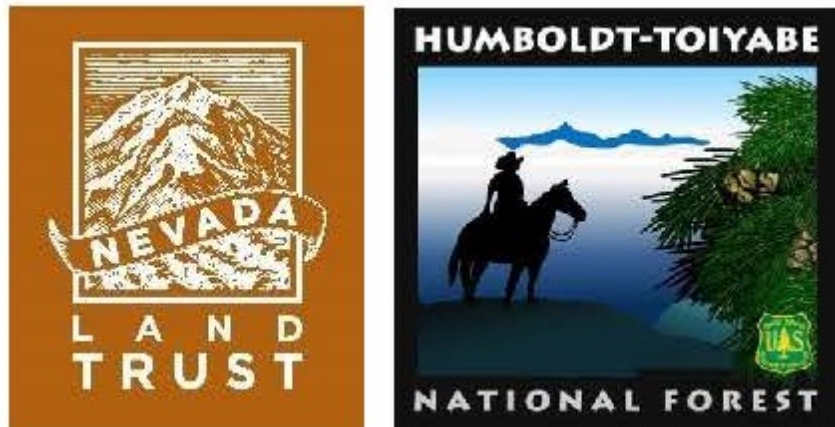


**Southern Nevada Public Land Management Act
Environmental Sensitive Land Acquisition
Round 19**

**Nevada Land Trust and
U.S. Forest Service**



Genoa Peak Land Acquisition

Amount Requested: \$2,776,013

Asking Price: \$2,700,000

A. BACKGROUND INFORMATION

a. **Legal Description:**

All that certain real property situated in the County of Douglas, State of Nevada, described as follows:

Parcel 1: The East 1/2 of the Southeast 1/4 of Section 19, Township 14 North, Range 19 East, M.D.B.&M.

Parcel 2: The West 1/2 of the Southwest 1/4 of Section 20, Township 14 North, Range 19 East, M.D.B.&M.

Parcel 3: The North 1/2 of the Northeast 1/4 of Section 30, Township 14 North, Range 19 East, M.D.B.&M.

Parcel 4: The Southeast 1/4 of the Southwest 1/4 and the Southwest 1/4 of the Southeast 1/4 of Section 20, Township 14 North, Range 19 East, M.D.B.&M and The North 1/2 of the Northwest 1/4 and the Southeast 1/4 of the Northwest 1/4 and the Southwest 1/4 of the Northeast 1/4 Section 28, Township 14 North, Range 19 East, M.D.B.&M and The North 1/2 of the Northeast 1/4 and the North 1/2 of the North 1/2 of the Northwest 1/4 of Section 29, Township 14 North, Range 19 East, M.D.B.&M.

b. **General Description of the Nominated Property:**

Genoa Peak is a private inholding, located immediately east of South Camp Peak on the east slope of the Sierra Nevada Carson Range within the Humboldt-Toiyabe National Forest. The property is covered in mature forest and riparian vegetation, and includes more than 2,600-feet of mature, perennial riparian vegetation along James Canyon and nearby wetlands and seeps. There is a small, 650-square-foot cabin on the property with a nearby seep. Family members occupy the cabin from time to time for recreational purposes.

c. **Brief Summary of Resource Values:**

Resource values for this acquisition include wildlife habitat, recreation, mixed conifer forest, visual and scenic qualities, improvement of management efficiency, and public access.

Values include:

Riparian: Wet meadow and seeps, James and Water Canyon drainages

Species: Several species designated as "Sensitive" by USFS occur on the property, including Goshawk nest sites adjacent to the northwestern edge of the property in aspen and mixed conifer stands. Flammulated owls have been documented in the canyons in nearby Montreal Canyon. NDOW has recognized the following "Species of conservation priority" within James Canyon: Hairy woodpecker, Williamson sapsucker, yellow warbler, yellow-rumped warbler, California spotted owl, mountain quail, and bald and golden eagles. The area also includes willow flycatcher habitat associated with the wet meadows on the property. Habitat is present for Galena Creek rock cress, a USFS sensitive species, as well as USFS management indicator species the American Martin and Mule Deer.

Recreation: Recreational opportunities through its proximity to the Tahoe Rim Trail and Douglas County Foothill Trail.

Historic: There is a district of Comstock-era activity that have been determined by the USFS to be eligible for the National Register of Historic Places, along with remnants of Comstock-era loggers and miners and Basque shepherders.

d. **Federally Approved Land Use Plan:**

The Toiyabe National Forest Land and Resource Management Plan. The Carson Front identified as Management Area 2 – identifies the need for consolidated ownership. Within the section identified as Total Management Area Direction, it states, “Acquisition of private lands will be emphasized to enhance recreation, aesthetic, and resource protection objectives.”

e. **Phase Projects: Describe Relationship to prior Approved Phases or Related SNPLMA Projects and Anticipated Future Phases**

This is a stand-alone project without previous or anticipated phases.

f. **Acknowledgement of Stand-Alone Project and no Guarantee of Funding for Future Phases**

This is a stand-alone project with no guarantee of funding for future phases.

g. **Known Hazardous Materials, Safety, Legal, or Other Liabilities:**

The nominated property includes a 650-square-foot cabin. A 55-gallon green barrel located outside the cabin contains water; and an above ground storage tank that contains propane.

h. **Rights Being Offered for Acquisition: (check all that apply)**

- Fee Simple Acquisition of Property
- Water Rights
- Surface Rights Only
- Conservation Easement (e.g., Development Rights)
- Mineral Rights Only
- Timber Rights Only
- Access Easement
- Patent Mining Claim(s)
- Other – describe (e.g., include well log) and other structure(s)

For: Water Rights, if applicable: Identify whether or not water rights are appurtenant to the property.

- a. Provide details of third-party water rights:
 - i. Type:
 - ii. Volume:
 - iii. Current Beneficial use:
 - iv. Location and type of diversion point:
- b. Water rights information document(s) upload in the Nomination Portal.
- c. Only for BLM: Acquiring Agency must follow Instruction Memorandum No. NV 2005-077 Number 6.d. and NV-2014-044 for further instructions regarding required actions for nominated water rights.

For: Surface Rights Only, if applicable

- a. Identify subsurface ownership(s)
- b. Identify whether USA has reserved mineral rights and under what authority.
- c. If mineral rights are reserved under the Taylor Grazing Act of 1934 and /or Stock Raising Homestead Act of 1916, is the agency willing to complete a Withdrawal?
Explain your answer.

 Yes No**For Conservation Easement Only: N/A****For: Mineral Rights Only, if applicable, describe type of minerals N/A****For: Access Easement Only, if applicable, describe if appurtenant to what property, any restrictions, etc. N/A****For: Patent Mining Claims Only, if applicable, describe N/A****For: Other, if applicable, describe N/A****i. Rights to be Reserved, check all that apply with a brief description:**

- Access Rights/easements
- Water Rights
- Mineral Interests
- Development Rights
- Other: Describe:

j. Occupancy or Use Rights Held by Others:

None

k. Third Party Water Rights:

None

l. Identify Unacceptable Outstanding Rights:

None

m. Access: State if legal access is available and sufficient for agency needs:

Access is across USFS property via Genoa Peak Road

n. Support for Asking Price:

COMPARABLE PROPERTY SALE 1
 LOCATION: T. 12 N., R. 19 E., Section 9
 Foothill Road area, West end of Autumn Hills Road,
 Gardnerville, Douglas County NV
 APN 1219-09-001-003, 004, 005, 006, 007, & 032
 ACREAGE 203

SALE DATE 01/02/2019
 SALE PRICE \$ 700,000
 SELLER Bently Family LTD Partnership
 BUYER Timothy Ryan Cates Family Trust
 FEE TITLE Yes
 NATURE Primarily FR-19, gradual to steep, bisected by creek, access via dirt road, WUI
 INTENDED USE Unknown

COMPARABLE PROPERTY SALE 2
 LOCATION: T 15 N., R. 19 E, Section 15
 Kings Canyon Road, Carson City, NV
 APN 007-061-02
 ACREAGE 200
 SALE DATE 08/01/2017
 SALE PRICE \$775,000
 SELLER William H Long, Jr
 BUYER Christian Percy Mannsfeld
 FEE TITLE Yes
 NATURE Conservation Reserve land use, rolling, WUI
 INTENDED USE Unknown

COMPARABLE PROPERTY SALE 3
 LOCATION: T. 16 N., R. 19 E., Section 21
 Washoe Valley, Washoe County, NV
 APN 055-010-65
 ACREAGE 448
 SALE DATE 8/24/2021
 SALE PRICE \$2,598,000
 SELLER Flying Me Ranch, LLC
 BUYER United States
 FEE TITLE Yes
 NATURE Steep terrain, dirt road access, recreation cabin, open space
 INTENDED USE Open space and recreation

B. SNPLMA STRATEGIC PLAN VALUES

Land Acquisition projects have two goals identified in the Strategic Plan:

- Goal 1: Sustain the quality of the outdoor environment by conserving, preserving, and restoring natural and cultural resources.
- Goal 2: Improve the quality of life for all publics in urban and rural communities by enhancing recreational opportunities that connect people with the outdoor environment.

1. Connectivity

The Genoa Peak project would support the value of connectivity as a keystone acquisition helping to anchor and complement numerous other acquisitions (both fee title and conservation easements) in/along the Sierra Front in this area pursued for habitat protection and recreation. The closest recent SNPLMA acquisition, a conservation

easement on the Jacks Valley Ranch completed in 2017, lies just below (and is visible from) the Genoa Peak project. Two other conservation easement acquisitions await funding through the Forest Legacy program in partnership with Nevada Division of Forestry and Carson City.

2. Sustainability

The Genoa Peak project would support the value of sustainability by increasing the natural resource base and protecting important forested wildlife habitat. Nevada Department of Wildlife has surveyed several species on the nominated property and considers it suitable habitat for potential pika recolonization. Additional studies are ongoing for spotted owl habitat, goshawks, and other raptors. The property lies within an active mule deer migration corridor and abuts crucial winter range to the east. Nevada Natural Heritage data places whitebark pine nearby and additional studies on the property will be helpful to determine if their distribution is wider. Opportunities abound for further research and protection/restoration efforts.

3. Community

Acquiring Genoa Peak improves access to Federal land for a variety of user groups. It will enhance OHV travel along the Genoa Peak Road, a USFS-recognized OHV route which crosses through the property. Acquisition will allow for expanded passive recreation opportunities such as hiking and wildlife watching. In addition, potential exists for interpretation of Comstock-era history and outdoor learning opportunities, particularly given the relatively easy access to the property on Genoa Peak Road. The property can also be accessed by hikers on the Tahoe Rim Trail and may be appropriate for backcountry camping by overnight hikers.

C. PURPOSE STATEMENT

The U.S. Forest Service will acquire an approximately 540-acre private inholding with a 650-square-foot cabin surrounded by public land, located immediately east of South Camp Peak on the east slope of the Sierra Nevada Carson Range within the Humboldt-Toiyabe National Forest to protect sensitive species such as Goshawk and flammulated owls, preserve historic resources, consolidate National Forest System lands, protect riparian and wetland areas, and expand recreational access to public lands.

D. PROJECT DELIVERABLES

1. Primary deliverables:

- Acquisition of approximately 540-acres of environmentally sensitive land within the Toiyabe National Forest Carson Range management area as evidenced by a recorded conveyance deed to the United States of America. The acquisition is contingent upon completion of title review and other due diligence.
- Acquire 650-square-foot cabin.

2. Anticipated deliverables:
 - None identified

3. Standard deliverables:
 - Legal description acceptance
 - Title review
 - Certificate of Inspection - Initial and Final
 - Appraisal
 - Environmental Site Assessment
 - NEPA - Categorical Exclusion
 - Preliminary Title Opinion
 - Execute Purchase Option/Agreement
 - Escrow Closing
 - Execute Deed
 - Final Title Opinion

E. PROJECT LOCATION

Latitude and Longitude:

39.057650 -119.880882

Identify Congressional District(s):

NV District 2

County and Assessor Parcel Number(s):

Douglas County, Nevada

APN's:

Parcel 1: 1419-00-002-001

Parcel 2: 1419-00-002-002

Parcel 3: 1419-00-002-013

Parcel 4: 1419-00-002-014

Acres and /or Water Rights Units: 540 acres +/-

F. PROJECT TIMEFRAME

The project is expected to be completed within the standard 3-year timeframe approved by the Executive Committee for Environmentally Sensitive Land Acquisition projects.

G. LEVEL OF PROJECT READINESS FOR IMPLEMENTATION

Upon funding approval, USFS is ready and able to commence implementation.

Is NEPA completed? Yes No

Is this a shovel-ready project? Yes No

H. SOCIOECONOMIC INFORMATION

1. Number of employees, spouses, and immediate family members that will be impacted by the acquisition due to employment associated with the land. List any employment that would be lost or created as a result of the acquisition.

Answer: None

2. Amount of annual property taxes.

Answer: \$5,265.70

3. A description of the existing use(s) of the property.

Answer: Recreation and personal enjoyment.

4. Amount of annual revenue generated from enterprises associated with the land. If actual revenue is confidential, list a typical enterprise annual budget. (e.g., revenue from working farms, agricultural or other leases, access fees for recreational facilities, mining operations, etc.)

Answer: None

5. A summary of local public services being utilized on and provided to the subject property.

Answer: None

6. A summary of local contractors being utilized on the subject property.

Answer: None

7. Identify the current city or county land use plan designation(s) for the subject property. If no local government land use plan or master plan is in effect, please so state. In this case, list the current zoning and any anticipated zoning changes in the foreseeable future, if any.

Answer: Forest and Range – 19-acre minimum parcel size (FR-19). The purpose of the FR-19 district is to implement the Douglas County master plan, preserve rural areas for the purpose of efficiently using land to conserve forest and range resources, protect the natural environment, preserve open spaces, and preserve open areas for grazing and other agricultural uses for land under private ownership.

8. Provide a list of all water rights appurtenant to the land. Note whether these are being offered for sale as part of the nomination, if they will be reserved by the owner, if they are owned by or will be sold to a third-party, or if there will be some other disposition of the water rights.

Answer: No water rights are appurtenant to the land.

9. Provide a list of known mineral rights associated with the land. Note whether these are being offered for sale as part of the nomination, if they will be reserved by the owner, if they are owned by or will be sold to a third-party, if minerals are reserved by USA list under which authority (e.g., Taylor Grazing Act of 1934 and/or Stock Raising Homestead Act of 1916), or if there will be some other disposition of the mineral rights.

Answer: Further investigation will be required to confirm they have not been severed, but our initial research suggests that the minerals appear to be private and run with the land. No mineral rights are to be reserved by the owner.

I. PROJECT BUDGET

Partnership and/or Contributed Funds

Potential exists for contributions from Nevada Land Trust and other stakeholders to address needs related to the acquisition. Further analysis/assessment by USFS will be required.

PROJECT BUDGET - LAND ACQUISITIONS			
Project Name:	Genoa Peak Land Acquisition	Date:	11/3/2021
Project Manager:	Heidi Garcia	Agency:	USFS
Cost Categories		SNPLMA	Other Contribution
1. Owner Asking Price/Land Purchase Price (not to exceed fair market value as determined by a federally approved appraisal)		\$ 2,700,000.00	\$ -
2. Appraisal		\$ 25,000.00	\$ -
3. Land/Boundary Survey		\$ 5,450.00	\$ -
4. Environmental Documentation/NEPA (e.g. EA, DNA, CX)		\$ -	\$ -
5. Environmental Site Assessment		\$ 7,500.00	\$ -
6. FWS Consultation - Endangered Species Act		\$ -	\$ -
7. Water and/or Mineral Rights Analysis		\$ 300.00	\$ -
8. Water Report (perform an assessment of the water right, determine quantity of water to be transferred prior to the appraisal process, and work with current owner to obtain a Change of Beneficial use from the State Engineer, as needed)		\$ -	\$ -
9. Mineral Potential Report/Memo (costs for drilling and testing are not allowed. Such data gathering if needed for a mineral appraisal is the responsibility of the owner)		\$ 800.00	\$ -
10. Title Report, Escrow Fees, Misc. Closing Costs		\$ 6,000.00	\$ -
11. Recording Fees		\$ 100.00	\$ -
12. Relocation Payments to Eligible Displaced Persons under the Uniform Act		\$ -	\$ -
13. Processing Costs (Agency or contract)		\$ 30,723.00	\$ -
14. Travel		\$ -	\$ -
15. Official Vehicle Use		\$ 140.00	\$ -
16. Other Necessary Expenses		\$ -	\$ -
TOTAL PROJECT BUDGET		\$ 2,776,013.00	\$ -

J. KEY CONTACTS

Acquiring Agency: U.S. Forest Service, Intermountain Region, Humboldt-Toiyabe NF

Authorized Officer: William Dunkelberger

Email: william.dunkelberger@usda.gov

Phone Number: (775) 331-6444

Point of Contact: Heidi Garcia

Email: heidi.garcia@usda.gov

Phone Number: (775) 352-1241

Budget Officer: Tammy Suddreth

Email: tammy.suddreth@usda.gov

Phone Number: (435) 790-3136

Nominating Entity Information: Name: Nevada Land Trust

Address: 2601 Plumas Street, Reno, NV 89509

Email: a.reban@nevadalandtrust.org

Phone Number:(775) 851-5180

Owner's Full Name: Daniel Craig Jacuzzi

K. RANKING CRITERIA

1. Contributes toward preservation of a specially designated species:

- A. Does the acquisition have a significant contribution toward preservation or recovery of one or more specially designated species present on the property? (*Include both plant and animal.*)

Answer: Yes. A successful acquisition would contribute to the recovery and/or protection of threatened or endangered species, and species designated as "Sensitive" species by the U.S. Forest Service. Two species, the bald eagle and golden eagle are protected by the Eagle Protection Act which provides protection for these iconic species. Forest Service Sensitive Species include the Goshawk and Flammulated owl, and Forest Service management indicator species the American Martin and Mule Deer. The acquisition would protect the following Nevada Department of Wildlife species of conservation priority (SOCP): Mountain beaver (*Aplodontia rufa*), Humboldt flying squirrel, Hairy Woodpecker, Williamson sapsucker, yellow warbler, and yellow-rumped warbler, the California Spotted owl, mountain quail. Other SOCP that occupy similar habit in nearby locations include Sierra Nevada alligator lizard and Sierra Nevada snowshoe hare. American pika were distributed in the parcel areas historically and should environmental conditions allow could repopulate this historical habitat.

- B. Does the acquisition contain habitat which supports one or more special status species?

Answer: Yes. The property contains habitat for special status species: Washoe tall rockcress - narrowly restricted to the Carson Range, Shevock's bristle moss – a rare moss endemic to the Eastern Sierra, and habitat for moonwort ferns and Galena Creek rockcress. The mountain yellow-legged frog has a rating of SH which is based on historical occurrences only.

- C. Are there one or more species present on the property that are listed as threatened and endangered?

Answer: Yes, both bald and golden eagles are protected under the Eagle Protection Act, and the mountain yellow-legged frog, *Rana muscosa*, is a candidate for listing in the Northern Sierra, according to the U.S. Fish and Wildlife Service. Nevada Department of Wildlife (NDOW) provided the following raptor information: Various species of raptors, which use diverse habitat types, are known to reside in the vicinity of the project area. American kestrel, bald eagle, barn owl, Cooper's hawk, ferruginous hawk, golden eagle, great horned owl, long-eared owl, merlin, northern goshawk, northern harrier, northern saw-whet owl, osprey, peregrine falcon, prairie falcon, red-tailed hawk, rough-legged hawk, sharp-shinned hawk, short-eared owl, Swainson's hawk, turkey vulture, and western screech owl have distribution ranges that include the project area and the three-mile buffer area.

Furthermore, American kestrel, bald eagle, Cooper's hawk, ferruginous hawk, golden eagle, northern goshawk, northern pygmy owl, osprey, red-tailed hawk, and rough-legged hawk have been directly observed in the vicinity of the project area. Raptor species are protected by State and Federal laws. In addition, bald eagle, burrowing owl, ferruginous hawk, northern goshawk, peregrine falcon, short-eared owl, and Swainson's hawk are NDOW species of conservation priority and are target species for conservation as outlined by the Nevada Wildlife Action Plan. A northern goshawk nest and two osprey nests have been identified by the NDOW in the vicinity of the project area. Two additional golden eagle nests are known to exist within ten miles of the project area.

- D. Does the acquisition contribute to creation, conservation, and/or preservation of biodiversity, wetland/riparian area, or watershed?

