



State Lands Portfolio Executive Summary June 30, 2022

The Nevada Division of State Lands (NDSL) serves as the "real estate" agency of the State for all agencies except the Legislature, the University System, and the Department of Transportation. In accordance with NRS 331.110 (4), the Division is required to provide an inventory of all real property owned and leased by the State. This statute also requires this inventory to identify if real property is being actively used, not being actively used, being held for strategic future use, or if its being actively used as a park or wildlife area. The agency holds title to lands and interests in land and has compiled them into this Portfolio so that the Legislature, agencies, and members of the public can readily access this information.

The Portfolio is a fluid document that reflects the ever-changing status of lands managed by NDSL. The main focus of the document is to list each property's ownership and asset status. The Portfolio does not include sovereign lands. Upon statehood, Nevada received title to all sovereign lands which are submerged beneath navigable bodies of water which at present include Lake Tahoe, Washoe Lake, Walker Lake, Truckee River, Carson River, Colorado River and Virgin River. Humboldt River was not considered navigable.

The Division of State Lands manages 283 properties that encompass a total of 335,221.31 acres located in every county in Nevada. To put this in perspective, the total land area of the State of Nevada is 70,765,289 acres (source BLM GIS).

The Portfolio includes four main categories to define the status of all lands managed by the Division of State Lands:

"Y" - Actively Used: The "Y" category includes all state lands that are considered to be a performing asset that meets the intent of the assigned agency's mission and desired use for this property. Of all the properties listed in the Portfolio, a total of 238 properties or 84% are considered to be actively used and performing assets.

"N" - Not Actively Used: The "N" category includes all state lands that are considered to not be performing asset and no longer meets the intent of the assigned agency's mission and desired use for this property. Of all the properties listed in the Portfolio, a total of 3 properties or 1% are not to being actively used and are considered non-performing assets.

“S” - Strategic For Future Use: The “S” category includes all state lands that are being held by the state for a future strategic use by an agency. Many of these properties are currently vacant or former state facilities that are planned to be used for another purpose. Of all the properties listed in the Portfolio, a total of 37 properties or 13% are designated a strategic for future use.

“D” – Intended for Future Disposal: The “D” category includes properties that are no longer of use to the state and are intended to be disposed or sold. These lands are non-performing assets, do not meet agency needs and have been identified as suitable for sale. Of all the properties listed in the Portfolio, a total of 5 properties or 2% are intended for future disposal.

Specific terms used in the Portfolio and key to its implementation include:

State Owned: Lands owned outright by the State of Nevada.

Other Lease/Agreement: Lands subject to a specific lease or management agreement.

R&PP Lease: Lands acquired as a lease under the Recreation and Public Purpose Act and potentially suitable for patent at a future date. Once patented, the lands are still subject to the original R&PP restrictions.

Authorization: A site utilized by the State through a permit, license, easement or right of entry.

Right-of-Way: A site utilized by the State through an approved Federal right-of-way.

Use Restrictions: These are limitations to the property based on pre-approved agreements, leases or other factors. These restrictions are generally related to Recreation and Public Purpose (R&PP) leases and patents, Land and Water Conservation Fund (LWCF) specifications, and similar encumbrances.

State of Lands Managed by Nevada Division of State Lands

| Status | # of Properties | Acres | % of Total |
|----------------------------------|-----------------|-------------------|---------------|
| “Y” Actively Used | 238 | 331,055.92 | 84% |
| “N” Not Actively Used | 3 | 307.05 | 1% |
| “S” Strategic for Future Use | 37 | 3,764.74 | 13% |
| “D” Intended for Future Disposal | 5 | 93.60 | 2% |
| TOTAL | 283 | 335,221.31 | 100.0% |

