

112TH CONGRESS  
2D SESSION

# S. 2228

To convey certain Federal land to the city of Yerington, Nevada.

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## IN THE SENATE OF THE UNITED STATES

MARCH 22, 2012

Mr. HELLER introduced the following bill; which was read twice and referred  
to the Committee on Energy and Natural Resources

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## A BILL

To convey certain Federal land to the city of Yerington,  
Nevada.

1       *Be it enacted by the Senate and House of Representa-*  
2       *tives of the United States of America in Congress assembled,*

3       **SECTION 1. SHORT TITLE.**

4       This Act may be cited as the “Yerington Land Con-  
5       veyance and Sustainable Development Act”.

6       **SEC. 2. FINDINGS.**

7       Congress finds that—

8               (1) the city of Yerington, Nevada, which has an  
9       unemployment rate of 16 percent, has the highest  
10      unemployment rate in the State of Nevada;

1           (2) for over 4 years, the city of Yerington and  
2       Lyon County, Nevada, have been working with pri-  
3       vate business partners to develop a sustainable de-  
4       velopment plan that would enable all parties to ben-  
5       efit from the use of private land adjacent to the city  
6       of Yerington for potential commercial and industrial  
7       development, mining activities, recreation opportuni-  
8       ties, and the expansion of community and cultural  
9       events;

10          (3) the sustainable development plan referred to  
11       in paragraph (2) requires the conveyance of certain  
12       Federal land administered by the Bureau of Land  
13       Management to the City for consideration in an  
14       amount equal to the fair market value of the Fed-  
15       eral land;

16          (4) the Federal land to be conveyed to the City  
17       under the sustainable development plan has very few  
18       environmental, historical, wildlife, or cultural re-  
19       sources of value to the public, but is appropriate for  
20       responsible development;

21          (5) the Federal land that would be conveyed to  
22       the City under the sustainable development plan—

23                (A) is adjacent to the boundaries of the  
24       City; and

25                (B) would be used—

1 (i) to enhance recreational, cultural,  
2 commercial, and industrial development op-  
3 portunities in the City;

4 (ii) for future economic development,  
5 regional use, and as an open space buffer  
6 to the City; and

7 (iii) to allow the City to provide crit-  
8 ical infrastructure services;

9 (6) commercial and industrial development of  
10 the Federal land would enable the community to  
11 benefit from the transportation, power, and water  
12 infrastructure that would be put in place with the  
13 concurrent development of commercial and industrial  
14 operations;

15 (7) the conveyance of the Federal land would—

16 (A) help the City and County to grow; and

17 (B) provide additional tax revenue to the  
18 City and County;

19 (8) industrial and commercial development of  
20 the Federal land would create thousands of long-  
21 term, high-paying jobs for the City and County; and

22 (9) the Lyon County Commission and the City  
23 unanimously approved resolutions in support of the  
24 conveyance of the Federal land because the convey-

1       ance would facilitate a sustainable model for long-  
2       term economic and industrial development.

3   **SEC. 3. DEFINITIONS.**

4       In this Act:

5           (1) CITY.—The term “City” means the city of  
6       Yerington, Nevada.

7           (2) FEDERAL LAND.—The term “Federal land”  
8       means the land located in Lyon County and Mineral  
9       County, Nevada, that is identified on the map as  
10      “City of Yerington Sustainable Development Con-  
11      veyance Lands”.

12          (3) MAP.—The term “map” means the map en-  
13      titled “Yerington Land Conveyance and Sustainable  
14      Development Act” and dated February 16, 2012.

15          (4) SECRETARY.—The term “Secretary” means  
16      the Secretary of the Interior.

17   **SEC. 4. CONVEYANCES OF LAND TO CITY OF YERINGTON,**  
18                           **NEVADA.**

19      (a) IN GENERAL.—Not later than 90 days after the  
20      date of enactment of this Act, subject to valid existing  
21      rights, and notwithstanding the land use planning require-  
22      ments of sections 202 and 203 of the Federal Land Policy  
23      and Management Act of 1976 (43 U.S.C. 1712, 1713),  
24      the Secretary shall convey to the City in exchange for con-  
25      sideration in an amount equal to the fair market value

1 of the Federal land, all right, title, and interest of the  
2 United States in and to the Federal land identified on the  
3 map.

4 (b) APPRAISAL TO DETERMINE OF FAIR MARKET  
5 VALUE.—The Secretary shall determine the fair market  
6 value of the Federal land to be conveyed—

7 (1) in accordance with the Federal Land Policy  
8 and Management Act of 1976 (43 U.S.C. 1701 et  
9 seq.); and

10 (2) based on an appraisal that is conducted in  
11 accordance with nationally recognized appraisal  
12 standards, including—

13 (A) the Uniform Appraisal Standards for  
14 Federal Land Acquisition; and

15 (B) the Uniform Standards of Professional  
16 Appraisal Practice.

17 (c) AVAILABILITY OF MAP.—The map shall be on file  
18 and available for public inspection in the appropriate of-  
19 fices of the Bureau of Land Management.

20 (d) APPLICABLE LAW.—Beginning on the date on  
21 which the Federal land is conveyed to the City, the devel-  
22 opment of and conduct of activities on the Federal land  
23 shall be subject to all applicable Federal laws (including  
24 regulations).

1       (e) ADMINISTRATIVE COSTS.—The City shall be re-  
2 sponsible for all survey, appraisal, and other administra-  
3 tive costs associated with the conveyance of the Federal  
4 land to the City under this Act.

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