Answer: Yes. The acquisition contributes to biodiversity and watershed protection by protecting at least two main watersheds. The first is the Water Canyon watershed headwaters (on the nominated property), wherein flows Jack's Creek. The second watershed is James Canyon, which contains 2,600 feet of mature, perennial riparian vegetation along James Canyon creek, which flows through the nominated property. The combined riparian area, as well as the preservation of undeveloped habitat, includes varied seeps also on the property not associated with a specific watershed. James Canyon is important for multiple species, including mule deer, throughout the entire project area and urban three-mile buffer.

2. Preserves a significant natural, aesthetic, or scientific feature:

- A. Does the property contain one or more natural, aesthetic, or scientific features?

Answer: The views from the eastern portions of the Genoa Peak property provide spectacular aesthetic views of the East Fork of the Carson River meandering through Carson Valley, as do the views of the heavily forested slopes of the James Canyon watershed. Likewise, those portions of the subject property are visible from Carson Valley and Jacks Valley.

- B. Is one or more of the features in A above eligible for special designation? (*Do not address plant or animal species.*)

Answer: No

- C. Does the acquisition make a significant contribution to preserving these values?

Answer: If the ridges were developed with homes or roads, it would negatively impact the natural and aesthetic views of James Canyon from Carson Valley. In addition, the high-profile viewshed, due to its proximity to Lake Tahoe, South Camp Peak, Genoa Peak, Carson Mountain Range, Carson Valley, and the Tahoe Rim Trail, provides for "visual quality retention".

- D. Does a specific management plan(s) exist for these resource values?

Answer: The Toiyabe Forest Management Plan when defining management of the Carson Front states, "Strive to acquire private lands that meet Forest-wide land acquisition criteria." One of the land acquisition criteria includes: "Protects or enhances visual quality objectives."

3. Preserves significant historic, paleontological, or cultural values:

- A. Does the property contain one or more historic, paleontological, or cultural values?

Answer: The surrounding Sierra slopes in the 1800's on and around the proposed project were heavily forested and loaded with loggers of many nationalities, including Chinese and Italians, all responsible for cutting and transporting the logs from the Sierra through flumes such as the nearby Clear Creek flume to feed the Comstock with timber. In addition to loggers, Basque shepherders and their flocks grazed the hillsides to feed the valley settlers and Comstock miners. Documentation of the loggers, their camps, and activities surround the Genoa Peak parcel, but because of Genoa Peak's private status, it hasn't been inventoried. This region of the Sierra provided pine nuts critical to the diet of local tribes.

- B. Is one or more sites on the property eligible for a special designation? (*Do not address plant or animal species.*)

Answer: Rebecca Palmer of the State Historic Preservation Office previously reviewed the archaeological inventory database (NVCRIS) for the information on Genoa Peak. According to NVCRIS, none of the parcels have been inventoried for cultural resources. However, the surrounding Forest Service lands have been surveyed for several timber

salvage sales in the late 1980's and early 1990's, and there is quite a substantial district of Comstock-era logging roads and features that have either been determined by the Forest Service to be eligible for the National Register of Historic Places or were left unevaluated by them.

- C. Does the acquisition make a significant contribution to preserving these resource values?

Answer: Acquisition would secure historic resources, creating opportunities for research and interpretation.

- D. Does a specific management plan(s) exist for these resource values?

Answer: Specific management plans for these resource values have not been identified, but if Genoa Peak is acquired through SNPLMA, Carson Ranger District staff may inventory the area to document its cultural, historic, and paleontological values.

4. Enhances recreational opportunities or improves access to Federal or other public lands:

- A. Does acquisition of the property provide recreational opportunities on the land?

Answer: The acquisition will provide improved public access to existing National Forest lands to the north and south, and from the east as a Douglas County Trail Plan, and Foothill Trail is implemented. Specifically, the property will provide access to James Canyon, Tahoe Rim Trail, South Camp Peak and Genoa Peak.

- B. Does the acquisition provide improved access to Federal or other public lands?

Answer: Yes. Approximately 4.75-miles of landline between National Forest and private land would be eliminated. The proposed acquisition is surrounded on three sides by USFS lands.

- C. Does the acquisition address a public demand for recreational opportunity or a public demand for access to Federal or other public lands?

Answer: Yes. More than 400,000 locals and tourists recreate along the adjacent Tahoe Rim Trail every year, and this region of the Sierra is being "loved to death." The public wants more recreation locations, and the acquisition of this inholding would provide additional opportunities for trails, camping, and links to existing public lands. The Carson Valley Trails Association has been working with the US Forest Service, Douglas County, and the public for many years to develop a trail system along the foothills of the Carson Range. Smaller trail systems including Jobs Peak and Faye-Luther have been completed in partnership with CVTA, as well as a portion of the foothill trail between Genoa and Sierra Canyons. While the district has many trails in backcountry and wilderness settings, there are very limited opportunities along the urban interface, where there is increased demand for trail opportunities. Acquiring this property would allow for a longer trail system that could continue to the north of the existing system, possibly allowing additional trailheads

and improved opportunity. This will help meet the demand of a growing population and reduce impacts from user created routes and unmanaged recreation. This need is identified in the Toiyabe National Forest Land and Resource Management Plan and the Douglas County Trails plan. Adjacent Carson City trails planning ties into Douglas County efforts for regional approach, including within the Highway 50 corridor near the proposed acquisition.

D. Does a specific management plan(s) exist for these resource values?

Answer: The Toiyabe National Forest Land and Resource Management Plan (Forest Plan 1986) directs managers to provide for a wide variety of opportunities within the Recreation Opportunity Spectrum (ROS). (IV-13)

5. Provides for better management of Federal lands or better management of resource values:

A. Does the acquisition provide for better management of Federal lands or better management of resource values?

Answer: Yes. The property is an integral part of the Carson Range and should be managed by the USFS. The plants, animals, history, cultural resources, and all other values would be protected beneath the umbrella of Federal law. Acquisition of this inholding will consolidate ownership and prevent housing from being developed in the middle of the forest. This will improve manageability from the standpoint that permission from private landowners will not need to be sought prior to resource development.

B. Is the property an in holding in a specially designated area or does the property otherwise consolidate federal ownership?

Answer: Yes, the property is an inholding, surrounded on three sides by Forest Service lands. Acquisition would secure access, improve landlines, and improve management efficiency, thereby consolidating federal ownership.

6. Estimated post-acquisition management costs: (Pick One Only)

A. There are no added management costs.

Answer: A. There are no added management costs, as the acquisition would be managed as part of the surrounding forest lands.

B. There are added management costs but costs are offset by contributions from other entities or future cost savings due to consolidation of Federal lands.

Answer: N/A

7. Has the support of the State, local governments, other agencies, and/or other interested parties.

- A. Is the acquisition supported by the County/local government in which the property is located?

Answer: Yes. A letter of support is included from Douglas County Manager Patrick Cates.

- B. Is the acquisition supported by environmental, recreational, and/or scientific groups?

Answer: Yes. In addition to Nevada Land Trust, the acquisition is supported by Tahoe Rim Trail Association, Mule Deer Foundation, Carson Valley Trails Association, Lahontan Audubon Society, Friends of Nevada Wilderness, The Sugar Pine Foundation, and the Tahoe Fund. Letters are included in the attachments.

- C. Is the acquisition supported by Fish & Wildlife Service Ecological Services, State Historic Preservation Office, or other federal, state or tribal governmental entities?

Answer: Yes. The Washoe Tribe is supportive of the acquisition. In addition, the Nevada Division of Forestry and Carson River Subconservancy District each support the acquisition. Letters are included in the attachments.

- D. Does the acquisition further the goals and objectives of the County/local government land use plan or goals/objectives contained in some other official County/local government document?

Answer: Yes. Goal 1 from the 2020 Douglas County Master Plan is to “retain the beauty, the natural setting/resources, and rural/agricultural character of the County while providing opportunities for managed growth and development.” The proposed acquisition falls under the Sierra Region within the 2020 plan and is consistent with three policies specific to the Sierra Region:

Policy 1 - Preserve and enhance scenic resources and encourage preservation of public and private forested lands.

Policy 2 - Encourage private land/public land exchange to increase public land holdings within the Sierra area consistent with the Master Plan.

Policy 3 - Encourage access to public lands for recreational use through approved access points.

The Douglas County 2020 Master Plan is very clear that the Sierra Region, in which the proposed acquisition is located, should “continue to act as a buffer between the Tahoe and Carson Valley....”.

8. Other Considerations:

- A. Would the acquisition prevent planned development or other incompatible uses?

Answer: Yes. This acquisition would prevent planned development and other incompatible uses in this higher-elevation forested area.

- B. Have funds been committed from another source to defray some of the costs of acquiring the property?

Answer: No. Funds have been identified but not yet committed to defray some of the costs for the facilitation work by Nevada Land Trust. Potential exists for contributions from Nevada Land Trust and other stakeholders to address needs related to the acquisition. Further analysis/assessment by USFS will be required.

9. Is proposed Federal acquisition in Clark County, Nevada?

Yes No

L. ORDERS AND PRIORTIES

A. Executive Orders (EO):

- ***EO No. 13855: Promoting Active Management of America's Forests, Range Lands to Improve Conditions and Reduce Wildfire Risk.***

Answer: The acquisition will help to consolidate federal ownership and enhance fuels management to reduce risk of wildfires.

- ***EO No. 14005: Ensuring the Future is Made in All of America by All of America's Workers***

Answer: N/A

B. Secretarial Orders (SO):

- ***SO No. 3347: Conservation Stewardship and Outdoor Recreation.***

Answer: Preserving the property and protecting it from future development will improve conservation stewardship. Acquisition of this land will benefit the public by creating new recreational opportunities and links to existing public lands. Approximately 4.75-miles of landline would be eliminated. It will secure significant historic resources, creating opportunities for research and interpretation. The acquisition will also provide enhanced public access to existing National Forest System land. Specifically, the property will provide access to the James Canyon, Tahoe Rim Trail and Genoa Peak.

- ***SO No. 3356: Hunting, Fishing, Recreational Shooting, and Wildlife Conservation Opportunities and Coordination with States, Tribes and Territories.***

Answer: The proposed project has exceptional support by the local community and local government. The agency would work in partnership with the State, Tribes and Territories to ensure efficient management and preservation practices of the property. Recreational opportunities, such as hunting, fishing, recreational shooting would be enhanced by allowing the public more areas to recreate within the forest. Additionally, wildlife habitat management would be enhanced with the consolidated ownership of the property .

- ***SO No. 3362: Improving Habitat Quality in Western Big-Game Winter Range and Migration Corridors.***

Answer: The acquisition of the Genoa Peak property would help the U.S. Forest Service address guidance in Secretary's Order 3362 on Improving Habitat Quality on Western Big-Game Winter Ranges and Migration Corridors. The guidance questions are: (5) Evaluate and appropriately apply site-specific management activities, as identified in State land use plans, site-specific plans, or the Action Plan (described above), that conserve or restore habitat necessary to sustain local and regional big-game populations through measures that may include one or more of the following:

Found in Sections:

- (v) minimizing development that would fragment winter range and primary migration corridors;
- (vi) limiting disturbance of big game on winter range; and
- (vii) utilizing other proven actions necessary to conserve and/or restore the vital big-game winter range and migration corridors across the West.

This project to acquire 500+ acres of private property in the Humboldt-Toiyabe Forest would satisfy the requirements in Order No. 3362 part 5, Sections V, VI and VII. The acquisition would reduce the potential for development in high quality intact mule deer summer range habitat. It would also limit disturbance to transitional corridors between the mule deer summer range and Critical Winter Habitat found along the base of the Forest along Jacks Valley. Lastly, acquisition of the property would provide the U.S. Forest Service the opportunity to add the 500+ acres to federally managed lands to allow for greater ease in habitat restoration efforts presently underway in this Forest unit.

- ***SO No. 3366: Increasing Recreational Opportunities on Lands and Waters Managed by the U.S. Department of the Interior***

Answer: N/A

- ***SO No. 3370: Conservation Stewardship and Increasing Public Access to Urban National Wildlife Refuges.***

Answer: N/A

- ***SO No. 3372: Reducing Wildfire Risks on Department of the Interior Land Through Active Management.***

Answer: N/A

- ***SO No. 3373: Evaluating Public Access in Bureau of Land Management Public Land Disposal and Exchanges*** (focus is on Sec. 4.b.(3) Potential increased public recreational access to existing public lands resulting from the proposed land acquired through an exchange (acquisition)).

Answer: N/A

- ***SO No. 3374: Implementation of the John D. Dingell, Jr. Conservation, Management and Recreation Act.***

Answer: N/A

- ***SO No. 3376: Increasing Recreational Opportunities through the use of Electric Bikes.***

Answer: N/A

C. Department of the Interior Priorities:

1. ***Identifying steps to accelerate responsible development of renewable energy on public lands and waters.*** We are investing in climate research and environmental innovation to incentivize the rapid deployment of clean energy solutions, while reviewing existing programs to restore balance on America's public lands and waters to benefit current and future generations.

Answer: N/A

2. ***Strengthening the government-to-government relationship with sovereign Tribal nations.*** We understand that tribal sovereignty and self-governance, as well as honoring the federal trust responsibility to Tribal Nations, must be the cornerstones of federal Indian policy.

Answer: By reaching out to the tribal government to notify them of the proposed acquisition and seek their feedback, helps to strengthen our government-government relationship because it demonstrates that the Federal government considers their perspective. The Washoe Tribe has expressed their support for this proposed project.

3. ***Making investments to support the Administration's goal of creating millions of family-supporting and union jobs.*** This includes establishing a new Climate Conservation Corps Initiative to put a new generation of Americans to work conserving and restoring public lands and waters, increasing reforestation, increasing carbon sequestration in the agricultural sector, protecting biodiversity, improving access to recreation, and addressing the changing climate.

Answer: N/A

4. ***Working to conserve at least 30% each of our lands and waters by the year 2030.*** *We will work to protect biodiversity, slow extinction rates, and help leverage natural climate solutions by conserving 30% of America’s lands and waters by 2030. This relies on support for local, state, private, and tribally led conservation and restoration efforts that are underway across America.*

Answer: Acquiring the property would help meet this goal as it would bring approximately 540-acres into the Forest, which would be a great opportunity to preserve and protect public lands.

5. ***Centering equity and environmental justice.*** *The impacts of the multiple crises in the United States are not evenly distributed in our society. Communities of color, low-income families, and rural and indigenous communities have long suffered disproportionate and cumulative harm from air pollution, water pollution, and toxic sites. At every step of the way, Interior will engage diverse stakeholders across the country, as well as conduct formal consultation with Tribes in recognition of the U.S. government’s trust responsibilities.*

Answer: N/A

D. USDA Forest Service Priorities:

1. ***Controlling the COVID-19 pandemic***

Answer: N/A

2. ***Providing economic relief***

Answer: N/A

3. ***Tackling climate change***

Answer: Greenhouse gases released by human activity have triggered climate change. Fortunately, forests and undeveloped lands can absorb greenhouse gases. According to the Open Space Institute, approximately fifteen percent of the U.S.’s carbon dioxide emission is absorbed by undeveloped lands. Land conservation offers immense value to the climate. Conserving the land enables the greenhouse gases to be absorbed while simultaneously prevents significant greenhouse gas emissions that would result from land development. Therefore, acquiring the parcel for the purpose of conservation will meet this Forest Service priority.

4. ***Advancing racial equity***

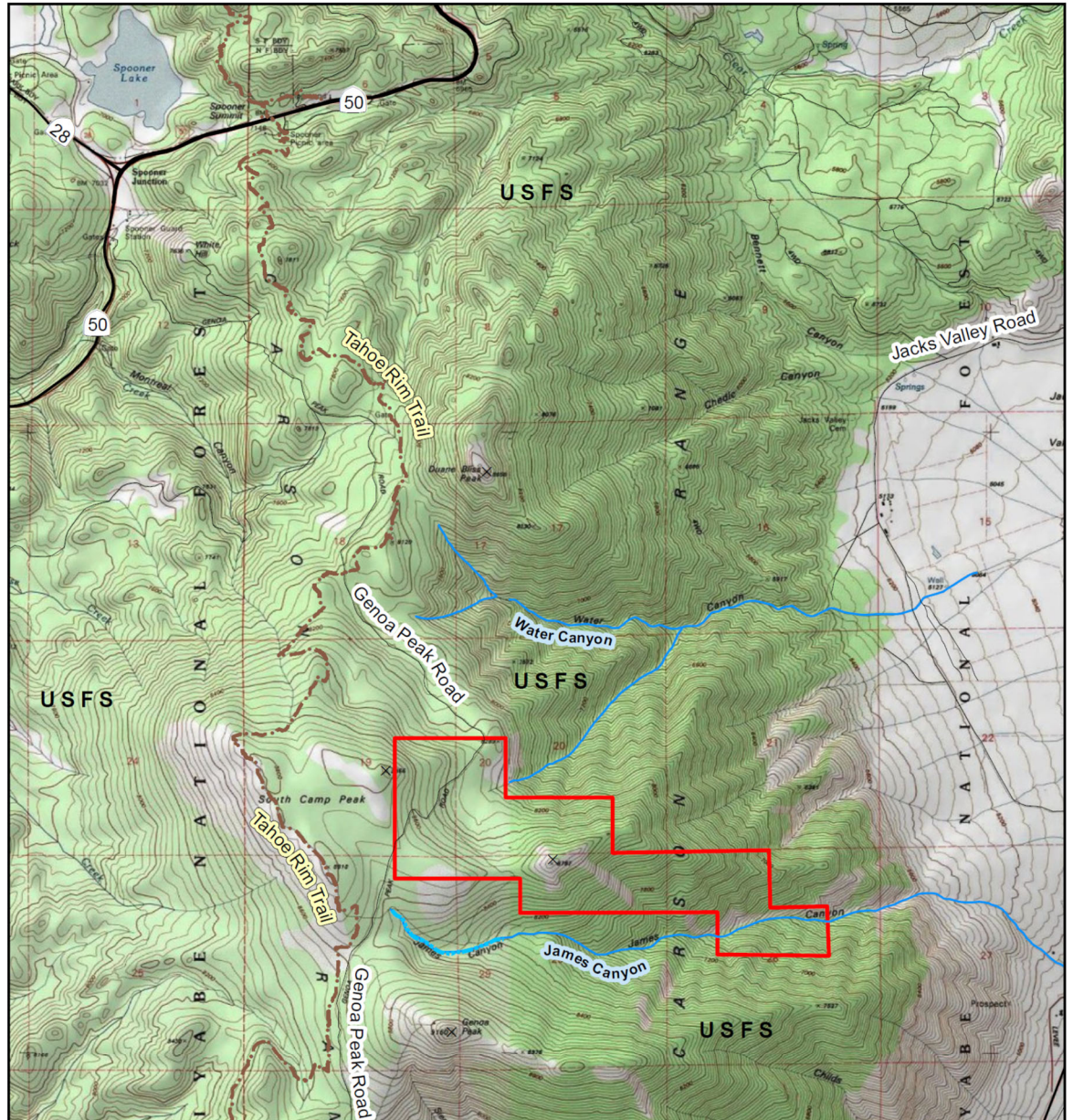
Answer: N/A

5. ***Improving our workforce and work environment***

Answer: N/A

M. MAPS

Genoa Peak Acquisition 2021



Genoa Peak Proposal Boundary

Selected Drainages

Tahoe Rim Trail 39.05765 / -119.880882

Map by SHL
10/28/2021
WebMercator WGS84

Miles

0 0.5 1 1.5 2



This map is not a legal document. Shapes are representations.

Figure 1: Project Location

Genoa Peak Acquisition Parcel Map

DOUGLAS COUNTY, NEVADA
Assessor's Parcels
Douglas County Assessor

Map Legend

- Parcel Boundary
- Subdivision Boundary
- Town Boundary
- Township/Range/Section
- Approximate River Center Line
- Easements - See Recorded Documents
- Open Space/Conservation Easements

001	Parcel Number
110	Parcel Sub/Seq Number
1/2 Ac	Parcel Acreage
B L K A	Parcel Block Number
1	Parcel Lot Number
1101	Parcel Address

T 14 N R 19 E

S 1/2 TWP

6	5	4	3	2	1
7	8	9	10	11	12
18	17	16	15	14	13
19	20	21	22	23	24
30	29	28	27	26	25
31	32	33	34	35	36

1419-00-002

DOUGLAS COUNTY GIS
SCALE: 1" = 2,500'
REV'S'D: 8/5/2020

NOTE: This map is prepared for the use of the Douglas County Assessor for assessment and illustrative purposes only. It does not represent survey of the premises. No liability is assumed as to the sufficiency or accuracy of the data delineated hereon.

