress has been made to date. The environmental assessment does not contain even a modest level of detailed analysis to assess possible economic costs for infrastructure and services compared to revenues generated. Douglas County has indicated it, or other agencies, will supply all required infrastructure and services for the planned developed community, but has not indicated how this will be financed or if it is feasible to provide such infrastructure and services given the unknown revenues.

Page 1, Section 1.2 Purpose and Need

"Development and adoption of specific acquisition criteria in cooperation with the County would guide and facilitate future BLM acquisition of lands or interest in lands within the county;..."

Would acquisitions be limited to Douglas County or can a neighboring entity such as Carson City, where growth impacts will accrue, also be eligible for possible acquisitions?

Page 7, Section 2.1 Proposed Action

"The BLM will act in partnership with, and in support of, the County and other organizations in pursuing and achieving these goals."

Identify "other" organizations.

Page 21, 3.0 Affected Environment

3.1 Scoping and Issue Identification

Land Use and Future Development

"...the impacts of full development of the area will be analyzed in this environmental assessment."

It does not indicate to the extent the analysis would be conducted especially relative to economic impacts to both Douglas County or Carson City. There is no assessment, in even general terms, of the costs of developing the area from a growth perspective. There is no time period or assessment of how quickly or at what pace land will be disposed.

Traffic and Circulation

Only a cursory analysis of traffic impacts was conducted. Additional analysis needs to be conducted to indicate appropriate mitigation for the increased traffic and its impacts on the region.

Page 22, Infrastructure

The issue of providing infrastructure to support the development of these lands is critically important to both Douglas County and Carson City. No costs of infrastructure development have been addressed for either entity. How and who will support the significant costs for providing infrastructure and in what time frame? Will there be significant time periods to develop the infrastructure in relation to physical development?

Page 23, 3.3 Critical Elements of Human Environment

Does Douglas County mandate solid waste disposal and collection to insure solid waste from this area goes to Douglas County's transfer station and does not impact the limited capacity of the Carson City Landfill?

Page 24, 3.4 Resource and Issue Present and Brought Forward for Analysis

1. Land Use and Development

"Development located immediately north of the specific plan area in Carson City includes industrial and commercial uses and a Washoe Tribal Cemetery." The description should be expanded to include low density residential areas to the east and include the acknowledgment of a significant non-conforming use, that being the racetrack, which has existed since the 1960's. This use has the potential to adversely affect the residential component of the specific plan due to noise impacts.

Traffic and Circulation

Same as previous comment.

Page 28, 11. Socio-Economics

"The Carson City area has been growing at a rate of about two percent per year."

Page 29

"...has been growing at a rate of about three 3 annually, since 1990."

2 or 3%?

Page 31, 4.1 Proposed Plan Amendment (Proposed Action)

1. Land Use and Development

It may be beneficial to have an analysis of the rate or amount of land disposal spread over time to mitigate growth impacts from the land disposal. There does not exist a balance of new land uses within the plan.

One issue that the plan has not addressed and/or deleted is affordable housing. Research completed on Douglas County indicates the average home price is \$198,516. The average cost in Carson City is \$167,553. The North Douglas County Specific Plan provides for no multi-family housing. This multi-family housing is critical to the traffic, overall land use, and socio-economic well being of the area, as this housing will be the housing for the employees of the new commercial ventures. Presently, the multi-family housing is deleted from the North Valley Plan. Over the last five years, Douglas County has approved only very limited multi-family units, whereas, Carson City has approved some five hundred units of apartment housing. Carson City is taking steps to provide affordable, retail worker class housing.

The average salary in Carson City is \$30,625 and the average wholesale and retail salary in Carson City is \$21,392. The average salary in Douglas County is \$27,696 and the average wholesale and retail salary in Douglas County is \$19,500. This plan provides no affordable housing for its commercial development and the lack of housing is impacting Carson City.

Another issue with the lack of multi-family housing in the North Douglas County Specific Plan there is a greater dependence on autos and their negative impact on traffic and circulation. This issue is not explored within the plan or environmental assessment.

