

**APPENDIX B
AGENCY AND COMMUNITY
INVOLVEMENT**

B

AGENCY AND COMMUNITY INVOLVEMENT

Agency Consultation

BIA West Regional Office

400 N. 5th St., Two AZ Center
Phoenix, AZ 85004
602.379.6781
FAX: 602.379 6754

Stan Webb, Regional Realty Officer
Mike Johnson, COR, Realty specialist
Carolyn Bowker, At. COR, Realty Specialist
Amy Heuslein, Environmental Protection Officer
Kathy Wilson, Natural Resources Officer (Water Rights)
Paul Robinson, Contracting Officer
Gary Cantley, Archaeologist
Gloria Koehne, Leasing
Pierre Cantou, Paralegal Specialist
Tamera Dawes, Planner

New Staff Member: Tamera Dawes, Realty Specialist
--

BIA Western Nevada Agency

311 E. Washington St.
Carson City, NV 89701-4065
775.887.3570
FAX: 775.887.3531

Curtis Millsap-, Realty Office, x249
Kathy Bowen, Realty Specialist, x245
Brenda Astor, Superintendent, 775.887.3501
Dave Smith
Steve Brown
Matt Spalding, Natural Resources
George Tewanema
Karen Whinton, Office of Special Trustee
Tom Strekal, Water Resources

Curtis retired and Kathy, Brenda and Karen transferred to other locations.
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The current staff members are:

Athena Brown, Superintendent Dan Allen, Realty Specialist Amy Roberts, Realty Specialist Roseanna Roberts, Realty Specialist

Theresa Glinski, Office of Special Trustee
--

East Fork Fire & Paramedic Districts

Tod Carlini, District Fire Chief (Minon)
Phone: 775.782.9048
Fax: 775.782.9043
tcarlini@co.douglas.nv.us

Environmental Protection Agency

State of Nevada

Department of Natural Resources
Eric Paschal

Division of State Lands

Department of Transportation
Susan Singer, Supervisory Right-of-Way Agent, 775-888-7398

Dept. of Conservation & Natural Resources
Division of Water Resources

Division of Environmental Protection
Bureau of Water Pollution
Air Quality Bureau

Douglas County, Nevada

U.S. Fish and Wildlife
Marcy Haworth (Reno)

U. S. Geological Survey
Doug Maurer

Bureau of Land Management
Jo Hufnagle, Realty Specialist, 775.885.6144

U.S. Forest Service
Carson Ranger District
1536 S. Carson
Carson City, Nevada

Ed DiCarlo, 775.882.2766

Community Involvement

During the course of this planning effort, several public meetings were held in and around Carson City. These were:

September 24, 2008	Public Meeting, Minden, NV
September 25, 2008	Public Meeting, Carson City, NV
TBA	Public Meetings on Draft Plan

In addition, on May 13, 2008, the BIA and its consultant met with the Washoe Tribe in Carson City, NV to present information on plan development to date.

Summaries of the meetings follow.

**Washoe Tribal Meeting
May 13, 2008**

Presentation

Pine Nut Allotments (NV) Land Use and Development Plan



**Bureau of Indian Affairs
Western Regional Office**



May 13, 2008



**CASCADE DESIGN
PROFESSIONALS, INC.**

**Mitchell Nelson Group
Elesco, Ltd.**

Presentation

Pine Nut Allotments Land Use and Development Plan

May 13, 2008

Carson City, NV

Purpose of the Project

Project Team

Cascade Design Professionals, Inc.

Mitchell Nelson Group

Elesco Ltd.

GSI Water Solutions

Project Scope

Use Designations

Site Suitability Analysis

Highest and Best Use

Impact Analysis

Standards Recommendations

Lease Recommendations

Plan Preparation

Public/Agency Involvement

Project Schedule

Public/Agency Involvement

Agency Coordination

Public Meetings

Q&A

Dennis Petrequin, Cascade Design Professionals, Inc., Project Manager: Mr. Petrequin has over 30 years of experience in land use and comprehensive planning including more than 20 years of involvement in the BIA transportation planning and roads improvement programs. His technical expertise also includes preparing environmental assessments and impact statements.

John Nelson, Mitchell Nelson Group: Mr. Nelson is a recognized leader in land use planning, with a focus on planning and design of land for new development.

Lee Smith, Elesco, Ltd.: Mr. Smith provides consulting services in community economic development, focusing on business site development and revenue enhancement strategies. His firm serves public and private sector clients throughout the western United States and Canada.

Project Purpose

A recent growth surge in Douglas County has give rise to a high demand for housing and related commercial development. Indian landowners are being approached with residential and other long-term commercial lease proposals. Leases of allotted land are typically entered into between the Indian landowner(s) and the lessee, subject to approval by BIA who is the trustee of allotted lands. However, there are contractual and environmental concerns related to the leasing process:

- Existing approval standards are minimal and provide little guidance for the BIA in its approval process.
- Is adequate planning being done, and are valuable natural and cultural resources adequately protected?
- Even where development to the highest and best economic use is being pursued, are the landowners' long-term best interests served?



In response to these concerns, the Bureau of Indian Affairs, Western Regional Office, is preparing a Land Use and Development Plan for the Pine Nut Allotments in Douglas County, Nevada. The Plan is intended to guide decision making by the BIA in its review of commercial development proposals made by individual Indian landowners and potential lessees.

Project Team

To complete the plan, BIA contracted with Cascade Design Professionals, Inc., a Native American owned planning and engineering firm. Cascade Design and their team of planners and economists, will build the Plan in phases, beginning with Highest and Best Use determinations for the allotments, and including recommendations for contractual/regulatory mitigation measures, building and operating standards, and rental structures.

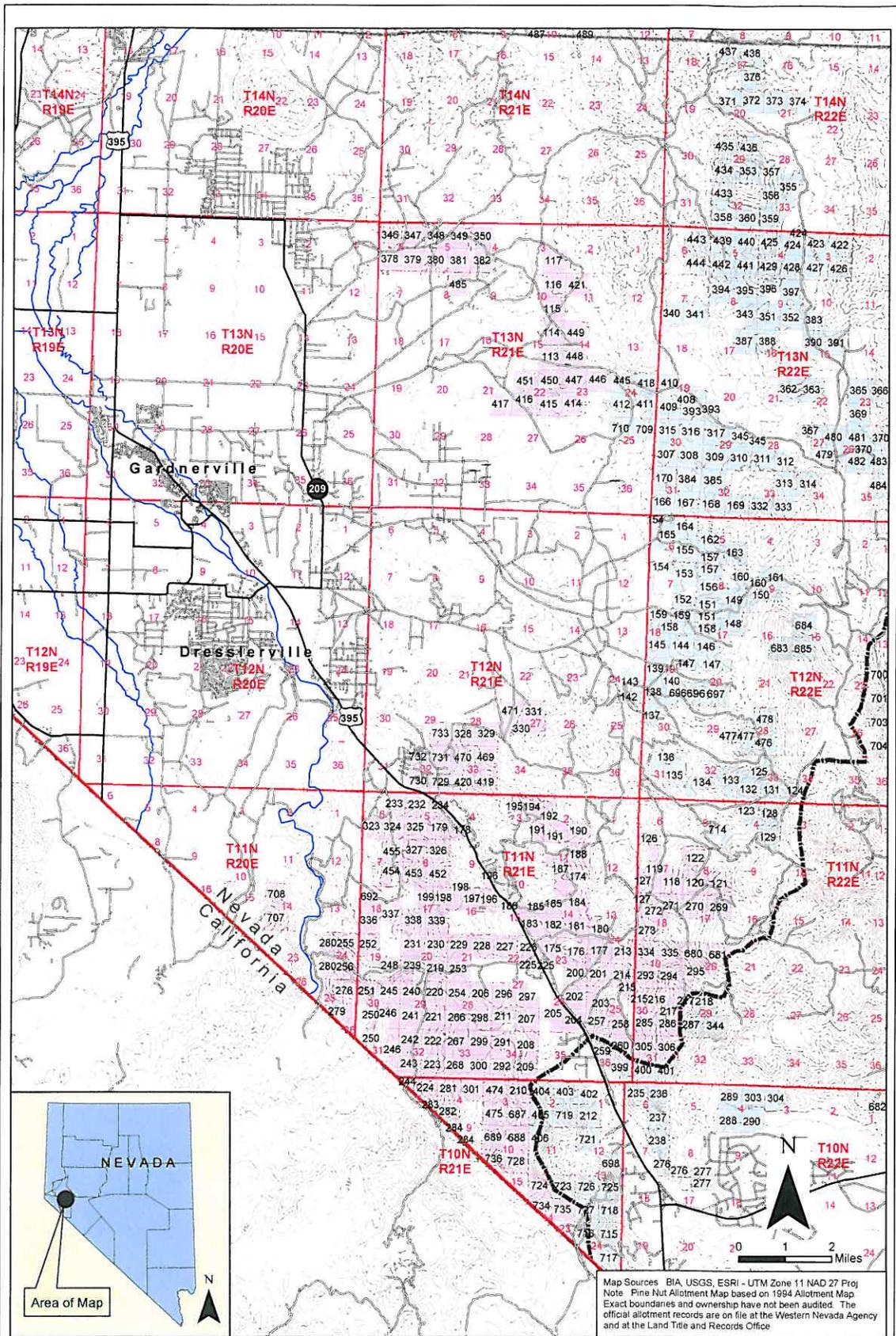


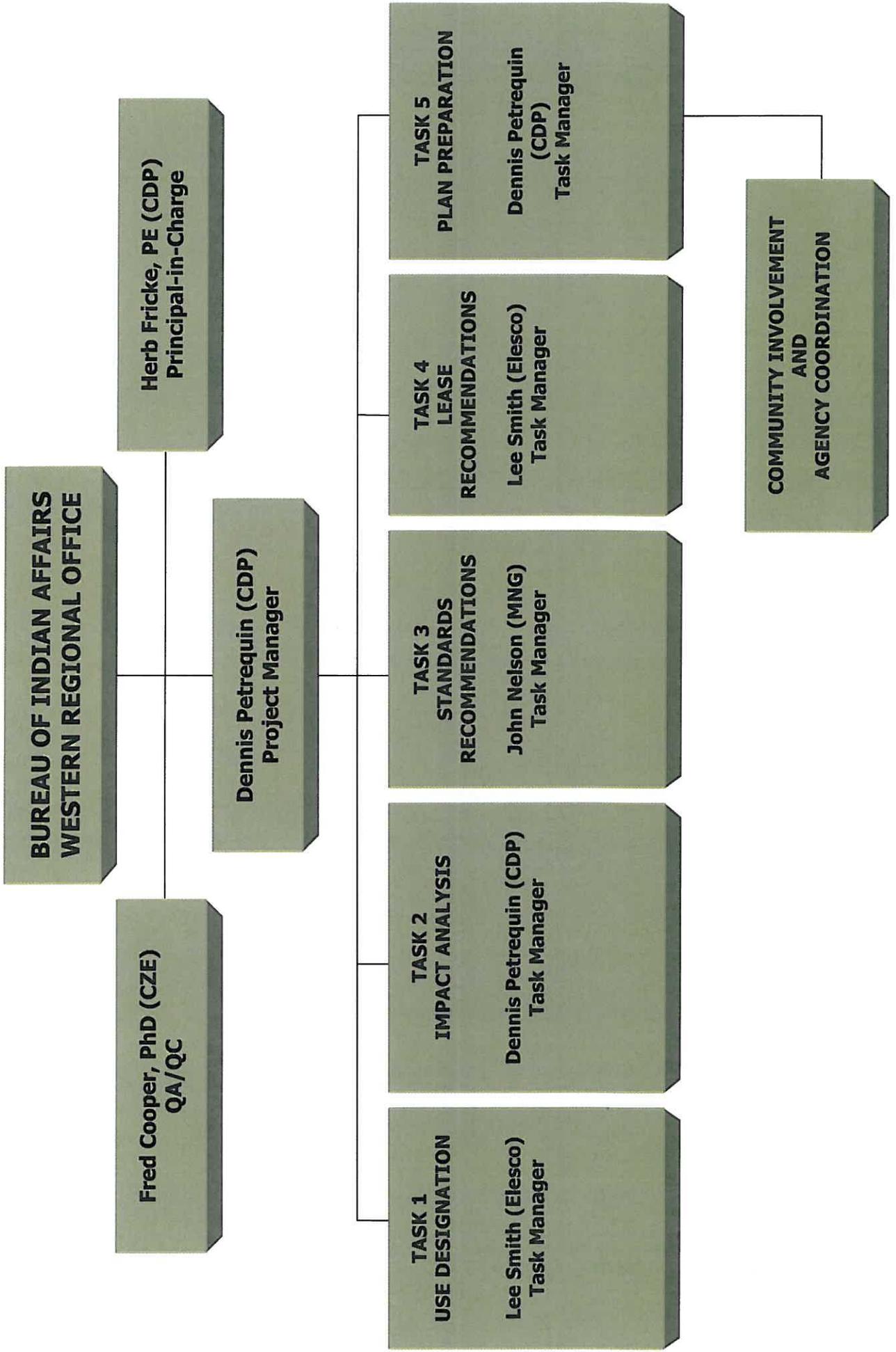
Figure 1
Location Map
Pine Nut Allotments, Douglas County, Nevada

Map Sources: BIA, USGS, ESRI - UTM Zone 11 NAD 27 Proj
Note: Pine Nut Allotment Map based on 1994 Allotment Map. Exact boundaries and ownership have not been audited. The official allotment records are on file at the Western Nevada Agency and at the Land Title and Records Office.

Map Prepared by Cascade Design Professionals, Inc., Dec 2007

- Legend**
- Carson River Watershed Boundary
 - Local Road
 - 50 Meter Contours
 - Allotment Included in Master Land Use Plan
 - Allotment Not Included in Master Plan

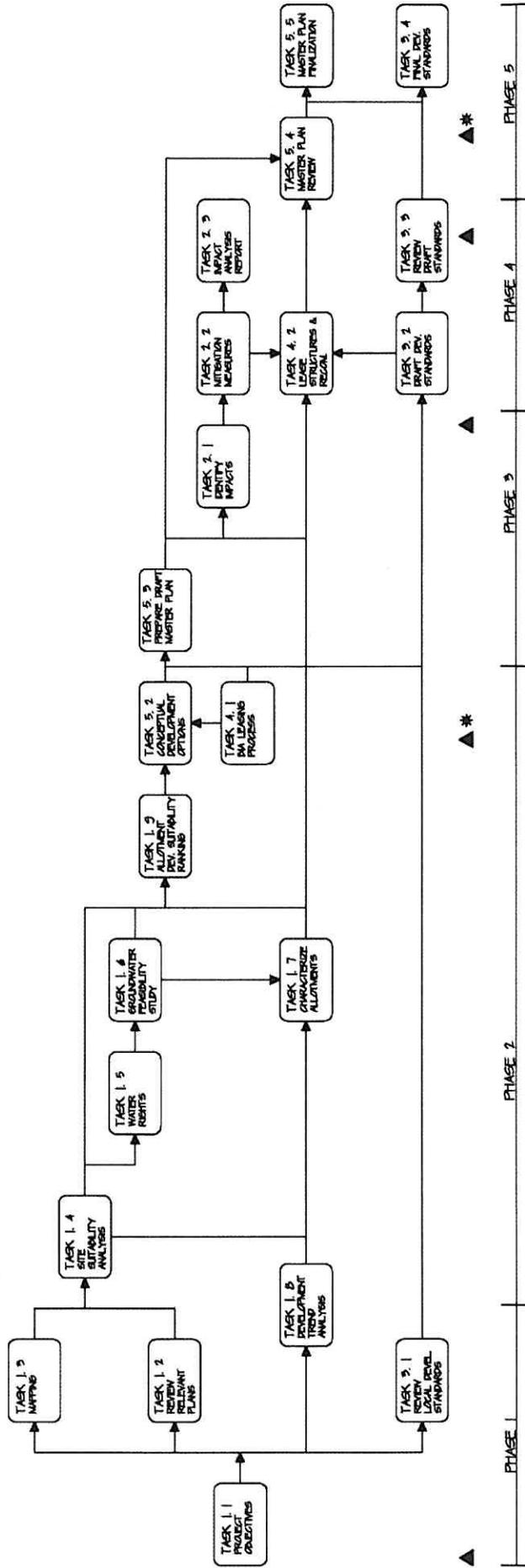
Project Team



Scope of Work

TASK	SUBTASKS	PRODUCT
1 Use Designations	1.1 Identify Project Objectives 1.2 Identify/Review Relevant Plans/Studies 1.3 Mapping 1.4 Site Suitability Analysis 1.5 Water Rights 1.6 Groundwater Feasibility Study 1.7 Characterize Allotments 1.8 Development Trend Analysis 1.9 Development Suitability Rankings	"Highest and Best Use" Designations Administrative Report Land Suitability Administrative Report Groundwater Feasibility Study Report
2 Impact Analysis	2.1 Identify impacts 2.2 Identify Mitigation measures 2.3 Impact Analysis Report	EIA Report
3 Standards Recommendations	3.1 Develop Draft Development Standards 3.2 Review Draft Development Standards 3.3 Develop Final Recommended Development Standards	Development Standards Administrative Report
4 Lease Recommendations	4.1 BIA Leasing Process & Requirements 4.2 Develop Lease Structures and Lease Recommendations	Property Lease Structure
5 Plan Preparation	5.1 Public/Agency Involvement 5.2 Conceptual Land Use and Development Options 5.3 Prepare Draft Master Land Use and Development Plan 5.4 Plan Review 5.5 Plan finalization	Master land Use and Development Plan

PINE NUT ALLOTMENTS PROJECT FLOW CHART



▲ BA / AGENCIES MEETING
* PUBLIC MEETING

Pine Nut Allotments Land Use & Development Plan 2008

Task	February	March	April	May	June	July	August	September	October
1.0 Use Designations									
1.1 Identify Project Objectives	completed								
1.2 Identify & Review Relevant Plans									
1.3 Mapping									
1.4 Site Suitability Analysis									
1.5 Water Rights	completed								
1.6 Groundwater Investigation	completed								
1.7 Characterize Allotments									
1.8 Development Trend Analysis	completed								
1.9 Development Suitability Ranking of Each Allotment									
2.0 Impact Analysis									
2.1 Identify Impacts									
2.2 Identify Mitigation Measures									
2.3 Impact Analysis Report									
3 Standards Recommendations									
3.1 Review Local Development Codes/Standards									
3.2 Develop Draft Development Standards									
3.3 Review Draft Development Standards									
3.4 Final Recommended Development Standards									
4 Lease Recommendations									
4.1 BIA Leasing Process & Requirements									
4.2 Develop Lease Structures & Recommendations									
5 Plan Preparation									
5.1 Public/Agency Involvement									
5.2 Conceptual Land Use & Development Options									
5.3 Prepare Draft Master Plan									
5.4 Master Plan Review									
5.5 Master Plan Finalization									

Prepared by Cascade Design Professionals, Inc.

 Public Meeting
 BIA/Agencies Meeting



Cascade Design Professionals, Inc.