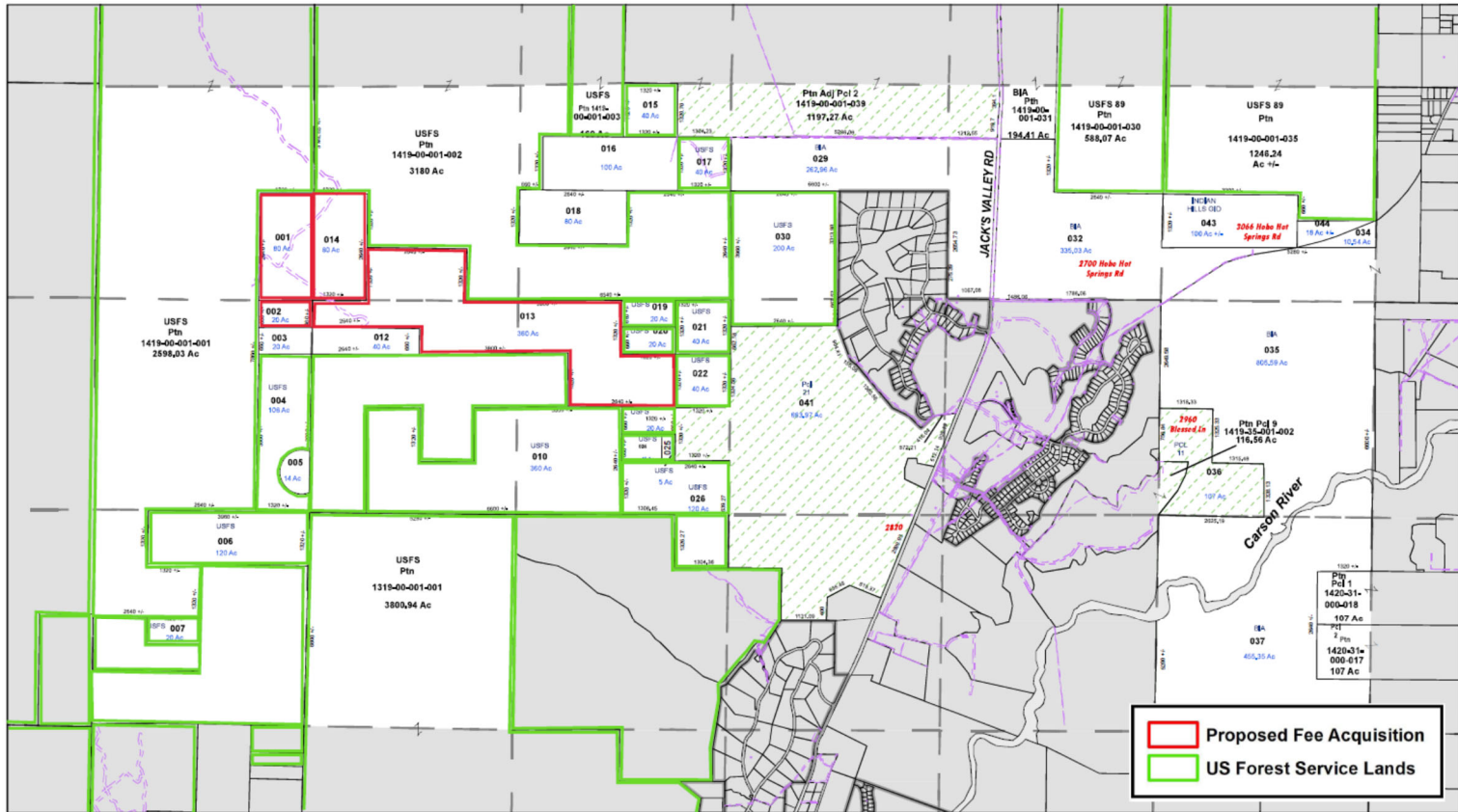


Figure 2: County Parcel Map

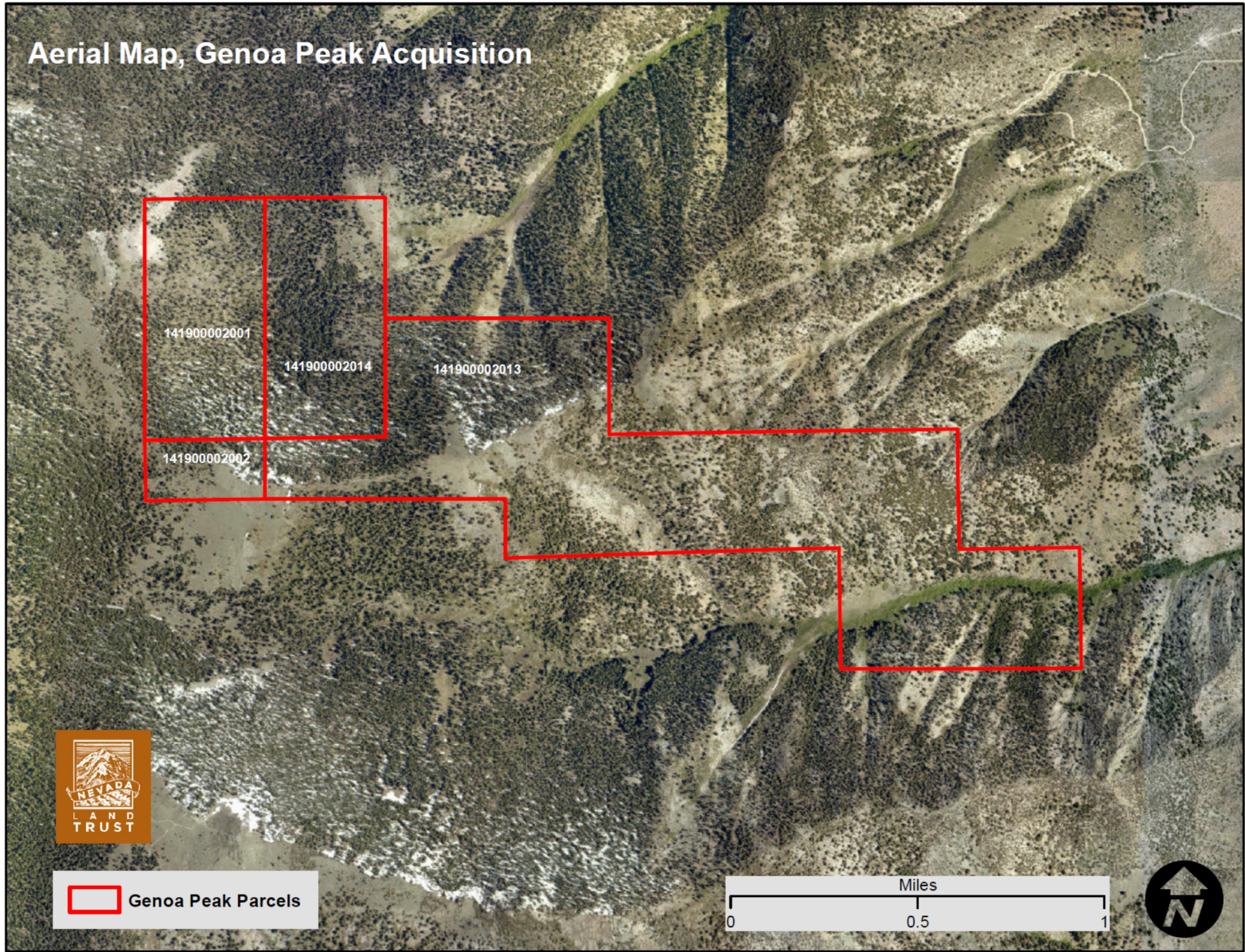


Figure 3: Aerial View

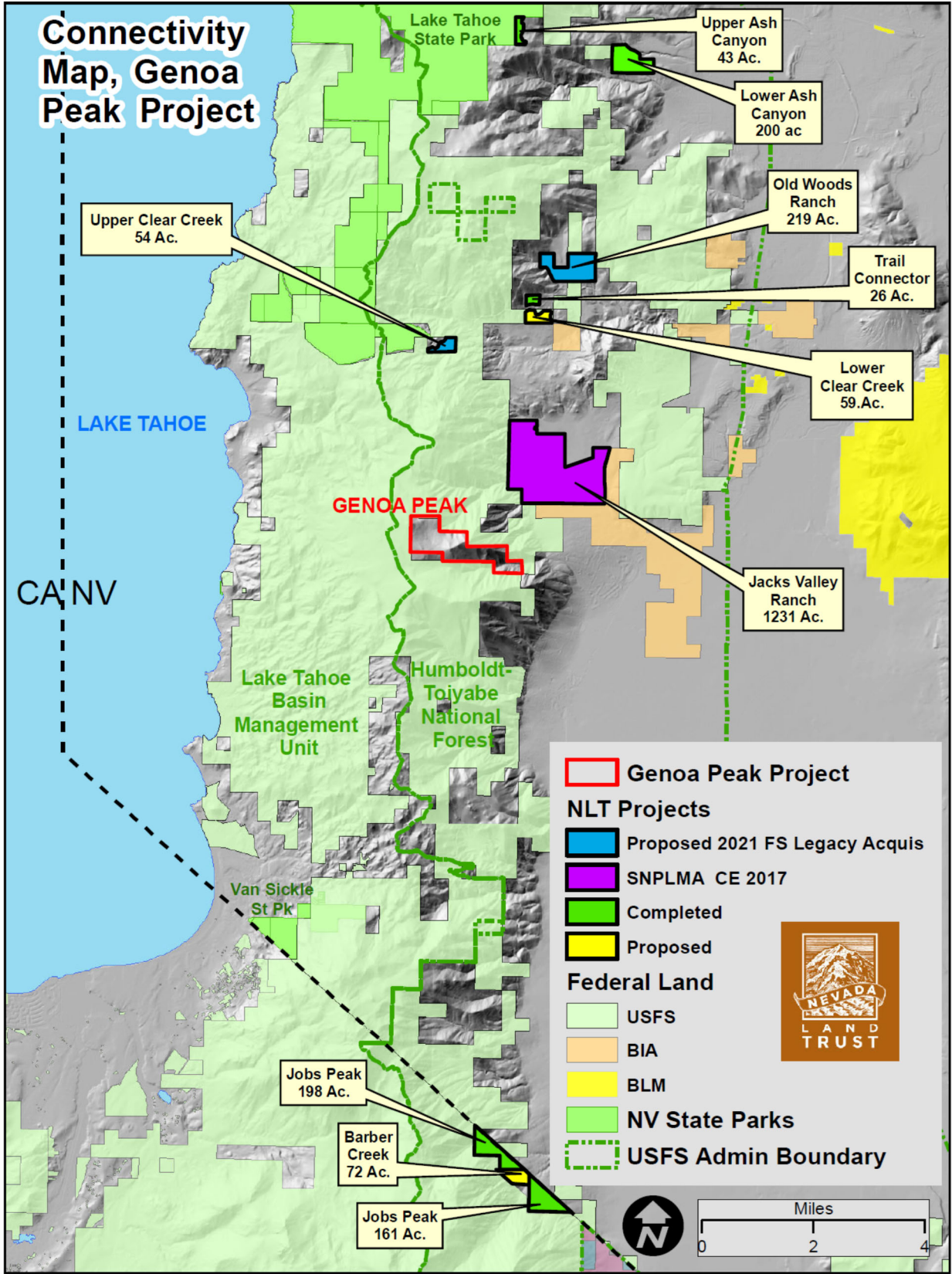


Figure 4: SNPLMA Strategic Value - Connectivity

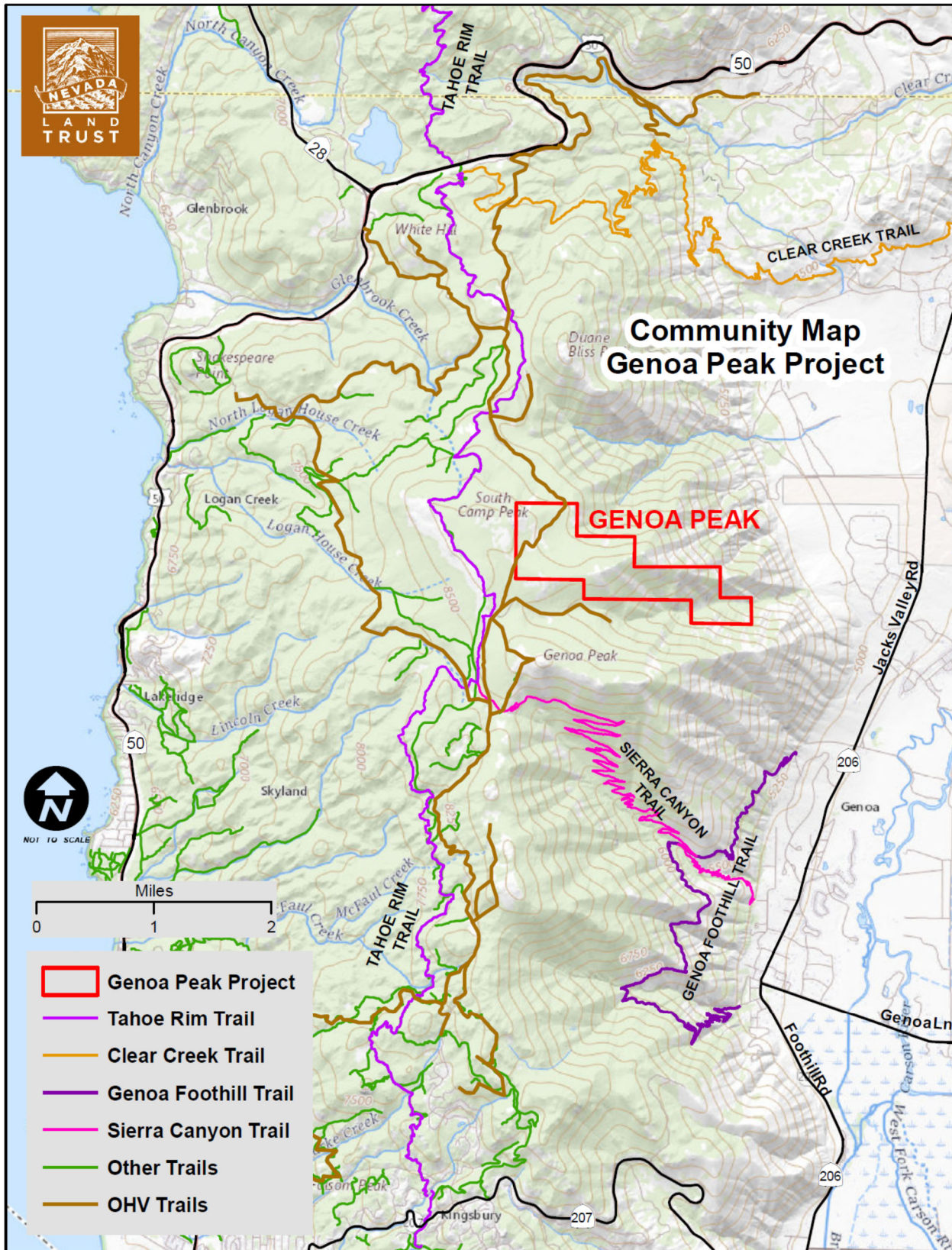


Figure 5: SNPLMA Strategic Value – Community

N. PERFORMANCE MEASURES

SNPLMA STRATEGIC PLAN GOAL 1: Sustain the Quality of the Outdoor Environment by Conserving, Preserving, and Restoring Natural and Cultural Resources		
Performance Measures for Environmentally Sensitive Land Acquisitions	Definition of Performance Measures	Quantity
L1 - Environmentally Sensitive Land Acquired	Report acres acquired in fee. Report PTNA land acquisitions under performance measure R5 or R6.	540
L5 – Perennial or Intermittent Streams/Rivers Acquired	Report linear feet of riparian perennial or intermittent streams or rivers acquired within, or creating a boundary of, the property.	2000*
L7 –Wildlife Migratory Corridors Acquired	Report the number of Migratory Corridors acquired within the property.	1
L8 – T&E Habitat Acquired	Report acres acquired of threatened and endangered species (plant and/or animal) habitat. Report only documented existing habitat.	540**
L9 – Sensitive Habitat Acquired	Report acres of habitat for sensitive or special status species (plant and/or animal) acquired.	540
L10 – Cultural, Historic, or Paleontological Sites Acquired	Report the number of cultural, historic, or paleontological sites acquired on the property. Sites must be listed, eligible for listing, or otherwise worthy of and planned for preservation in order to be reported. Report each site as one unit.	1

* May be as high as 2600 linear feet, No perennial streams, Intermittent and/ or ephemeral only. Should be reassessed after winter snows.

** Both Bald and Golden eagles, which use the entire 540 acres, are protected under the federal Eagle Protection Act, which carries requirements for habitat protection. *Rana mucosa* is a candidate species but not yet listed.

O. PHOTOS





Cabin on property.



Structure discovered on the property believed to be from Comstock logging era.



P. SUPPORT LETTERS

1. Douglas County, Nevada, Office of the County Manager
2. Carson Valley Trails Association
3. Lahontan Audubon Society
4. Tahoe Rim Trail Association
5. The Sugar Pine Foundation
6. Friends of Nevada Wilderness
7. Mule Deer Foundation
8. Tahoe Fund
9. Washoe Tribe of Nevada and California, Tribal Historic Preservation Office/ Cultural Resources Office
10. State of Nevada, Department of Conservation and Natural Resources, Nevada Division of Forestry
11. Carson Water Subconservancy District

PATRICK CATES
County Manager

JENIFER DAVIDSON
Assistant County Manager



1594 Esmeralda Avenue
Minden, Nevada 89423

www.douglascountynv.gov
775-782-9821

OFFICE OF THE COUNTY MANAGER

November 3, 2021

Bureau of Land Management
SNPLMA Division – ATTN: Gianna Vaccaro
4701 N. Torrey Pines Dr.
Las Vegas, NV 89130

Re: Support for the purchase of a property known as Genoa Peak by the U.S. Forest Service

Dear Gianna Vaccaro

Please accept this letter of support for the purchase of a property known as Genoa Peak by the U.S. Forest Service (USFS) through the Southern Nevada Public Lands Management Act (SLPLMA) program. The property is a private inholding consisting of 540 acres. This property is covered in mature forest and riparian vegetation and includes more than 2,600 feet of mature perennial riparian vegetation along James Canyon and nearby wetlands and seeps. Wildlife on the property is typical of this forested mountain habitat: black bear, mule deer, mountain lion, small mammals, raptors, songbirds, snakes, and amphibious species.

Acquiring this property will better enable USFS to expand recreational access by connecting the Tahoe Rim Trail to other trails and to provide continuity by consolidating public lands across the area to better implement resource management plans, including protection of sensitive species such as Goshawk and flammulated owls. It will also protect water sources and prevent future development of the property.

Thanks for the opportunity to express support for this fantastic trail project, if you have any questions please do not hesitate to contact me at (775) 782-9821.

Sincerely,

A handwritten signature in black ink, appearing to read 'Patrick Cates', is written over a white background.

Patrick Cates
County Manager Douglas County

Mailing Address: P.O. Box 218, Minden, NV 89423



Carson Valley Trails Association

P.O. Box 222
Minden, NV 89423

October 29, 2021

Bureau of Land Management
SNPLMA Division – ATTN: Gianna Vaccaro
4701 N. Torrey Pines Dr.
Las Vegas, NV 89130

Dear Ms. Gianna:

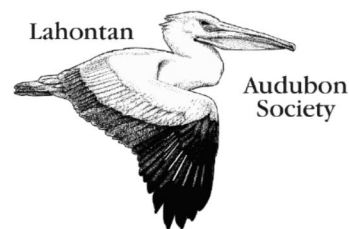
The Carson Valley Trails Association supports the Genoa Peak SNPLMA nomination for its scenic viewshed, open space, wildlife habitat and recreational qualities.

This James Canyon parcel provides a dramatic, rugged backdrop for residents and visitors of the Carson Valley and for those traveling along Highway 395. The wild and scenic characteristic of this landscape is also enjoyed directly along Genoa Peak Road, a very popular OHV backcountry road which bisects the upper portion of this 540-acre parcel, connecting Spooner Summit to Dagget Pass. Hikers, bikers and equestrians also explore this road and use the nearby Sierra Canyon Trail and Tahoe Rim Trail.

Acquiring this large inholding is important to preserve public access while maintaining a natural setting that is harmonious with adjacent U.S. Forest Service public lands.

Sincerely,

Jeremy Vican
Vice President-Trail Operations
Carson Valley Trails Association



November 1, 2021

Bureau of Land Management
SNPLMA Division – ATTN: Gianna Vaccaro
4701 N. Torrey Pines Dr.
Las Vegas, NV 89130

To Whom It May Concern,

Please accept this letter of support for Nevada Land Trust's nomination to protect 540 acres of environmentally sensitive and scenic lands known as Genoa Peak. Transferring this private inholding of the Humboldt-Toiyabe National Forest to the US Forest Service would allow better connectivity for recreational use, such as birding, and allow for a more cohesive management strategy across the landscape.