"to facilitate orderly development of the land rather than allow piecemeal development."

The plan does not provide sufficient clarity in its implementation to assure the above statement can be made.

Page 32, Traffic and Circulation

The analysis of traffic impacts is very general in terms of impacts and does not contain sufficient information to achieve mitigation of impacts to the traffic system particularly the identified intersections.

Page 36, 11. Social Economic Conditions

The broad statements as to possible impacts to Douglas County leave out Carson City impacts. There needs to be significantly more detailed analysis of economic consequences of the land disposal and the costs and revenues anticipated over time on both communities. An economic model of the impacts would be beneficial. The statements are too general to be of value to be able to judge social economic impacts.

Page 38, 4.2 Continuation of Current Management (No Action) Alternative

Similar comments as previously noted, but impacts would necessarily be reduced due to less land disposal. Again no significant social economic analysis has been completed.

Page 42, Retention Alternative

Obviously, by not disposing of lands there will not be significant impacts to the communities related to growth but significant open space benefits will not be realized.

Page 44, Cumulative Impacts

Same comments as noted previously. There is not sufficient detail for the implementation of the plan to indicate the plan will lead to orderly development. No mechanisms are proposed or analysis conducted to allow for phasing of development or disposal of lands over a period of time, thereby allowing for mitigation of impacts related to growth.

Page 48, 7.0 (Proposed) Finding of No Significant Impact

Additional detailed analysis of social economic impacts is necessary particularly with reference to the costs of providing infrastructure and services to the region in relation to the revenues generated. This fiscal analysis should be accomplished in order to determine that there is "No Significant Impact."



David A Hussman
<hay_man@juno.com
>

To: mmcqueen@nv.blm.gov
cc:
Subject: north douglas plan

05/15/01 07:47 AM

We support the North Valley Plan Amendment as written, not only because we could possibly benefit from it, but because it is good planning for Douglas County. The north valley is a great place for this type of development- far superior to the flood plain and ranch lands of Carson Valley.

We look forward to the adoption of this plan.

Kindest personal regards.

David and Kathi Hussman

Pine Nut Preservation League

P.O. Box 2723
Minden, NV 89423
775-267-0208

2001 MAY 22 A 11:40

May 20, 2001

Mr. Mike McQueen
United States Department of the Interior
Bureau of Land Management
Carson City Field Office
5665 Morgan Mill Road
Carson City, NV 89701

Re: North Douglas County Land Exchange

Dear Mike:

The Pine Nut Preservation League has decided to support the proposed specific plan amendment for the disposal of the approximately 400 acres in north Douglas County near Highway 395 and Jacks Valley Road.

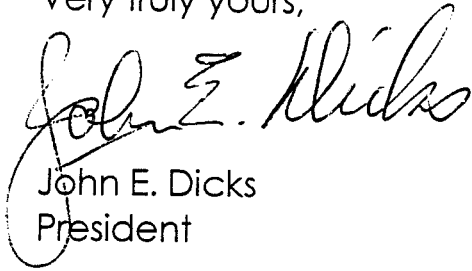
Although we do not generally like to see public land enter private hands, we do believe that this parcel makes sense for disposal: the amount of public use of this land is slight, it is in a "hot" area for development, no current plans for public use exist.

We do however, see opportunity to acquire private land with the proceeds from either the sale or exchange of this land. Our preference would be to see the BLM exchange this land for private lands in the Pine Range or use the proceeds of sale for the acquisition of these private lands. Also, we believe a sound investment could also be made by the BLM acquiring land conservation easements from ranchers in the Carson Valley. Lastly, acquiring land on the west side of the valley would help provide much needed public access to public lands (both BLM and Forest Service) which are now unusable because there is no way to get to them without trespassing.

Page Two
Mr. McQueen
May 20, 2001

Thank you for the opportunity to comment on this important BLM project. If you have any questions, please call.