Lands Managed by Division of State Lands by Agency

| Agency Assigned | # of Properties | Acres | % of Total |
|--|------------------------|-------------------|-------------------|
| Department of Administration | 5 | 32.03 | 0.01% |
| Department of Agriculture | 3 | 71.81 | 0.02% |
| Attorney General | 1 | 1.64 | 0.00% |
| Board of Medical Examiners | 1 | 1.25 | 0.00% |
| Buildings and Grounds | 19 | 469.83 | 0.14% |
| Division of Child and Family Services | 5 | 632.23 | 0.19% |
| Department of Conservation and Natural Resources | 3 | 524.16 | 0.16% |
| Department of Corrections | 17 | 6655.35 | 1.99% |
| Department of Motor Vehicles | 6 | 100.37 | 0.03% |
| Department of Employment and Rehabilitation | 6 | 13.01 | 0.00% |
| Enterprise Information Technology Services | 44 | 108.47 | 0.03% |
| Fleet Services Division | 2 | 1.83 | 0.00% |
| Division of Forestry | 15 | 264.77 | 0.08% |
| Department of Health and Human Services | 4 | 170.93 | 0.05% |
| Division of Human Resources Management | 1 | 1.99 | 0.00% |
| Multiple Agencies | 4 | 20.54 | 0.01% |
| Division of Museums and History | 9 | 170.94 | 0.05% |
| National Guard | 11 | 2341.22 | 0.70% |
| Department of Public Safety | 3 | 20.25 | 0.01% |
| Division of State Lands | 28 | 3326.99 | 0.99% |
| Division of State Parks | 26 | 136529.25 | 40.73% |
| Department of Tourism and Cultural Affairs | 1 | 0.66 | 0.00% |
| Department of Veterans Services | 4 | 188.19 | 0.06% |
| Department of Wildlife | 65 | 183573.61 | 54.76% |
| TOTAL | 283 | 335,221.31 | 100% |

Lands Managed by Division of State Lands by County

| County | # of Properties | Acres | % of Total |
|------------------------------------|------------------------|-------------------|-------------------|
| Carson City | 37.00 | 2246.48 | 0.67% |
| Churchill | 14.00 | 58685.54 | 17.51% |
| Clark | 54.00 | 70501.84 | 21.03% |
| Douglas | 7.00 | 712.91 | 0.21% |
| Elko | 32.00 | 15095.77 | 4.50% |
| Esmeralda | 2.00 | 4.67 | 0.00% |
| Eureka | 3.00 | 26.73 | 0.01% |
| Humboldt | 8.00 | 166.89 | 0.05% |
| Lander | 7.00 | 1826.31 | 0.54% |
| Lincoln | 16.00 | 12355.34 | 3.69% |
| Lyon | 10.00 | 39422.02 | 11.76% |
| Mineral | 5.00 | 65.30 | 0.02% |
| Nye | 22.00 | 29291.46 | 8.74% |
| Pershing | 2.00 | 3609.37 | 1.08% |
| Storey | 1.00 | 92.05 | 0.03% |
| Washoe | 40.00 | 22210.59 | 6.63% |
| White Pine | 14.00 | 19002.69 | 5.67% |
| Multiple & Counties Outside Nevada | 9.00 | 59905.35 | 17.87% |
| TOTAL | 283 | 335,221.31 | 100% |

ACQUISITION NEEDS

The Portfolio identifies the need for acquisition of additional land by fee, license or other agreement to meet agency needs. The conversion of R&PP leases to patents is a strategic goal to reduce cost and acquire lands under State ownership. Land acquisitions are sought when an agency identifies the need for expansion or relocation due to existing site constraints or strategic expansion. Recently, the Department of Conservation and Natural Resources along with Department of Wildlife identified the need for an expanded presence in Las Vegas. An R&PP lease and master plan process was completed at a site on Tropicana for a new facility that will commence construction as funding is approved. A patent on the site will be pursued as construction of the facilities is completed.

POTENTIAL DISPOSALS

The Portfolio identifies lands that are suitable for potential disposal. These lands are nonperforming, not meeting agency land needs, suitable for sale, or other reasons. Some lands are being held strategically until such time that the market would dictate the most financial return. Other lands are authorized to be disposed or transferred via the Legislature. For example, Assembly Bill 15 of the 2015 Legislature authorized the sale of State land in Clear Creek, Carson City with the proceeds to benefit improvements at the Stewart Indian School. Assembly Bill 34 of the 2015 Legislature authorized the transfer of four Nevada Division of Forestry fire stations to local jurisdictions as a result of the dissolution of certain fire protection districts.