This property lies within the Carson Range Important Bird Area and provides habitat for several species that are listed as Nevada Department of Wildlife Species of Conservation Priority, including Flammulated Owls, Ferruginous Hawks, and White-headed Woodpeckers. These species and others would benefit from the protected riparian, meadow, and aspen habitats which are important for migration, breeding, and foraging.

Additionally, by acquiring these lands the US Forest Service will be able to increase recreational access to this incredible area. This acquisition would provide connectivity between the Tahoe Rim Trail and trails in the Genoa Peak and James Canyon Area. This property deserves protection and is worthy of federal funding.

Sincerely,

A handwritten signature in black ink, consisting of the initials "PP" followed by a stylized, cursive name.

David F. Jickling
President, Lahontan Audubon Society

P.O. Box 2304 • Reno, Nevada 89505-2304 • 775-562-1066

<http://www.nevadaaudubon.org>

Inspiring stewards



Preserving the trail

Morgan Steel
 Tahoe Rim Trail Association
 PO Box 3267
 Stateline, NV 89449

11/2/2021

Bureau of Land Management
 SNPLMA Division – ATTN: Gianna Vaccaro
 4701 N. Torrey Pines Dr.
 Las Vegas, NV 89130

RE: Genoa Peak Acquisition 2021

Dear Gianna Vaccaro:

The Tahoe Rim Trail Association (TRTA) would like to express our support of the U.S. Forest Service's (USFS) acquisition of the 540 acre Genoa Peak parcel. The TRTA serves as the U.S. Forest Service's primary private partner in the management, maintenance, and protection of the Tahoe Rim Trail (TRT). The Tahoe Rim Trail system comprises almost 200 miles of trail that encircle Lake Tahoe along the ridges and mountaintops that form the Lake Tahoe Basin. In 2003, the Tahoe Rim Trail was designated as National Recreation Trail under the National Trails System Act and is the backbone of the recreational trail system in the region with over 480,000 estimated annual users. The TRT between Kingsbury North and Spooner Summit South trailheads runs perpendicular to the Genoa Peak parcel.

The TRTA enthusiastically supports the acquisition of the Genoa Peak parcel by the USFS to expand recreational access in the region. Recreation has become a driving force for our economy and the use of our recreational facilities continues to increase. In 2019, TRTA trail counts at Kingsbury North, the TRT's closest trailhead to the Genoa Peak parcel, reported 112 average daily trips on this section of trail. Additionally, between 2008 and 2019, the TRTA estimates that this area saw a 255% increase in trail use. With increasing population growth and interest in outdoor recreation in the region, the TRTA anticipates that these numbers will only increase. The Genoa Peak parcel will allow for additional recreation opportunities which will better disperse traffic on the TRT, provide options for loop trails with the TRT, and allow for new connections to increase access.

In addition to numerous recreational benefits, the acquisition of this parcel will support important wildlife species, vegetation, and riparian areas; protect the viewshed of the trail; and provide connectivity between public lands. The TRTA looks forward to this acquisition and working with the USFS to create additional sustainable recreational access.

Sincerely,

Morgan Steel
 Executive Director



November 1, 2021

LETTER OF SUPPORT

Bureau of Land Management
SNPLMA Division – ATTN: Gianna Vaccaro
4701 N. Torrey Pines Dr.
Las Vegas, NV 89130

The Sugar Pine Foundation supports Nevada Land Trust's efforts to protect land from development and preserve natural resources, wildlife habitat and recreational opportunities in the Sierra Nevada Carson Range. We support NLT's pursuit of Southern Nevada Public Lands Management Act (SLPLMA) funding for the procurement of the Genoa Peak property. The property has mature forest including sugar pines and over 2,600 feet of riparian vegetation which constitutes great wildlife habitat. Bordered by U.S. Forest Service Lands, this property will create wildlife corridors and help enhance recreational opportunities.

Sugar Pines: The property contains a number of mature sugar pines. Known as the “King of Pines,” sugar pines are among the world’s tallest species of pine and have the longest cones. Currently, sugar pines and all white pines are threatened by a non-native invasive fungus, called white pine blister rust. Protecting this stand and possibly planting more sugar pines there could aid in preserving the species.



Wildlife habitat: The property provides important habitat to a variety of wildlife including black bear, mule deer, mountain lion, small mammals, raptors, songbirds, snakes, and amphibious species. Conserving this property will help retain unfragmented acreage of prime wildlife habitat in the area and allow to better implement resource management plans, including protection of sensitive species such as Goshawk and flammulated owls.

Recreational Trails: Acquiring this property will better enable USFS to expand recreational access by connecting the Tahoe Rim Trail to other trails and to provide continuity by consolidating public lands across the area.

Thank you for your time and consideration.

Maria Mircheva, Executive Director

Sugar Pine Foundation
1458 Mt. Rainier Drive
South Lake Tahoe, CA 96150
650-814-9565
maria@sugarpinefoundation.org

www.sugarpinefoundation.org

EIN#: 25-1909869

November 3, 2021

Alicia Reban, Executive Director
Nevada Land Trust
2601 Plumas Street
Reno, NV 89509



FRIENDS of NEVADA WILDERNESS

Dear Alicia,

As the state's leading wilderness advocate, Friends of Nevada Wilderness appreciates Nevada Land Trust's efforts to acquire the 540-acre "Genoa Peak" parcel. We are very supportive of acquiring this private inholding in the Humboldt-Toiyabe National Forest and adding this important area to Forest Service management.

This parcel of land boasts an ecosystem consisting of mature forest and riparian vegetation including 2,600 feet along the James Canyon drainage and other important water sources. The area is home many native species of mammals including Mule Deer, Black Bear, and Mountain Lion. This region also provides important habitat for multiple species of songbirds and raptors, including sensitive species such as Goshawk and the Flammulated Owl as well as native reptiles and amphibians.

Acquisition of the Genoa Peak inholding will have management benefits for the USFS by consolidating public lands within the forest. This will allow for better implementation of existing and future resource management plans and will provide expanded recreational access to the Tahoe Rim Trail and other trails in the area. Transferring this parcel of land to public hands will also prevent the possibilities of development in the area. Over all this is a win-win for all Americans.

Friends of Nevada Wilderness is a 501(c)3 non-profit organization with over 40 years of experience working directly on America's Public Lands and Public Lands issues across the State of Nevada. Through our national award-winning Stewardship Program volunteers have generated millions of dollars of in-kind service. Our members and supporters have a real understanding that our public lands are a national treasure and something to be valued. Acquiring parcels like Genoa Peak add to the value of our national forest lands for future generations.

Should you need any additional information please do not hesitate to call me at 775 324-7667.

Sincerely,

Shaaron Netherton
Executive Director



The Mission of the Mule Deer Foundation is to ensure the conservation of mule deer, black-tailed deer and their habitat.

November 3, 2021

Bureau of Land Management
SNPLMA Division – ATTN: Gianna Vaccaro
4701 N. Torrey Pines Dr.
Las Vegas, NV 89130

Subject: Letter of Support for Genoa Peak by the U.S. Forest Service (USFS) through the Southern Nevada Public Lands Management Act (SLPLMA) program

Dear Director Ms. Vaccaro:

The Mule Deer Foundation (MDF) fully supports the proposal of acquiring the Genoa Peak by the U.S. Forest Service (USFS) through the Southern Nevada Public Lands Management Act (SLPLMA) program. MDF has been a supporter and partner of the conservation of lands for mule deer and other wildlife in Nevada. The acquisition and future conservation of this area will protect important big game habitats and public access and is of the highest importance to MDF.

MDF is a proud partner with USFS, BLM, NDOW, and other partners in the conservation of wildlife habitats throughout Nevada. Acquiring this property will better enable USFS to expand recreational access by connecting the Tahoe Rim Trail to other trails and to provide continuity by consolidating public lands across the area to better implement resource management plans, including protection of sensitive species such as Goshawk and flammulated owls. It will also protect water sources and prevent future development of the property. We believe USFS and its partners are a leader in conservation efforts, and conservation of Nevada's landscapes will only get better through the purchase of this property using SLPLMA.

Thank you for letting us express our support for this important acquisition of the Genoa Peak property and we look forward to working with USFS and other partners on the conservation of wildlife habitats in Nevada.

Sincerely,



Steven R. Belinda, Director of Conservation
Mule Deer Foundation



Together Creating a Legacy

AMY R BERRY
Chief Executive Officer

BOARD OF DIRECTORS

ALLEN BIAGGI
Chair

CORY RITCHIE
Vice Chair

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VERDI DISESA
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MEG SANDMAN

CHUCK SCHARER

STEPHANIE TYLER

—

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—

ADVISORY COUNCIL
MEMBERS

JIM LAWRENCE

JOANNE MARCHETTA

JEFF MARSOLAIS

—

November 5, 2021

Bureau of Land Management
SNPLMA Division – ATTN: Gianna Vaccaro
4701 N. Torrey Pines Dr.
Las Vegas, NV 89130

Dear Ms. Vaccaro,

On behalf of the Board of the Tahoe Fund, I am pleased to share our support of the potential purchase of a property known as Genoa Peak by the U.S. Forest Service (USFS) through the Southern Nevada Public Lands Management Act (SLPLMA) program.

A focus of the Tahoe Fund is on expanding sustainable recreation in the Tahoe Basin to improve the user experience while protecting the environment. We understand the importance of looking at access points from lands just outside of the Basin. Acquiring this property will better enable the US Forest Service to expand recreational access by connecting the Tahoe Rim Trail to other trails. This acquisition will also protect water sources and prevent future development of the property.

We hope you will strongly consider supporting this important initiative.

Sincerely,

Amy R. Berry
Tahoe Fund CEO

Washoe Tribe of Nevada and California
Tribal Historic Preservation Office/Cultural Resources Office
Protect, Preserve, Promote Washoe Culture



Bureau of Land Management
SNPLMA Division – ATTN: Gianna Vaccaro
4701 N. Torrey Pines Dr.
Las Vegas, NV 89130

November 1, 2021

Subject: Genoa Peak Acquisition

Dear Ms. Vaccaro,

The Washoe Tribe of Nevada and California supports the Genoa Peak Acquisition by the Humboldt-Toiyabe National Forest, for the natural and cultural preservation and protection of the flora and fauna of the 540 acre parcel of land, located in Douglas County, Nevada. The lands are situated in the aboriginal homeland of the Washoe Tribe and Docket-288 of the Indian Claims Commission confirms this statement. We have a long standing relationship with the Humboldt-Toiyabe National Forest and trust their capabilities to manage the lands.

Thank you,

A handwritten signature in black ink, appearing to read "Darrel Cruz".

Darrel Cruz, Director
Tribal Historic Preservation Office/Cultural Resources Office

BRADLEY CROWELL, *Director*
Department of Conservation and Natural Resources

STEVE SISOLAK
Governor

KACEY KC
State Forester/Firewarden



STATE OF NEVADA
DEPARTMENT OF CONSERVATION AND NATURAL RESOURCES
NEVADA DIVISION OF FORESTRY
2478 Fairview Drive
Carson City, Nevada 89701
Phone (775) 684-2500 Fax (775) 684-2570

November 4th, 2021

To: Bureau of Land Management
SNPLMA Division – ATTN: Gianna Vaccaro
4701 N. Torrey Pines Dr.
Las Vegas, NV 89130

Re: Genoa Peak Property Acquisition Letter of Support

Ms. Vaccaro,

It is the pleasure of Nevada Division of Forestry (NDF) to provide this letter of support for the proposed acquisition of the Genoa Peak Property by the US Forest Service through the Southern Nevada Public Lands Management Act (SNPLMA). According to the Nevada Forest, Range and Watershed Action Plan, *"Forestland ownership significantly influences the management of the resource. State, local government, and private ownership of forestlands are intermixed with federally owned forests and managed for a different set of values. In some instances, management options of varying stakeholder groups are incompatible with each other. This mixed ownership and fragmentation makes landscape level projects near impossible to implement. Development of private lands continues to increase this problem, and in general leads to limited management and a decline in forest health."* (<https://tinyurl.com/4csts8hu>).

NDF supports this proposal because a willing private land seller can assist natural resource management agencies, like the US Forest Service and others, achieve natural resource conservation and land use objectives. Two of the strategies that are included in the Nevada Forest, Range and Watershed Action Plan are: *"Collaboratively create, find and utilize mutually supported forest and woodland conservation mechanisms to reduce fragmentation and increase landscape scale management"* and *"Identify the areas at greatest risk of conversion, perform public outreach and protect areas to preserve forest and woodland cover type."* The acquisition of this property through SNMPLMA would enable the consolidation of lands that provide highly valued recreation and aesthetic benefits to local communities and will enhance ecosystem and watershed functions that are critical to wildlife and the local economy. These lands would otherwise be developed to some extent, negatively impacting wildland urban interface wildfire risks; wildfire suppression actions; management of these forestlands around the potential developments; soil erosion; and

water quality downstream of the parcel. Development of this property would also have negative impacts to the function, stability and sustainability of the riparian and mixed conifer forest stands and dependent wildlife that current exist on the property.

NDF's hope is that by supporting the acquisition of this property through SNPLMA, the US Forest Service, the landowner, and the local communities all benefit through its conservation and protection from development.

Sincerely,

A handwritten signature in blue ink, appearing to read 'Kacey KC', written over a horizontal line.

Kacey KC, State Forester Firewarden



November 1, 2021

Bureau of Land Management
SNPLMA Division – ATTN: Gianna Vaccaro
4701 N. Torrey Pines Dr.
Las Vegas, NV 89130

Dear Ms. Vaccaro,

As the lead agency responsible for integrated regional watershed planning in the Carson River watershed, the Carson Water Subconservancy District (CWSD) enthusiastically supports the Southern Nevada Public Land Management Act (SNPLMA) approval of the U.S. Forest Service (USFS) purchase of the property known as Genoa Peak. The property has significant environmental, economic, and recreational importance to Douglas County and Carson City.

Acquiring this property will better enable USFS to expand recreational access by connecting the Tahoe Rim Trail to other trails and to provide continuity by consolidating public lands across the area to better implement resource management plans, including protection of sensitive species such as Goshawk and flammulated owls. It will also protect water sources and prevent future development of the property.

The USFS purchase of Genoa Peak is consistent with the EPA-approved Carson River Stewardship Plan which was adopted by all the counties located along the Carson River. The Carson River watershed encompasses areas of Alpine County, California and Douglas, Carson City, Lyon, and Churchill Counties in Nevada.

Again, we enthusiastically support of USFS purchase of Genoa Peak through SNPLMA program.

Please let me know if there is any further information we may provide to help in your decision.

Sincerely,

A handwritten signature in black ink that reads "Edwin D. James".

Edwin D. James, General Manager
Carson Water Subconservancy District

EJ:cat

Q. OWNERS STATEMENT

TO: Alicia Reban
Nevada Land Trust
P.O. Box 20288
Reno, Nevada 89515

Dear Ms. Reban:

I, Daniel C. Jacuzzi, am the legal owner of the approximately 540 acres of real property known as APN: 1419-00-002-001, 1419-00-002-002, 1419-00-002-013, and 1419-00-002-014. I understand that the property is being nominated for acquisition by a Federal agency under Round 19 of the Southern Nevada Public Land Management Act (SNPLMA).

I have read and signed the document entitled “Federal Acquisition Process” to confirm that I understand the basic process that the Federal government will follow if the above property is selected for acquisition under the SNPLMA. I am willing to consider sale of the above property to the Federal government according to the process described in that document if acceptable terms and conditions can be mutually agreed upon.

I understand that the purchase price would be the value determined by a federal agency-approved professional appraisal performed according to the industry-wide standards (Uniform Appraisal Standards for Professional Appraisal Practices, USPAP) and Federal appraisal standards (Uniform Appraisal Standards for Federal Land Acquisitions, UASFLA). I also understand that I have the right to accept or reject the value established by that appraisal and that there is no negotiation of the appraised value.

This “willing seller” statement, submittal of the nomination, and approval for funding by the Secretary of the Interior, if provided, do not individually or together constitute an agreement for the purchase of the property by the Federal agency. An agreement for sale and purchase of the property shall be entered into only after I have accepted the value and mutual agreement is reached between the parties to other terms and conditions for sale of the property to the Federal agency.

My signature below indicates a willingness to consider sale of the subject property, but in no way creates an obligation to sell. I understand that I have the right to remove the property from consideration for purchase by the Federal government at any time and agree to notify the appropriate Federal agency in a timely manner if I decide to do so.

[Name of Owner and Date]

[For Corporation also include a copy of signatory authority for officers of the corporation often included in the Bylaw and sufficient portions of the Articles of Incorporation or Bylaws to determine the powers of the corporation to hold and convey real estate and the validate of such conveyances.]


 Signature

11/5/2021
 Date

[Name of Other Owner and Date, if applicable]

 Signature

 Date

**Southern Nevada Public Land Management Act
Environmentally Sensitive Land Acquisition
Round 19**

Bureau of Land Management- Northern California District



Smoke Creek Ranch Acquisition

Amount Requested: \$2,154,910

Asking Price: \$2,000,000

A. BACKGROUND INFORMATION

a. **Legal Description:**

The acres acquired would be based on a survey that the landowner is completing. Two parcels listed in the legal description would be reduced in acres. The new parcel lines could follow an existing fence that was just installed. See Section U. Legal Description for detail description.

b. **General Description of the Nominated Property:**

Smoke Creek Ranch is 1,000 acres in size and located approximately 100 miles north of Reno. The Ranch is almost completely surrounded by public lands that are easily accessible by 2-wheel drive vehicles from county-maintained graveled road. The ranch consists of meadows, creeks, riparian areas, and sage-covered uplands with drastic lichen-covered rocky cliffs. The ranch is primarily used for open space recreation and cattle grazing. Grazing is limited on the property and regulated under a Natural Resource Conservation Services (NRCS) conservation easement. This property is the best value option. The Smoke Creek Ranch would likely have a lower price per acre for its size and property type due to the property's remote nature and conservation easement encumbrance. The property for its value would add a significant number of diverse resources that would not be found on other acquisition parcels. This makes the Smoke Creek Ranch the BLM's best value option for the BLM. There are no structures on the property.

c. **Brief Summary of Resource Values:**

The Smoke Creek ranch truly has it all: priority Greater Sage-Grouse (GRSG) and amazing migratory bird habitat, fisheries, special status species, cultural and historical significance, recreational values, and water. Greater Sage Grouse, mule deer, migratory and upland birds are a just a few that inhabit the property. Native fish such as dace, redbreast, sucker and sculpin are found within the creeks as well as non-native game species such as rainbow trout, bass, and sunfish. Riparian, aquatic, and sagebrush ecosystems are also found within the property boundaries. The California National Historic Trail traverses the property as well as numerous cultural resource sites. Water is abundant throughout the property with springs, creeks, and a pond all occurring on the property. Water rights could also be incorporated with this acquisition however the landowner has not conveyed the details of those yet. He has hired a water rights engineer and would be providing a summary ASAP. Lastly, recreation resources are enhanced tremendously with this property. Camping along the creeks, hiking trails as well as hunting and fishing opportunities could occur and would all greatly increase with the acquisition of this property.

d. **Federally Approved Land Use Plan:**

2008 Eagle Lake Resource Management Plan (RMP), as amended by the 2015 Nevada and Northeastern California Greater Sage-Grouse Approved RMP Amendment and Record of Decision. Sections 2.7.4 and 2.12.5.5 outlines a number of management decisions that were accepted. Attached are the pages describing those. Maintain or improve public access during all land ownership adjustment transactions. When opportunities arise, acquire isolated tracts of non-federal land within special management areas in order to consolidate ownership and eliminate inholdings. Work with (willing) private landowners to acquire lands that would support management goals for public lands and also benefit private landowners. Prioritize acquisition

and retention efforts to areas where large expanses of public land contain small private inholdings with unique characteristics (e.g., historic/cultural resources, ecologically sensitive or important wildlife habitats, abandoned railroad grades) or where land is required to obtain legal public or administrative access (through purchase or easement acquisition). Acquisition of land would be prioritized as a fundamental tool for protecting resources, enhancing recreational opportunities, serving communities, and providing public resources for economic benefits. Acquisitions would be prioritized within or adjacent to WSAs, SRMAs, and other special management areas. Lower Smoke Creek ACEC- Acquire adjacent private land (from willing sellers) to improve riparian condition and water quality, provide legal public access, and protect and interpret remains of the Nobles Emigrant Trail and Smoke Creek Station, if available.

e. **Phase Projects: Describe Relationship to prior Approved Phases or Related SNPLMA Projects and Anticipated Future Phases.**

N/A

f. **Acknowledgement of Stand-Alone Project and no Guarantee of Funding for Future Phases.**

Stand-alone

g. **Known Hazardous Materials, Safety, Legal, or Other Liabilities:**

None- The property was surveyed numerous times for hazardous substances for the conservation easement. No findings were reported. An assistant environmental professional did an initial ESA survey and reported no findings.

h. **Rights Being Offered for Acquisition:** *(check all that apply)*

- Fee Simple Acquisition of Property
- Water Rights
- Surface Rights Only
- Conservation Easement (e.g., Development Rights)
- Mineral Rights Only
- Timber Rights Only
- Access Easement
- Patent Mining Claim(s)
- Other – describe (e.g., include well log) and other structure(s)

For: Water Rights, if applicable: Identify whether or not water rights are appurtenant to the property.