Very truly yours,

A handwritten signature in cursive script that reads "John E. Dicks". The signature is written in black ink and is positioned above the printed name and title.

John E. Dicks
President



MBgrnthumb@cs.com

05/15/01 09:07 AM

To: mike_mcqueen@nv.blm.gov

cc:

Subject: North Douglas Specific Plan comments

May 15, 2001

John O. Singlaub & Mike McQueen
Carson City Field Office
Bureau of Land Management
5665 Morgan Mill Rd.
Carson City, NV 89701

Dear John and Mike,

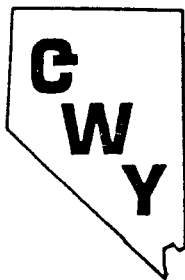
The Carson Valley Trails Association would like to go on record in support of the proposed North Douglas County Specific Plan Amendment and Environmental Assessment. Our non-profit association represents over 100 local residents dedicated to preserving and obtaining legal access to existing trails and property owned by the BLM and the USFS for hiking, mountain biking and equestrian uses.

The BLM plan for the sale or exchange of the property at the north end of Douglas County has been well designed. We support the use of the funds generated to purchase both environmentally sensitive lands such as the 1605 acres of the Schneider Ranch held by Clear Creek LLC and the purchase of conservation easements on private lands in the Carson Valley.

Congratulations on a job well done. We all look forward to enjoying the benefits this plan will provide in the future.

Sincerely,

Mary C. Bennington
President, Carson Valley Trails Association
P.O. Box 2626
Minden, NV 89423
775-265-1540



CHEROKEE UNLIMITED, INC.

AN AMERICAN INDIAN CORPORATION
4470 Ponderosa Drive
Carson City, Nevada 89701
Phone & Fax: (702) 885-1910

2001 MAY 15 PM 12:06
BUREAU OF LAND MGMT
CARSON CITY
NEVADA
FIELD OFFICE

May 14, 2001

Mike McQueen
U.S.D.I.
Bureau of Land Management
5665 Morgan Mill Road
Carson City, NV 89701

RE: North Douglas County Specific Plan Amendment - EA No. 030-00-028

Dear Mr. McQueen:

We support the Item 2.1 Proposed Action (Proposed Plan) of the North Douglas County Specific Plan and Amendment and Environment Assessment.

Our only suggestion is that legally describable parcels are use in the land divisions.

Thank you for this opportunity to comment on our plan.

Sincerely,

Max C. Montgomery, P.E.
President

a:blmmcq

Mike,

I hope it is not too late to submit comments on the North Douglas Plan.

Overall, the general plans and options look okay, but there are several main concerns that I have about EACH plan.

1) I would like to see additional buffer zones between "general commercial" and "single family residence". There is a distinct lack of "office commercial" in the plan - I feel this would be an appropriate buffer between "neighborhood commercial" or "general commercial" zones and "single family residence" zones.

2) "Neighborhood commercial" needs to be better defined and the County should consider the increased level of petty crimes around these areas. Use the Chevron Station at Mica and 395 as an example and the number of times the Sunridge signs were broken in the time the station was open (prior to the current owners). So far, there has not been much vandalism, but with the station open 24 hours, and the summer months approaching, we are expecting more soon. The trash level also increases dramatically with the 24-hour stores in neighborhoods, teenagers hang out near them and generally cause trouble throughout the night. I have woken up in the morning to many broken bottles and additional trash in my backyard - my backyard backs up to Mica, near 395. Office commercial zones do not attract such "bad" elements and there is minimal traffic in and out of the offices after hours.

3) More parks, and bigger parks should be built into the plan. Douglas County doesn't have a large park with the amenities that Mills Parks has. Specifically, paved trails for roller blading the walking - so those who walk a long distance do not have to walk on the street and the people (primarily KIDS) who roller blade are not relegated to the streets. In Carson City, the ONLY good place to roller blade is Mills Park. There is NO such comparison in Douglas County. No, the skate park is NOT an option for recreational roller blading and we are relegated to the (sometimes dangerous) streets in our respective neighborhoods. With the planned increase in the Sunridge population, funds and land should be set aside for a large park with ball diamonds, a gazebo (or two) for picnics, and a long, paved path along the edge of the park. Don't forget about ample parking at the park as well. The prime location for a large park is along the back side of the houses on the North side of Haystack. This would provide a decent buffer to any commercial land and assist those homeowners in keeping their property values in tact.