A 100% Native American owned business located in the Portland area offering engineering, planning, construction, and project management services.

Our Services

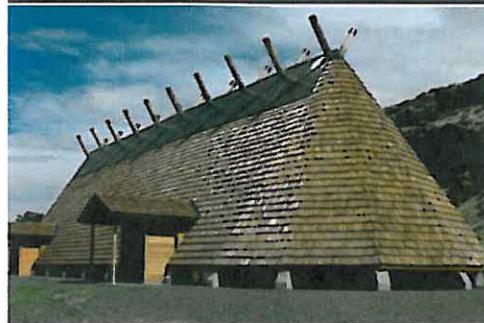
- Land Use Planning
- Site Planning and Design
- Water/Wastewater Facilities Planning and Design
- Transportation Planning
- Environmental Analyses
- Stormwater Management
- Street and Highway Design
- Structural Design/Seismic Analysis
- Capital Improvements Programming

Our Staff

- 5 Civil, Structural and Environmental Engineers
- 2 Planners
- 4 Technicians
- 2 Administrator

Our Clients

- Indian Nations and Tribes
- State and Federal Agencies
- Municipalities
- Private Developers
- Other A/E and Construction Firms





**MITCHELL
NELSON**

MITCHELL NELSON GROUP, LLC

*Land Use & Community Planning
Feasibility Analysis
Project Management
Development Strategies*

For over 30 years, "Mitchell Nelson" has provided services aimed at developing healthy communities. This objective is accomplished through land use planning, design, economics and the continuous involvement of market analysis. We have gained an excellent reputation for developing creative solutions to complex challenges. Our methods rely on relationships of trust and consensus, and our accomplishments are built on a foundation of economic feasibility.

Professionals trained and experienced in land use planning, development analysis, real estate economics, and community involvement provide our services. Each individual is effective at managing projects or working collaboratively with other design professionals. Our projects have won numerous design awards; our work for private developments has proven to be financially successful; and the results of our work have gained community support and acceptance.



*Master Land Planning
Site Design & Detailing
Streetscape & Parking*

*Open Space Planning
Operations & Management Plans
Protective Covenants*

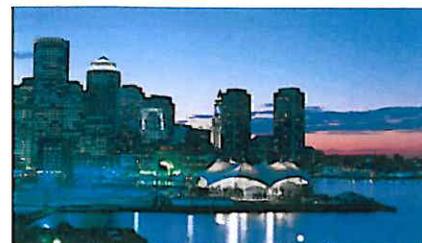
*Real Estate Economics
Development Feasibility
Design/Development
Strategies*

*Land Use Analysis
Land Use Planning
Design Guidelines*

Mitchell Nelson Group has a diverse clientele from both the public and private sectors. We have established ourselves with the development community, public agencies, Native American tribes, and educational and religious institutions. Many of our clients include not-for-profit institutions and Northwest Tribes, such as Albertina Kerr Foundation, Trillium Family Services, Confederated Tribes of Warm Springs, and Coquille Tribe. We enjoy long-term relationships with many of our clients and provide on-going services through all phases of development.

*Mount Angel Abbey, OR
Port of Astoria, OR
Port of Chelan County, WA
Sacramento Valley Amphitheater
Coquille Indian Tribe, OR
Warm Springs Tribes of OR
Port of Vancouver, USA
Klamath Falls Airport , OR
WA
State Farm Insurance*

*City of Pocatello, ID
Port of Portland
Port of Hood River, OR
State of Oregon - DAS
Muckleshoot Tribe, WA
Spokane Airport, WA
Standard Insurance Co.
Port of Sunnyside,
State of Oregon - ODOT*



Elesco, Ltd.



Elesco Ltd., of Bend, Oregon, is a marketing and economic research firm with a long history of working successfully with Indian Tribes in the western United States. The firm is owned and operated by Mr. Lee Smith. Several of our recent projects have been as part of a team with the Mitchell Nelson Group LLC and/or with Cascade Design Professionals, Inc.

Elesco has provided real estate and economic development consulting services to more than 100 clients in six western states and two Canadian provinces. Its range of services now includes:

- Land capability and needs analysis
- Project feasibility and market analysis
- Financial analysis and structuring
- Real estate repositioning strategies
- Competitive analysis and target marketing strategies
- Economic analysis for land use planning decisions
- Economic development and diversification strategies
- Industrial and commercial site development strategies

What sets Elesco apart from other consulting firms is our working experience in both economic development and commercial/industrial real estate development and marketing. This enables us to apply real-world analysis and strategies to projects, rather than simply using theoretical models.

ORGANIZATION AND STRUCTURE

Elesco is a small, efficient and highly streamlined company that relies on teamwork and strategic alliances to provide its full range of professional services. Under the direction of Lee Smith, its president and principal consultant, Elesco assesses the requirements of each individual project and puts together a team of qualified professionals in their respective disciplines. Elesco also joins team headed by other professional firms.

For the Pine Nut project, Lee Smith personally will provide the required market and economic services. His qualifications are listed in this Statement of Qualifications.

HISTORY OF WORKING WITH INDIAN TRIBES

- **Confederated Tribes of Coos • Lower Umpqua • Siuslaw Indians** – Market and economic analysis for a commercial property in Coos Bay in support of a “highest and best use” analysis
- **Tohono O’odham Tribe** – Development of a business park and Foreign Trade Zone
- **Coquille Indian Tribe** – Market and economic analysis for 900 acres of clear-cut
- **Confederated Tribes of Warm Springs** – Market and economic analysis for a new industrial park
- **Colville Indian Tribes** – Market and economic analysis for the industrial site master plan
- **Coeur d’Alene Tribe** – Economic feasibility analysis of developing a Tribal Interpretive Center and other facilities at Plummer, Idaho
- **Confederated Tribes of the Umatilla Indian Reservation** - Market and economic analysis in for a master land development plan



Dennis Petrequin

Project Manager

Task Manager – Task 2 Impact Analysis; Task 5 Plan Preparation

Education Bachelor of Architecture, University of Oregon
Master of Urban Planning, University of Oregon

Affiliations Grand Ronde Economic Development Corporation, 1989-1992
City of Sandy Design Review Board, 1979-1989
Campus Planning Committee, University of Oregon, 1970-1971

Professional Experience

Mr. Petrequin has over 30 years of experience in land use and comprehensive planning in the Pacific Northwest. He has been involved site planning for industrial, commercial, and housing developments. He also is experienced in infrastructure planning and design, and also was an appointed member of the City of Sandy Design Review Board for 10 years where he reviewed development plans and signage. Some of Mr. Petrequin's technical expertise includes: preparation of grant applications (CBG and ANA grants), site planning; transportation planning and traffic calming; capital improvement programs for utilities, roads, and public facilities; water, sewer, and drainage facilities; developing and implementing public involvement programs; preparing environmental assessments and impact statements; and demographic analysis and population projections.

Land Use and Development Planning

- Warm Springs Downtown Development Plan, Warm Springs Community, Confederated Tribes of the Warm Springs Reservation, Oregon
- Site Design, Kah-Nee-Ta Gaming Facility, Confederated Tribes of the Warm Springs Reservation, Oregon
- Commercial Land Use Development Plan, Warm Springs Community, Confederated Tribes of the Warm Springs Reservation, Oregon
- Homelands Master Plan, Confederated Tribes of the Grand Ronde Community of Oregon
- Site Design, Celilo Village, US Army Corps of Engineers, Portland, Oregon
- Land Use and Development Plan, Mooretown Rancheria, Oroville, California
- Site Development Plan, Port of Longview, Washington
- Site Planning/Buildings Analysis, City-Wide Maintenance Facilities, Bureau of Facilities Management, Portland, Oregon
- Land Use Plan, Mooretown Rancheria, Oroville, California
- Grand Ronde Reservation Plan, Confederated Tribes of the Grand Ronde Community of Oregon
- Comprehensive Plan for Wallowa County, Oregon
- Comprehensive Plan for Union County, Oregon
- Land Use Plan for Wallowa Lake Basin, Oregon
- Comprehensive Plans, Cities of Seaside, Sandy, Veneta, and Canby, Oregon

Environmental Analyses, Assessments, and Impact Statements

- Environmental Checklist, Fee to Trust, Sauk-Suiattle Indian Tribe, Darrington, Washington
- Environmental Checklist, Chief Leschi Schools, Puyallup Indian Nation, Tacoma, Washington
- Environmental Checklist, Improvement to Old Olympic Highway, Squaxin Island Tribe, Shelton, Washington
- Environmental Assessment, Fallon Youth Center, Fallon Indian Reservation, Nevada, Bureau of Indian Affairs
- Environmental Assessment, Juvenile Detention Facility, Chinle, Arizona, Bureau of Indian Affairs
- Environmental Assessment, Juvenile Detention Facility, Tuba City, Arizona, Bureau of Indian Affairs
- Environmental Assessment, Olney Dam Improvements, Yakama Indian Nation, White Swan, Washington
- Environmental Assessment, Fee to Trust, Elk Valley Rancheria, Crescent City California
- Environmental Assessment, Highway Reconstruction, Arizona Department of Transportation, Tusayan, Arizona
- Environmental Impact Statement, Farmington Road Improvements, Oregon Department of Transportation

- Environmental Assessment, U.S. 97 Improvement, Oregon Department of Transportation, Redmond, Oregon
- Environmental Assessment, Tetlin Road Corridor Study, Bureau of Indian Affairs, Tetlin, Alaska
- Environmental Impact Statement, Sandy/Burnside Intersection, City of Portland, Oregon

Transportation Planning

- Transportation Planning, Salt River-Pima Maricopa Reservation, Scottsdale, Arizona
- Transportation Improvement Program (TIP) and Pavement Management System (PMS), Gila River Indian Reservation, Sacaton, Arizona
- SR 229 Corridor Study, Confederated Tribes of Siletz Indians, Siletz, Oregon
- Access Road Design, Kah-Nee-Ta Gaming Facility, Confederated Tribes of the Warm Springs Reservation, Warm Springs, Oregon
- Preliminary Engineering Report, Improvement to Old Olympic Highway, Squaxin Island Tribe, Shelton, Washington
- Transportation Planning, Warm Springs Community, Confederated Tribes of the Warm Springs Reservation, Oregon
- Transportation Plans for 38 Indian Reservations in Oregon, Washington, Idaho, Alaska, and Montana, Bureau of Indian Affairs, Northwest Regional Office
- Transportation Plans for 108 Indian Reservations/Rancherias/Colonies in California; Bureau of Indian Affairs, Pacific Regional Office

Capital Improvements Programs

- Capital Improvements Program, Confederated Tribes of the Warm Springs Reservation, Oregon
- Capital Improvements Program, City of Fairview, Oregon
- Transportation Improvement Program (TIP), Grand Ronde Reservation, Grand Ronde, Oregon
- Transportation Improvement Program (TIP), Burns Paiute Reservation, Burns, Oregon
- Transportation Improvement Program (TIP), The Klamath Tribes, Chiloquin, Oregon

Special Studies

- Reservation Relocation Contingency and Land Acquisition Program, Sauk-Suiattle Indian Tribe, Darrington, Washington
- Tribal Needs Assessment, Coquille Tribe, Oregon
- Tribal Needs Assessment, Klamath Tribe, Oregon



**MITCHELL
NELSON**

John A. Nelson, FASLA

Founder and Principal, Mitchell Nelson Group, LLC

Task Manager – Task 3 “Standards” Recommendations



JOHN NELSON is a recognized leader in the creative design and intelligent planning of urban land. As the founder and principal of Mitchell Nelson Group, LLC, John has integrated award winning core services - land use planning and landscape architecture – with a larger role in Project Management and Development Services. The firm is thus able to provide a high level of service value to its clients throughout the life cycle of a development project.

A recognized leader in his profession, John has focused his 30-year career on the planning and design of land for new development, renovation of existing sites, and for the management of landscape resources. John and his firm apply their creative and analytical skills throughout the Pacific Northwest for private landowners, non-profit institutions, corporate investors, public agencies, and Tribal governments.

John has directed the firm through several Native American projects over his 30 year career. The *Warm Springs Downtown Development Plan*, *Kah-nee-ta Lodge* at Warm Springs, the *Tulalip Motor Sports Facility Feasibility Analysis*, the *Coquille Golf Course Feasibility Analysis*, and the *Coquille Master Development Plan* are examples of John’s experience with Tribal development projects. Working with the Coquille Tribe and its economic development organization, John guided the projects through public involvement and jurisdictional issues to produce a comprehensive 1,000-acre Master Development Plan to include residential uses, a golf course, business park, & RV park. These projects involved federal and other funding opportunities. John has also been the key consultant for tribal master plans including the *Omak Industrial Park Master Plan*.

One of John's guiding principles in leading Mitchell Nelson Group is to plan for the highest and best use of the land within the context of environmental, cultural, historical, economical and aesthetic criteria specific to the site and surrounding community. Successful projects and long term relationships result from his comprehensive approach to every project. The *Inn at Otter Crest*, *Portland International Raceway*, the *Children's Farm Home*, and the *National Sanctuary of Our Sorrowful Mother* represent open space and site planning and landscape design for long term clients.

EDUCATION

BLA (Honors),
University of Oregon
1970

MS Urban Design and
Regional Planning,
University of
Edinburgh, Great
Britain 1973

REGISTRATION

Landscape Architect
Oregon No. 72
Washington No. 275

AFFILIATIONS

Fellow, *American
Society of Landscape
Architects*

Member, *Washington
Public Ports
Association*

Member, *Oregon
Airport Managers
Association*

EXPERIENCE WITH INDIAN TRIBES

- *Downtown Development Plan* to be completed 2005 for the Confederated Tribes of the Warm Springs Reservation of Oregon. References: Tom Henderson, CEO WS Ventures (thenderson@wsribes.org) and Ray Rangila, CTWSRO Planner (rrangila@wsribes.org)



- **North Parcel Master Plan**; Golf Course Feasibility; RV-Park Feasibility; Business Park Feasibility; Waterfront Redevelopment Plan, Phase 1 completed 1999 -2001 for the Coquille Indian Tribe and Coquille Economic Development Corporation. Reference: Brady Scott, CEO, CEDCO (bscott@themillcasino.com)
- **Omak Industrial Park Master Plan** completed 2004 for the Confederated Tribes of the Colville Reservation. Reference: Kyle Desautel, Planner (kyle.desautel@colvilletribes.com)
- **Industrial Assessment and Master Plan** completed 2001- 2002 for the Confederated Tribes of the Warm Springs Reservation of Oregon. References: Tom Henderson, CEO WS Ventures (thenderson@wstribes.org) and Ray Rangila, CTWSRO Planner (rrangila@wstribes.org)
- **White River Amphitheater** completed 2003, Muckleshoot Indian Tribe and Clear Channel Communications. Reference: Craig Mandenberg (cmandenberg@clearchannel.com)

OTHER RELEVANT EXPERIENCE

- **Ambiance Mixed Use Development** – Retail/commercial, residential, conference center, open space; Camas, WA
- **Two Creeks** – Residential development, open space and trail system; Camas, WA
- **Progress Quarry** - 800 housing units, 17ac. retail, and 20 ac. open; Beaverton, OR
- **Lake Harbor Village** – Residential; Boise, ID
- **Crosswater Golf Course & Clubhouse**, Design Team Member – Recreation, residential; Bend, OR
- **North Capitol Mall Redevelopment**, Office/commercial lots, creek-side trail and open space; Dept. of Administrative Services, State of Oregon
- **Astoria Waterfront Master Site Plan** – Retail/commercial, hospitality, live/work lofts, open space and trail system; Port of Astoria, OR
- **Westfield Mixed Use Development** – Retail, residential, open space; Lake Oswego, OR
- **St. John Vianney Retirement Complex** – Master plan, site plan, landscape design; Beaverton, OR
- **Amber Glen Site Development and Pedestrian Trail System** – 217 ac., office/commercial, open space and trail system; Hillsboro, OR
- **Hoyt Street Yards** – Redevelopment of Portland's rail yard, now known as the "River District", residential, retail/commercial, streetscape, transportation planning; Portland, OR





Leland (Lee) Smith

Task Manager – Task 1 Use Designation, Task 4 Lease Recommendations

Leland (Lee) Smith is president of Elesco, Ltd., headquartered in Bend, Oregon. Elesco provides consulting services in community economic development, focusing on business site development and revenue enhancement strategies. His firm serves public and private sector clients throughout the western United States and Canada.

Elesco Limited is currently managing the development and marketing of the 327-acre La Pine Industrial Park in southern Deschutes County, Oregon. His firm has helped develop industrial and business parks in Pocatello, Idaho; Klamath Falls, Oregon; Omak, Washington; and numerous other Northwest communities.

Mr. Smith has a B.A. degree in economics from the University of Oregon and an M.A. in economics from Portland State University. He has taught economics and economic geography at the University of Washington, the University of Arizona, and the University of Colorado at Colorado Springs.

Mr. Smith was formerly senior vice president and National Accounts Marketing Director for the Grubb & Ellis Company based in San Francisco, where he managed real estate advisory services to Fortune 500 companies.

His 20 years of economic development experience include serving as executive director of the Economic Development Council of Puget Sound (Seattle), director of the Tucson Economic Development Corporation, and director of the Colorado Springs Economic Development Council. He also held positions in community and economic development with the Pacific Power & Light Company, the Port of Portland, and the Portland Chamber of Commerce.

Professional recognition includes designation as a Master Professional Associate by the International Development Research Council (IDRC), the premier organization of corporate real estate and site location executives. He is a former executive group member of the Urban Land Institute, and has been recognized as a Certified Industrial Developer by the American Economic Development Council. He is a past president of the Pacific Northwest Economic Development Council.

Mr. Smith serves on the Board of Trustees of the Berkshire Focus Fund, a \$20 million mutual fund based in San Jose, California. He was a nine-year member of the Deschutes County Budget Committee, overseeing a \$230 million annual budget, and is a director and past president of the Deschutes County Fair Board which manages a \$31 million Fair and Expo Center. He also serves on the Board of Directors of Midstate Electric Cooperative, with 18,000 meters in four counties in Central Oregon and annual revenues in excess of \$22 million.