- a. Provide details of third-party water rights: Water rights could also be incorporated with this acquisition however the landowner has not conveyed the details of those yet. He has hired a water rights engineer and would be providing an assessment that would conform to the requirements of IM 2005-077 6d. Below are a list of the water rights of record that are located on or serve the property. A map and summary are attached in the portal.

- i. Type: Proof- 09064, Permit-64969
- ii. Volume: 2,229 AFA
- iii. Current Beneficial use: Irrigation, grazing
- iv. Location and type of diversion point: Attached Map
- b. Water rights information document(s) upload in the Nomination Portal.
- c. Only for BLM: Acquiring Agency must follow Instruction Memorandum No. NV 2005-077 Number 6.d. and NV-2014-044 for further instructions regarding required actions for nominated water rights.

For: Surface Rights Only, if applicable

- a. Identify subsurface ownership(s).
- b. Identify whether USA has reserved mineral rights and under what authority.
None
- c. If mineral rights are reserved under the Taylor Grazing Act of 1934 and /or Stock Raising Homestead Act of 1916, is the agency willing to complete a Withdrawal? Explain your answer.
 - Yes
 - No

For Conservation Easement Only:

For: Mineral Rights Only, if applicable, describe type of minerals

For: Access Easement Only, if applicable, describe if appurtenant to what property, any restrictions, etc.

For: Patent Mining Claims Only, if applicable, describe

For: Other, if applicable, describe

- i. **Rights to be Reserved, check all that apply with a brief description:**
 - Access Rights/easements
 - Water Rights- **Some water rights would be reserved by the landowner.**
 - Mineral Interests
 - Development Rights
 - Other: Describe: Grazing management is held my NRCS and would be until 2042. At that time the grazing management would be held by BLM
- j. **Occupancy or Use Rights Held by Others:**
NRCS conservation easement, State of Nevada Mineral rights on a portion of section 16, Access Road, and a livestock lease are all encumbrances on title.
- k. **Third Party Water Rights:**
The landowner is currently working on an analysis that would pertain to the water rights that would be retained versus conveyed. Within the conservation easement, exhibit B

outlines the water rights and use. In this document, NRCS reserves the right to put to beneficial use a quantity of water as needed to maintain the wetland values of the conservation easement. The document also states that the landowner may not transfer/convey the water rights.

1. **Identify Unacceptable Outstanding Rights:** describe how it will be dealt with.

Conservation easements: The entire property, collectively referred to as “Smoke Creek Ranch.” Exhibit D for the 30-year easement as well as a map that shows the location of the water rights on the property and a few other waters related documents.

There are no conflicts with the Federal Land Policy and Management Act or BLMs RMP on how these easements are managed. The grazing portion of the conservation easement is the only thing that BLM would not be acquiring since they are encumbered by the conservation easement. **Grazing management under the conservation easement in perpetuity is held by NRCS. If BLM acquired the ranch grazing on the conservation easement would continue to be managed by NRCS.**

Grazing- Grazing allowances on the portions of the ranches that are encumbered by the conservation easement are controlled by NRCS. These lands are currently being grazed by the landowner (Jackrabbit Properties, LLC) under a compatible use agreement (Attached) with NRCS. BLM would not be acquiring the grazing management to the property that is encumbered by the NRCS permanent conservation easement. The BLM would acquire the grazing management to the properties outside of the conservation easement boundaries as well as the grazing management to the lands encumbered by the 30-year term conservation easement after the easement has expired. Having grazing management over these lands is important since BLM would be able to actively manage controlled grazing in the meadows to ensure their productivity and habitat quality.

The other private lands that are a part of the Smoke creek ranch that are not fenced and not under the conservation easement would likely be managed by BLM per the permit conditions from the adjacent allotment. The adjacent BLM lands are a part of a grazing allotment and could be grazed legally since they are not fenced. **No fence would be constructed before closing on the acquisition. Once acquired the BLM would complete a NEPA document to determine management of the property as well as allowed use (Grazing) and improvements such as parking, rec sites and fencing.** I have attached NRCS combatable use agreement that discusses grazing on the easement.

- m. **Access: State if legal access is available and sufficient for agency needs**
Yes, access is off of a county road and sufficient. This road is open to the public.
- n. **Support for Asking Price:**
Over a decade of experience in this area and current market data were used in supporting value range. I utilized county sale data as well as active listings and local knowledge. This valuation range was discussed with landowner, and they were amendable to the range.

I reviewed comparable sales and properties on the market that ranged from 80 acres to 3200 acres. The value ranges heavily and appears to be based on development potential, water and proximity to Reno or other larger communities. Comps were difficult to find that were similar to the Smoke Creek Ranch.

Address	Date of Sale	Price	Acres	Price Per Acre	Notes
0 Termo Grasshopper Rd, Termo, CA 96132	On Market	\$ 600,000.00	280	\$ 2,142.86	Reservoir, creek, Access
Sand Pass Ranch	On Market	\$ 320,000.00	160	\$ 2,000.00	Vacant, Well
300 27n09b, Taylorsville, CA 95983	On Market	\$ 274,500.00	160	\$ 1,715.63	Creek, Timber, Access
Ruby Mountains Pleasant Valley Rd, Spring Creek, NV 89815	On Market	\$ 5,250,000.00	3197	\$ 1,642.16	Creek, Access, BLM adjacent
430-635 Ferris Rd, Doyle, CA 96109	On Market	\$ 239,000.00	156	\$ 1,532.05	Sage, Trees, Access Spring
720-805 Highway 395 Hwy, Standish, CA 96128	3/4/2020	\$ 179,000.00	122	\$ 1,467.21	Water, Irrigation, Power, Barn
Hart Cp, Gerlach, NV 89412	3/11/2021	\$ 100,000.00	80	\$ 1,250.00	Hart Camp, Spring, Pond, Cabin
120 Ac State Rte #8A, Gerlach, NV 89412	On Market	\$ 120,000.00	120	\$ 1,000.00	Sage
Washoe County Lands	On Market	\$ 2,240,000.00	2240	\$ 1,000.00	Sage
Chester Lyons Spg, Gerlach, NV 89412	On Market	\$ 38,000.00	40	\$ 950.00	Spring
Deep Crk, Lakeview, OR 97630	On Market	\$ 939,000.00	1276	\$ 735.89	Creek, Sage, Trees
0 Smithneck Rd, Loyalton, CA 96118	44152	\$ 880,000.00	976	\$ 901.64	Creek, Sage, Trees
760-765 Monument Ln, Chilcoot, CA 96105	44448	\$ 155,000.00	120	\$ 1,291.67	Power, septic, well, proximity to reno.
000 Scott Rd, Hallelujah Junction, CA 96105	43700	\$ 71,500.00	143	\$ 500.00	Sage open space, proximity to reno.

B. SNPLMA STRATEGIC PLAN VALUES

Land Acquisition projects have two goals identified in the Strategic Plan:

- Goal 1: Sustain the quality of the outdoor environment by conserving, preserving, and restoring natural and cultural resources.
- Goal 2: Improve the quality of life for all publics in urban and rural communities by enhancing recreational opportunities that connect people with the outdoor environment.

1. Connectivity

Acquisition of this property would provide a vital link between people and nature due to its easy accessibility. The diverse landscapes, habitats, geology, and history would all be easily accessed via a 2wd county-maintained road. This road is open to the public and allow the public to better connect to those resources on the ranch and the surrounding public lands.

Connectivity between the various ecosystems as well as continuity of management would allow for better resilience of the resources and the landscape. This property has a large riparian component and enact uplands providing excellent connectivity for plants and wildlife between systems. This ranch has excellent wildlife observing opportunities for not only game species but also a number of bird species.

Two portions of Smoke Creek were determined eligible for Wild and Scenic River (WSR) classification. Upper Smoke Creek (north of the parcel is a 10.6-mile segment that has outstanding scenic, recreational, and cultural values. This segment has not been formally designated but is proposed under the “Wild” classification. Lower Smoke Creek

(South of the parcel) is a 3.2 miles segment that has outstanding scenic, geologic, cultural, and historic values. This segment has not been formally designated but is proposed under the “Recreational” classification. With this acquisition, BLM could effectively connect those two segments. These areas are already heavily visited by photographers, campers, hikers, and fisherman. The acquisition of the ranch would only enhance that experience and connection with nature.

The 3.5 miles of the California National Historic Trail (Nobles Emigrant Trail) passes through the Smoke Creek Parcels. This would be an addition to the 38 miles of trail that the BLM already manages creating connectivity along the trail. The BLM currently has interpretation along the trail and is actively utilized by members of the public that enjoy recreating the journey with horse drawn wagons. With the acquisition of the ranch the BLM could enhance that experience as well as fill in the break in the trail, thus enhancing the trails connectivity.

The BLM has two other acquisitions in the proximity of the Smoke Creek Ranch. The Upper Smoke Creek acquisition is 680 acres and contains approximately 1.5 miles of perennial creek as well as four springs that make up the headwaters of Smoke creek. This acquisition is funded and in the appraisal process. The second potential acquisition is adjacent to the Smoke Creek Ranch to the west in California, called the Rush Creek Ranch. BLM has nominated this ranch for LWCF funding. This ranch is 780 acres and contains 3 miles of perennial creek and three springs making up the headwaters of Ruch Creek. These two potential acquisitions in combination with the smoke creek ranch create incredible sustainability and connectivity of riparian and aquatic habitats in the area and that watershed.

Lastly the acquisition creates continuity of management and recreational access since the property would allow for better BLM management and open up accessibility to other public lands. The property would provide users and mangers with access to new diverse habitats, trails, camping, hiking and historical experiences.

2. Sustainability

This project would ensure the long-term protection of private parcels currently under threat of development. By acquiring these lands, important habitat and ecological functions would be conserved for the use and benefit of current and future generations.

The acquisition of the Smoke Creek Ranch would provide benefits and improve health of the landscapes and ecosystems in the area. Outlined below are the resources that occur on the parcel that would be conserved, restored, or maintained by the acquisition. Recreation is also included since active and responsible recreation promotes sustainability.

Grazing management on the property is controlled by NRCS and is done in a way that promotes sustainability to the ecosystem. Targeting grazing, seasonal use and limited numbers allow for the meadow and riparian areas to be grazed in a manner that allows for plants to reach maturity for seed production while reducing the cured vegetation and “matting” that can reduce meadow/grass productivity.

Fish and wildlife habitat

- The creek bottoms contain lush, green riparian areas of wetland grasses, sedges, and willows with occasional cottonwood trees. These are all surrounded by vast uplands of sage and bunchgrasses. The transition between the aquatic and terrestrial component is gradual making it an adequate environment for diverse wildlife use.
- Greater Sage Grouse, Mule deer, Pronghorn, Migratory bird's raptors all occur on the property with abundance.
- Native aquatic species (Lahontan assemblage) are present. Fish include speckled dace, Tahoe sucker, Lahontan redband, tui chub, Tahoe sculpin, green sunfish (non-native), and rainbow trout (non-native).
- BLM Special Status Animals such as pygmy rabbit (*Brachylagus idahoensis*), Burrowing Owl (*Athene cunicularia*), Golden Eagle (*Aquila chrysaetos*), Swainson's Hawk (*Buteo swainsoni*), northern sagebrush lizard (*Sceloporus graciosus graciosus*), fringed myotis (*Myotis thysanodes*), long-eared myotis (*Myotis evotis*), Yuma myotis (*Myotis yumanensis*), western small-footed myotis (*Myotis ciliolabrum*), pallid bat (*Antrozous pallidus*), and Townsend's western big-eared bat (*Corynorhinus townsendii*) are known to occur in this area.

Critical ecosystems

The parcel would include the management of multiple habitat types that are critical in dry arid climates. These including:

- Herbaceous Riparian (Wetland) Habitats
- Aquatic Habitats- Springs, Creeks and ponds.
- Big Sagebrush Habitats
- Low Sagebrush Habitats

Cultural/historic values

The 3.5 miles of the California National Historic Trail (Nobles Emigrant Trail) passes through the Smoke Creek Parcels. The wagon ruts may still be seen on some hillsides adjacent to the creek. At a later date, it was part of the Humboldt Wagon Road, used to haul freight to mines in the Humboldt region of Nevada. A 1.5-mile section of trail can still be seen where it passed over a ridge south of Smoke Creek to avoid a creek section that was too rough for wagons. This segment is located on the proposed acquisition parcel.

Smoke Creek Station just to the north of the ranch was a Civil War-era military post on the Nobles Trail. It was used to check travelers entering California during the war and was a stop on the military supply route between Fort Churchill, Nevada and Fort Bidwell, California. The site is situated beside the creek on private property less than a mile upstream from the proposed acquisition. Although not part of the proposed WSR, it is a significant historic feature and adds to the outstandingly remarkable value of the trail.

If acquired, the BLM would also be able to expand educational program on the Nobles Emigrant Tail.

3. Community

This project will connect local communities and visitors to public lands through the acquisition of private property that will improve access to billions of acres of surrounding public lands. This acquisition promotes the opportunity for nostalgic public lands users to connect with the historic trail. Other users such as hunters and fisherman would have an additional 1,000 acres of lands to access that are lush with productive habitats for game species and fish. Below are some of the aspects to recreation that this acquisition enhances for the community.

Recreational opportunities

- Projects that provide outdoor recreation opportunities, foster partnerships, and improve the quality of life through economic health or protection of health through integrity of biological communities and safety of the public; especially for underserved human communities.
- The Ranch offers a perfect setting for recreation, both new as well as traditional uses. This area is extremely important to the local tribes and falls within the Numu (Northern Paiute) indigenous lands. If it were public lands, the sacred sites in the area would be more accessible.
- The 2wd main county road running through the property is an accessibility dream. It allows underserved users as well as those with disabilities who the ability to experience this type of public land experience without having to hike into a wilderness or own a 4x4.
- On Smoke Creek, the fishing access improved to the creek. Nevada Department of Wildlife plans to stock portions of the creek with sport species including trout and some warm water species. There is a man-made pond/reservoir on the property which NDOW would like to put fishable species.
- Smoke Creek has numerous spots that would offer designated or dispersed camping.
- All of these above would support Lassen counties local economies since the it is the nearest place to shop, eat and lodge. Hunting, Fishing and camping all require these items and recreationist are more likely to recreate within an hour of an area that can provide these amenities. Some of the local at-risk communities such as Litchfield may see a higher demand, which may allow for the close gas station and deli to open back up.

Demonstrate Strong Local Partner Engagement and Support

- Government Entities: Nevada Department of Wildlife (NDOW), Natural Resources Conservation Service (NRCS), and California Department of Fish and Wildlife (CDFW) have provided Letters and emails of support. NRCS is committed to continuing beneficial habitat projects on the Ranch once BLM acquires.
- NGO Entities: Ducks Unlimited, Friends of Nevada Wilderness, Nevada Land Trust have supported the acquisitions with letters and discussions. Ducks Unlimited

would like to plan waterfowl nesting projects as well as wetland improvement projects on the properties once public.

- Western Rivers Conservancy is working with the landowner to pre-purchase the property and hold for once the BLM receives funding. Pre-purchase planned to be completed by the end of 2021 early 2022.
- Natural Resources Conservation Service (NRCS) has a conservation easement on a portion of the ranches (Riparian Meadows) and have done numerous projects on the property to improve its health. The conservation easement only includes some of the ranch and does not cover the developable portion of the property. NRCS has installed stream erosion control structures as well as fenced the entire conservation easement.
- The Field Office local tribes have been consulted on this acquisition and while they do not always have a positive stance of BLM acquiring more lands, they do wish in this instance to see that area become better conserved and protected from development which would result in impacts to the historic trail and cultural sites. BLM does not have anything formal, only verbal conversation with the tribes.
- Smoke Creek Ranch are known in the hunting and fishing community for its productive hunting as mentioned under the purpose and need. Hunters and outfitters in the area have contacted BLM asking “when” the BLM would acquire the ranch and make it public. There is a high demand for these lush places in the high desert since they are very game rich and productive for hunting.

C. PURPOSE STATEMENT

The Bureau of Land Management (BLM) intends to acquire the +/- 1,000-acre Smoke Creek Ranch private inholding to unify BLM management of over 100,000 acres of federal lands in Washoe County, Nevada within the Eagle Lake Field Office. It also protects water resources and riparian and wildlife habitat for greater Sage Grouse, migratory birds, mule deer and many other wildlife species, protects cultural and historical resources including cultural sites and a segment of the California National historic trail, and facilitates recreational access for camping, photography, fishing, hunting, birdwatching, and hiking. Success will be defined by the acquisition of the property. This project enhances connectivity and recreational opportunities by improving access to the wilderness study areas as well as other public lands. It sustains a natural water source, riparian areas as well as maintains wildlife access in perpetuity.

D. PROJECT DELIVERABLES

1. Primary deliverables:
 - Acquire title to +/- 1,000-acre Smoke Creek Ranch including water rights, wildlife habitat including BLM special status species, 6.2 miles of perennial streams as well as 3.5 miles of the California national historic trail.
 - There are water rights that are potentially to be acquired with this acquisition however the details have not been determined by the landowner and their water rights engineer.
 - There are two unnamed natural springs on the ranch that would be acquired.

2. Anticipated deliverables:
Acquire water rights if available pending completion of a water rights report and determination of the quantity and beneficial use.
3. Standard deliverables:
 - Legal description acceptance
 - Title review
 - Certificate of Inspection - Initial and Final
 - Appraisal
 - Environmental Site Assessment
 - NEPA DNA
 - Preliminary Title Opinion
 - Execute Purchase Option/Agreement
 - Escrow Closing
 - Execute Deed
 - Final Title Opinion
 - Other: Describe [Click or tap here to enter text.](#)

E. PROJECT LOCATION

Latitude and Longitude:

40.56021, -119.96296

Identify Congressional District(s):

NV District 2

County and Assessor Parcel Number(s):

Washoe County

APN: 071-080-18, 20, 23, 24, 25, 26, 27, 28, 29, 30, 31, 32, 33`

Acres and /or Water Rights Units:

1,000 acres. 2,229 AFA

F. PROJECT TIMEFRAME

Standard acquisition time frame - 3 years from award date.

G. LEVEL OF PROJECT READINESS FOR IMPLEMENTATION

Is NEPA completed? Yes No

Is this a shovel-ready project? Yes No

A DNA has not been completed yet, however the RMP discusses and approved land acquisitions in this area and adjacent to ACEC and WSA. See verbiage under RMP section in nomination folders for exact language.

H. SOCIOECONOMIC INFORMATION

1. Number of employees, spouses, and immediate family members that will be impacted by the acquisition due to employment associated with the land. List any employment that would be lost or created as a result of the acquisition.

Answer: There is no direct employment that would result from this acquisition.

2. Amount of annual property taxes.

Answer: \$20,000.00

3. A description of the existing use(s) of the property.

Answer: The current owner utilized the property as open space as well as subleases for limited cattle grazing.

4. Amount of annual revenue generated from enterprises associated with the land. If actual revenue is confidential, list a typical enterprise annual budget. (e.g., revenue from working farms, agricultural or other leases, access fees for recreational facilities, mining operations, etc.)

Answer: Revenue from grazing lease is confidential.

5. A summary of local public services being utilized on and provided to the subject property.

Answer: None

6. A summary of local contractors being utilized on the subject property.

Answer: The livestock grazer is from the local area. Fence contractors and ranch hands are also sourced locally.

7. Identify the current city or county land use plan designation(s) for the subject property. If no local government land use plan or master plan is in effect, please so state. In this case, list the current zoning and any anticipated zoning changes in the foreseeable future, if any.