4) If the proposed elementary school is followed through on, incorporating the park land with the school land would seem a logical and prudent option. Again, the location immediately to the north of Haystack seems the prime location.

5) Any back roads we can continue through to Carson would be appreciated - especially with Wal-Mart going in. The current traffic situation into Carson City is deplorable. Adding Wal-Mart (which I personally think is a stupid idea) to the route will only exacerbate the traffic problem. Additional roads between Douglas and Carson need to be developed and SERIOUS consideration should be given to the traffic flow in and out of the proposed Wal-Mart. The last thing we need is another traffic light partway up the hill out of Carson. There is no reason we can't route the Wal-Mart traffic to one of the existing traffic lights - the 25-year plan of having a traffic light at Topsy Lane will only make the traffic congestion worse. Also, you should consider the number of RVs, campers, trucks that already cannot get beyond 40 mph on the hill, and the remaining traffic that can. We definitely need additional passing lanes up the hill (and beyond Target) as well as decent acceleration and deceleration lanes!

Sorry to vent, I know nothing will be done about the traffic - I've been here 3 years and I already know how long the "bypass" has been under discussion. And I also know that there is no way it will continue beyond

Hwy 50 West - though it desperately needs to.

Thanks, please consider the suggestions on commercial zones and protecting the home owners' property values. Allowing general and neighborhood commercial to back up to single family houses reduces the value and looks of the homes. Forcing office commercial will also improve the medical facility access in this area. Another urgent care center could be built in the neighborhood, local doctors and dentists would also help alleviate the congestion on hwy 395.

Sheryl Leverington
Engineer
Bently Nevada Corporation
sheryl.leverington@bently.com
775-782-3611

JS
PEC —

April 19, 2001

Bureau of Land Management
Mr. John Singlaub, District Manager
5665 Morgan Mill Road
Carson City, NV 89701

BUREAU OF LAND MGMT
CARSON CITY
FIELD OFFICE
2001 APR 23 PM 2:15

Dear Mr. Singlaub,

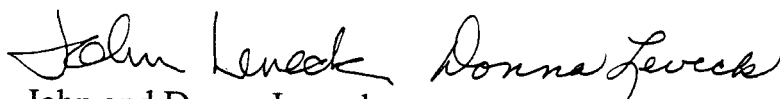
This letter is to state that we are in complete support of the North Douglas County Specific Plan, as proposed.

As residents of the Carson Valley, we have high hopes that this plan will ultimately provide for Conservation Easements on the agricultural lands in the Carson Valley. This would mean a great deal to us and the other 7,742 Douglas County residents who did vote for the Agriculture and Open Space Ballot Initiative, which failed to pass in the last November election.

Please let us know if there is anything we might do to help this proposed plan to become a reality.

We very much appreciate the work that you and your staff, as well as the Douglas County staff, have done on this very important plan.
Thank you.

Sincerely,



John and Donna Leveck
1607 Heron Cove
Gardnerville, NV 89410

CC: Bob Abbey
Mike Mc Queen
Douglas County Commissioners

13 April 2001

Mr. John O. Singlaub, Manager
Carson City Field Office
Bureau of Land Management
5665 Morgan Mill Road
Carson City, Nevada 89701

**RE: North Douglas County Specific Plan Amendment
EA No. NV-030-00-028**

Dear Mr. Singlaub:

As the General Partner of the Bently Family Limited Partnership, Mr. Donald Bently has read with interest your proposed North Douglas County Specific Plan Amendment and particularly Chapter 2.