Presentation

Land Use and Development Plan Pine Nut Allotments (NV)

Bureau of Indian Affairs, Western Regional Office



Mitchell Nelson Group
Elesco, Ltd
GSI Water Solutions



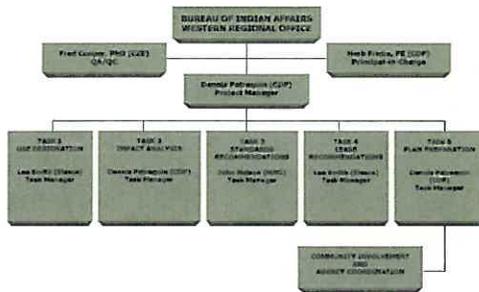
Purpose of the Project

Develop a Plan to guide decision making by the BIA in its review of commercial development proposals made by Individual Indian landowners and potential lessees

- Identify "highest and best use" for the allotments considering economic, environmental, and cultural impacts
- Recommend contractual/regulatory mitigation measures
- Recommend building and operating standards
- Recommend rental structures



Project Team



Scope of Work

TASK

- 1 Use Designations
- 2 Impact Analysis
- 3 Standards Recommendations
- 4 Lease Recommendations
- 5 Plan Preparation

Task 1 Use Designations

- 1.1 Identify Project Objectives
- 1.2 Identify/Review Relevant Plans/Studies
- 1.3 Mapping
- 1.4 Site Suitability Analysis
- 1.5 Water Rights
- 1.6 Groundwater Feasibility Study
- 1.7 Characterize Allotments
- 1.8 Development Trend Analysis
- 1.9 Development Suitability Rankings

Task	Start	End	Progress
1.1	10/1/10	10/15/10	100%
1.2	10/1/10	10/15/10	100%
1.3	10/1/10	10/15/10	100%
1.4	10/1/10	10/15/10	100%
1.5	10/1/10	10/15/10	100%
1.6	10/1/10	10/15/10	100%
1.7	10/1/10	10/15/10	100%
1.8	10/1/10	10/15/10	100%
1.9	10/1/10	10/15/10	100%

Product "Highest and Best Use" Designations

Task 2 Impact Analysis

- 2.1 Identify Impacts
- 2.2 Identify Mitigation Measures
- 2.3 Impact Analysis Report

Product EIA Report



Task 3 Standards Recommendations

- 3.1 Develop Draft Development Standards
- 3.2 Review Draft Development Standards
- 2.3 Develop Final Recommended Development Standards

Product Development Standards
Administrative Report



Task 4 Lease Recommendations

- 4.1 BIA Leasing Process and Requirements
- 4.2 Develop Lease Structures and Lease Recommendations

Product Property Lease Structure



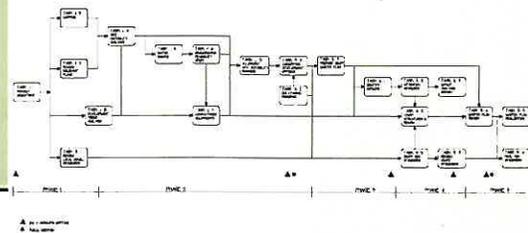
Task 5 Plan Preparation

- 5.1 Public/Agency Involvement
- 5.2 Conceptual Land Use and Development Options
- 5.3 Prepare Draft Master Land Use and Development Plan
- 5.4 Plan Review
- 5.5 Plan Finalization

Product Master Land Use and
Development Plan

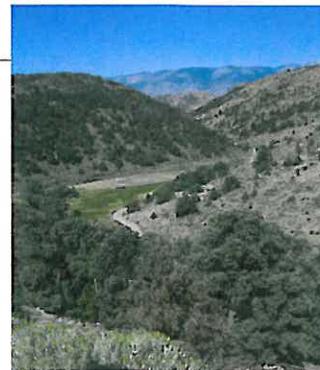


Project Flow Chart



Project Schedule

Task	February	March	April	May	June	July	August	September	October
1.1 Develop Draft Development Standards									
1.2 Review Draft Development Standards									
2.3 Develop Final Recommended Development Standards									
4.1 BIA Leasing Process and Requirements									
4.2 Develop Lease Structures and Lease Recommendations									
5.1 Public/Agency Involvement									
5.2 Conceptual Land Use and Development Options									
5.3 Prepare Draft Master Land Use and Development Plan									
5.4 Plan Review									
5.5 Plan Finalization									



Q & A

**Public Meeting
Minden, NV
September 24, 2008**

Pine Nut Allotments (NV) Land Use and Development Plan

Public Meeting

Carson Valley Inn, Minden, NV

September 24, 2008, 7:00 – 9:00 p.m.

Attendees: **Consultant Team:** Dennis Petrequin, Lee Smith, John Nelson, Mary Bedard, and Jeff Barry.

BIA: Athena Brown, Stan Webb, Mike Johnson, Dave Smith, Carolyn Bowker, Amy Hueslein, Gary Cantley, Karen Whitenton, Paula Hunsberger, Rosanna Roberts, Joann Thomas, and Amy Roberts. One hundred twenty-six signed-in as community members. (See attached list.) It should be noted that not all in attendance signed-in as there were more than 150 people in the audience.

1. After expanding the room to accommodate the large crowd, Athena Brown, Superintendent of the BIA Western Nevada Agency, opened the meeting with a welcome to the community and introduced Stan Webb, Regional Realty Officer, BIA Western Regional Office.
2. Stan did a brief overview of the need for the project and the process to date. He fielded a few questions regarding hiring the consultants.
3. Mike Johnson, the COR and Realty Specialist from the BIA Western Regional Office, explained the local involvement with the project and the meeting structure. He introduced the other BIA personnel and their roles in the meeting. He fielded several questions regarding individual allotments and the status of local conditions and projects. Some expressed concerns over trespassing issues and the lack of resources for enforcement. Also, questions were raised as to access to lands.
4. Dave Smith, BIA Western Nevada Agency, presented the results of the recently completed Vegetation Report and its implications for future grazing permits. He urged community members to return the permit form, when received, with their choice of allowing or disallowing grazing leases on their land.
5. Lee Smith, economist with the consultant team, presented his findings from the market assessment and trend analysis. He reassured the audience that although housing development is currently in a slump, it will go up again and that this project will provide guidance for those future developments.
6. Mary Bedard, a community involvement specialist with the consultant team, narrated a slide presentation highlighting the consultants' work. The physical characteristics of the allotments, combined with the market assessment, resulted in the "highest and best" uses of each allotment. Attendees were urged to view the wall graphics and ask questions of individual consultants in the open house breakout that followed.
7. BIA personnel were available at one table to provide allotment owners with their allotment numbers, if needed. Another table provided Office of the Special Trustee information on the status of the allotments. One table provided printouts of the individual allotment summaries of development suitability from the consultants' report. Jeff Barry, a hydro-geologist with the consultant team, was available at a table to talk about water availability on individual allotments.
8. Numerous allotment owners reviewed the graphic presentation and discussed their allotment(s) with members of the consultant team.
9. The open house ran well past the allotted time, and some attendees planned to be at the following evening's presentation to get additional information.

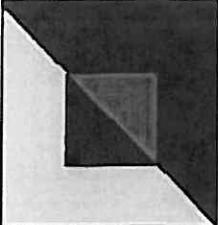
SUMMARY OF COMMENTS
 PUBLIC MEETING SEPT. 24, 2008
 Pine Nut Allotments (NV) Land Use Development Plan

#	in Study	Group	ND	Yes	Type	future lease	Importance of Development Stds			Existing Development					ND	Comments						
							Very	Somewhat	Not	ND	1 home	2+ homes	Subdivision	Commercial			Lt Industrial	Undeveloped	Other			
1	1	Northern	ND	1				1														
			Number(s)	ND	Yes	Type	ND	Very	Somewhat	Not	ND	1 home	2+ homes	Subdivision	Commercial	Lt Industrial	Undeveloped	Other	ND	Comments		
			202, 203,																			
			207, 227,																			
			241, 242	1				1														
2	1	Northeast	ND	1	unknown			1				1									just grazing	
			196, 195,																			
			196	1				1														
3	1	Northern	ND	1																		
4	1	Northeast	ND	1																		
			184	1						1												
5	1	Northern	ND	1																		
6	1	Northeast	ND	1																		
			237	1																		
7	1	Northern	ND	1	residential																	
			729, 730,																			
			731, 732	1	community																	
8	1	Northern	ND	1	not sure																	
			all	1																		
			446, 447,																			
			448	1																		
9	1	Northeast	ND	1																		
			446, 447,																			
			448	1																		
10	1	Northeast	ND	1																		
			448	1																		
			multiple	1																		
11	1	Northern	ND	1																		
			203	1																		
12	1	Northeast	ND	1																		
			203	1																		
13	1	Northeast	ND	1	private camp																	
			203	1																		
13	0	0	1	2	9	0	2	3	7	2	8	0	3	2	0	3	1	0	0	5		

I don't think it's a good idea. Maybe for grazing only. Hwy 395 is overwhelmed with traffic now to the point of noise, traffic accidents, air pollution, off road intruders on tribal land.

Leave my parcel alone! Where is the cultural studies for this study?? Leave allotments alone!!

This land is sacred ceremonial land and should be left as is!
 No commercial development; residential use only, for allottees only
 I think the meeting held was very informative. I hope future meetings can be held to keep allotment holders informed. I think the BIA should look into partnerships for allottees not just leasing.
 Why is BIA encouraging people to lease or sale their land to white people!!

 <p>Bureau of Indian Affairs Western Regional Office Pine Nut Allotments Land Use and Development Plan</p> <p>Comments</p>	PUBLIC MEETING
	SEPTEMBER 24-25, 2008

Is your allotment included in this study? Yes No

If yes, what group is it in? Northern Northeast Hwy 395

What is your allotment number? 202, 203, 207, 227, 241, 242

Do you or any fellow owners of your allotment have any future plans for leasing all or part of your allotment for residential, commercial, or industrial uses?

Yes

If yes, what type? _____

No

How important is it to establish development standards through the BIA leasing process to protect your allotment from development on a neighboring allotment?

Very Important Somewhat Important Not Important

What type of development is on your allotment?

1 home (for allotment owner)

2 or more homes (for allotment owners)

Residential Subdivision

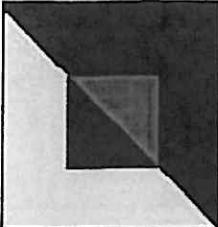
Commercial

Light Industrial

Undeveloped

Other Just Grazing

Any other comments?

	Bureau of Indian Affairs Western Regional Office Pine Nut Allotments Land Use and Development Plan	PUBLIC MEETING
	<h1>Comments</h1>	SEPTEMBER 24-25, 2008

Is your allotment included in this study? Yes No

If yes, what group is it in? Northern Northeast Hwy 395

What is your allotment number? 196-197

Do you or any fellow owners of your allotment have any future plans for leasing all or part of your allotment for residential, commercial, or industrial uses?

Yes

If yes, what type? unknown

No

How important is it to establish development standards through the BIA leasing process to protect your allotment from development on a neighboring allotment?

Very Important Somewhat Important Not Important

What type of development is on your allotment?

1 home (for allotment owner)

2 or more homes (for allotment owners)

Residential Subdivision

Commercial

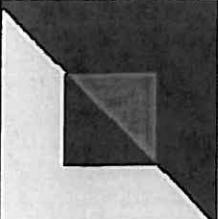
Light Industrial

Undeveloped

Other _____

Any other comments?

I don't think its a good idea,
maybe for grazing only.
Hwy 395 is over whelmed with traffic
now to the point of noise, traffic
accidents, air pollution, off road intruders
on tribal land.

 <p>Bureau of Indian Affairs Western Regional Office Pine Nut Allotments Land Use and Development Plan</p> <h1>Comments</h1>	PUBLIC MEETING
	SEPTEMBER 24-25, 2008

Is your allotment included in this study? Yes No

If yes, what group is it in? Northern Northeast Hwy 395

What is your allotment number? 194, 195, 196

Do you or any fellow owners of your allotment have any future plans for leasing all or part of your allotment for residential, commercial, or industrial uses?

Yes

If yes, what type? _____

No

How important is it to establish development standards through the BIA leasing process to protect your allotment from development on a neighboring allotment?

Very Important Somewhat Important Not Important

What type of development is on your allotment?

1 home (for allotment owner)

2 or more homes (for allotment owners)

Residential Subdivision

Commercial

Light Industrial

Undeveloped

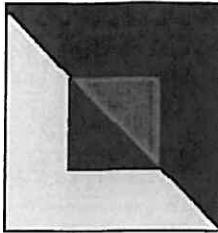
Other _____

Any other comments?

• I think my family would like to use the land for
(for our family) homesites if we can agree on who, what & where.

• My family says Bentley authorized/hired Mexicans to
pick pinonuts (for commercial sale) from their tract
but how do they know where Bentley's property ends
& someone else's begins? Also 4-wheelers r/cut there
with no one to stop them - also chopping wood.

• I would not be opposed to commercial development

	Bureau of Indian Affairs Western Regional Office Pine Nut Allotments Land Use and Development Plan	PUBLIC MEETING
	<h1>Comments</h1>	SEPTEMBER 24-25, 2008

Is your allotment included in this study? Yes No

If yes, what group is it in? Northern Northeast Hwy 395

What is your allotment number? _____

Do you or any fellow owners of your allotment have any future plans for leasing all or part of your allotment for residential, commercial, or industrial uses?

Yes

If yes, what type? _____

No

How important is it to establish development standards through the BIA leasing process to protect your allotment from development on a neighboring allotment?

Very Important Somewhat Important Not Important

What type of development is on your allotment?

1 home (for allotment owner)

2 or more homes (for allotment owners)

Residential Subdivision

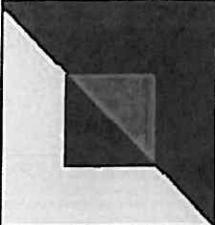
Commercial

Light Industrial

Undeveloped

Other _____

Any other comments?

 <p>Bureau of Indian Affairs Western Regional Office Pine Nut Allotments Land Use and Development Plan</p> <p>Comments</p>	PUBLIC MEETING
	SEPTEMBER 24-25, 2008

Is your allotment included in this study? Yes No

If yes, what group is it in? Northern Northeast Hwy 395

What is your allotment number? 184

Do you or any fellow owners of your allotment have any future plans for leasing all or part of your allotment for residential, commercial, or industrial uses?

Yes
If yes, what type? NONE

No

How important is it to establish development standards through the BIA leasing process to protect your allotment from development on a neighboring allotment?

Very Important Somewhat Important Not Important

What type of development is on your allotment?

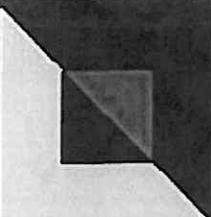
- 1 home (for allotment owner)
- 2 or more homes (for allotment owners)
- Residential Subdivision
- Commercial
- Light Industrial
- Undeveloped

Other NONE

Any other comments?

Leave my parcel alone!!
Wine is the central studies for this study.??

Edmund James

 <p>Bureau of Indian Affairs Western Regional Office Pine Nut Allotments Land Use and Development Plan</p> <p>Comments</p>	PUBLIC MEETING
	SEPTEMBER 24-25, 2008

Is your allotment included in this study? Yes No

If yes, what group is it in? Northern Northeast Hwy 395

What is your allotment number? 237

Do you or any fellow owners of your allotment have any future plans for leasing all or part of your allotment for residential, commercial, or industrial uses?

Yes

If yes, what type? _____

No

How important is it to establish development standards through the BIA leasing process to protect your allotment from development on a neighboring allotment?

Very Important Somewhat Important Not Important

What type of development is on your allotment?

1 home (for allotment owner)

2 or more homes (for allotment owners)

Residential Subdivision

Commercial

Light Industrial

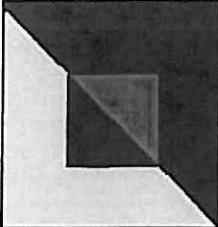
Undeveloped

Other NONE

Any other comments?

Leave allotments alone!!

Steven James

 <p>Bureau of Indian Affairs Western Regional Office Pine Nut Allotments Land Use and Development Plan</p> <p>Comments</p>	PUBLIC MEETING
	SEPTEMBER 24-25, 2008

Is your allotment included in this study? Yes No

If yes, what group is it in? Northern Northeast Hwy 395

What is your allotment number? 729, 730, 731, 732 - 2

Do you or any fellow owners of your allotment have any future plans for leasing all or part of your allotment for residential, commercial, or industrial uses?

Yes

If yes, what type? residential community

No

How important is it to establish development standards through the BIA leasing process to protect your allotment from development on a neighboring allotment?

Very Important Somewhat Important Not Important ?

What type of development is on your allotment?

1 home (for allotment owner)

2 or more homes (for allotment owners)

Residential Subdivision

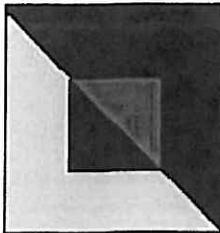
Commercial

Light Industrial

Undeveloped

Other _____

Any other comments?

 <p>Bureau of Indian Affairs Western Regional Office Pine Nut Allotments Land Use and Development Plan</p> <p>Comments</p>	PUBLIC MEETING
	SEPTEMBER 24-25, 2008

Is your allotment included in this study? Yes No

If yes, what group is it in? Northern Northeast Hwy 395

What is your allotment number? ALL

Do you or any fellow owners of your allotment have any future plans for leasing all or part of your allotment for residential, commercial, or industrial uses?

Yes

If yes, what type? Not sure

No

How important is it to establish development standards through the BIA leasing process to protect your allotment from development on a neighboring allotment?

Very Important Somewhat Important Not Important

What type of development is on your allotment?

1 home (for allotment owner)

2 or more homes (for allotment owners)

Residential Subdivision

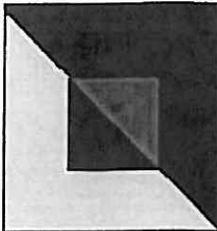
Commercial

Light Industrial

Undeveloped

Other _____

Any other comments?



Comments

Is your allotment included in this study? Yes No

If yes, what group is it in? Northern Northeast Hwy 395

What is your allotment number? 444, 447 + 448

Do you or any fellow owners of your allotment have any future plans for leasing all or part of your allotment for residential, commercial, or industrial uses?

Yes

If yes, what type? _____

No

How important is it to establish development standards through the BIA leasing process to protect your allotment from development on a neighboring allotment?

Very Important Somewhat Important Not Important

What type of development is on your allotment?

1 home (for allotment owner)

2 or more homes (for allotment owners)

Residential Subdivision

Commercial

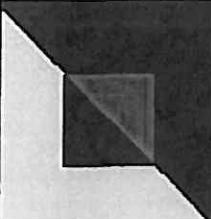
Light Industrial

Undeveloped

Other _____

Any other comments?

THIS LAND IS SACRED CEREMONIAL LAND
AND SHOULD BE LEFT AS IS!

 <p>Bureau of Indian Affairs Western Regional Office Pine Nut Allotments Land Use and Development Plan</p> <p>Comments</p>	PUBLIC MEETING
	SEPTEMBER 24-25, 2008

Is your allotment included in this study? Yes No

If yes, what group is it in? Northern Northeast Hwy 395

What is your allotment number? N.E. 446-447-448

Do you or any fellow owners of your allotment have any future plans for leasing all or part of your allotment for residential, commercial, or industrial uses?

Yes

If yes, what type? _____

No

How important is it to establish development standards through the BIA leasing process to protect your allotment from development on a neighboring allotment?

Very Important Somewhat Important Not Important

What type of development is on your allotment?