Answer: This parcel is not a part of a general county plan. The property is zones "General Rural" and there is no plans of changes. The General Rural (GR) Regulatory Zone is intended to identify areas that are: (1) Remote and will have no or very low-density development (i.e. one (1) dwelling unit per forty (40) acres), Remote but where unique developments may occur (e.g. destination resorts

8. Provide a list of all water rights appurtenant to the land. Note whether these are being offered for sale as part of the nomination, if they will be reserved by the owner, if they are

owned by or will be sold to a third-party, or if there will be some other disposition of the water rights.

Answer: All of these rights are associated with the property. Some of the water rights could also be conveyed with this acquisition however the landowner has not conveyed the details of those yet. He has hired a water rights engineer and would be providing an assessment that would conform to the requirements of IM 2005-077 6d. Below are a list of the water rights of record that are located on or serve the property.

- Proof- 09064
- Permits 64969 for Rush Creek
- Permit 64969 400 acres irrigation
- Place of use for Rights- V09064, 09063, 09083, 09084, 64968, 65078, 75403

9. Provide a list of known mineral rights associated with the land. Note whether these are being offered for sale as part of the nomination, if they will be reserved by the owner, if they are owned by or will be sold to a third-party, if minerals are reserved by USA list under which authority (e.g., Taylor Grazing Act of 1934 and/or Stock Raising Homestead Act of 1916), or if there will be some other disposition of the mineral rights.

Answer: All mineral rights are to be conveyed with the acquisition with the exception of 200 acres within section 16 that was a part of a state grant patent. Minerals were reserved to the state when this was patented out of State ownership. Reviewing records of the MTRS (LR2000) shows records that there has been no interest for mineral entry including notices or mining claims. The federal lands surrounding the property are precluded from entry through the RMP special designations of the ACEC and WSA. A mineral report would be completed on the property if funding were awarded. *

*Note: The BLM has coordinating with the State of Nevada, Division of State Lands for a declaratory judgment letter pursuant to NRS 321.33; whereby, the State of Nevada no longer claims any rights or interest in ownership of minerals. BLM received this declaratory judgement letter on January 25, 2022; whereby, pursuant to NRS 321.331, the State of Nevada no longer claims any rights or interest in ownership of minerals, which may exist within lands granted by the State of Nevada, regardless of the reservation language contained within the original patents. NRS 321.331 confirms fee simple title to lands described in such land patents including all of the minerals, gas, coal, and oil shales, which may exist therein.

I. PROJECT BUDGET

PROJECT BUDGET - LAND ACQUISITIONS			
Project Name:	Smoke Creek Ranch Acquisition	Date: 10/29/2021	
Project Manager:	Dan Ryan	Agency: BLM	
Cost Categories		SNPLMA	Other Contribution
1. Owner Asking Price/Land Purchase Price (not to exceed fair market value as determined by a federally approved appraisal) \$2000 per acre		\$ 2,000,000.00	\$ -
2. Appraisal		\$ 35,000.00	\$ -
3. Land/Boundary Survey		\$ 1,000.00	\$ -
4. Environmental Documentation/NEPA (e.g. EA, DNA, CX)			\$ -
5. Environmental Site Assessment		\$ 3,000.00	\$ -
6. FWS Consultation - Endangered Species Act		\$ -	\$ -
7. Water and/or Mineral Rights Analysis (for title purposes)		\$ -	\$ -
8. Water Report (perform an assessment of the water right, determine quantity of water to be transferred prior to the appraisal process, and work with current owner to obtain a Change of Beneficial use from the State Engineer, as needed)		\$ 5,000.00	\$ -
9. Mineral Potential Report/Memo (costs for drilling and testing are not allowed. Such data gathering if needed for a mineral appraisal is the responsibility of the owner)		\$ -	\$ -
10. Title Report, Escrow Fees, Misc. Closing Costs		\$ 4,750.00	\$ -
11. Recording Fees		\$ 500.00	\$ -
12. Relocation Payments to Eligible Displaced Persons under the Uniform Act		\$ -	\$ -
13. Processing Costs (Agency or contract)		\$ 83,160.00	\$ -
14. Travel		\$ 3,250.00	\$ -
15. Official Vehicle Use		\$ 9,000.00	\$ -
16. Other Necessary Expenses		\$ 10,250.00	\$ -
TOTAL PROJECT BUDGET		\$ 2,154,910.00	\$ -

Note: Western Rivers Conservancy is working on pre-purchasing the property and holding until the BLM can receive funding. This funding amount has not been disclosed to BLM so details on how much they have spent is not included in this section. They are aware of the level of risk in this, and that BLM may not receive funding however they and are still moving forward.

J. KEY CONTACTS

Acquiring Agency: BLM - Northern California District

Authorized Officer: Emily Ryan

Email: esryan@blm.gov

Phone Number: (530) 252-5309

Point of Contact: Dan Ryan

Email: dryan@blm.gov

Phone Number: 5306403848

Budget Officer: Clarence Killingsworth

Email: ckilling@blm.gov

Phone Number: (707) 825-2303

Owner's Full Name: Jackrabbit Properties, LLC- Todd Jaksick

K. RANKING CRITERIA

1. Contributes toward preservation of a specially designated species:

- A. Does the acquisition have a significant contribution toward preservation or recovery of one or more specially designated species present on the property? (*Include both plant and animal.*)

Answer: Yes, there are numerous BLM designated special status animal species as well as one plant species that is located on nearby adjacent lands listed below. The acquisition of this 1,000 acres of intact habitat would have a significant contribution to preserving these species since it would prevent future development or degradation to the property which in turn could have detrimental effects to the species. The habitat on this property would be safeguarded as well as also open up BLM's ability to complete habitat improvement and recovery projects. If a fire would ever burn this property, there would be additional rehabilitation resources if the ranch were in public ownership rather than private.

- BLM Special status plant, silverleaf milkvetch occur on adjacent lands near Rush Creek
- BLM Special Status Animals such as pygmy rabbit (*Brachylagus idahoensis*), burrowing owl (*Athene cunicularia*), golden eagle (*Aquila chrysaetos*), Swainson's hawk (*Buteo swainsoni*), Northern sagebrush lizard (*Sceloporus graciosus graciosus*), fringed myotis (*Myotis thysanodes*), long-eared myotis (*Myotis evotis*), Yuma myotis (*Myotis yumanensis*), western small-footed myotis (*Myotis ciliolabrum*), pallid bat (*Antrozous pallidus*), and Townsend's western big-eared bat (*Corynorhinus townsendii*) are known to occur in this area.

- B. Does the acquisition contain habitat which supports one or more special status species?

Answer: As listed above there are numerous special status species that utilize the property. These habitats that support these species include riparian, uplands as well as aquatic. There have been numerous fires in the area and this property contains some of the better habitat for these species.

- C. Are there one or more species present on the property that are listed as threatened and endangered?

Answer: There are not threatened or endangered species on the property.

- D. Does the acquisition contribute to creation, conservation, and/or preservation of biodiversity, wetland/riparian area, or watershed?

Answer: This parcel contains habitats that are regionally limited in nature. Aquatic systems with riparian are limited in Northeastern California/Northwestern Nevada. These systems are rich in life in an arid desert climate and are often strongholds for special status plants and animals. Springs, creeks, seeps, grassy meadows are all scarce resources in the arid environment but occur on the smoke creek ranch. The acquisition would contribute to conservation and preservation efforts to not only safeguard these special areas but to also monitor and complete improvement efforts where needed. This 1,000 acres would also contribute to the Smoke Creek watershed as well as downstream properties.

2. Preserves a significant natural, aesthetic, or scientific feature:

- A. Does the property contain one or more natural, aesthetic, or scientific features?

Answer: Yes, the parcel contains the 3.5 miles of the California National historic Trail (Nobles Emigrant segment) as well as is adjacent to the Lower Smoke Creek ACEC and three wilderness study areas. The adjacent BLM lands are Visual Resource Management Class 1 (highest protection against visual change). All of these features and designations have a natural, scientific and aesthetic basis.

- B. Is one or more of the features in A above eligible for special designation? (*Do not address plant or animal species.*)

Answer: The property would likely be managed similar to the adjacent Lower Smoke Creek ACEC and included during the resource management plan revision. Lower Smoke Creek ACEC, was designated to protect cultural, historic, biological and geological resources. This property would contribute to this ACEC substantially.

- C. Does the acquisition make a significant contribution to preserving these values?

Answer: Yes, the landowner is looking into selling this ranch on the open market. The access to the ranch as well as his preliminary subdivision map increases the likelihood that it would be sold and developed if the BLM were not to purchase. By BLM purchasing it would significantly contribute to the preservation of these values.

D. Does a specific management plan(s) exist for these resource values?

Answer: No, there is not a specific plan for these resource values. The 2008 Resource management plan (RMP) discusses management actions/decisions with the adjacent WSA's and the ACEC's that would prevent degradation to resources and features that existing within those areas of designation.

3. Preserves significant historic, paleontological, or cultural values:

A. Does the property contain one or more historic, paleontological, or cultural values?

Answer:

- The 3.5 miles of the California National Historic Trail (Nobles Emigrant Trail) passes through the Smoke Creek Parcels. The wagon ruts may still be seen on some hillsides adjacent to the creek. At a later date, it was part of the Humboldt Wagon Road, used to haul freight to mines in the Humboldt region of Nevada. A 1.5-mile section of trail can still be seen where it passed over a ridge south of Smoke Creek to avoid a creek section that was too rough for wagons. This segment is located on the proposed acquisition parcel.
- The segment within Lower Smoke Creek Canyon is recognized for its special significance because wagon ruts are generally well-preserved in a relatively undisturbed landscape. This trail has been designated by Congress as part of the national historic trail system and is protected under Section 106 of the National Historic Preservation Act (NHPA). This legislation includes and emphasizes protection of the natural setting through which national historic trails pass. In addition, the trail is part of the BLM's national landscape conservation system, in which public lands with unique values receive special attention to protect their salient features.
- Smoke Creek Station just to the north of the ranch was a Civil War-era military post on the Nobles Trail. It was used to check travelers entering California during the war and was a stop on the military supply route between Fort Churchill, Nevada and Fort Bidwell, California. The site is situated beside the creek on private property less than a mile upstream from the proposed acquisition. Although not part of the proposed WSR, it is a significant historic feature and adds to the outstandingly remarkable value of the trail.
- If acquired, the BLM would also be able to expand educational program on the Nobles Emigrant Trail.
- The BLM already manages 38 miles of the trail and this acquisition would provide continuity of management for this important historical resource.
- Smoke Creek is part of Bruff's Rock Historic and Prehistoric National Register District. Bruff's Rock was the first recorded rock art site in the western United States. The area contains a high density of rock art on its many low, vertical rock faces. BLM-California, together with the California state historic preservation officer, has found it eligible for certification as a 'historic district.' NRHP (National Register of Historic Places) certification is pending. Smoke Creek provides 'outstandingly remarkable' opportunities to view concentrations of Native American rock art. Many of the low rimrock areas along the first 5 miles below Big

Spring contain an abundance and diversity of Petroglyphs.

- Lower Smoke Creek ACEC, which was designated to protect cultural, historic, biological and geological resources.
- B. Is one or more sites on the property eligible for a special designation? (*Do not address plant or animal species.*)

Answer: Without a full class III survey of the property, it is very difficult to determine eligibility however similar site on adjacent lands warranted special designation

- C. Does the acquisition make a significant contribution to preserving these resource values?

Answer: Yes, the trail is only visible in some segments (mostly on the ranch). By acquiring these BLM would have better control over the

- D. Does a specific management plan(s) exist for these resource values?

Answer: No, there is not a specific plan for these resource values. The 2008 Resource management plan (RMP) discusses management actions/decisions pertaining to the California national historic trail, the Lower Smoke Creek ACEC as well as the Bruff's Rock historic district. These actions would prevent degradation to resources and features that existing within those areas of designation.

4. Enhances recreational opportunities or improves access to Federal or other public lands:

- A. Does acquisition of the property provide recreational opportunities on the land?

Answer:

- The Ranch offers a perfect setting for recreation, both new as well as traditional uses. This area is extremely important to the local tribes and falls within the Numu (Northern Paiute) indigenous lands. If it were public lands, the sacred sites in the area would be more accessible.
- The 2wd main county road running through the property is an accessibility dream. It allows underserved users as well as those with disabilities who the ability to experience this type of public land experience without having to hike into a wilderness or own a 4x4.
- Smoke Creek Ranch is located in the Nevada hunting unit 015 for Mule deer and pronghorn. These are coveted tags to have, providing ample opportunity and high success. However, this area has had conflicts with trespassing due to its habitat quality and abundance of game. If it were public this issue would be resolved and offer a better experience for those hunters in the field. The landowner currently has "landowner tags" for the area and the ranch has a ample population of Pronghorn and mule deer. *Landowner tags are given to landowners by the state to sell to offset cost of animal impacts to the land.
- Chukar Partridge, California Valley Quail and Migratory waterfowl use the property heavily with the habitat and water it provides. All of these species are

highly sought after by hunters in Nevada and Neighboring California. The creek and pond/reservoir on the property would provide a new opportunity for hunters in the area since there is no public places with similar resources.

- On Smoke Creek, the fishing access improved to the creek. Nevada Department of Wildlife plans to stock portions of the creek with sport species including trout and some warm water species. There is a man-made pond/reservoir on the property which NDOW would like to put fishable species.
- Smoke Creek has numerous spots that would offer designated or dispersed camping.
- All of these above would support Lassen counties local economies since the it is the nearest place to shop, eat and lodge. Hunting, Fishing and camping all require these items and recreationist are more likely to recreate within an hour of an area that can provide these amenities. Some of the local at risk communities such as Litchfield may see a higher demand, which may allow for the close gas station and deli to open back up.

B. Does the acquisition provide improved access to Federal or other public lands?

Answer: The ranch is nearly surrounded by public lands. Creating contiguous public land ownership would allow the BLM Eagle Lake Field Office to plan projects to improve access to the **11,000** of acres of public lands to the north and south of the parcels. This was calculated based on recreation users hiking along contour lines approximately 2.5 miles away from a road. For some users who hike further, additional acres would be accessible. Existing access to the Dry Valley Rim is fairly limited, acquiring this parcel would open up new access points along the north end of the WSA for hikers and outdoor enthusiast.

C. Does the acquisition address a public demand for recreational opportunity or a public demand for access to Federal or other public lands?

Answer: Yes, as listed under A, there is a high demand from not only hunters and fisherman but also campers, hikers, photographers and OHV drivers for access to desert lands with water and dramatic settings. This property would help address some of the pressure we see on some of BLM managed areas that offer similar values.

D. Does a specific management plan(s) exist for these resource values?

Answer: The 2008 RMP discusses management actions/decisions for acquisition priorities and recreation users for the area. The BLM Field office also manages multiple OHV areas that have their own planning decisions for managing those values.

5. Provides for better management of Federal lands or better management of resource values:

- A. Does the acquisition provide for better management of Federal lands or better management of resource values?

Answer: Yes, the office currently actively manages the lands surrounding the ranch. This consolidation would allow BLM to have better continuity between lands as well as be able to add to the number of restoration projects completed in the area. The ACEC management is curbed by the adjacent private lands. This acquisition would allow BLM to expand those efforts. The increased access through the property to adjacent public lands would also allow the BLM to better manage public lands.

- B. Is the property an in holding in a specially designated area or does the property otherwise consolidate federal ownership?

Answer: This property is an inholding, and the acquisition would consolidate ownership in the area. If acquired there would be one inholding left to the north of the ranch that would remain private.

6. Estimated post-acquisition management costs: (Pick One Only)

- A. There are no added management costs.

Answer:

- B. There are added management costs but costs are offset by contributions from other entities or future cost savings due to consolidation of Federal lands.

Answer: If acquired the BLM would likely add interpretation along the trail, some amenities such as fire rings, picnic tables as well as potentially some road/trail improvement. The tribes as well as local user groups have discussed potentially assisting with this as well as NRCS (conservation easement holder) would like to continue habitat improvement projects on the property.

7. Has the support of the State, local governments, other agencies, and/or other interested parties.

- A. Is the acquisition supported by the County/local government in which the property is located?

Answer: The BLM has not heard from the Washoe County Commission. Adjacent in California, Lassen County has been very supportive of the acquisition. This support has not been formally documented in letters, but verbally expressed during commission meetings. Nevada Department of Wildlife (NDOW) has provided a letter of support.

- B. Is the acquisition supported by environmental, recreational, and/or scientific groups?

Answer: Ducks Unlimited, Friends of Nevada Wilderness, Nevada Land Trust have supported the acquisitions with letters and discussions. Ducks Unlimited would like to plan waterfowl nesting projects as well as wetland improvement projects on the properties once public. Western Rivers Conservancy is working with the landowner to pre-purchase the property and hold for once the BLM receives funding. Pre-purchase planned to be completed by the end of 2021. Smoke Creek Ranch is known in the hunting

and fishing community for its productive hunting as mentioned under the purpose and need. Hunters and outfitters in the area have contacted BLM asking “when” the BLM would acquire the ranch and make it public. There is a high demand for these lush places in the high desert since they are very game rich and productive for hunting.

- C. Is the acquisition supported by Fish & Wildlife Service Ecological Services, State Historic Preservation Office, or other federal, state or tribal governmental entities?

Answer: The Field Office local tribes have been consulted on this acquisition and while they do not always have a positive stance of BLM acquiring more lands they do wish in this instance to see that area become better conserved and protected from development which would result in impacts to the historic trail and cultural sites. Nevada Department of Wildlife (NDOW) as well as California Department of Fish and Wildlife (CDFW) have provided a letters of support. CDFW has not provided a letter yet since that is still going through their routing but have verbally supported the acquisition. The letter would be provided once received.

- D. Does the acquisition further the goals and objectives of the County/local government land use plan or goals/objectives contained in some other official County/local government document?

Answer: The local plan is silent on federal land acquisitions.

8. Other Considerations:

- A. Would the acquisition prevent planned development or other incompatible uses?

Answer: This acquisition would be a critical step in preventing future development in the area. Development is extremely likely with the growth in Reno and the demand for rural land. Development would create conflict between users of public lands and property owners, and added management costs for the BLM, which would have to respond to permitting requests and deferred maintenance projects.

- The second-generation owner who inherited the property is an active seller and has been disposing portions of his ownership in the area for the past few years.
- This same landowner just sold approximately 1,000 acres to the north on the open market. These lands were surrounded by BLM lands and had access and water resources.
- The owner recently put together a sub-development map for rural “ranchette” type subdivisions for the Smoke Creek Ranch.
- With the amount of water, unique locality and proximity to well-developed roads, it is likely that this ranch would easily sell on the open market and be developed.

- B. Have funds been committed from another source to defray some of the costs of acquiring the property?

Answer: Western Rivers Conservancy is working with the landowner to pre-purchase the property and hold for once the BLM receives funding. They are allocating resources for an appraisal as well as preliminary surveys on the property. They have not formally committed but they may pay for the appraisal when BLM is ready to acquire.

9. Is proposed Federal acquisition in Clark County, Nevada?

Yes No

L. ORDERS AND PRIORTIES

A. Executive Orders (EO):

- ***EO No. 13855: Promoting Active Management of America's Forests, Range Lands to Improve Conditions and Reduce Wildfire Risk.***

Answer: The acquisition of this property would enable the BLM to weed management practices at this site in the future. This would help to control the spread of invasive plants, which fuel fires, and allow native species the opportunity to repopulate. BLM could also look into fuel breaks along the roads in the area that could reduce fire spread.

- ***EO No. 14004: Ensuring the Future is Made in All of America by All of America's Workers***

Answer: N/A

B. Secretarial Orders (SO):

- ***SO No. 3347: Conservation Stewardship and Outdoor Recreation.***

Answer: The acquisition of this property would allow the BLM to offer unrestricted access to the public for many recreational purposes; including hunting, hiking, and wildlife watching. Many game species, including, mule deer, pronghorn, quail, chukar, rabbits and waterfowl all frequent the property due to the water resources. these areas are very scarce and the acquisition would significantly increase the opportunity in the area.

- ***SO No. 3356: Hunting, Fishing, Recreational Shooting, and Wildlife Conservation Opportunities and Coordination with States, Tribes and Territories.***

Answer: The acquisition of this property would allow for an increase in outdoor recreation opportunities, including hunting and fishing, and improve the management of game species (i.e., pronghorn and mule deer) and their habitats for this generation and beyond. It would also open up public access through a drainage that is currently on the

private parcel. On Smoke Creek, the fishing access is improved to the creek. Nevada Department of Wildlife plans to stock portions of the creek with sport species including trout and some warm water species. There is a man-made pond/reservoir on the property which NDOW would like to put fishable species.