Under Chapter 2.0 (2.1) appearing at pages 7 through 11 of the document, you identify the possibility of purchasing or acquiring conservation easements, or environmentally sensitive lands, through the use of BLM land sale proceeds.

The Partnership is the owner of at least two specific parcels of property which it would ask to be considered under the Acquisition Criteria, and which it believes should score very high when assessing the property against the criteria set forth in the document.

The first property is commonly referred to as the Kirman Tract property which extends in a generally Northeasterly direction on both sides of the Carson River from Cradlebaugh Bridge to and actually in to Carson City. This is approximate 1,300 acre parcel contains perhaps ten separate contiguous parcels. Most of this property would be considered for conservation easements.

The other property is commonly referred to as the Long Field which is adjacent to the West Fork of the Carson River extending South from Muller Lane to approximately 1/4 mile North of Mottsville Lane. It is an approximate 1,000 acre parcel. Most or all of this parcel would be considered for the application of a conservation easement.

Mr. John O. Singlaub
13 April 2001
Page 2

As you know, the Partnership is the owner of other property in both Douglas County and Carson City which it would consider for sale, exchange or the application of conservation easements if you appropriate.

Would you please consider this to be a formal request for consideration of these properties, and advise me at your convenience what sort of additional information you need to make a meaningful assessment of these properties using your criteria?

Thank you.

Sincerely,

Brooke • Shaw • Plimpton • Zumpft

By: 

William Jac Shaw

WJS:klk

cc: Mr. Donald E. Bently
Mr. Jim Usher
Mr. Michael Sheets
Mr. Christopher P. Bently



"Ronald E. Rooker"
<ronrooker@hotmail.c
om>

To: mmcqueen@nv.blm.gov
cc:
Subject: Finally a plan that will work <open space>

03/19/01 08:47 AM

Dear Sir, It seems as if, That is the highest and best use for the property given its location near town. Great Plan !!

Get your FREE download of MSN Explorer at <http://explorer.msn.com>

APPENDIX III.

AGENCY CORRESPONDENCE

Nevada Natural Heritage Program

Department of Conservation and Natural Resources

1550 East College Parkway, Suite 145 * Carson City, Nevada 89706-7921

voice: (775) 687-4245 fax: (775) 687-1288 web: www.state.nv.us/nvnhp/

2 June 2000

Lynn Zonge
Resource Concepts Inc.
340 N. Minnesota St.
Carson City, NV 89703

RE: Data request received 1 June 2000

Dear Ms. Zonge:

We are pleased to provide the information you requested on endangered, threatened, candidate, and/or sensitive plant and animal taxa recorded within or near the North Douglas County Specific Plan project area. We searched our database and maps for the following:

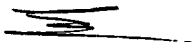
Township 14N Range 20E Section all

The enclosed printout lists the taxa recorded within the given area. Please be aware that habitat may be available for the Carson Valley sandhill skipper, *Polites sabuleti genoa*, a taxon determined to be sensitive by the Nevada Natural Heritage Program, and the Townsend's big-eared bat, *Corynorhinus townsendii*, a Nevada Bureau of Land Management Sensitive Species. We do not have complete data on various raptors that may also occur in the area; for more information contact Gary Herron, Nevada Division of Wildlife at (775) 688-1500. Note that all cacti, yuccas, and Christmas trees are protected by Nevada state law (NRS 527.060-.120), including taxa not tracked by this office.

Please note that our data are dependent on the research and observations of many individuals and organizations, and in most cases are not the result of comprehensive or site-specific field surveys. Natural Heritage reports should never be regarded as final statements on the taxa or areas being considered, nor should they be substituted for on-site surveys required for environmental assessments.

Thank you for checking with our program. Please contact us for additional information or further assistance.