1 home (for allotment owner)

2 or more homes (for allotment owners)

Residential Subdivision

Commercial

Light Industrial

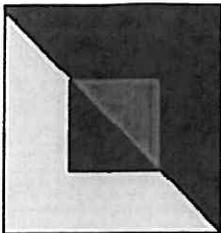
Undeveloped

Other _____

Any other comments?

no commercial development

residential use only - for allottees only

	Bureau of Indian Affairs Western Regional Office Pine Nut Allotments Land Use and Development Plan	PUBLIC MEETING
	<h1>Comments</h1>	SEPTEMBER 24-25, 2008

Is your allotment included in this study? Yes No

If yes, what group is it in? Northern Northeast Hwy 395

What is your allotment number? Multiple

Do you or any fellow owners of your allotment have any future plans for leasing all or part of your allotment for residential, commercial, or industrial uses?

Yes
 If yes, what type? _____
 No

How important is it to establish development standards through the BIA leasing process to protect your allotment from development on a neighboring allotment?

Very Important Somewhat Important Not Important

What type of development is on your allotment?

- 1 home (for allotment owner)
- 2 or more homes (for allotment owners)
- Residential Subdivision
- Commercial
- Light Industrial
- Undeveloped
- Other _____

Any other comments?

I think the meeting held was very informative.
I hope future meetings can be held to keep
Allotment holders informed. I think the BIA should look
into partnerships for allottees not just leasing.

Is your allotment included in this study? Yes No

If yes, what group is it in? Northern Northeast Hwy 395

What is your allotment number? _____

Do you or any fellow owners of your allotment have any future plans for leasing all or part of your allotment for residential, commercial, or industrial uses?

Yes

If yes, what type? _____

No

How important is it to establish development standards through the BIA leasing process to protect your allotment from development on a neighboring allotment?

Very Important Somewhat Important Not Important

What type of development is on your allotment?

1 home (for allotment owner)

2 or more homes (for allotment owners)

Residential Subdivision

Commercial

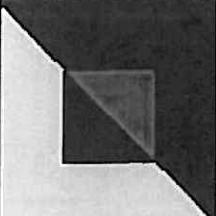
Light Industrial

Undeveloped

Other _____

Any other comments?

Why is BIA encouraging people to lease or sale their land to white people. //

 <p>Bureau of Indian Affairs Western Regional Office Pine Nut Allotments Land Use and Development Plan</p> <h1>Comments</h1>	PUBLIC MEETING
	SEPTEMBER 24-25, 2008

Is your allotment included in this study? Yes No

If yes, what group is it in? Northern Northeast Hwy 395

What is your allotment number? 203

Do you or any fellow owners of your allotment have any future plans for leasing all or part of your allotment for residential, commercial, or industrial uses?

Yes

If yes, what type? _____

No

How important is it to establish development standards through the BIA leasing process to protect your allotment from development on a neighboring allotment?

Very Important Somewhat Important Not Important

What type of development is on your allotment?

1 home (for allotment owner)

2 or more homes (for allotment owners)

Residential Subdivision

Commercial

Light Industrial

Undeveloped

Other private camp

Any other comments?

**Public Meeting, Carson City, NV
September 25, 2008**

Pine Nut Allotments (NV) Land Use and Development Plan

Public Meeting

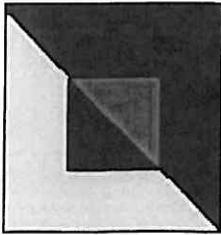
Carson City Senior Center, Carson City, NV

September 25, 2008, 7:00 – 9:00 p.m.

Attendees: **Consultant Team:** Dennis Petrequin, Lee Smith, John Nelson, Mary Bedard, and Jeff Barry.

BIA: Athena Brown, Stan Webb, Mike Johnson, Dave Smith, Carolyn Bowker, Amy Hueslein, Gary Cantley, Karen Whitenton, Rosanna Roberts, Paula Hunsberger, Amy Roberts, Utahna Enriquez, and Julianna Hernandez. Fifty-seven signed-in as community members (See attached list.)

1. Athena Brown, Superintendent of the BIA Western Nevada Agency, opened the meeting with a welcome to the community and introduced Stan Webb, Regional Realty Officer, BIA Western Regional Office.
2. Stan provided a brief overview of the project and the process to date. He explained the BIA's need for guidelines for future development where leases are involved, and reassured the attendees that individual development projects would not be affected by these guidelines.
3. Mike Johnson, the COR and Realty Specialist from the BIA Western Regional Office, explained the local involvement with the project and the meeting structure. He introduced the other BIA personnel and their roles in the meeting. He fielded several questions regarding individual allotments and the status of local conditions and projects.
4. Dave Smith, BIA Western Nevada Agency, presented the results of the recently completed Vegetation Report and its implications for future grazing permits. He urged community members to return the permit form, when received, with their choice of allowing or disallowing grazing leases on their land. He fielded a number of questions.
5. Lee Smith, economist with the consultant team, presented his findings from the market assessment and trend analysis. He reassured the audience that although housing development is currently in a slump, it will go up again and that this project will provide guidance for those future developments.
6. Mary Bedard, a community involvement specialist with the consultant team, narrated a slide presentation highlighting the consultants' work. The physical characteristics of the allotments, combined with the market assessment, resulted in the "highest and best" uses of each allotment. Attendees were urged to view the wall graphics and ask questions of individual consultants in the open house breakout that followed.
7. BIA personnel were available at one table to provide allotment owners with their allotment numbers, if needed. Another table provided Office of the Special Trustee information on the status of the allotments. One table provided printouts of the individual allotment summaries of development suitability from the consultants' report. Jeff Barry, a hydro-geologist with the consultant team, was available at a table to talk about water availability on individual allotments.
8. Although the open house portion was less time than expected, due to the many audience questions, many allotment owners had a chance to talk with the members of the consultant team about their allotment(s) and seemed satisfied as to what the study was to accomplish.

 <p>Bureau of Indian Affairs Western Regional Office Pine Nut Allotments Land Use and Development Plan</p> <h1>Comments</h1>	PUBLIC MEETING
	SEPTEMBER 24-25, 2008

Is your allotment included in this study? Yes No

If yes, what group is it in? Northern Northeast Hwy 395

What is your allotment number? _____

Do you or any fellow owners of your allotment have any future plans for leasing all or part of your allotment for residential, commercial, or industrial uses?

Yes *maybe*
If yes, what type? _____

No

How important is it to establish development standards through the BIA leasing process to protect your allotment from development on a neighboring allotment?

Very Important Somewhat Important Not Important

What type of development is on your allotment?

- 1 home (for allotment owner)
- 2 or more homes (for allotment owners)
- Residential Subdivision
- Commercial
- Light Industrial
- Undeveloped
- Other _____

Any other comments?

This very interesting.

 <p>Bureau of Indian Affairs Western Regional Office Pine Nut Allotments Land Use and Development Plan</p> <h1>Comments</h1>	PUBLIC MEETING
	SEPTEMBER 24-25, 2008

Is your allotment included in this study? Yes No [?]

If yes, what group is it in? Northern Northeast Hwy 395

What is your allotment number? _____[?]

Do you or any fellow owners of your allotment have any future plans for leasing all or part of your allotment for residential, commercial, or industrial uses?

Yes
If yes, what type? _____
 No

How important is it to establish development standards through the BIA leasing process to protect your allotment from development on a neighboring allotment?

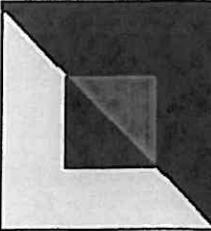
Very Important Somewhat Important Not Important

What type of development is on your allotment?

- 1 home (for allotment owner)
- 2 or more homes (for allotment owners)
- Residential Subdivision
- Commercial
- Light Industrial
- Undeveloped
- Other _____

Any other comments?

a lot of work ahead.

 <p>Bureau of Indian Affairs Western Regional Office Pine Nut Allotments Land Use and Development Plan</p> <p>Comments</p>	PUBLIC MEETING
	SEPTEMBER 24-25, 2008

Is your allotment included in this study? Yes No *Mr. Kamm*

If yes, what group is it in? Northern Northeast Hwy 395

What is your allotment number? _____

Do you or any fellow owners of your allotment have any future plans for leasing all or part of your allotment for residential, commercial, or industrial uses?

Yes

If yes, what type? _____

No

How important is it to establish development standards through the BIA leasing process to protect your allotment from development on a neighboring allotment?

Very Important Somewhat Important Not Important

What type of development is on your allotment?

1 home (for allotment owner)

2 or more homes (for allotment owners)

Residential Subdivision

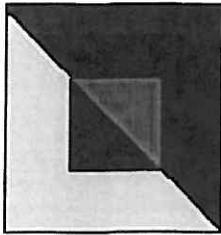
Commercial

Light Industrial

Undeveloped

Other _____

Any other comments?

 <p>Bureau of Indian Affairs Western Regional Office Pine Nut Allotments Land Use and Development Plan</p> <p>Comments</p>	PUBLIC MEETING
	SEPTEMBER 24-25, 2008

Is your allotment included in this study? Yes No

If yes, what group is it in? Northern Northeast Hwy 395

What is your allotment number? 241, 239, 240, 244

Do you or any fellow owners of your allotment have any future plans for leasing all or part of your allotment for residential, commercial, or industrial uses?

Yes

If yes, what type? _____

No

How important is it to establish development standards through the BIA leasing process to protect your allotment from development on a neighboring allotment?

Very Important Somewhat Important Not Important

What type of development is on your allotment?

1 home (for allotment owner)

2 or more homes (for allotment owners)

Residential Subdivision

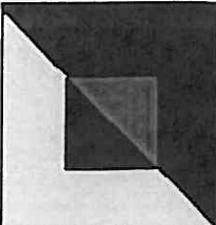
Commercial

Light Industrial

Undeveloped

Other _____

Any other comments?

 <p>Bureau of Indian Affairs Western Regional Office Pine Nut Allotments Land Use and Development Plan</p> <p>Comments</p>	PUBLIC MEETING
	SEPTEMBER 24-25, 2008

Is your allotment included in this study? Yes No

If yes, what group is it in? Northern Northeast Hwy 395

What is your allotment number? 293, 292

Do you or any fellow owners of your allotment have any future plans for leasing all or part of your allotment for residential, commercial, or industrial uses?

Yes

If yes, what type? _____

No

How important is it to establish development standards through the BIA leasing process to protect your allotment from development on a neighboring allotment?

Very Important Somewhat Important Not Important

What type of development is on your allotment?

1 home (for allotment owner)

2 or more homes (for allotment owners)

Residential Subdivision

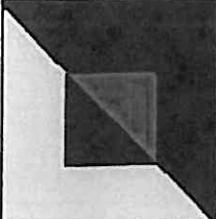
Commercial

Light Industrial

Undeveloped

Other _____

Any other comments?

 <p>Bureau of Indian Affairs Western Regional Office Pine Nut Allotments Land Use and Development Plan</p> <p>Comments</p>	PUBLIC MEETING
	SEPTEMBER 24-25, 2008

Is your allotment included in this study? Yes No

If yes, what group is it in? Northern Northeast Hwy 395

What is your allotment number? 323, 324, 325

Do you or any fellow owners of your allotment have any future plans for leasing all or part of your allotment for residential, commercial, or industrial uses?

Yes

If yes, what type? _____

No

How important is it to establish development standards through the BIA leasing process to protect your allotment from development on a neighboring allotment?

Very Important Somewhat Important Not Important

What type of development is on your allotment?

1 home (for allotment owner)

2 or more homes (for allotment owners)

Residential Subdivision

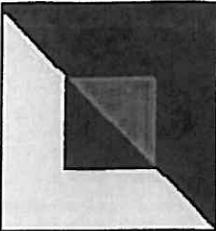
Commercial

Light Industrial

Undeveloped

Other _____

Any other comments?

 <p>Bureau of Indian Affairs Western Regional Office Pine Nut Allotments Land Use and Development Plan</p> <p>Comments</p>	PUBLIC MEETING
	SEPTEMBER 24-25, 2008

Is your allotment included in this study? Yes No

If yes, what group is it in? Northern Northeast Hwy 395

What is your allotment number? _____

Do you or any fellow owners of your allotment have any future plans for leasing all or part of your allotment for residential, commercial, or industrial uses?

Yes

If yes, what type? Home

No

How important is it to establish development standards through the BIA leasing process to protect your allotment from development on a neighboring allotment?

Very Important Somewhat Important Not Important

What type of development is on your allotment?

1 home (for allotment owner)

2 or more homes (for allotment owners)

Residential Subdivision

Commercial

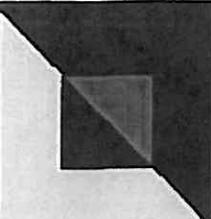
Light Industrial

Undeveloped

Other _____

Any other comments?

Would like to try and
consolidate our parcels to
less owners

 <p>Bureau of Indian Affairs Western Regional Office Pine Nut Allotments Land Use and Development Plan</p> <p>Comments</p>	PUBLIC MEETING
	SEPTEMBER 24-25, 2008

Is your allotment included in this study? Yes No

If yes, what group is it in? Northern Northeast Hwy 395

What is your allotment number? 113, 114, 115, 209 plus more

Do you or any fellow owners of your allotment have any future plans for leasing all or part of your allotment for residential, commercial, or industrial uses?

Yes

If yes, what type? _____

No

How important is it to establish development standards through the BIA leasing process to protect your allotment from development on a neighboring allotment?

Very Important Somewhat Important Not Important

What type of development is on your allotment?

1 home (for allotment owner)

2 or more homes (for allotment owners)

Residential Subdivision

Commercial

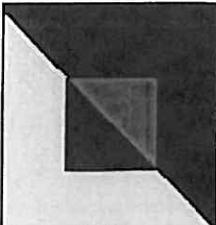
Light Industrial

Undeveloped

Other _____

Any other comments?

I don't know what are on my land.

 <p>Bureau of Indian Affairs Western Regional Office Pine Nut Allotments Land Use and Development Plan</p> <p>Comments</p>	PUBLIC MEETING
	SEPTEMBER 24-25, 2008

Is your allotment included in this study? Yes No

If yes, what group is it in? Northern Northeast Hwy 395

What is your allotment number? 190, 191, 202, 203, 206, 207, 211, 217, 227, 230, 250, 253, 254, 257, 258, 273, 297, 299, 300, 471, 724

Do you or any fellow owners of your allotment have any future plans for leasing all or part of your allotment for residential, commercial, or industrial uses?

Yes

If yes, what type? _____

No

How important is it to establish development standards through the BIA leasing process to protect your allotment from development on a neighboring allotment?

Very Important Somewhat Important Not Important

What type of development is on your allotment?

1 home (for allotment owner)

2 or more homes (for allotment owners)

Residential Subdivision

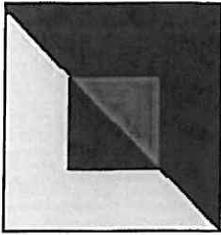
Commercial

Light Industrial

Undeveloped

Other None

Any other comments?

	Bureau of Indian Affairs Western Regional Office Pine Nut Allotments Land Use and Development Plan	PUBLIC MEETING
	<h1>Comments</h1>	SEPTEMBER 24-25, 2008

Is your allotment included in this study? Yes No

If yes, what group is it in? Northern Northeast Hwy 395

What is your allotment number? 417

Do you or any fellow owners of your allotment have any future plans for leasing all or part of your allotment for residential, commercial, or industrial uses?

Yes

If yes, what type? _____

No

How important is it to establish development standards through the BIA leasing process to protect your allotment from development on a neighboring allotment?

Very Important Somewhat Important Not Important

What type of development is on your allotment?

1 home (for allotment owner)

2 or more homes (for allotment owners)

Residential Subdivision

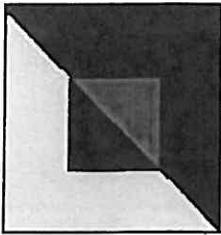
Commercial

Light Industrial

Undeveloped

Other _____

Any other comments?

 <p>Bureau of Indian Affairs Western Regional Office Pine Nut Allotments Land Use and Development Plan</p> <p>Comments</p>	PUBLIC MEETING
	SEPTEMBER 24-25, 2008

Is your allotment included in this study? Yes No

If yes, what group is it in? Northern Northeast Hwy 395

What is your allotment number? 331, 330, 291, 728, 707

Do you or any fellow owners of your allotment have any future plans for leasing all or part of your allotment for residential, commercial, or industrial uses?

Yes

If yes, what type? _____

No - NOT AT THIS TIME

How important is it to establish development standards through the BIA leasing process to protect your allotment from development on a neighboring allotment?

Very Important Somewhat Important Not Important

What type of development is on your allotment?