- ***SO No. 3362: Improving Habitat Quality in Western Big-Game Winter Range and Migration Corridors.***

Answer: Though we do not have any data there have been a number of sightings of large numbers of mule deer migrating through this canyon corridor between CA and NV during the winter months.

- ***SO No. 3366: Increasing Recreational Opportunities on Lands and Waters Managed by the U.S. Department of the Interior***

Answer: The ranch is nearly surrounded by public lands. Creating contiguous public land ownership would allow the BLM Eagle Lake Field Office to plan projects to improve access to the 11,000 of acres of public lands to the north and south of the parcels. This was calculated based on recreation users hiking along contour lines approximately 2.5 miles away from a road. For some users who hike further, additional acres would be accessible. Existing access to the Dry Valley Rim is limited, acquiring this parcel would open new access points along the north end of the WSA for hikers and outdoor enthusiast. This acquisition provides additional access to over 6 miles of creek frontage which is highly sought after by recreation users and well as float in opportunities for members of the public who wish to float the stretch of Smoke Creek.

- ***SO No. 3370: Conservation Stewardship and Increasing Public Access to Urban National Wildlife Refuges.***

Answer: N/A

- ***SO No. 3372: Reducing Wildfire Risks on Department of the Interior Land Through Active Management.***

Answer: Although this proposal is intended for environmentally sensitive land acquisition, and it does not include stipulations for active management, it would allow the BLM the opportunity to reduce wildfire risks upon acquisition through active management (i.e., weed management practices).

- ***SO No. 3373: Evaluating Public Access in Bureau of Land Management Public Land Disposal and Exchanges (focus is on Sec. 4.b.(3) Potential increased public recreational access to existing public lands resulting from the proposed land acquired through an exchange (acquisition)).***

Answer: As mentioned above this acquisition would greatly contribute to ensuring access in the area to public lands and resources. BLM has evaluated access in the area and this

ranch would contribute to preserving access in the area not only to adjacent public lands but to the California national historic trail.

- ***SO No. 3374: Implementation of the John D. Dingell, Jr. Conservation, Management and Recreation Act.***

Answer: With this acquisition the BLM could take steps to identify this area as a designated area for conservation and recreation benefits. This property can be a pinnacle for the office to promote the public's enjoyment of the trail and the resources available.

- ***SO No. 3376: Increasing Recreational Opportunities through the use of Electric Bikes.***

Answer: As mentioned prior, this ranch is easily accessible with a 2wd vehicle, which would open up the opportunity for e-bikes. New trails as well as existing trail could all be used by bikes creating a unique opportunity in the desert to experience dynamic landscapes and resources.

C. Department of the Interior Priorities:

1. ***Identifying steps to accelerate responsible development of renewable energy on public lands and waters. We are investing in climate research and environmental innovation to incentivize the rapid deployment of clean energy solutions, while reviewing existing programs to restore balance on America's public lands and waters to benefit current and future generations.***

Answer: N/A

2. ***Strengthening the government-to-government relationship with sovereign Tribal nations. We understand that tribal sovereignty and self-governance, as well as honoring the federal trust responsibility to Tribal Nations, must be the cornerstones of federal Indian policy.***

Answer: As explained above under cultural/historical the parcel would provide enhanced opportunities for tribes and historical users (reenactors) that use the area. The tribes have expressed they have sacred lands and ancestral grounds in the area however locations are not provided. These grounds are normally on lands with water and substantial views of which the smoke creek ranch has both attributes. The acquisition could provide unrestricted access to these grounds as well as enhance protection. There are a number of groups that utilize the California Historic trail that runs through the property. These users often reenact with horses and wagons. Portions of the trail are currently blocked off by the private lands so users must deviate and connect back where public. The acquisition would allow for unrestricted access to the trail and greatly benefit users that wish to follow the trails journal entries and not worry about private lands.

3. ***Making investments to support the Administration's goal of creating millions of family-supporting and union jobs. This includes establishing a new Climate***

Conservation Corps Initiative to put a new generation of Americans to work conserving and restoring public lands and waters, increasing reforestation, increasing carbon sequestration in the agricultural sector, protecting biodiversity, improving access to recreation, and addressing the changing climate.

Answer: The acquisition would increase the recreation experience year-round but especially from the months of August through January during hunting season. Lassen County sees an increase in tourism during those months associated with the hunting seasons. This enhanced opportunity would not only bring in new hunters to the area but also increase the chances for repeat visitors per year. Many of the jobs surrounding tourism are lower income (restaurant, hotel services, automotive) would see this increase in business, thus creating security for those jobs.

- 4. *Working to conserve at least 30% each of our lands and waters by the year 2030. We will work to protect biodiversity, slow extinction rates, and help leverage natural climate solutions by conserving 30% of America's lands and waters by 2030. This relies on support for local, state, private, and tribally led conservation and restoration efforts that are underway across America.***

Answer: Being able to acquire an additional 1,000 acres of lands and conserve them in perpetuity allows us to better reach the 30% conservation goal by 2030.

- 5. *Centering equity and environmental justice. The impacts of the multiple crises in the United States are not evenly distributed in our society. Communities of color, low-income families, and rural and indigenous communities have long suffered disproportionate and cumulative harm from air pollution, water pollution, and toxic sites. At every step of the way, Interior will engage diverse stakeholders across the country, as well as conduct formal consultation with Tribes in recognition of the U.S. government's trust responsibilities.***

Answer: Washoe County Census data reveals a population estimate of 470,000 people with a median household income of \$65,000 and a poverty rate of 11%. The largest city in Washoe county is Reno Nevada. While Reno is within 100 miles of the subject property. The nearest community to the property is Litchfield, CA in Lassen County (20 miles). Litchfield has approximately 205 people and much more rural than Reno. Litchfield used to have a market, gas station and restaurant. All of these amenities have closed in the last 15 years. The community currently only has residents that work from home or commute to the larger communities such as Susanville (15 miles away). Litchfield's structures continue to degrade over time and is at risk of continued closure and be underserved. The housing vacancy rate in Susanville is currently at 39% and has increased over the past decade. Lassen County has population of 30,000, avg income of \$57,000 and a poverty rate of 14% with numerous communities at risk and low income. Susanville, the largest community in Lassen County has been identified by the state of California as a disadvantaged community due to the fact that the median household income is less than 80% of the states average. The acquisition would increase the recreation experience year-round but especially from the months of August through

January during hunting season. Lassen County sees an increase in tourism during those months associated with the hunting seasons. This enhanced opportunity would not only bring in new hunters to the area but also increase the chances for repeat visitors per year. Many of the jobs surrounding tourism are lower income (restaurant, hotel services, automotive) would see this increase in business, thus creating security for those jobs. As explained above under cultural/historical the parcel would provide enhanced opportunities for tribes and historical users (reenactors) that use the area. The tribes have expressed they have sacred lands and ancestral grounds in the area however locations are not provided. These grounds are normally on lands with water and substantial views of which the smoke creek ranch has both attributes. The acquisition could provide unrestricted access to these grounds as well as enhance protection. There are a number of groups that utilize the California Historic trail that runs through the property. These users often reenact with horses and wagons. Portions of the trail are currently blocked off by the private lands so users must deviate and connect back where public. The acquisition would allow for unrestricted access to the trail and greatly benefit users that wish to follow the trails journal entries and not worry about private lands. Wildfire risk is extremely common in the area. A number of 70,000-acre and larger fires have occurring in the immediate proximity to the parcel since 2012. The acquisition of the parcel would give the BLM greater control to suppress fire as well as plan fire prevention techniques without having to gain landowner permission.

D. USDA Forest Service Priorities:

1. *Controlling the COVID-19 pandemic*

Answer: While the acquisition would not directly control the pandemic, it would promote outdoor recreation. Outdoor recreation is a great practice for healthy living and social distancing.

2. *Providing economic relief*

Answer: Outdoor recreation activities help boost local economies through goods and services purchased. This acquisition would likely bring in additional recreation enthusiast who would spend money on items like, fuel, hotels and food in the local area.

3. *Tackling climate change*

Answer: Conserving the 1,000 acres of lands and preventing future development would help build resiliency on the landscape. Having this as federal lands would also allow us to better prevent and fight against catastrophic wildfire.

4. *Advancing racial equity*

Answer: The acquisition may not directly advance racial equity but if promoted correctly could enhance the enjoyment of public lands to new users at all demographics especially

those underserved or at risk. The two-wheel-drive road allows for all users to enjoy these public lands.

5. Improving our workforce and work environment

Answer: Morale within the workplace can often become stagnant when change is gradual on the landscape. Acquiring 1,000 acres of pristine lands would invigorate and rejuvenate staff, thus improving the workforce and environment.

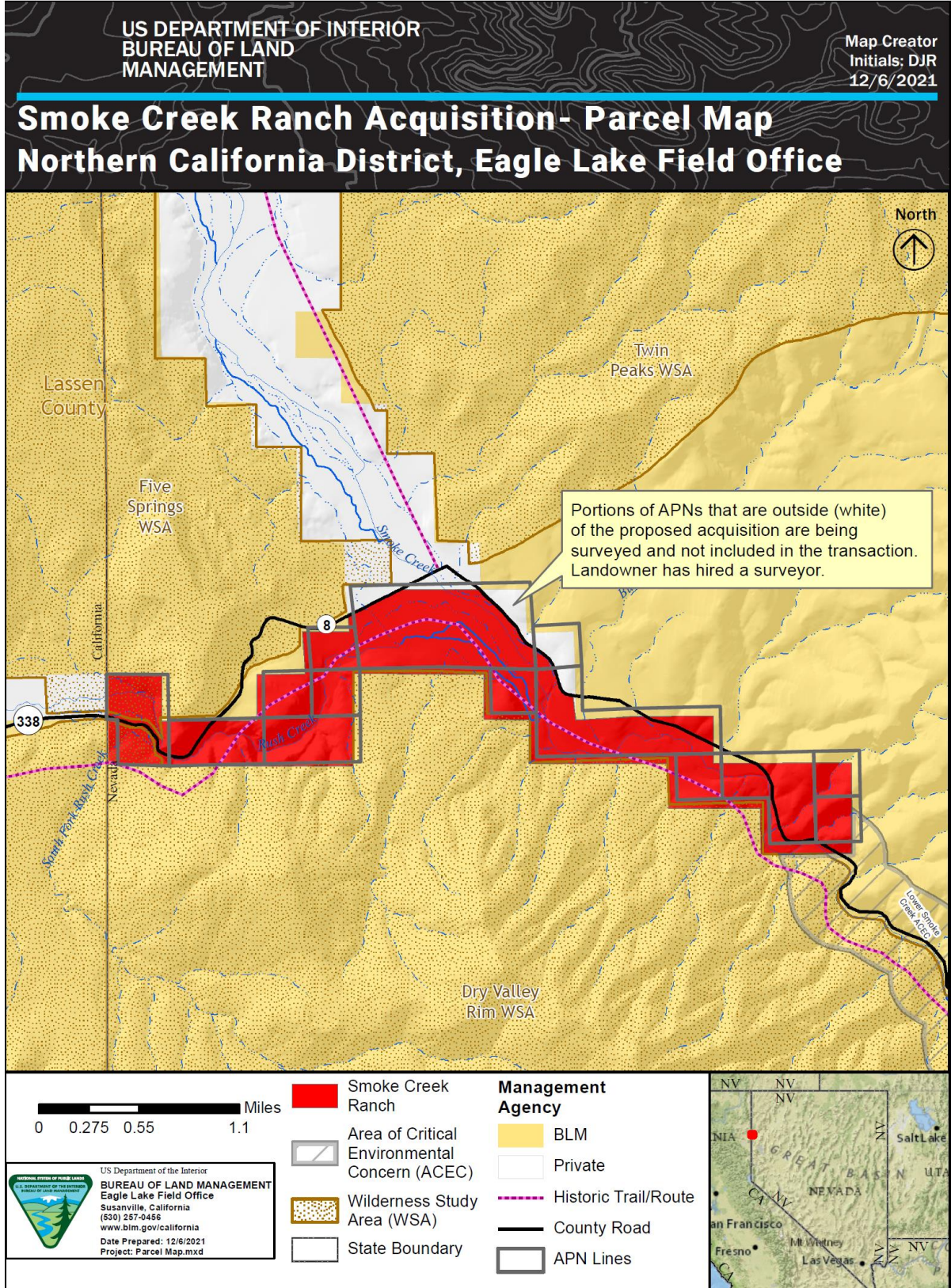


Figure 2: Parcel Map

Parcel Number	Patent Number	Acres	Parcel Number	Patent Number	Acres
071-080-11	SP 3339	40	071-080-23	SP 690	40
071-080-12	SP 3339	40	071-080-24	SP 3340	40
071-080-13	SP 3339	40.70	071-080-25	SP 448	120
071-080-14	SP 449	120.42	071-080-26	SP 3340	40
071-080-15	SP 3339	38.87	071-080-28	SP 445	40
071-080-17	SP 3339	40	071-080-29	SP 3425	40
071-080-18	SP 3256	40	071-080-30	SP 4330	80
071-080-19	SP 3426	40	071-080-31	SP 6905	40
071-080-21	SP 3339	40	071-080-32	SP 445	93.39
071-080-22	SP 3340	40	071-080-33	SP 3423	79.13

SP = State (Nevada) Land Patent

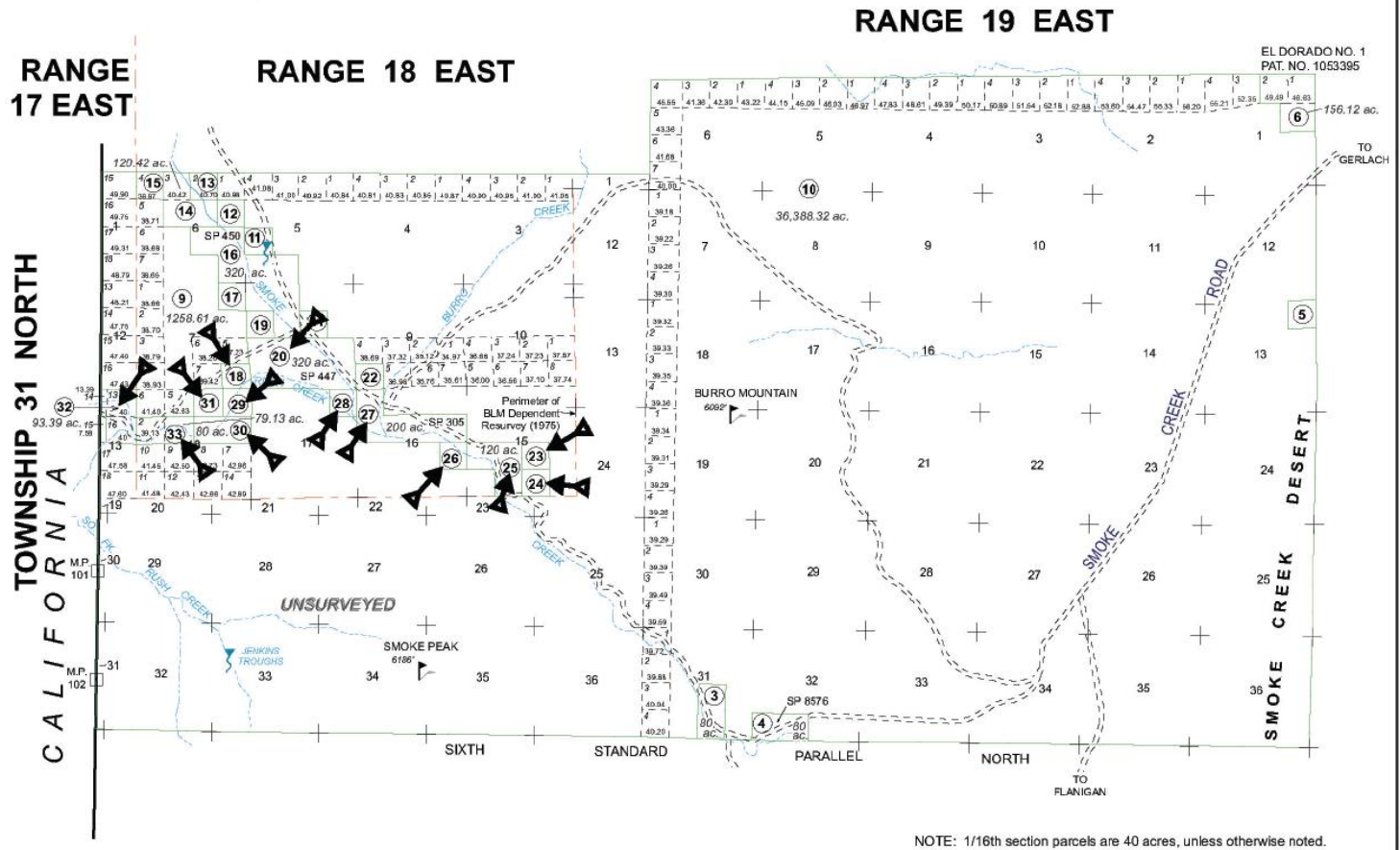
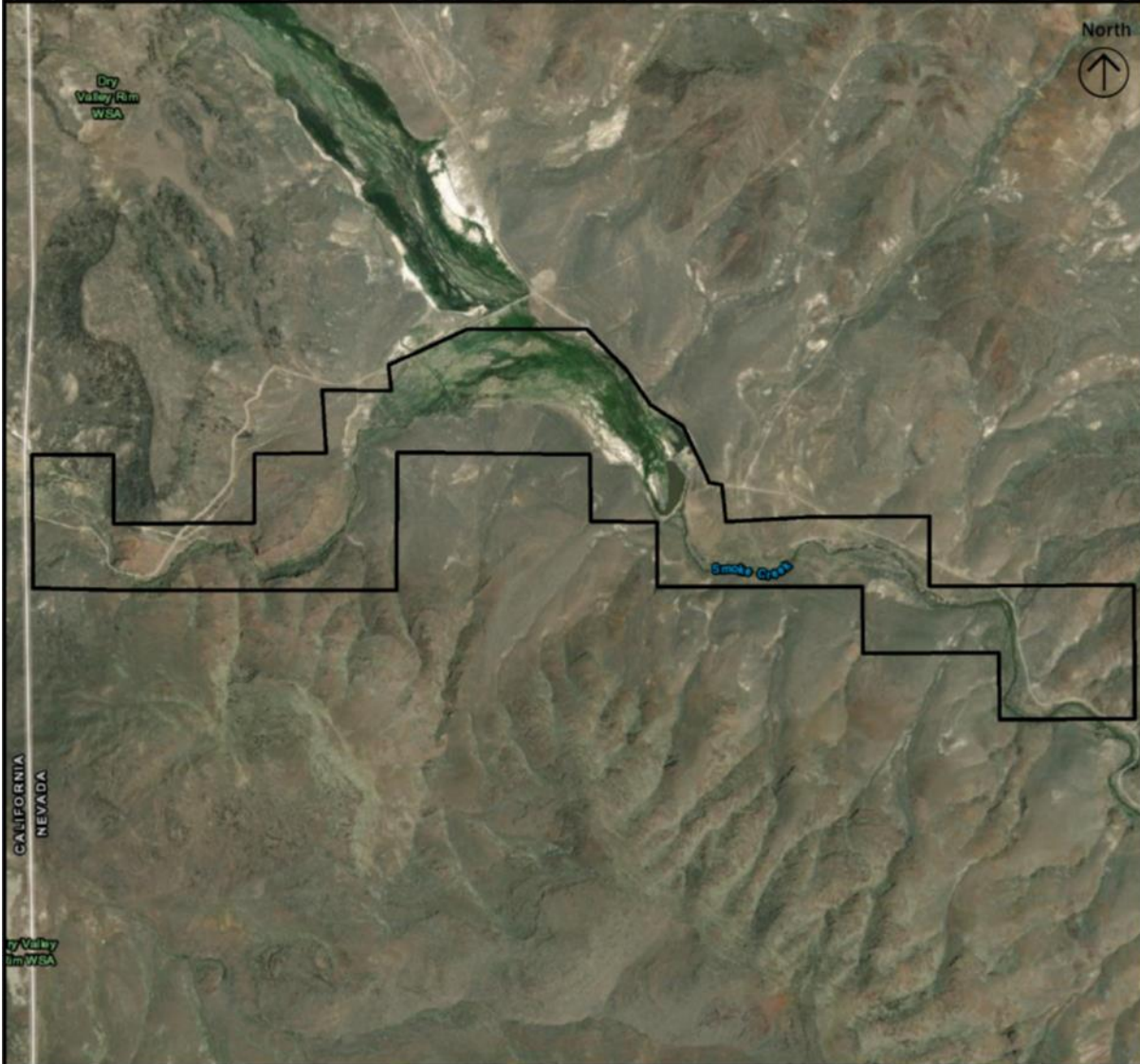
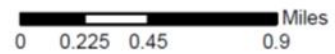