Sincerely,



Eric S. Miskow
Biologist III/Data Manager



United States Department of the Interior

FISH AND WILDLIFE SERVICE

NEVADA FISH AND WILDLIFE OFFICE
1340 FINANCIAL BLVD, SUITE 234
RENO, NEVADA 89502-7147

December 18, 2000
File No. 1-5-01-SP-030

Dr. Robert Pearce
Resource Concepts, Inc.
340 North Minnesota Street
Carson City, Nevada 89703

Dear Dr. Pearce:

Subject: Species List for the proposed Land Exchange in Carson City and Douglas Counties, Nevada

In response to your letter dated December 12, 2000, we have identified the listed species, and other species of concern, that may be present in the vicinity of the proposed project. This fulfills the requirement of the Fish and Wildlife Service to provide information on listed species pursuant to section 7(c) of the Endangered Species Act of 1973 (Act), as amended. Enclosure B provides a discussion of the responsibilities Federal agencies have under section 7 of the Act and the conditions under which a biological assessment (BA) must be prepared by the lead Federal agency or its designated non-Federal representative. Enclosure C is a list of published references dealing with the distribution, life history, and habitat requirements of the listed species.

If the lead Federal agency determines that a listed species may be affected by the proposed project, then that agency or the designated non-Federal lead should initiate consultation pursuant to 50 CFR § 402.14. Informal consultation may be utilized prior to a written request for formal consultation to exchange information and resolve conflicts with respect to listed species. If a BA is required, and it is not initiated within 90 days of your receipt of this letter, you should informally verify the accuracy of this list with our office. If, through informal consultation or development of a BA, or both, the Federal agency determines that the proposed action is not likely to adversely affect the listed species, and the Service concurs in writing, then the consultation process is terminated and formal consultation is not required.

ENCLOSURE A

LISTED SPECIES AND SPECIES OF CONCERN
THAT MAY OCCUR IN THE VICINITY OF THE
PROPOSED LAND EXCHANGE IN
CARSON CITY AND DOUGLAS COUNTIES, NEVADA,
File Number: 1-5-01-SP-030

Federally Listed Species

Bird

T Bald eagle *Haliaeetus leucocephalus*

Invertebrate

C Carson wandering skipper *Pseudocopaeodes eunus obscurus*

T = Threatened, C = Candidate

Species of Concern

Mammals

Pygmy rabbit *Brachylagus idahoensis*
Pale Townsend's big-eared bat *Corynorhinus townsendii pallescens*
Pacific Townsend's big-eared bat *Corynorhinus townsendii townsendii*
Spotted bat *Euderma maculatum*
Small-footed myotis *Myotis ciliolabrum*
Long-eared myotis *Myotis evotis*
Fringed myotis *Myotis thysanodes*
Long-legged myotis *Myotis volans*
Yuma myotis *Myotis yumanensis*

Birds

Tri-colored blackbird *Agelaius tricolor*
Western burrowing owl *Athene cunicularia hypugea*
Black tern *Chlidonias niger*
Least bittern *Ixobrychus exilis hesperis*
White-faced ibis *Plegadis chihi*

Invertebrates

Carson Valley wood nymph butterfly *Cercyonis pegala* ssp.
Mono checkerspot butterfly *Euphydryas editha monoensis*
Carson Valley silverspot butterfly *Speyeria nokomis* ssp.

Plant

Webber's ivesia *Ivesia webberi*



United States Department of the Interior

BUREAU OF LAND MANAGEMENT

Carson City Field Office
5665 Morgan Mill Rd.
Carson City, NV 89701
(775) 885-6000

In Reply Refer To:
8100
NV033
CR3-1988
CCFO-CR-00-137

Ronald M. James
State Historic Preservation Officer
Department of Museums, Library and Arts
100 N. Stewart Street
Carson City, NV 89701-4285

FEB 13 2001

Attn: Rebecca Palmer

RE: Class III Cultural Resource Inventory For The North Douglas County Specific Plan Project, Carson City, Nevada.