1 home (for allotment owner)

2 or more homes (for allotment owners)

Residential Subdivision

Commercial

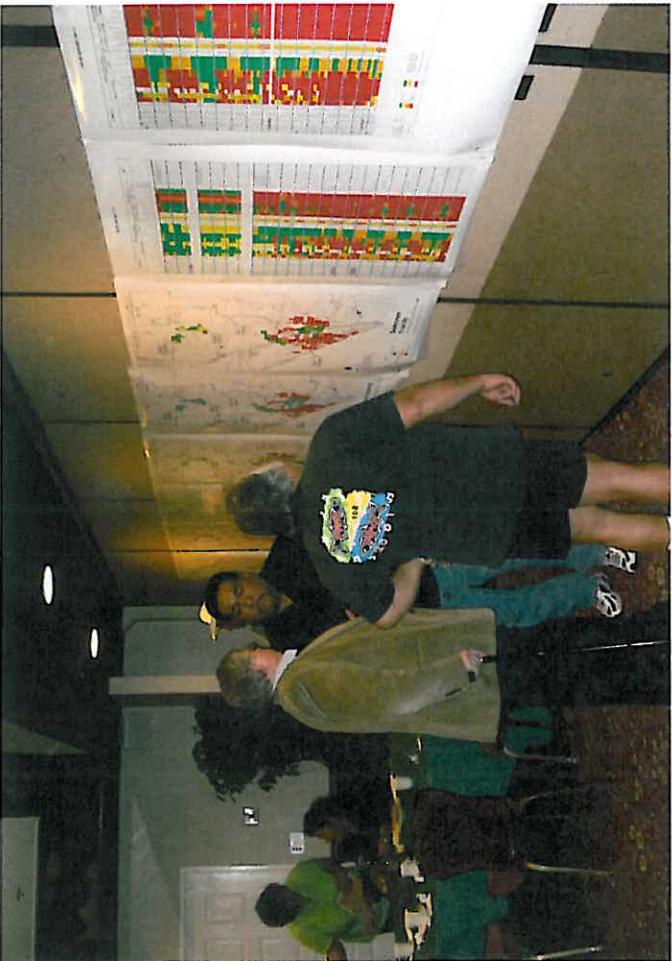
Light Industrial

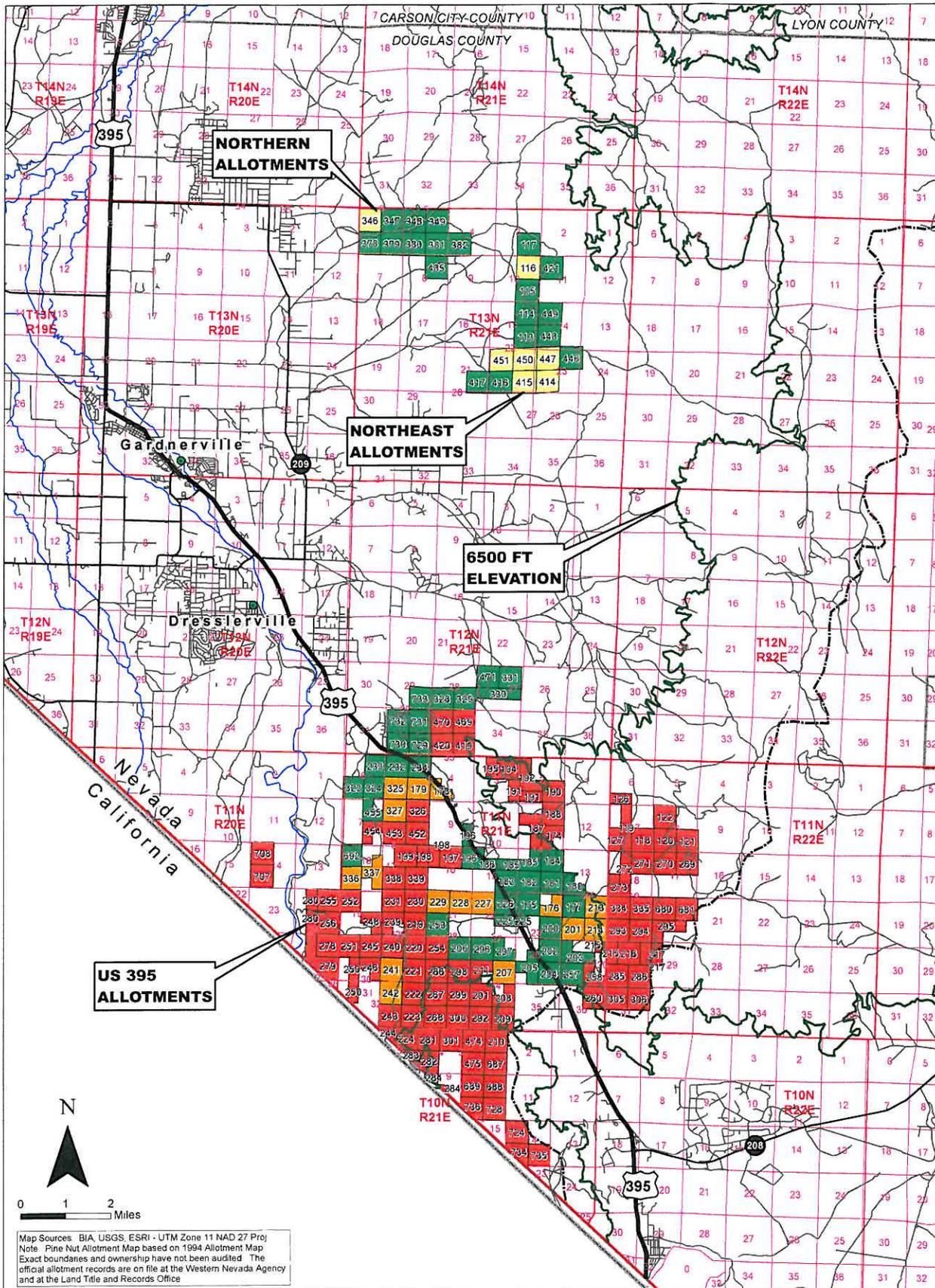
Undeveloped

Other _____

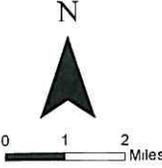
Any other comments?

Good Meeting. Would OF LIKED MORE HANDOUTS
OF THE MAPS.





Map Sources: BIA, USGS, ESRI - UTM Zone 11 NAD 27 Proj
 Note: Pine Nut Allotment Map based on 1994 Allotment Map
 Exact boundaries and ownership have not been audited. The
 official allotment records are on file at the Western Nevada Agency
 and at the Land Title and Records Office



- Legend**
- 6500 Ft. El.
 - Local Road
 - Carson River Watershed Boundary
 - 50 Meter Contours
 - Development Suitability**
 - Good
 - Fair
 - Marginal
 - Not Developable

Development Suitability

Pine Nut Allotments, Douglas County, Nevada

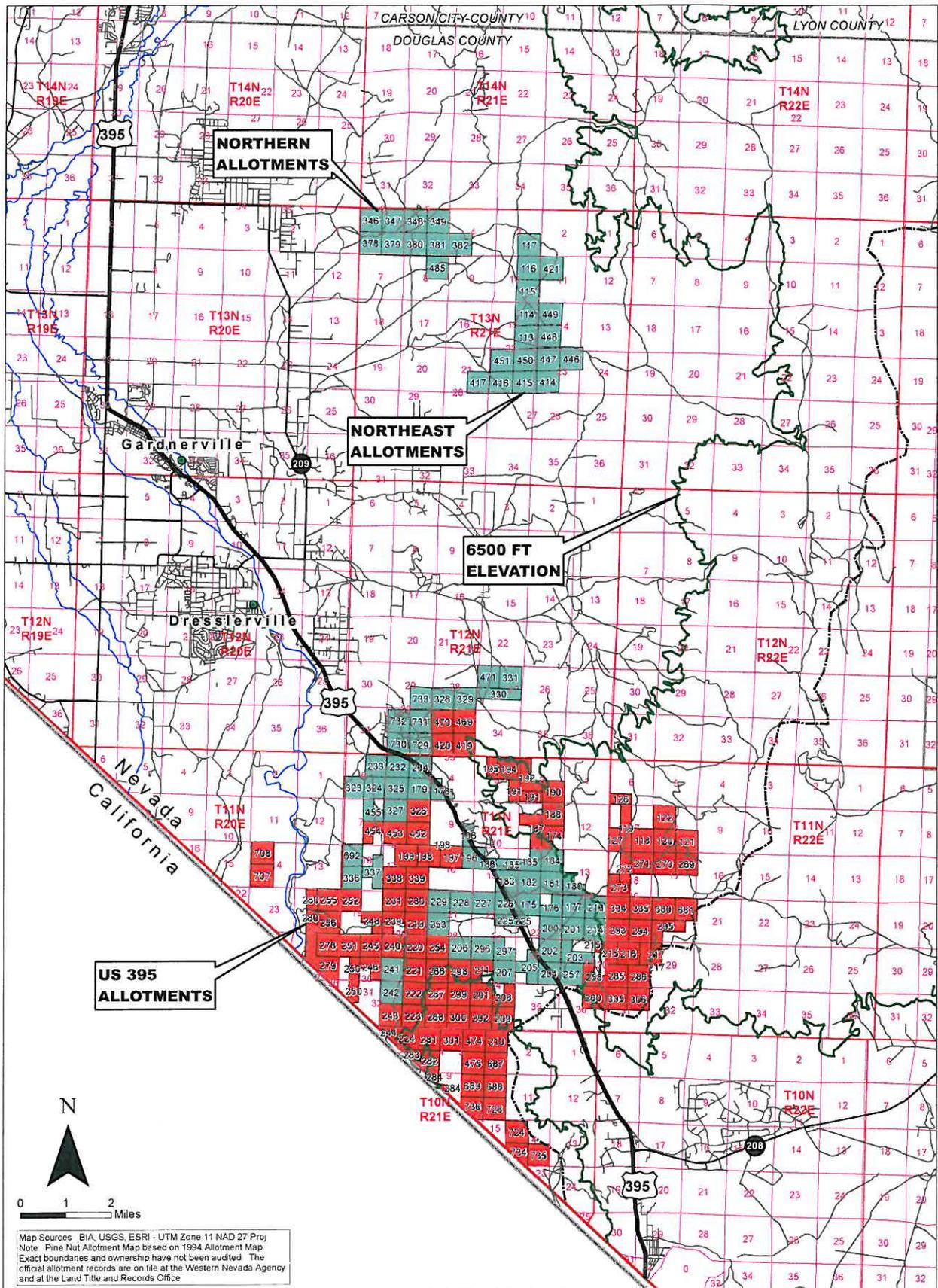
Map Prepared by Cascade Design Professionals, Inc., Sept. 2008

LAND USE ASSESSMENT MATRIX

ALLOTMENT DATA		PHYSICAL CHARACTERISTICS										HIGHEST & BEST USE						NOTES		
Allotment No	Allotment Name	Size (acres)	Location	No. of Owners	Current Land Use	Topography		Accessibility		Public Services & Health & Safety		Cultural Res.	Natural Resources	Commercial Residential		Commercial Investment		Comm. Rec.	Other	Notes
						Slope (%)	Altitude	Existing Road	Miles from paved road	Developable (acres)	Sewage Treatment			Proximity to Power (miles)	Proximity to Communications (mi)	High Density	Medium Density			
Northern Allotments																				
346	Deve Mc Sn	148.60	North	Undev	12.20	<5000	Yes	1.0	Yes	Marginal	1.0	2.0	No	Fair	No	M	Yes	No	M	
347	Mary Dick	191.30	North	Undev	6-9	<5000	Yes	1.5	Yes	Yes	1.5	1.5	No	Fair	No	M	Yes	No	M	Neighborhood services as part of local high density residential development only
348	Walter Dick	161.45	North	Undev	6-9	<5000	Yes	2.5	Yes	Yes	2.5	2.5	No	Fair	No	M	Yes	No	M	
349	Walter Dick	160.93	North	Undev	6-9	<5000	Yes	2.5	Yes	Yes	2.5	2.5	No	Fair	No	M	Yes	No	M	
350	Joe Dick	160.72	North	Undev	6-9	<5000	Yes	3.0	Yes	Yes	3.0	3.0	No	Fair	No	M	Yes	No	M	
378	Libe Charney	148.80	North	Undev	6-9	<5000	Yes	1.0	Yes	Yes	1.0	1.0	No	Fair	No	M	Yes	No	M	
379	Susan Chan	150.00	North	Undev	6-9	<5000	Yes	1.5	Yes	Yes	1.5	1.5	No	Fair	No	M	Yes	No	M	
380	Wm Dave T	150.00	North	Undev	6-9	<5000	Yes	2.0	Yes	Yes	2.0	2.0	No	Fair	No	M	Yes	No	M	
381	Sadie Ford	160.00	North	Undev	6-9	<5000	No	2.5	Yes	Yes	2.5	2.5	No	Fair	No	M	Yes	No	M	
382	Willie Tonya	160.00	North	Undev	6-9	<5000	No	3.0	Yes	Yes	3.0	3.0	No	Fair	No	M	Yes	No	M	
485			North	Undev	6-9	<5000	Yes	3.0	Yes	Yes	3.0	3.0	No	Fair	No	M	Yes	No	M	
Total Ac		1562.00																		
Northeastern Allotments																				
117	Susie Jim C	160.00	NE	Undev	6-9	<5000	Yes	5.0	Yes	Yes	5.0	5.0	No	Fair	No	M	Yes	No	M	Neighborhood services as part of local high density residential development only
118	Louis Jim C	160.00	NE	Undev	6-9	<5000	No	5.0	Yes	Yes	5.0	5.0	No	Fair	No	M	Yes	No	M	
421	Lew Lan Lan	160.00	NE	Undev	6-9	<5000	Yes	6.0	Yes	Yes	6.0	6.0	No	Fair	No	M	Yes	No	M	
115	John Charley	160.00	NE	Undev	6-9	<5000	Yes	5.5	Yes	Yes	5.5	5.5	No	Fair	No	M	Yes	No	M	
114	Maggie Jim	160.00	NE	Undev	6-9	<5000	Yes	6.0	Yes	Yes	6.0	6.0	No	Fair	No	M	Yes	No	M	
449	Susie Jim C	160.00	NE	Undev	6-9	<5000	Yes	6.5	Yes	Yes	6.5	6.5	No	Fair	No	M	Yes	No	M	
113	Jim Isaac	160.00	NE	Undev	6-9	<5000	Yes	7.5	Yes	Yes	7.5	7.5	No	Fair	No	M	Yes	No	M	
448	Did Jim or A	160.00	NE	Undev	6-9	<5000	Yes	7.0	Yes	Yes	7.0	7.0	No	Fair	No	M	Yes	No	M	
451	Megan Dave	160.00	NE	Undev	6-9	<5000	No	8.0	Yes	Yes	8.0	8.0	No	Fair	No	M	Yes	No	M	
450	Dave or Bob	160.00	NE	Undev	9-12	<5000	No	8.5	Yes	Marginal	3.5	3.5	No	Fair	No	M	Yes	No	M	
447	Wm Fendler	160.00	NE	Undev	6-9	<5000	No	9.0	Yes	Yes	9.0	9.0	No	Fair	No	M	Yes	No	M	
446	Mary Fendler	160.00	NE	Undev	6-9	<5000	Yes	8.5	Yes	Yes	8.5	8.5	No	Fair	No	M	Yes	No	M	
417	Mary Jacob	160.00	NE	Undev	6-9	<5000	Yes	7.0	Yes	Yes	7.0	7.0	No	Fair	No	M	Yes	No	M	
416	Blair Jackson	160.00	NE	Undev	6-9	<5000	Yes	7.5	Yes	Yes	7.5	7.5	No	Fair	No	M	Yes	No	M	
415	Capert Jack	160.00	NE	Undev	6-9	<5000	No	8.0	Yes	Yes	8.0	8.0	No	Fair	No	M	Yes	No	M	
414	Jack Jackson	160.00	NE	Undev	6-9	<5000	No	8.5	Yes	Yes	8.5	8.5	No	Fair	No	M	Yes	No	M	
Total Ac		2560.00																		
U.S. 395 Allotments																				
471	Maggie Alm	160.00	US 395	Undev	6-9	<5000	Yes	>2.0	Yes	Marginal	>2.0	>2.0	No	Fair	No	M	Yes	No	M	Has other north access
331	Delia Aleck	160.00	US 395	Undev	6-9	<5000	Yes	>2.0	Yes	Yes	>2.0	>2.0	No	Fair	No	M	Yes	No	M	Has other north access
723	Savene End	160.00	US 395	Undev	6-9	<5000	Yes	1.1	Yes	Yes	1.1	1.1	No	Fair	No	M	Yes	No	M	Has other north access
328	Aleck or Col	160.00	US 395	Undev	12-20	5800	Yes	1.3	Yes	Marginal	1.3	1.3	No	Fair	No	M	Yes	No	M	Has other north access
329	Lucy Aleck	160.00	US 395	Undev	6-9	5800	Yes	1.5	Yes	Yes	1.5	1.5	No	Fair	No	M	Yes	No	M	Has other north access
330	Minnie Aleck	160.00	US 395	Undev	9-12	5800	Yes	2.0	Yes	Marginal	2.0	2.0	No	Fair	No	M	Yes	No	M	Has other north access
732	Joseph Snook	160 DC	US 395	Subdiv	6-9	<5000	Yes	0.4	Yes	Yes	0.4	0.4	No	Fair	No	M	Yes	No	M	
731	Leo Snook	160.00	US 395	Homes	6-9	<5000	Yes	0.6	Yes	Yes	0.6	0.6	No	Fair	No	M	Yes	No	M	
470	Anne Tom	160.00	US 395	Undev	6-9	5900	Yes	1.0	Yes	Yes	1.0	1.0	No	Fair	No	M	Yes	No	M	
469	Joe (Barb) T	160.00	US 395	Undev	6-9	<5000	Yes	2.5	Yes	Yes	2.5	2.5	No	Fair	No	M	Yes	No	M	Has other north access
730	Lila Snook	160.00	US 395	Homes	6-9	<5000	Yes	1.1	Yes	Yes	1.1	1.1	No	Fair	No	M	Yes	No	M	
729	Joann Snook	163.50	US 395	Homes	6-9	<5000	Yes	0.3	Yes	Yes	0.3	0.3	No	Fair	No	M	Yes	No	M	
420	Susan (No) S	160.00	US 395	Undev	>20	5800	Yes	0.8	No	No	0.8	0.8	No	V.P.	No	M	Yes	No	M	
419	William Jacob	160.00	US 395	Undev	>20	6500	Yes	1.3	No	No	1.3	1.3	Marginal	V.P.	No	M	Yes	No	M	Yes
233	Anne Joe	161.00	US 395	Undev	6-9	<5000	Yes	0.3	Yes	Yes	0.3	0.3	No	Fair	No	M	Yes	No	M	
232	Lila Joe or	161.43	US 395	Undev	9-12	<5000	Yes	0.6	Yes	Marginal	0.6	0.6	No	Fair	No	M	Yes	No	M	
234	Maggie Joe	98.10	US 395	Subdiv	6-9	<5000	Yes	0.6	Yes	Yes	0.6	0.6	No	Fair	No	M	Yes	No	M	
195	Opie Smoky	119.30	US 395	Undev	12-20	<5000	Yes	2.7	No	Marginal	1.1	1.1	Yes	V.P.	No	M	Yes	No	M	Yes
194	Johnny Bing	158.00	US 395	Undev	6-9	<5000	Yes	2.1	No	Marginal	1.1	1.1	Yes	V.P.	No	M	Yes	No	M	Yes
162	Salvy Pezo	156.82	US 395	Undev	12-20	<5000	Yes	2.8	No	Marginal	1.1	1.1	Yes	V.P.	No	M	Yes	No	M	Yes
323	Ella Wash	154.25	US 395	Undev	9-12	<5000	Yes	1.0	Yes	Marginal	0.8	0.8	No	Fair	No	M	Yes	No	M	
324	Geo Wash	160.00	US 395	Homes	9-12	<5000	Yes	0.8	Yes	Marginal	0.8	0.8	No	Fair	No	M	Yes	No	M	
325	Dewey Wash	160.00	US 395	Undev	9-12	<5000	Yes	1.1	Marginal	Marginal	0.4	0.4	No	Fair	No	M	Yes	No	M	
179	Sally Jim	160.00	US 395	Undev	>20	<5000	Yes	0.1	Marginal	Marginal	0.1	0.1	No	Fair	No	M	Yes	No	M	
178	Jim Or Co-Op	120.00	US 395	Undev	>20	<5000	Yes	0.3	Marginal	Marginal	0.1	0.1	No	Fair	No	M	Yes	No	M	
191	Anne Pezo	160.00	US 395	Undev	12-20	<5000	Yes	2.0	No	Marginal	1.3	1.3	Yes	V.P.	No	M	Yes	No	M	Yes
190	Bl Et E Lo V	160.00	US 395	Undev	>20	<5000	Yes	>3.0	No	No	>3.0	>3.0	Yes	V.P.	No	M	Yes	No	M	Yes
126	Jim Or Leo	157.13	US 395	Undev	12-20	<5000	Yes	2.1	No	Marginal	>2.0	>2.0	Yes	V.P.	No	M	Yes	No	M	Yes
455	Lucy Bath	160.00	US 395	Undev	9-12	<5000	Yes	1.4	No	Marginal	0.8	0.8	No	Fair	No	M	Yes	No	M	
327	Nannie Blv	160.00	US 395	Undev	12-20	<5000	Yes	1.8	Marginal	Marginal	0.8	0.8	No	Fair	No	M	Yes	No	M	
326	Lu-Mah-Sid	160.00	US 395	Undev	>20	<5000	Yes	1.1	Marginal	Marginal	0.8	0.8	No	Fair	No	M	Yes	No	M	Yes
167	Dave Cheen	160.00	US 395	Undev	12-20	6000	Yes	2.8	No	Marginal	1.0	1.0	Marginal	V.P.	No	M	Yes	No	M	Yes
168	Corra Cheen	160.00	US 395	Undev	>20	<5000	Yes	2.8	No	No	1.0	1.0	Yes	V.P.	No	M	Yes	No	M	Yes
119			US 395	Undev	12-20	<5000	Yes	>3.0	No	Marginal	>2.0	>2.0	Yes	V.P.	No	M	Yes	No	M	Yes
122			US 395	Undev	>20	<5000	Yes	>4.0	No	No	>2.0	>2.0	Yes	V.P.	No	M	Yes	No	M	Yes
454	Dandy Bath	120.00	US 395	Undev	12-20	5800	Yes	2.1	No	Marginal	1.5	1.5	No	Fair	No	M	Yes	No	M	
453	Polly Bath	160.00	US 395	Undev	>20	<5000	No	2.8	No	No	1.1	1.1	No	Fair	No	M	Yes	No	M	
452	Sam Bath	160.00	US 395	Undev	12-20	<5000	No	1.0	No	Marginal	0.8	0.8	No	Fair	No	M	Yes	No	M	
196	Willie Smoky	160.00	US 395	House	6-9	<5000	Yes	1.8	Yes	Yes	1.8	1.8	No	Fair	No	M	Yes	No	M	
174	Manny Benc	160.00	US 395	Undev	>20	5000														