SCHOOL TRUST LANDS

School trust lands are a special category of lands that are suitable for disposal or managed to generate revenue for the Permanent School Trust Fund. There are 2,914 acres of school trust lands in Nevada remaining. Sale of these lands benefit the permanent school trust fund. Sales occur based on a value of “highest and best use” and timing is based on when the market would dictate the most monetary return. These lands can also be utilized as exchange lands with the federal government (Bureau of Land Management) in an effort to consolidate ownership and potentially provide the State lands better suited for revenue generation.

- ▶ The Northwest Ordinance of 1785 set aside land for the support of the common schools. Starting with the admission of Ohio in 1803, each new state was granted school trust land. Until 1850, one section (section 16) was granted in every township. After 1850, two sections (sections 16 and 36) were granted and Nevada received two sections. Four sections (sections 2, 16, 32, and 36) were granted to Utah, Arizona and New Mexico. Nevada’s land grants for Sections 16 and 36 amounted to approximately 4 million acres. Lands were required to be surveyed before patent could pass from Federal ownership to State and Private ownership. Most grant lands were located in arid, remote and inaccessible locations. As such, settler demand for those lands were low. By 1879, fifteen years after statehood, only about 60,000 acres were surveyed and sold. Congress granted Nevada permission to give up its “in place” land grant of sections 16 and 36

(about 4 million acres) in exchange for a 2 million acre “state selection” grant. Nevada was the only state granted a state selection exchange and lands were selected where there was demand by settlers. These lands sold for \$1.25 or \$2.50 an acre and nearly all of the 2 million acres was sold by the end of the 19th century. The exchange acts were successful in bringing settlers to Nevada. In 1926, Congress granted Nevada permission to exchange the remaining 30,000 acres of school grant land for another state selection of an equal amount of acreage. These lands have now all been selected and except for 2,914 acres have all been disposed. These land sales were consistent with the original implementation plan and objectives to generate revenue for the Permanent School Trust Fund and enhance and encourage settlement in Nevada.

School trust lands occur throughout the State and are located in Carson City, Clark, Lyon, Nye and Washoe Counties:

Vicee Canyon, Carson City, 313.79 acres

These parcels are west of Western Nevada College.

Clark County, 164.13 acres

These four parcels are east of Las Vegas in the Moapa Valley.

Elko County, 41.18 acres

This remote parcel is northeast of Wells.

Lyon County, 80.74 acres

This parcel is near Wabuska, north of Yerington.

Nye County, 462.73 acres

These remote parcels are scattered across the northern county and also near Pahrump.

Flannigan Area, Washoe County, 515.22 acres

These remote parcels are in the vicinity of Flannigan, northwest of Pyramid Lake.

Vya Area, Washoe County, 1,345.51 acres

These remote parcels are east of Vya in northern Washoe County.

MASTER PLANNING

The Portfolio serves as a component of the State’s intentions for certain properties that are nonperforming, strategic or are identified for a combination of uses that warrant additional oversight prior to assignment and development. Local jurisdictions, Federal and State agencies, the Legislature and the general public all benefit from understanding the State’s intent for future uses on lands it owns and manages. On other state owned properties exist an adopted master that more specifically outlines the State’s vision and intentions for larger scale properties or complex. Examples of adopted master plans on state owned lands include Capitol Complex,

Bradley Complex, former Jean Prison, former Nevada State Prison, Floyd Edsall Training Center, Northern Nevada Adult Mental Services campus, Southern Nevada Adult Mental Services campus, various State wildlife management areas, various State Parks, and the Stewart Indian School property. For performing assets, NDSL discusses the need for agencies to complete master plans and assists in the development of those plans.

These plans are also important for non-performing assets and strategic future state use properties to ensure that the State uses its property efficiently. Considerations in the master plan process include:

- ▶ Joint use of the site by multiple agencies to improve efficiency and reduce operational and maintenance costs.
- ▶ Disposal or transfer of portions of a site for revenue generation or better utilization by a different agency or entity.
- ▶ Compatibility with adjacent existing or proposed uses.
- ▶ Compatibility with agency needs and strategic projections.
- ▶ Creation of certainty for agencies, the Legislature and local jurisdictions.
- ▶ Establishment of entitlements necessary for future agency uses.
- ▶ Compatibility with Federal and Local land use plans and polices.