Dear Mr. James:

Pursuant to the State Protocol Agreement Between the Bureau of Land Management, Nevada and the Nevada State Historic Preservation Office, enclosed for your review is the *Class III Cultural Resource Inventory For The North Douglas County Specific Plan Project, Carson City, Nevada* (CR3-1988). The report was prepared for Lumos and Associates by Western Cultural Resource Management, Inc. The Project proposed transfer of 64 acres under the Recreation and Public Purposes Act (R&PP), 346 acres disposed of through an exchange and 30 acres transferred to the Bureau of Indian Affairs to be held in trust on behalf of the Washoe Tribe of Nevada and California. The 440 acres are located in northern Douglas County, Nevada, south of Eagle Valley, north of Carson Valley and west of the Carson River flood plain.

The proposed project area was inventoried according to Class III standards. The survey resulted in the identification of 20 isolated artifacts, two isolated features, seven previously unrecorded sites, and the amendment of one previously recorded site.

Isolates are normally considered not eligible to the National Register of Historic Places (NRHP). Based on the results of the survey, the BLM makes the following recommendation of not eligible for twenty isolated artifacts, two isolated features and six historical resources (Table 1). Your concurrence is requested on the following determinations of eligibility as presented in Table 1. These resources are deemed not eligible to the NRHP because they come under the Programmatic Agreement (isolated artifacts, features and small non-diagnostic sites with less than 20 artifacts) or do not meet NRHP eligibility criteria A-D.

Table 1. Isolated artifacts, isolated features and historical resources evaluated as not eligible.

Isolate (I/IF#) BLM#/CrNV-	NSM#/26Do	Site Description	NRHP	Project Effects
I-1		5 gallon fuel can	NE	
I-2		hinged tobacco tin	NE	
I-3		5 gallon fuel can	NE	
I-4		utilized chert flake	NE	
I-5		solder dot milk can	NE	
I-6		5 gallon fuel can	NE	
I-7		metal wash basin	NE	
I-8		obsidian biface fragment	NE	
I-9		5 gallon fuel can	NE	
I-10		5 gallon fuel can	NE	
I-11		5 gallon fuel can	NE	
I-12		obsidian flake, tertiary	NE	
I-13		solder dot milk can	NE	
I-14		hole-in-cap can	NE	
I-15		solder dot milk can	NE	
I-16		basalt flake	NE	
I-17		coffee tin	NE	
I-18		solder dot milk can	NE	
I-19		hinged tobacco tin	NE	
I-20		five sun-colored glass fragments	NE	
IF-1		4" X 4" post with hinged tobacco tin	NE	
IF-2		4" X 4" post with hinged tobacco tin	NE	
3-5329	711	Historic depression	NE	BLM visitation
3-5330	712	Historic refuse deposit	NE	BLM visitation
3-5331	713	Historic ditch	NE	BLM visitation
3-5332	714	Historic refuse deposit	NE	BLM visitation
3-5333	715	Lithic scatter	NE	BLM visitation
3-5334	716	Lithic scatter	NE	BLM visitation

In addition, two cultural resources were determined eligible to the NRHP. 26Do265 (CrNV-3-1118) was determined eligible to the NRHP under Criteria a and d and 26Do710 (CrNV-3-5328) under Criteria d. The Project would transfer the 30 acres containing the eligible milling site, 26Do265 (CrNV-3-1118) to the Bureau of Indian Affairs (BIA) to be held in trust in perpetuity on behalf of the Washoe Tribe of Nevada and California according to 25 CFR part 151. The Washoe Tribe of Nevada and California in discussion with the BIA is in the process of preparing a plan to minimize effects to this cultural resource from impending development, as well as, tagging and dumping.

Per Section 106 of the National Historic Preservation Act, subsection 800.5(a)(2)(VII) "transfer, lease or sale of property out of Federal ownership or control without adequate and legally enforceable restrictions or conditions to ensure long-term preservation of the property/s historic significance" constitutes an adverse effect to an historic property. Therefore a mitigation plan for cultural resource 26Do710 (CrNV-3-5328) will be necessary prior to the disposal of the proposed lands. Your concurrence on this determination is requested.