LAND USE ASSESSMENT MATRIX

ALLOTMENT DATA				PHYSICAL CHARACTERISTICS										HIGHEST & BEST USE						NOTES			
Allotment No.	Allotment Name	Acre (acres)	Location	Topography		Accessibility		Public Services & Health & Safety				Cultural Res.	Natural Resources	Commercial Residential		Commercial Investment		Comm. Rec.	Other	Notes			
				Slope (%)	Elevation	Existing Road	Miles from paved road	Developable (acres)	Waste Treatment	Proximity to Power (lines)	Proximity to Communications	Poor Forest (quality and/or resource)	Groundwater Potential	Handled Mineral Resources	High Density (subdivision)	Medium Density	Low Density (total)	Highway Retail	Neighborhood Services		Light Industrial	Destination	Natural Resource Management Area (num. in map, zoning, etc.)
681	Nettee Nasa	160.00	US 395	Undev	<2.0	<500	Yes	Yes	Yes	Yes	Yes	>2.0	>2.0	Yes	V.P.	No	No	No	No	No	No	No	Yes
256	Sarah West	160.00	US 395	Undev	<2.0	<500	Yes	>3.5	No	No	No	>2.0	>2.0	No	Fair	No	No	No	No	No	No	No	Yes
248	Jack Nye	120.00	US 395	Undev	<2.0	<500	Yes	2.0	No	No	No	>2.0	>2.0	No	Fair	No	No	No	No	No	No	No	Yes
239	Long Dick	120.00	US 395	Undev	<2.0	<500	Yes	2.3	No	No	No	>2.0	>2.0	No	Fair	No	No	No	No	No	No	No	Yes
219	Jane Or Turk	160.00	US 395	Undev	<2.0	<500	Yes	2.1	No	No	No	>2.0	>2.0	No	Fair	No	No	No	No	No	No	No	Yes
253	(LackSee) W	160.00	US 395	Undev	6-9	<500	Yes	1.6	Yes	Yes	Yes	1.5	1.5	No	Fair	No	M	M	M	M	M	M	No
225	Jim John	120.00	US 395	House	<2.0	<500	Yes	0.5	Yes	Yes	Yes	1.1	1.1	No	Fair	No	Yes	Yes	Yes	Yes	Yes	M	M
200	Charley Corl	160.00	US 395	Undev	6-9	<500	Yes	0.4	Yes	Yes	Yes	1.3	1.3	No	Fair	No	No	M	M	M	M	M	M
201	Steve Darr	160.00	US 395	Undev	12-20	<500	Yes	0.0	Marginal	Marginal	Marginal	1.1	1.1	No	M	No	No	No	M	M	M	M	No
214	Annie Henry	160.00	US 395	Undev	12-20	6500	Yes	1.2	Marginal	Marginal	Marginal	1.1	1.1	Marginal	V.P.	No	No	No	No	No	No	No	No
283	Gea Weston	159.56	US 395	Undev	<2.0	<500	Yes	1.7	No	No	No	>2.0	>2.0	Yes	V.P.	No	No	No	No	No	No	No	Yes
294	Minnie West	160.00	US 395	Undev	<2.0	<500	Yes	1.0	No	No	No	>2.0	>2.0	Yes	V.P.	No	No	No	No	No	No	No	Yes
295	Fred Weston	160.00	US 395	Undev	<2.0	<500	Yes	>3.0	No	No	No	>2.0	>2.0	Yes	V.P.	No	No	No	No	No	No	No	Yes
279	Sis Bly	146.79	US 395	Undev	<2.0	5600	Yes	>5.0	No	No	No	>2.0	>2.0	No	Fair	No	No	No	No	No	No	No	Yes
278	Jim Bly	160.00	US 395	Undev	<2.0	5600	Yes	>5.0	No	No	No	>2.0	>2.0	No	Fair	No	No	No	No	No	No	No	Yes
251	Dick Jonan	155.89	US 395	Undev	<2.0	5800	Yes	4.1	No	No	No	>2.0	>2.0	No	Fair	No	No	No	No	No	No	No	Yes
245	Bill Nye	160.00	US 395	Undev	<2.0	<500	Yes	>4.0	No	No	No	>2.0	>2.0	No	Fair	No	No	No	No	No	No	No	Yes
240	Susie Dick	160.00	US 395	Undev	12-20	<500	Yes	3.1	No	Marginal	>2.0	>2.0	No	Fair	No	No	No	No	No	No	No	No	Yes
220	Luzee Jane	160.00	US 395	Undev	<2.0	<500	Yes	3.1	No	Marginal	>2.0	>2.0	No	Fair	No	No	No	No	No	No	No	No	Yes
254	Lizal Blen	100.00	US 395	Undev	6-9	<500	Yes	2.1	No	No	No	>2.0	>2.0	No	Fair	No	No	No	No	No	No	No	Yes
206	Jim Weaver	160.00	US 395	Undev	6-9	<500	Yes	1.0	Yes	Yes	Yes	1.3	1.3	No	Fair	No	M	M	M	M	M	M	No
286	Billy Darr Corl	160.00	US 395	Undev	<2.0	<500	Yes	1.0	Yes	Yes	Yes	1.3	1.3	No	Fair	No	No	M	M	M	M	M	M
287	Lady Johnd	120.00	US 395	Undev	6-9	<500	Yes	1.0	Yes	Yes	Yes	1.3	1.3	No	Fair	No	Yes	Yes	Yes	Yes	M	M	M
205	Susie Mng	160.00	US 395	Undev	6-9	<500	Yes	0.5	Yes	Yes	Yes	1.1	1.1	No	Fair	No	Yes	Yes	Yes	Yes	M	M	M
202	Cap Jim or	160.00	US 395	Undev	6-9	<500	Yes	0.5	Yes	Yes	Yes	1.1	1.1	No	Fair	No	Yes	Yes	Yes	Yes	M	M	M
203	Susie Jno J	160.00	US 395	Undev	<2.0	<500	Yes	0.5	Yes	Yes	Yes	1.4	1.4	No	M	No	No	No	M	M	M	M	No
215	Blue Miles	118.91	US 395	Undev	<2.0	6500	No	1.5	No	No	No	>2.0	>2.0	Marginal	V.P.	No	No	No	No	No	No	No	Yes
216	Maggie Mre	160.00	US 395	Undev	<2.0	<500	Yes	2.2	No	No	No	>2.0	>2.0	Yes	V.P.	No	No	No	No	No	No	No	Yes
217	Lizal Lash	160.00	US 395	Undev	12-20	<500	Yes	2.1	No	Marginal	>2.0	>2.0	Yes	V.P.	No	No	No	No	No	No	No	No	Yes
250	Mary John	160.00	US 395	Undev	<2.0	<500	Yes	>3.0	No	No	No	>2.0	>2.0	Marginal	Fair	No	No	No	No	No	No	No	Yes
246	Maggie Nye	120.00	US 395	Undev	<2.0	<500	Yes	3.0	No	Marginal	>2.0	>2.0	No	Fair	No	No	No	No	No	No	No	No	Yes
241	Aggie Dick	160.00	US 395	Undev	9-12	<500	Yes	3.1	Marginal	Marginal	>2.0	>2.0	No	Fair	No	No	No	M	M	M	M	M	Yes
221	Sam Jake	160.00	US 395	Undev	12-20	<500	Yes	3.1	Marginal	Marginal	>2.0	>2.0	No	Fair	No	No	No	No	No	No	No	No	Yes
266	Mah-Hut Ch	160.00	US 395	Undev	12-20	6500	No	>2.0	No	Marginal	>2.0	>2.0	Marginal	Fair	No	No	No	No	No	No	No	No	Yes
206	Billy Corlone	160.00	US 395	Undev	<2.0	6500	No	2.1	No	No	No	>2.0	>2.0	Marginal	Fair	No	No	No	No	No	No	No	Yes
211	Espan or Ph	120.00	US 395	Undev	<2.0	6500	No	1.7	No	No	No	>2.0	>2.0	Marginal	Fair	No	No	No	No	No	No	No	Yes
207	Low-Don-A	160.00	US 395	Undev	9-12	<500	No	0.6	Marginal	Marginal	>2.0	>2.0	No	Fair	No	No	No	No	No	No	No	No	Yes
204	La Ga Ga N	160.00	US 395	Undev	6-9	<500	Yes	0.5	Yes	Yes	Yes	1.1	1.1	No	Fair	No	Yes	Yes	Yes	Yes	M	M	No
257	Charley Sha	160.00	US 395	Undev	9-12	<500	Yes	1.1	Yes	Marginal	>2.0	>2.0	No	M	No	No	Yes	Yes	Yes	Yes	M	M	No
258	Luzee Shaw	150.00	US 395	Undev	6-9	6500	Yes	2.0	No	No	No	>2.0	>2.0	Marginal	V.P.	No	No	No	No	No	No	No	Yes
285	Charley Nev	155.13	US 395	Undev	<2.0	<500	Yes	1.4	No	No	No	>2.0	>2.0	Yes	V.P.	No	No	No	No	No	No	No	Yes
288	Annie Nye	160.00	US 395	Undev	<2.0	<500	Yes	1.4	No	No	No	>2.0	>2.0	Yes	V.P.	No	No	No	No	No	No	No	Yes
242	Blair H. Lee	160.00	US 395	Undev	<2.0	<500	Yes	1.4	No	No	No	>2.0	>2.0	Yes	V.P.	No	No	No	No	No	No	No	Yes
222	Nancy Jane	160.00	US 395	Undev	<2.0	<500	No	3.7	No	No	No	>2.0	>2.0	No	Fair	No	No	No	No	No	No	No	No longer in Trust status
267	Kitty Dressad	160.00	US 395	Undev	6-9	<500	No	>4.0	No	No	No	>2.0	>2.0	Yes	Fair	No	No	No	No	No	No	No	Yes
290	Mary Corlone	160.00	US 395	Undev	6-9	<500	No	3.5	No	Yes	Yes	1.5	1.5	Yes	Fair	No	No	No	No	No	No	No	Yes
291	Ben James	160.00	US 395	Undev	12-20	<500	No	2.0	No	Marginal	>2.0	>2.0	Yes	Fair	No	No	No	No	No	No	No	No	Yes
208	Susie Hobl	120.00	US 395	Undev	<2.0	6500	No	1.5	No	No	No	>2.0	>2.0	Marginal	Fair	No	No	No	No	No	No	No	Yes
260	Mame Shaw	160.00	US 395	Undev	<2.0	6500	Yes	2.6	No	Marginal	>2.0	>2.0	Marginal	Fair	No	No	No	No	No	No	No	No	Yes
305	Art-Bob-Jim A	157.43	US 395	Undev	9-12	<500	Yes	3.5	No	Marginal	>2.0	>2.0	Yes	Fair	No	No	No	No	No	No	No	No	Yes
306	Maggie Geo	160.00	US 395	Undev	12-20	<500	Yes	3.5	No	Marginal	>2.0	>2.0	Yes	Fair	No	No	No	No	No	No	No	No	Yes
243	John Dick	160.00	US 395	Undev	9-12	<500	Yes	>4.0	No	Marginal	>2.0	>2.0	No	Fair	No	No	No	No	No	No	No	No	Yes
223	Judy Jane	160.00	US 395	Undev	<2.0	<500	Yes	>4.0	No	No	No	>2.0	>2.0	No	Fair	No	No	No	No	No	No	No	Yes
268	Ondy Dressad	160.00	US 395	Undev	6-9	<500	No	>4.0	No	No	No	>2.0	>2.0	Yes	Fair	No	No	No	No	No	No	No	Yes
300	Ed Corlone	160.00	US 395	Undev	9-12	<500	No	3.5	No	Marginal	>2.0	>2.0	Yes	Fair	No	No	No	No	No	No	No	No	Yes
292	Maggie Jam	160.00	US 395	Undev	<2.0	<500	No	2.5	No	No	No	>2.0	>2.0	Yes	Fair	No	No	No	No	No	No	No	Yes
209	Dick Doc-M	160.00	US 395	Undev	<2.0	6500	No	1.5	No	No	No	>2.0	>2.0	Marginal	Fair	No	No	No	No	No	No	No	Yes
244	Jenne Dick	124.74	US 395	Undev	12-20	<500	Yes	>4.0	No	Marginal	>2.0	>2.0	No	Fair	No	No	No	No	No	No	No	No	Yes
224	Lidde Jake	161.00	US 395	Undev	<2.0	<500	No	>4.0	No	No	No	>2.0	>2.0	Yes	Fair	No	No	No	No	No	No	No	Yes
261	George or Y	160.71	US 395	Undev	12-20	<500	No	>4.0	No	Marginal	>2.0	>2.0	Yes	Fair	No	No	No	No	No	No	No	No	Yes
301	McCarty Cos	160.09	US 395	Undev	<2.0	<500	No	>4.0	No	No	No	>2.0	>2.0	Yes	Fair	No	No	No	No	No	No	No	Yes
474	Mah-Homa I	152.60	US 395	Undev	<2.0	<500	No	>4.0	No	No	No	>2.0	>2.0	Yes	Fair	No	No	No	No	No	No	No	Yes
210	Jane Dick	159.20	US 395	Undev	<2.0	<500	No	3.7	No	No	No	>2.0	>2.0	Yes	Fair	No	No	No	No	No	No	No	Yes
283	Jackie Geor	115.33	US 395	Undev	<2.0	<500	No	>4.0	No	No	No	>2.0	>2.0	Yes	Fair	No	No	No	No	No	No	No	Yes
282	Gen Geor	160.00	US 395	Undev	<2.0	<500	No	>4.0	No	No	No	>2.0	>2.0	Yes	Fair	No	No	No	No	No	No	No	Yes
475	Annie Geor	160.00	US 395	Undev	12-20	<500	No	>4.0	No	Marginal	>2.0	>2.0	Yes	Fair	No	No	No	No	No	No	No	No	Yes
687	Meadoe Lute	160.00	US 395	Undev	<2.0	<500	No	>5.0	No	No	No	>2.0	>2.0	Yes	Fair	No	No	No	No	No	No	No	Yes
254	Sam F'west	156.12	US 395	Undev	<2.0	<500	No	>5.0	No	No	No	>2.0	>2.0	Yes	Fair	No	No	No	No	No	No	No	Yes
689	Neene Lute	160.00	US 395	Undev	<2.0	<500	No	>5.0	No	No	No	>2.0	>2.0	Yes	Fair	No	No	No	No	No	No	No	Yes
688	Jack Columb	160.00	US 395	Undev	12-20																		



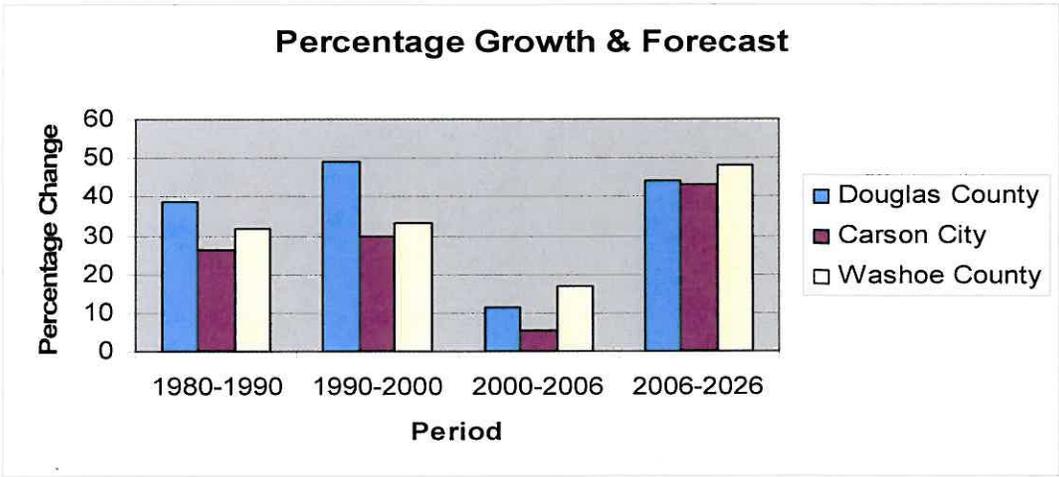
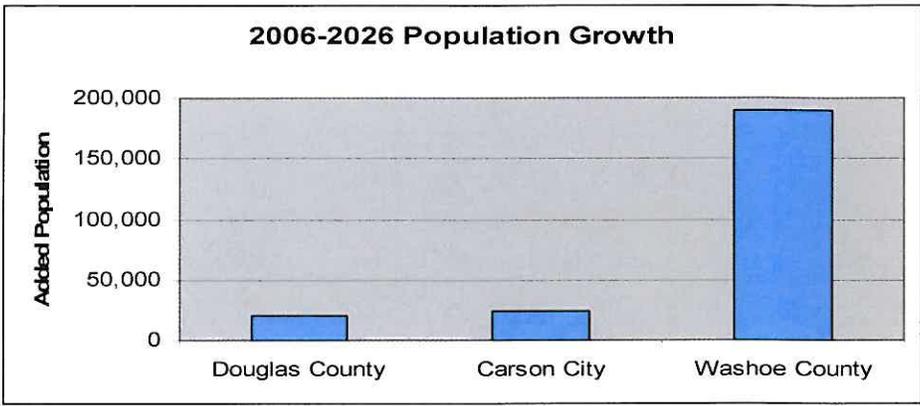
Overall Suitability