In summary, 20 isolated artifacts, two isolated features and six historical resources were determined to be not eligible and therefore the proposed project will have no effect upon those cultural resources listed in Table 1. The milling site, 26Do265 (CrNV-3-1118), will remain under Federal administration, however it will need a protection plan in light of the impending encroachment by developers. The historic refuse scatters, 26Do710 (CrNV-3-5328) will be mitigated prior to disposal of lands by the Bureau of Land Management. Your concurrence on the determinations made above is requested. If you have any questions regarding the BLM's recommendations, please contact Susan McCabe at 885-6132.

Sincerely,

/S/ RICHARD CONRAD

Richard Conrad
Assistant Manager, Non-renewable Resources
Carson City Field Office

Enclosure
As Stated

cc: Mike McQueen

COOPERATIVE MANAGEMENT AGREEMENT
BETWEEN DOUGLAS COUNTY WEED DISTRICT
AND THE BUREAU OF LAND MANAGEMENT (BLM)
CARSON CITY FIELD OFFICE, NEVADA
FOR NOXIOUS WEED ABATEMENT
INVENTORY, AND CONTROL
WITHIN DOUGLAS COUNTY, NEVADA

BUREAU OF LAND MGMT
CARSON CITY
FIELD OFFICE
2003 AUG -9 AM 10:55

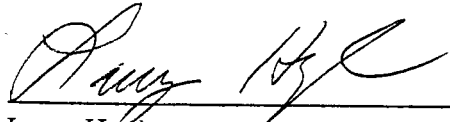
This will be a multi-year effort for the express purpose of noxious weed control and abatement, also including, as needed, weed inventory and rehabilitation, within Douglas County, on private, County, or public lands.

DOUGLAS COUNTY WEED DISTRICT, represented by Larry Hughes, will request funding from the Carson City Field Office (CCFO) on a yearly basis for noxious weed control and abatement activities on public lands within Douglas County. All herbicides used on public lands will be registered through the Environmental Protection Agency, and approved for use on public lands. Herbicides will be applied by either truck mounted spray units or by the use of backpack or handheld sprayers. Herbicide application will be under the supervision of a Nevada certified applicator and will be in accordance with the herbicide label. Noxious weed survey and detection on public lands will result in notification of BLM of location and type of weeds discovered for future eradication. Douglas County may request rehabilitation and monitoring of treated areas on public lands to prevent re-establishment of noxious species. Rehabilitation and monitoring on public lands may involve joint participation by the Douglas County Weed District and the BLM.

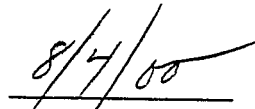
THE BUREAU OF LAND MANAGEMENT, CARSON CITY FIELD OFFICE, represented by Daniel Jacquet, Assistant Field Office Manager for Renewable Resources, will request BLM funding annually for noxious weed control and eradication on public lands within Douglas County. The CCFO will then remit funds, as appropriate, to the Douglas County Weed District, for control/eradication activities on these public lands, upon receipt of an itemized bill, and completed Pesticide Application Record(s). Pesticide Application Record forms will be supplied by the CCFO to the Douglas County Weed District prior to herbicide use on public lands. The CCFO may, upon request, assist the Douglas County Weed District in monitoring and inventory efforts and also with rehabilitation planning. All inventory and monitoring information, including GPS data and GIS products, will be shared by both parties. CCFO will fund all rehabilitation efforts on public lands within Douglas County.

Any of these parties may terminate this Cooperative Management Agreement in writing by giving 90 days notice to the other parties.

FOR THE DOUGLAS COUNTY WEED DISTRICT

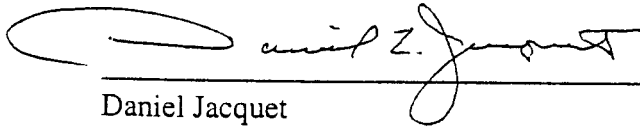


Larry Hughes

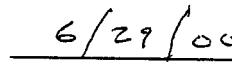


Date

FOR THE BUREAU OF LAND MANAGEMENT



Daniel Jacquet



Date