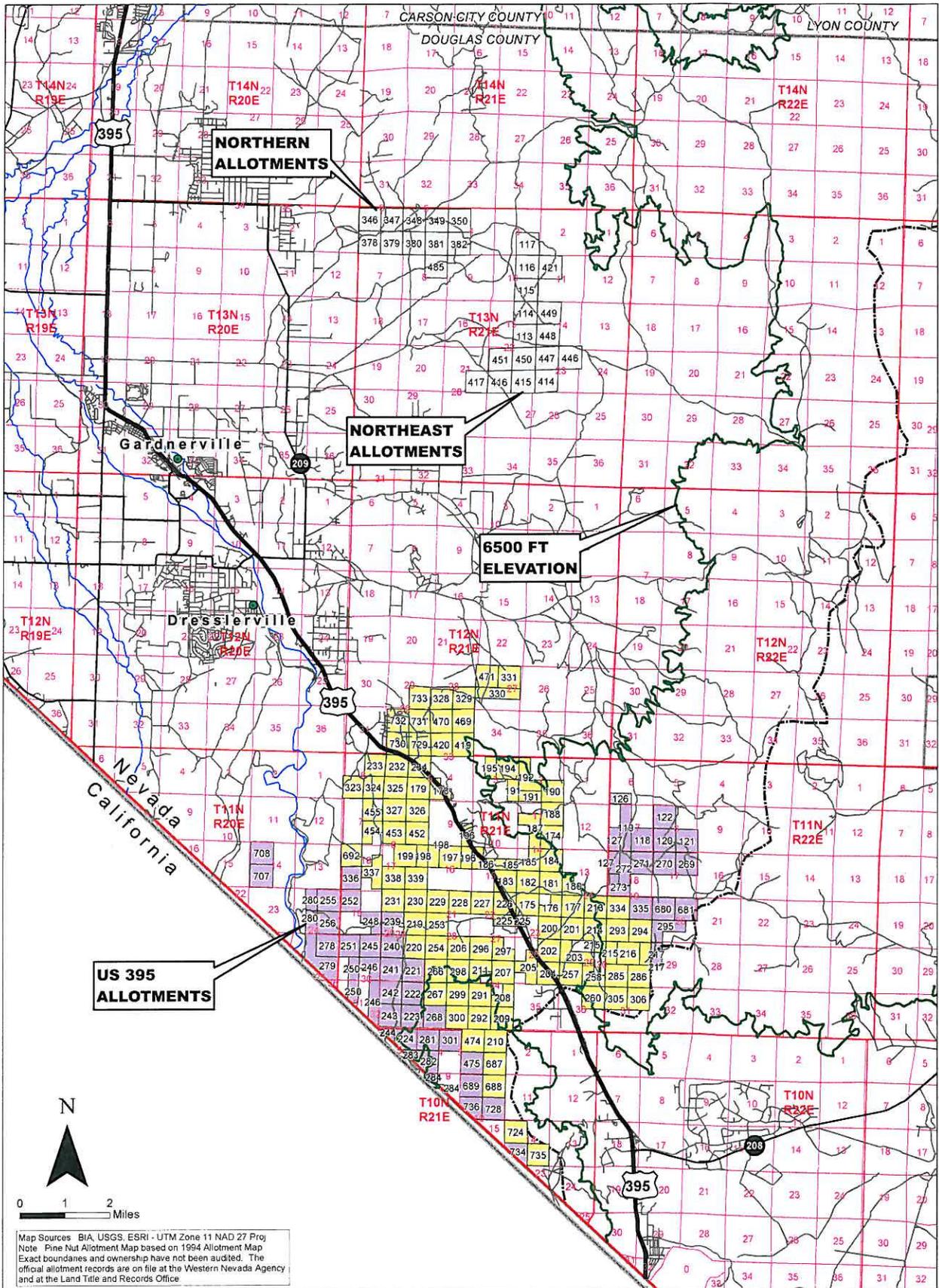
Pine Nut Allotments, Douglas County, Nevada

Map Prepared by Cascade Design Professionals, Inc., Sept 2008

Legend

- 6500 Ft. El
- Local Road
- Carson River Watershed Boundary
- 50 Meter Contours
- Development Suitability
- For Final Consideration
- Not Suitable





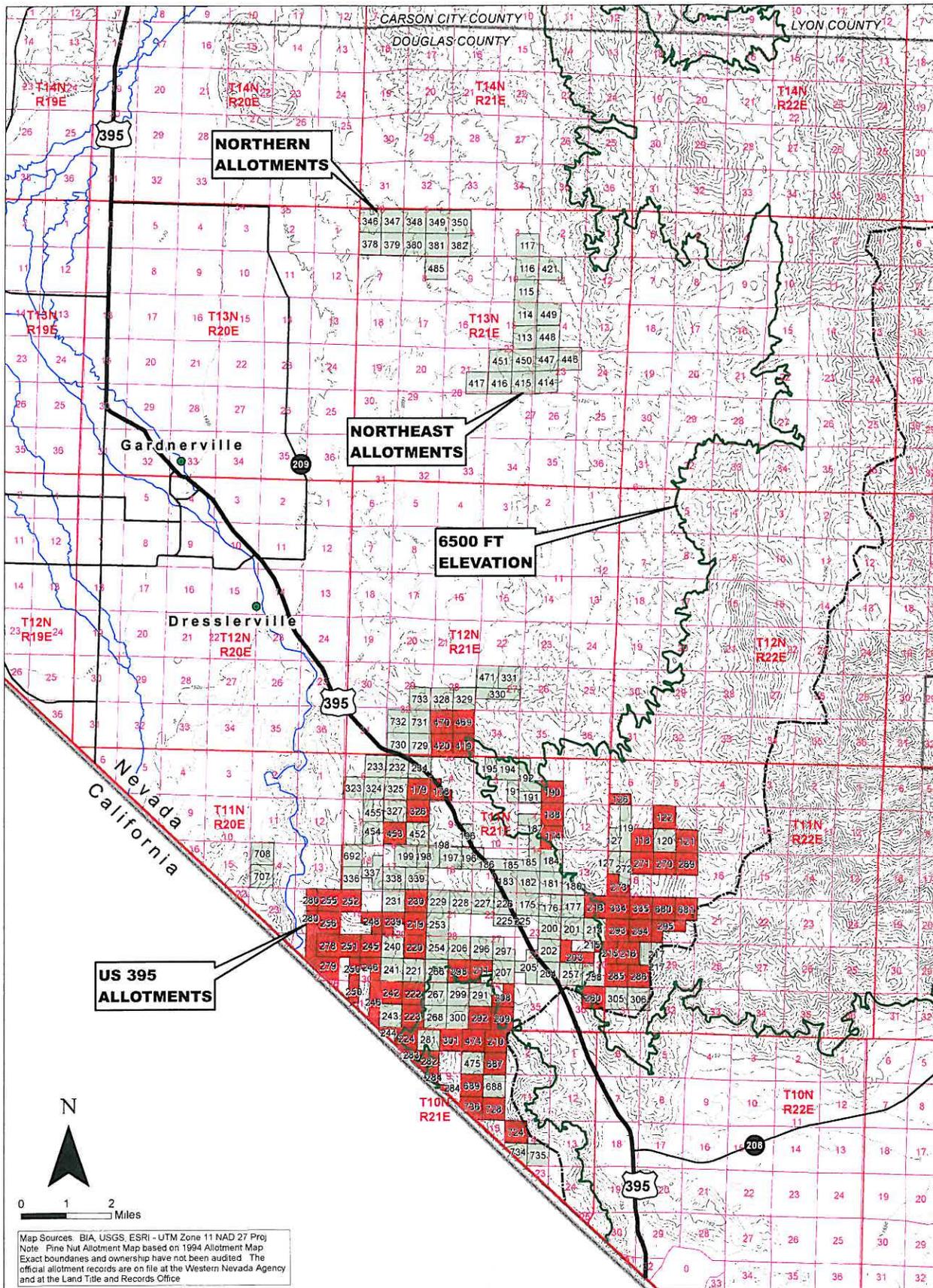
Map Sources: BIA, USGS, ESRI - UTM Zone 11 NAD 27 Proj
 Note: Pine Nut Allotment Map based on 1994 Allotment Map
 Exact boundaries and ownership have not been audited. The
 official allotment records are on file at the Western Nevada Agency
 and at the Land Title and Records Office

- Legend**
- Carson River Watershed Boundary
 - 6500 Ft. El.
 - Allotments Within 2 miles of US 395
 - Allotments Over 2 Miles From US 395
 - Northern Allotments
 - Local Road
 - 50 Meter Contours

Allotments Within Approximately 2 Miles of US 395

Pine Nut Allotments, Douglas County, Nevada

Map Prepared by Cascade Design Professionals, Inc., Sept 2008



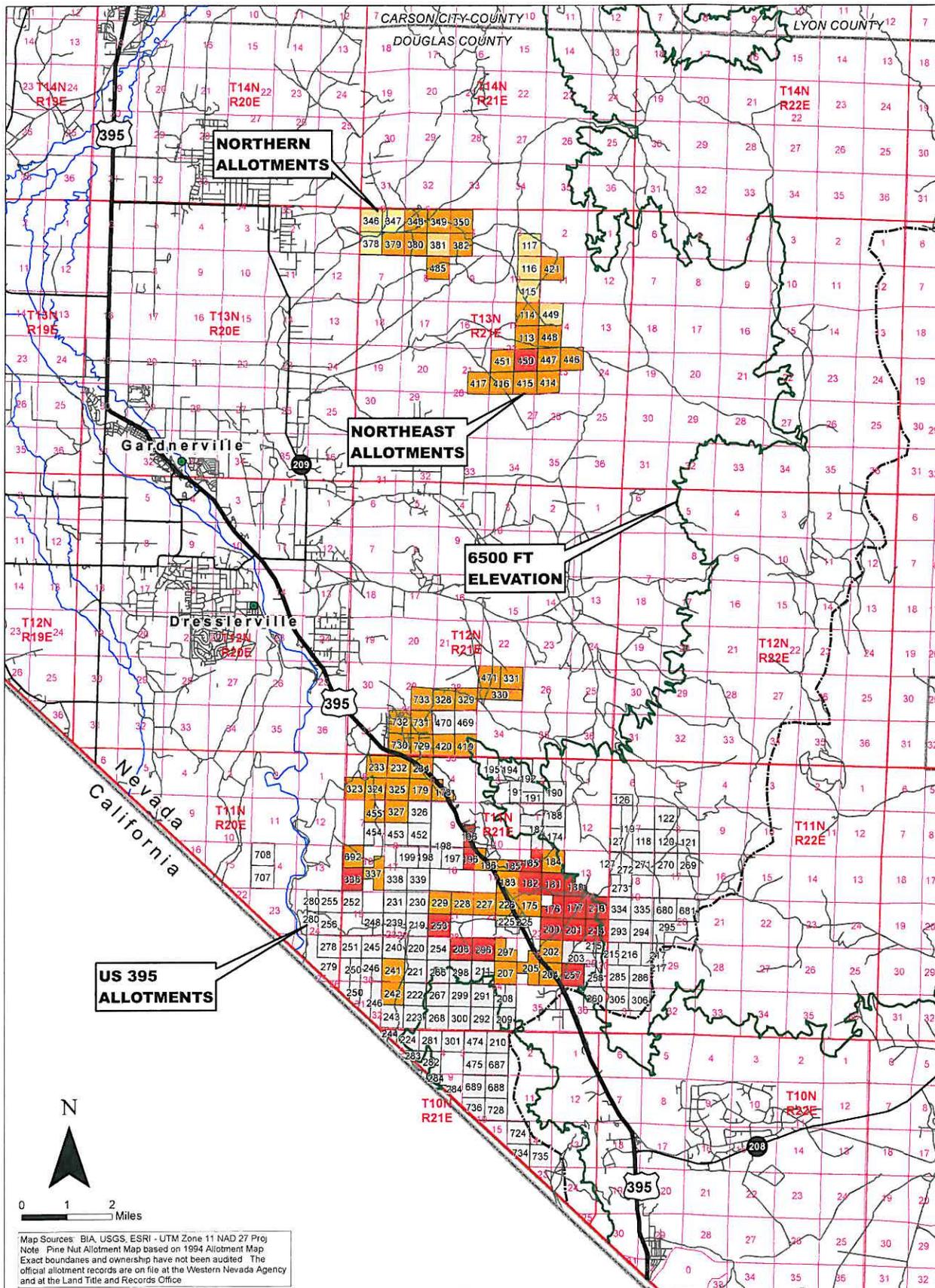
Map Sources: BIA, USGS, ESRI - UTM Zone 11 NAD 27 Proj
 Note: Pine Nut Allotment Map based on 1994 Allotment Map
 Exact boundaries and ownership have not been audited. The
 official allotment records are on file at the Western Nevada Agency
 and at the Land Title and Records Office

- Legend**
- Carson River Watershed Boundary
 - 6500 Ft. El
 - Over 20% Slope
 - Below 20% Slope
 - 50 Meter Contours

Allotment Suitability By Slope

Pine Nut Allotments, Douglas County, Nevada

Map Prepared by Cascade Design Professionals, Inc., Sept. 2008



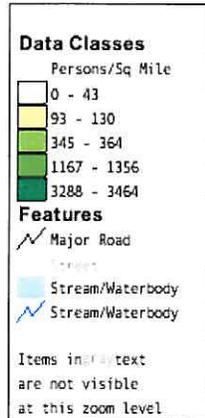
Map Sources: BIA, USGS, ESRI - UTM Zone 11 NAD 27 Proj
 Note: Pine Nut Allotment Map based on 1994 Allotment Map
 Exact boundaries and ownership have not been audited. The
 official allotment records are on file at the Western Nevada Agency
 and at the Land Title and Records Office

- Legend**
- 6500 Ft. El
 - Local Road
 - ▭ Carson River Watershed Boundary
 - 50 Meter Contours
- Soil Suitability**
- Fair
 - Poor
 - Very Poor
 - Not Suitable
 - Not Considered

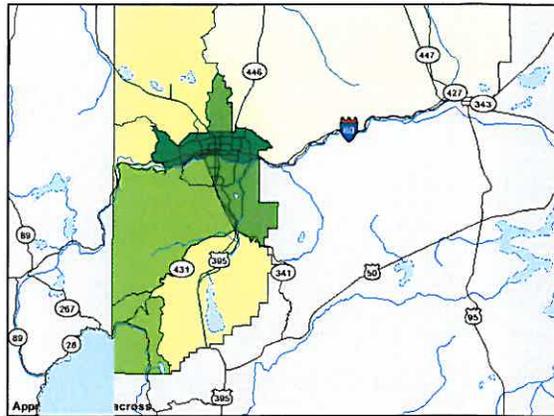
Soil Suitability

Pine Nut Allotments, Douglas County, Nevada

Legend

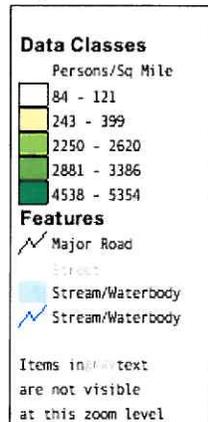


Southern Washoe County

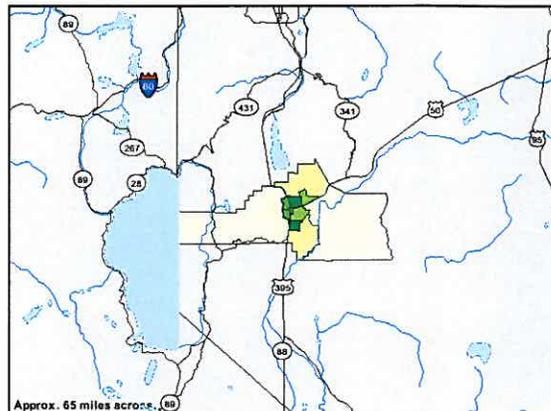


Areas show regional subdivision

Legend

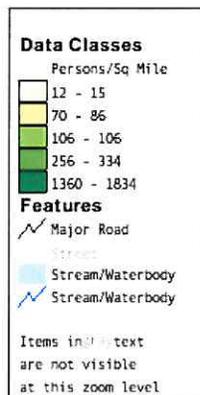


Carson City

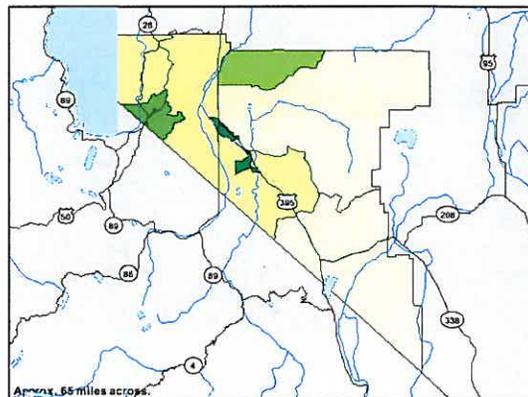


Areas show Census Tracts

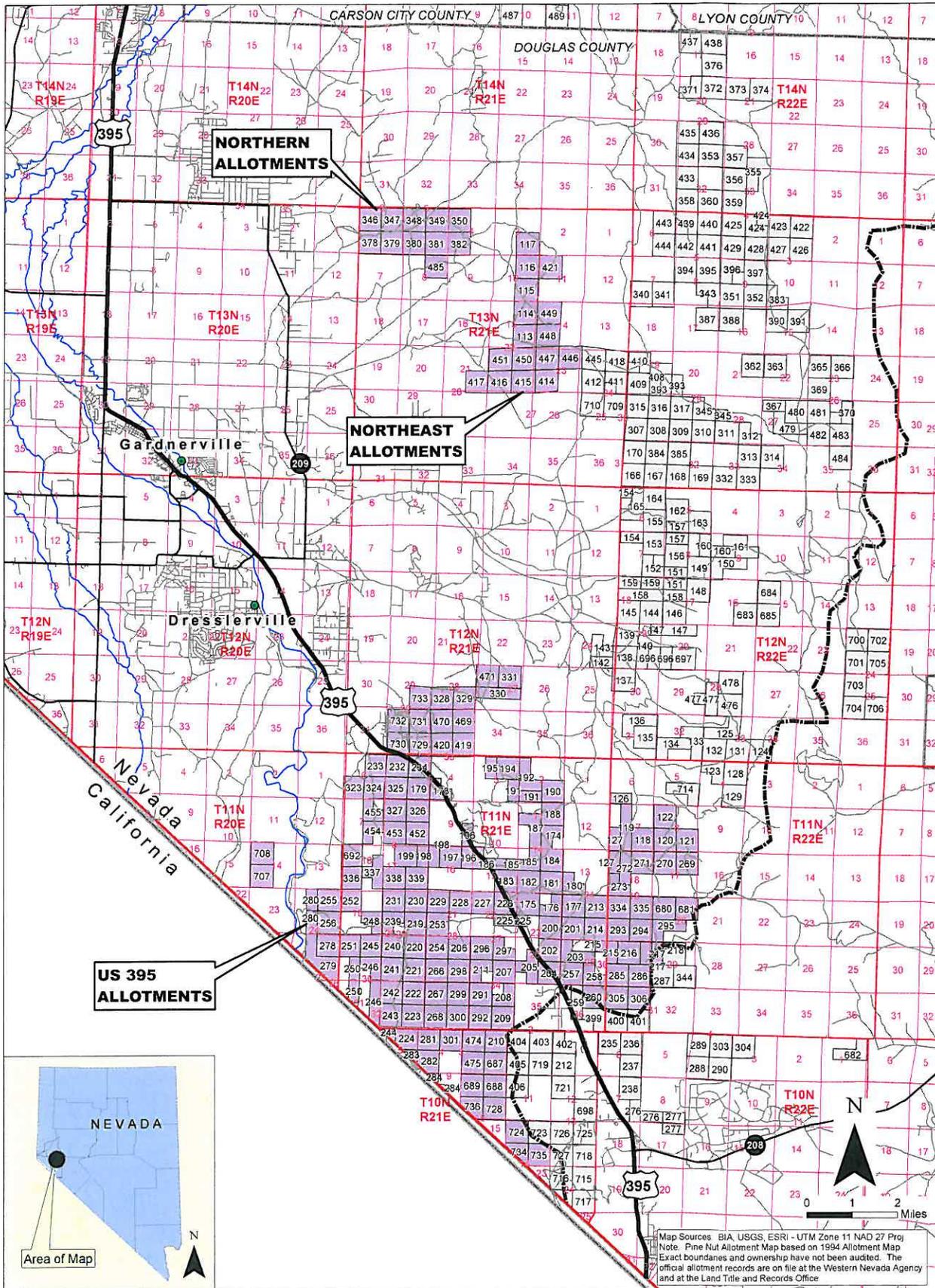
Legend



Douglas County



Areas show Census Tracts



US 395 ALLOTMENTS

NORTHEAST ALLOTMENTS

NORTHERN ALLOTMENTS



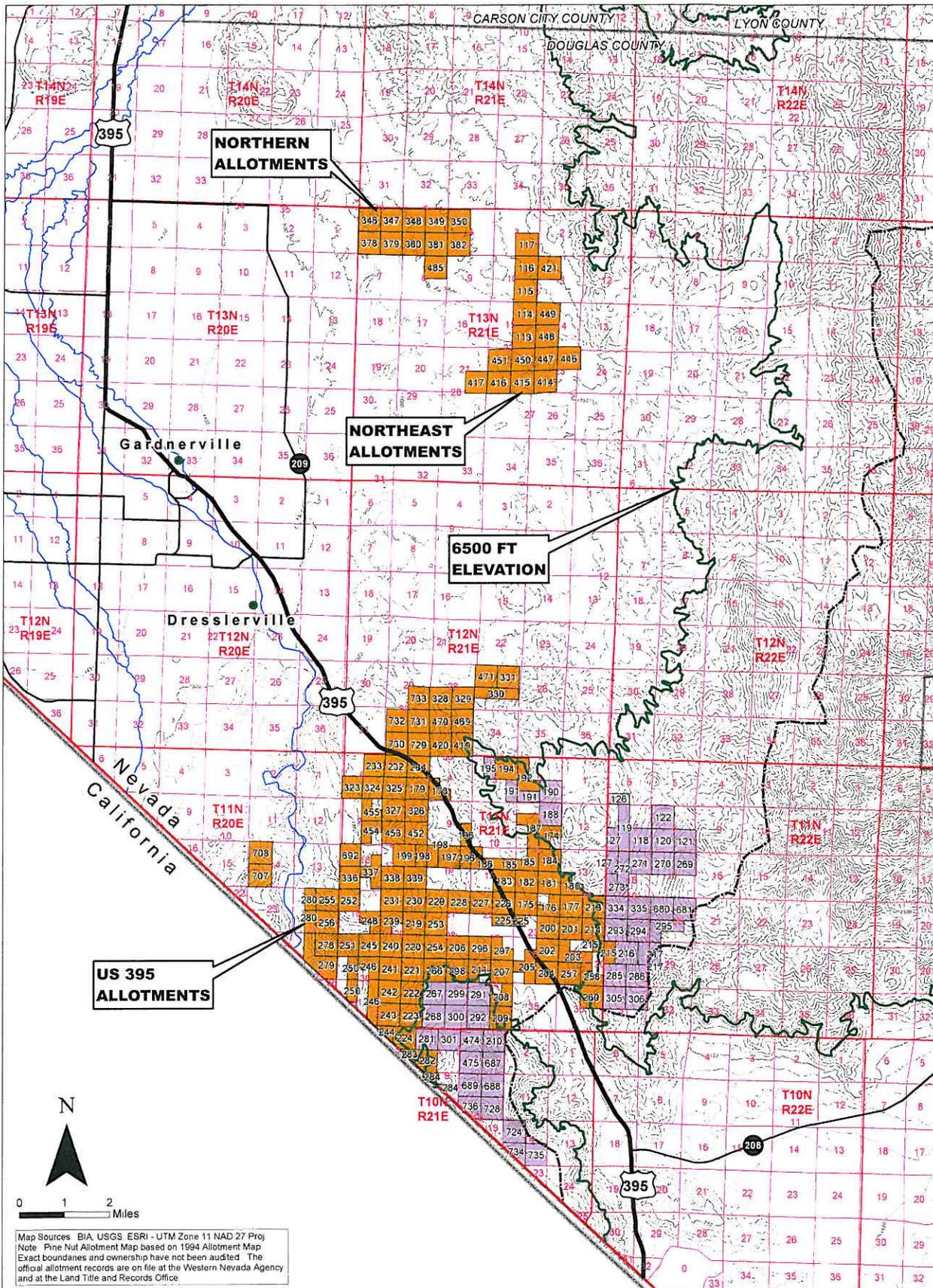
- Legend**
- Carson River Watershed Boundary
 - Allotment Included in Master Land Use Plan
 - Allotment Not Included in Master Plan
 - Local Road
 - 50 Meter Contours

Study Area

Pine Nut Allotments, Douglas County, Nevada

Map Prepared by Cascade Design Professionals, Inc., Sept 2008

Map Sources: BIA, USGS, ESRI - UTM Zone 11 NAD 27 Proj
 Note: Pine Nut Allotment Map based on 1994 Allotment Map
 Exact boundaries and ownership have not been audited. The
 official allotment records are on file at the Western Nevada Agency
 and at the Land Title and Records Office



Map Sources BIA, USGS, ESRI - UTM Zone 11 NAD 27 Proj
 Note: Pine Nut Allotment Map based on 1994 Allotment Map
 Exact boundaries and ownership have not been audited. The
 official allotment records are on file at the Western Nevada Agency
 and at the Land Title and Records Office.

- Legend**
- Carson River Watershed Boundary
 - 6500 Ft. El.
 - Allotments Below 6500 Ft.
 - Allotments Above 6500 Ft.
 - 50 Meter Contours

Allotments Below 6500 Ft. Elevation

Pine Nut Allotments, Douglas County, Nevada

Map Prepared by Cascade Design Professionals, Inc., Sept. 2008

Pine Nut Allotments (NV)

Land Use and Development Plan



Community Meetings, September 2008



Purpose of the Project

Develop guidelines for BIA decision-making when reviewing commercial development proposals from individual Indian landowners and potential lessees

- Identify "highest and best use" for the allotments, considering economic, environmental, and cultural impacts
- Recommend building and operating standards
- Recommend lease structures



Note to Allotment Owners

This Plan does not and will not preclude personal development projects on Allotments.

It pertains only to those commercial developments involving leasing structures, and provides the BIA with guidelines for approval of those development projects.

Consultant Scope of Work

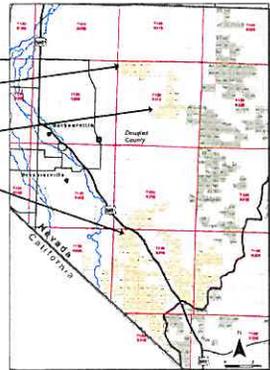
TASKS

- 1 Develop Use Designations
- 2 Prepare Impact Analysis
- 3 Prepare Standards Recommendations
- 4 Prepare Lease Recommendations
- 5 Prepare Final Plan

Study Area

- Northern Allotments
- Northeast Allotments
- Hwy 395 Allotments

Allotments shown in dark shade are not a part of this study.



What did we look at?

Elevation

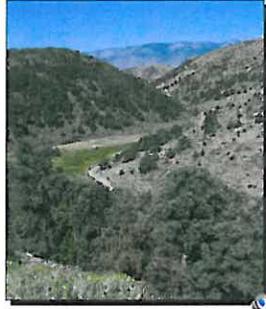
- Less than 5800' – Good for development
- 5800'-6500' – Extreme weather and difficult access
- Over 6500' – too difficult and too costly for commercial development



What did we look at?

■ Slope

- 0%-9% - good to fair for development
- 9%-20% - difficult to develop
- Over 20% - too difficult and too costly to develop



What did we look at?

■ Access

- Desirable for development
 - Parcels adjacent to or within two miles of a developed road
 - Parcels near existing growth and infrastructure
- Undesirable for development
 - No existing roads
 - Too far from existing development



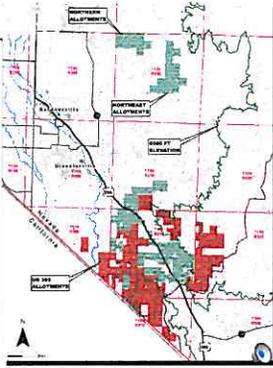
What We Found Out

■ Northern and Northeast Allotments

- All 27 allotments are suitable for development

■ Highway 395 Allotments

- 56 Allotments are suitable or marginally suitable for development
- The most accessible sites lie adjacent to Highway 395 on relatively level ground.



We looked at Public Utilities

■ Power

■ Groundwater

- Availability
- Future Potential
- Quality

■ Sewage Treatment & Disposal



We looked at Groundwater

■ Availability

- Groundwater is probably available in the short term
- Low probability in steeper areas east of Hwy 395

■ Sustainability

- Future supply is questionable

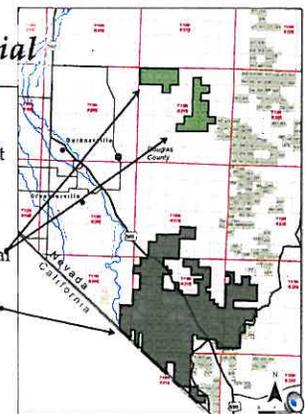
■ Quality

- All sites may need treatment for sulfate, iron, arsenic, or manganese



Water Potential

- Extension of existing public systems is not viable - Development will have to rely on groundwater
- Marginal water development potential
- Very Low to No potential



We looked at Soils

- Soils in most allotments are not the best for major development
- Highway 395 corridor has less desirable soil conditions
- Poor soil suitability means higher development costs



Highest & Best Use

Northern & Northeast Allotments

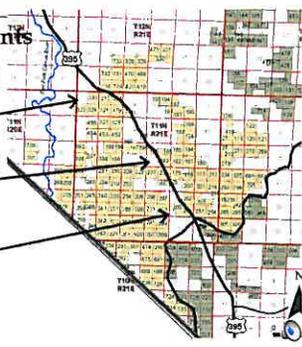
Larger-scale, planned developments such as residential subdivisions or self-contained retirement or resort communities



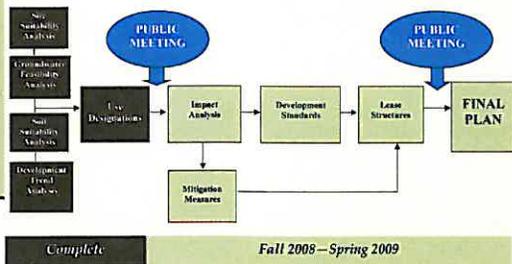
Highest & Best Use

Hwy 395 Allotments

- Single-family residential developments or small subdivisions
- Single-family residential development
- Horse ranches or other "lifestyle" homesites



Next Steps



Display Areas

Visit the Display area to find your parcel in the Log Book

The consultant team and BIA personnel are here to answer your questions.

ALLOTMENT NUMBER	xxx
Allotment Name	160
Size (acres)	NE
Location	27
No. of Owners	Undev
Current Land Use	
PHYSICAL CHARACTERISTICS	
Topography	
Slope (%)	6-9
Altitude (ft/eq)	<5800
Accessibility	
Existing Road	Yes
Miles from paved road	7.5
Developable (yes/no)	Yes
Public Services & Health & Safety	
Sewage Treatment	Yes
Proximity to Power (miles)	3.5
Proximity to Communications (miles)	3.5
Cultural Resources	
Poor Forest (quality pine nut resource)	No
Natural Resources	
Groundwater Potential	Fair
Identified Mineral Resources	No
HIGHEST AND BEST USE	
Commercial Residential	
High Density (subdivision)	Marginal
Medium Density	Yes
Low Density (rural)	Yes
Commercial Investment	
Highway Retail	No
Neighborhood Services	Marginal
Light Industrial	No

Visit Displays & Ask Questions

Land Use Suitability
Dennis Petrequin
John Nelson

Land Use Designations & Market Assessment
Lee Smith

Groundwater Supply and Feasibility
Jeff Barry

Grazing Leases
David Smith (BIA)

General Questions
Mary Bedard Herb Fricke

What Do You Think?

Please fill out and leave the comment sheet found in your handout.

Thank you for your comments



Is your statement included in this book? Yes No

From what group or area? Traditional Traditional New

What is your status in money? _____

Do you or any other members of your statement have any future plans for being a part of your statement for traditional, commercial, or industrial uses?

Yes

If yes, what type? _____

If no, why? _____

How important is it to establish development standards through the BIA to bring pressure to prevent your statement from being commercialized or industrialized?

Very important Somewhat important Not important

What type of development is on your statement?

A home site development center

A large scale business or industrial center

Residential development

Commercial

Light industrial

Industrial

Other _____

Any other comments:

Land Use and Development Plan Pine Nut Allotments (NV)

SEPTEMBER 24-25, 2008

What is the Pine Nut Allotments Land Use and Development Plan?

The Pine Nut Allotments Land Use and Development Plan will assist the Bureau of Indian Affairs in making decisions regarding revenue producing development proposals that will require land leases on allotments.

The plan pertains only to developments that involve leasing structures. It does not and will not preclude personal development projects on allotments.

A consultant team, hired by the BIA to prepare the plan for the selected allotments shown on the map, will:

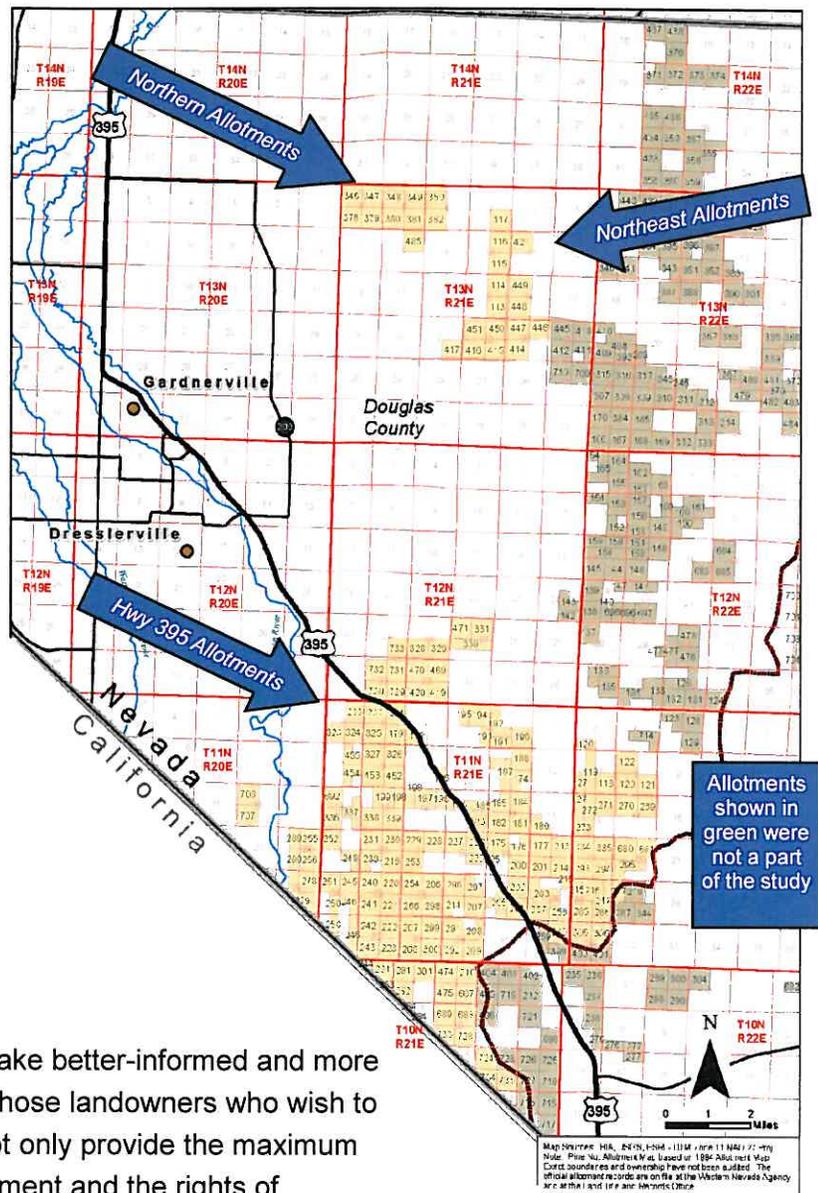
- Identify the "highest and best" use for allotments to show which parcels have development potential
- Recommend lease provisions that would limit the negative impacts of development and ensure that certain building standards are met
- Recommend lease provisions that would provide the best economic return to landowners

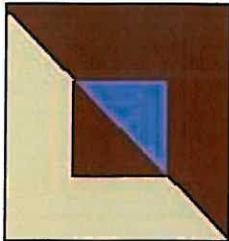
The Plan will enable the BIA and landowners to make better-informed and more consistent decisions about the land. In so doing, those landowners who wish to develop should be able to negotiate leases that not only provide the maximum economic benefit, but also ensure that the environment and the rights of surrounding landowners are adequately protected.

What is the purpose of this meeting?

At tonight's meeting, you can learn what we have found out so far in the planning process, and where we go from here. Talk to representatives of the BIA and the consultant team about the findings and get answers to your questions. If you want to find information on your individual parcel, you can look it up in the Allotment Databook provided in the display area.

Before you leave, please fill out the enclosed form and give us your comments on the planning effort.





Bureau of Indian Affairs Western Regional Office
Pine Nut Allotments Land Use and Development Plan

Comments

PUBLIC MEETING

SEPTEMBER 24-25, 2008

Is your allotment included in this study? Yes No

If yes, what group is it in? Northern Northeast Hwy 395

What is your allotment number? _____

Do you or any fellow owners of your allotment have any future plans for leasing all or part of your allotment for residential, commercial, or industrial uses?

Yes

If yes, what type? _____

No

How important is it to establish development standards through the BIA leasing process to protect your allotment from development on a neighboring allotment?

Very Important Somewhat Important Not Important

What type of development is on your allotment?

1 home (for allotment owner)

2 or more homes (for allotment owners)

Residential Subdivision

Commercial

Light Industrial

Undeveloped

Other _____

Any other comments?