Figure 3: County Parcel Map

Smoke Creek Ranch Acquisition Northern California District, Eagle Lake Field Office



 Smoke Creek Ranch



 US Department of the Interior
BUREAU OF LAND MANAGEMENT
Eagle Lake Field Office
Susanville, California
(530) 257-6456
www.blm.gov/california
Date Prepared: 12/6/2021
Project: Aerial Map.mxd

Figure 4: Aerial view

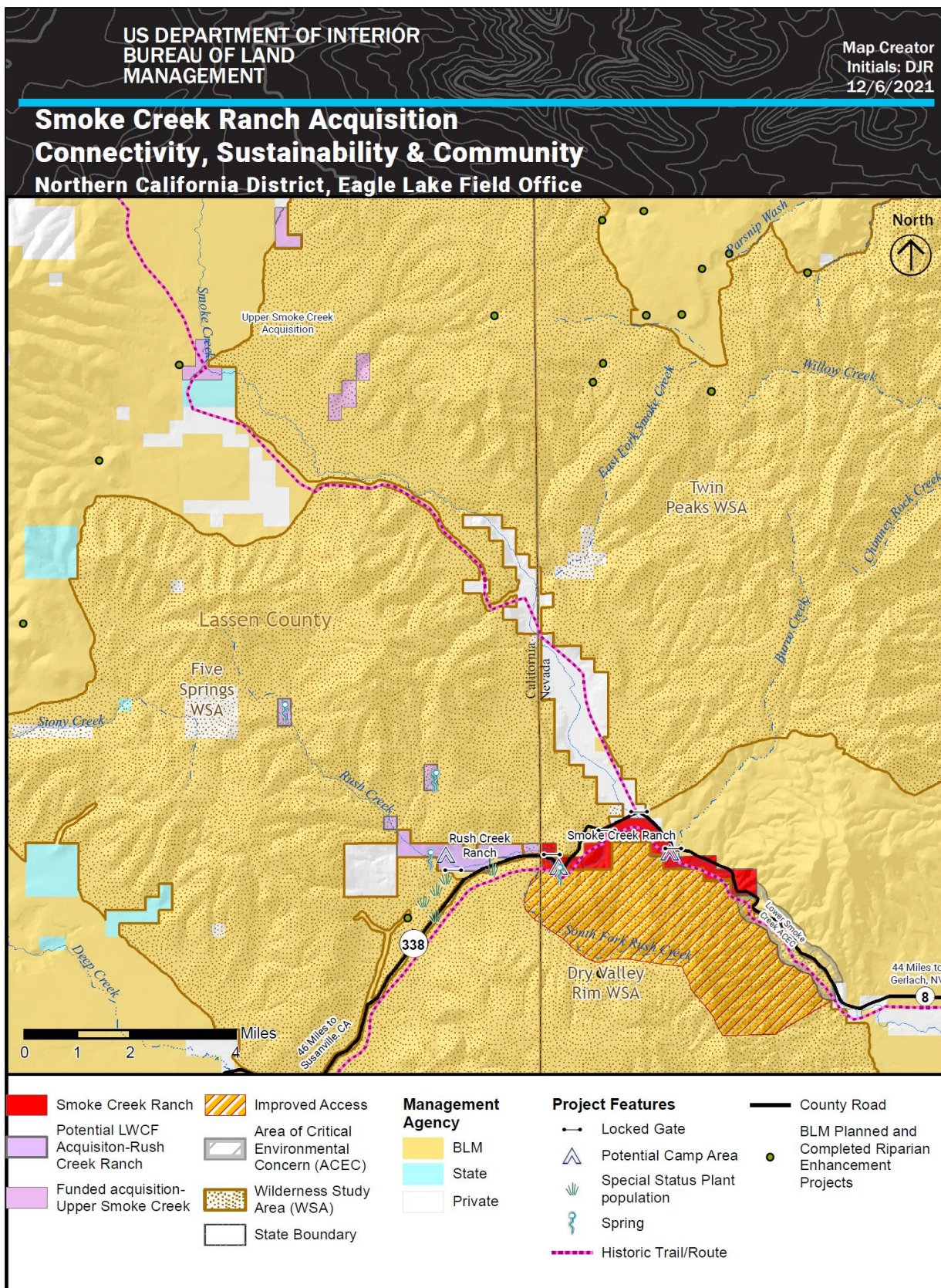


Figure 5: SNPLMA Strategic Values – Connectivity, Sustainability & Community

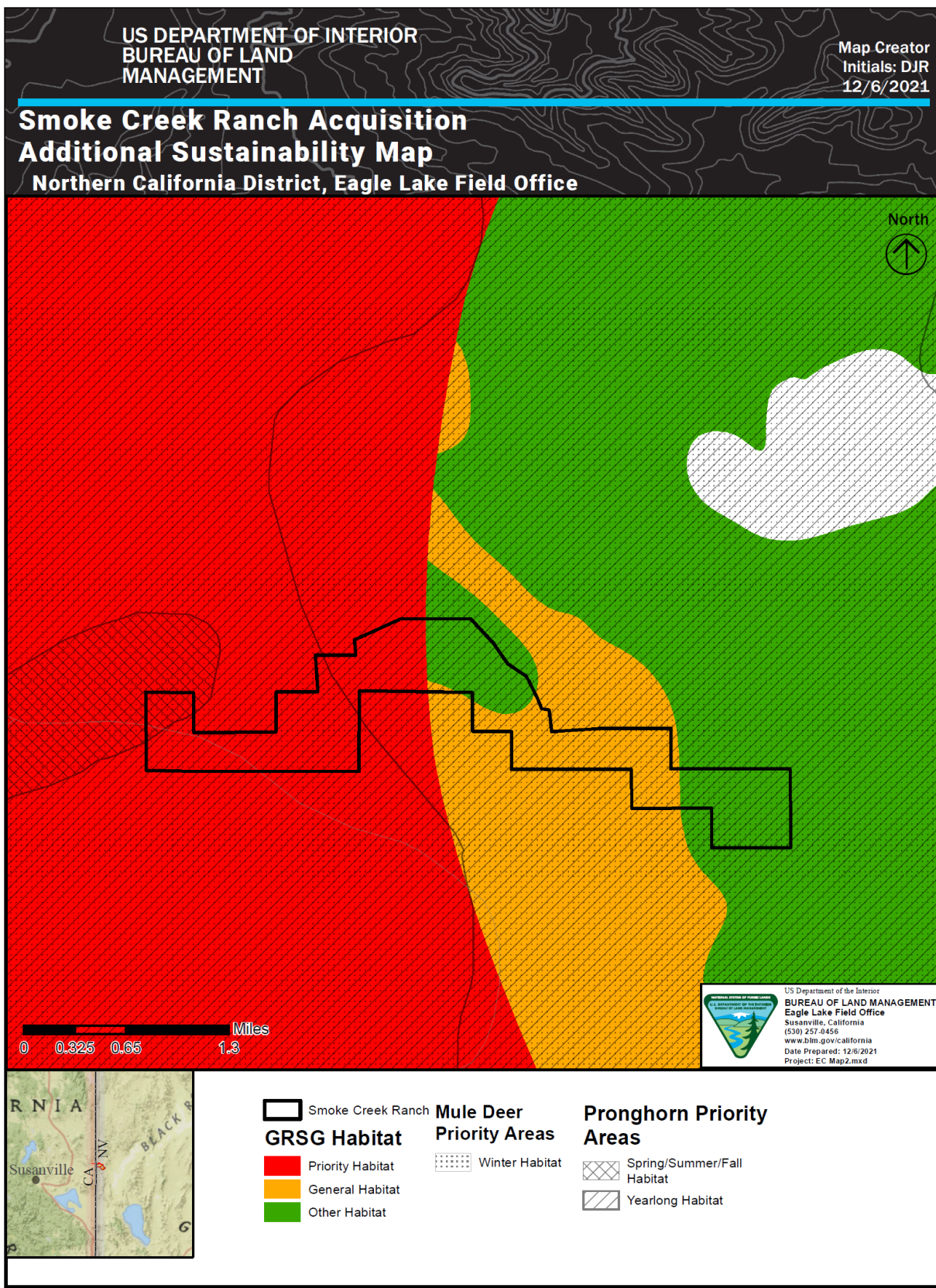


Figure 6: SNPLMA Strategic Value – Additional Sustainability Map

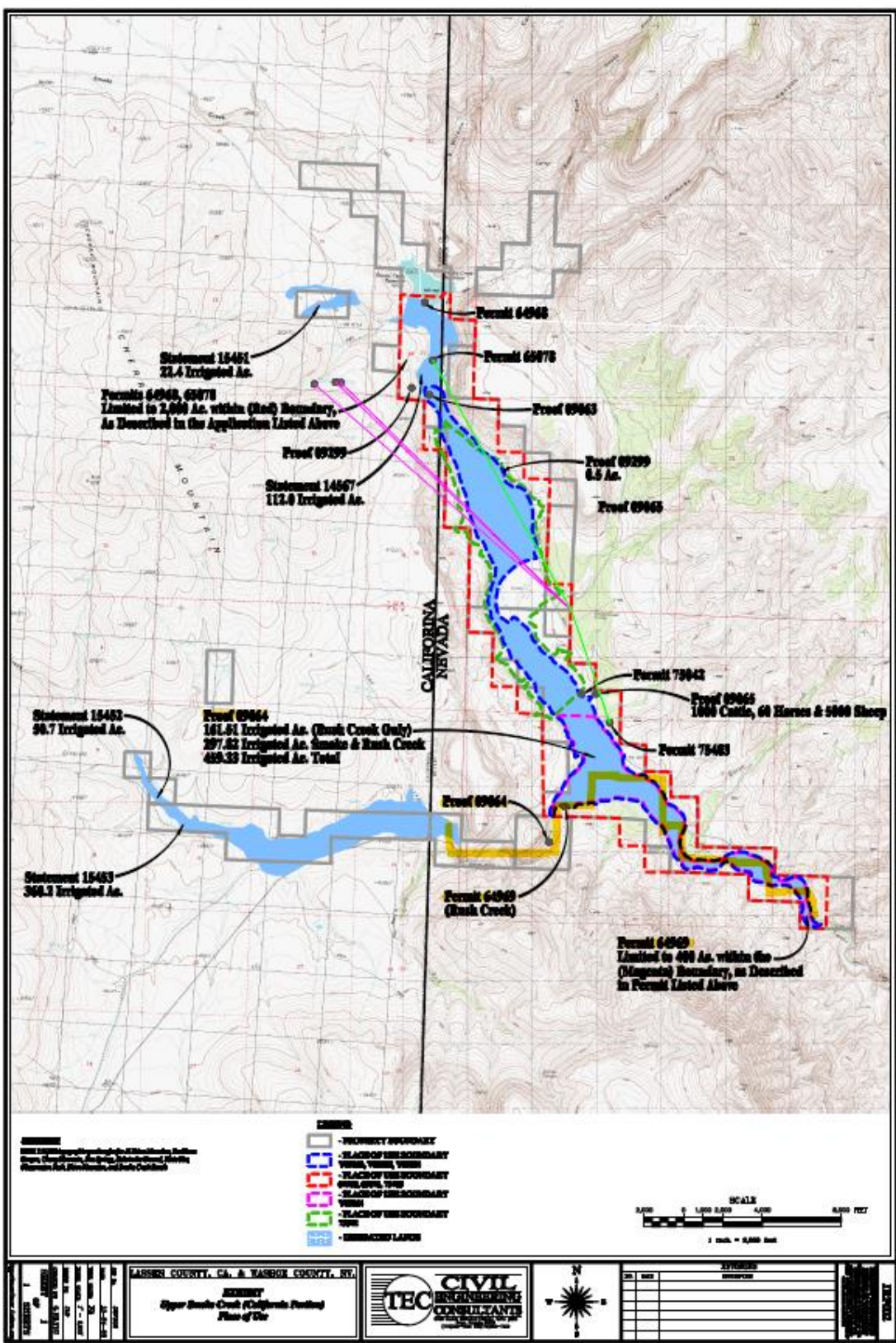


Figure 7: CalNev Water Map

N. PERFORMANCE MEASURES

SNPLMA STRATEGIC PLAN GOAL 1: Sustain the Quality of the Outdoor Environment by Conserving, Preserving, and Restoring Natural and Cultural Resources		
Performance Measures for Environmentally Sensitive Land Acquisitions	Definition of Performance Measures	Quantity
L1 - Environmentally Sensitive Land Acquired	Report acres acquired in fee. Report PTNA land acquisitions under performance measure R5 or R6.	1,000
L2 – Water Rights Acquired	Report the acre feet per annum (AFA) of water rights acquired in conjunction with a fee acquisition or conservation easement acquisition.	3,666.99
L5 – Perennial or Intermittent Streams/Rivers Acquired	Report linear feet of riparian perennial or intermittent streams or rivers acquired within, or creating a boundary of, the property.	31,680
L6 – Natural Springs Acquired	Report the number of naturally occurring springs acquired on the property.	2
L9 – Sensitive Habitat Acquired	Report acres of habitat for sensitive or special status species (plant and/or animal) acquired.	1,000
L10 – Cultural, Historic, or Paleontological Sites Acquired	Report the number of cultural, historic, or paleontological sites acquired on the property. Sites must be listed, eligible for listing, or otherwise worthy of and planned for preservation in order to be reported.	1 *

* 3.5 miles of the historic trail would be acquired.

O. PHOTOS

Photo 1: Rush Creek Canyon looking south with cottonwoods, creek drainage and Dry Valley Rim WSA. Potential dispersed camp area along road.



Photo 2: Smoke Creek and riparian meadow looking north. Twin Peaks WSA in the distance.



Photo 3: Smoke Creek Meadow looking south towards Dry Valley WSA.



Photo 4: Smoke Creek fall colors looking south towards Lower Smoke Creek ACEC.



Photo 5: Smoke Creek waterbody and riparian meadow looking northwest with waterfowl use.

P. SUPPORT LETTERS

1. Ducks Unlimited
2. Friends of Nevada Wilderness
3. State of Nevada, Department of Wildlife



Western Regional Office
3074 Gold Canal Drive
Rancho Cordova, CA 95670
Ph: 916-852-2000, Fax: 916-852-2200
www.ducks.org

May 3, 2021

Dan Ryan, Realty Specialist – Land Tenure
Bureau of Land Management, Northern California District
2550 Riverside Drive
Susanville, CA 96130

Re: Support for Acquisition of Smoke Creek, Rush Creek and Biscar Properties

Dear Mr. Ryan:

Ducks Unlimited (DU) supports the Bureau of Land Management's (BLM) efforts to acquire the Smoke Creek, Rush Creek, and Biscar Properties. Acquisition of these properties will preserve the land, provide improved habitat management, and allow for future habitat restoration while also providing managed recreational opportunities for the public.

These properties are located in the Southern Oregon - Northeast California (SONEC) region which has been identified by waterfowl researchers as one of the two most important geographic conservation priority areas for wetland dependent birds in the Intermountain West. Research has revealed that five million dabbling ducks, over 500,000 geese, and 70,000 tundra swans use SONEC habitats during spring migration. The Smoke Creek parcel is 1,000 acres in northwest Washoe County, Nevada and includes approximately 6 miles of creek, various springs and over 225 acres of wet meadow habitat. The Rush Creek parcel is 750 acres in Lassen County, CA and includes approximately 3.5 miles of Rush Creek, various springs and over 200 acres of wet meadow habitat. The Biscar parcel is 40 acres in Lassen County, CA and is adjacent to an existing wildlife area which is cooperatively managed by BLM and California Department of Fish and Wildlife for waterfowl and other wildlife. The riparian corridors and wet meadows on these properties provide high value wetland habitat to spring migrating and breeding waterfowl, waterbirds, shorebirds, and neotropical migratory songbirds.

In both Nevada and California, DU has worked in collaboration with private landowners, other non-governmental organizations, and state and federal agencies to help conserve wetlands through land protection, restoration, and enhancement projects. We look forward to continued collaborative efforts with BLM and urge you to give this project your highest consideration.

Sincerely,

Jeffrey McCreary
Director of Operations

May 14, 2021

Dan Ryan
Bureau of Land Management
2550 Riverside Drive
Susanville, CA 96130



FRIENDS of NEVADA WILDERNESS

Subject: Acquisition Letter of Support- Smoke Creek, Rush Creek, Indian Springs and Boulder Mountain Ranch

Friends of Nevada Wilderness applauds the Bureau of Land Management (BLM) efforts to secure the Smoke Creek, Indian Springs, Boulder Mountain and Rush Creek properties. We have been enthusiastic supporters for previous acquisition efforts in this region including the Home Camp Acquisition with the Nevada Land Trust. Friends of Nevada Wilderness has partnerships with the BLM in the Northern California and Winnemucca District Offices and our volunteers have been working in this part of Nevada for decades supporting public land management in nearby wilderness study areas.

We support the acquisition of these properties since they would improve habitat as well as wetlands, water resources, recreational use and wildlife habitat connectivity.

The Smoke Creek Parcel is 1,000-acres in northwest Washoe County, Nevada very near the California border and benefits species within both states. The ranch includes numerous water rights, approximately 6 miles of creeks, various springs and over 225 acres of riparian meadow habitat. This property provides critical habitat for a variety of sage steppe species, including Greater Sage-grouse, as well as a variety of migratory birds. The ranch also contains several natural and man-made wetland ponds providing excellent loafing and security habitat. It is rare to have an area of this size in the Great Basin with these types of water resources and the waterfowl nesting habitat is an important resource within the Pacific Flyway. A 3.5-mile segment of a California National Historic trail (Nobles Emigrant Trail) runs through the area. The BLM already manages 38 miles of the trail and this acquisition would provide continuity of management for this important historical resource.

Indian Springs and Boulder Mountain Ranch are approximately 1200-acres in Washoe County. The properties include numerous springs, water rights, riparian meadow, uplands and aspen stands. These properties provide critical habitat for a variety of sage steppe species, including greater sage grouse, mule deer, pronghorn and Bighorn Sheep.

While not in Nevada, we also support the acquisition of the Rush Creek Parcel, a 750-acres parcel in Lassen County, CA. The ranch includes numerous water rights, approximately 3.5 miles of rush creek, various springs and over 200 acres of riparian meadow habitat. This ranch also has a sizable marsh. This property provides critical habitat for a variety of sage steppe species, including greater sage grouse, as well as a variety of migratory birds. It is rare to have a

wetland of this size in the Great Basin and the waterfowl nesting habitat is an important resource within the Pacific Flyway.

In summary, Friends of Nevada Wilderness has been very active partners with the BLM in the northwest part of Nevada for years and the acquisition of these key parcels is critical for wildlife. Please let us know if there is anything else we can do to help this process along.

Sincerely,



Shaaron Netherton
Executive Director
Friends of Nevada Wilderness



Steve Sisolak
Governor

STATE OF NEVADA
DEPARTMENT OF WILDLIFE

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

TONY WASLEY
Director

BONNIE LONG
Deputy Director

JACK ROBB
Deputy Director

Dan Ryan
Bureau of Land Management
2550 Riverside Drive
Susanville, CA 96130

Subject: Acquisition Letter of Support- Smoke Creek, Rush Creek, Indian Springs and Boulder Mountain Ranch

The Nevada Department of Wildlife (NDOW) applauds the Bureau of Land Management (BLM) efforts to secure the Smoke Creek, Rush Creek, Indian Springs and Boulder Mountain Ranch. NDOW supports the acquisition of these properties as they will improve habitat for numerous critical wildlife species, habitat connectivity, and increase public access. Of particular importance are the water resources including springs, wetlands, meadows, and riparian areas, which are rare in northwest Nevada and provide critical resources for wildlife.

The Smoke Creek Parcel is 1,000-acres in northwest Washoe County, Nevada. The ranch includes numerous water rights, approximately 6 miles of creeks, various springs and over 225 acres of riparian meadow habitat. This property provides critical habitat for a variety of sage steppe species, including greater sage grouse, as well as a variety of migratory birds. The ranch also contains several natural and man-made wetland ponds providing excellent loafing and security habitat. It is extraordinary to have an area of this size in the Great Basin with these types of water resources and the waterfowl nesting habitat is an important resource within the Pacific Flyway.

The Rush Creek Parcel is 750-acres in Lassen County, CA. Although not in Nevada, the Rush Creek parcels provide important riparian and upland habitat to wildlife that move between Nevada and California. The ranch includes numerous water rights, approximately 3.5 miles of rush creek, various springs and over 200 acres of riparian meadow habitat. This ranch also has a sizable marsh. This property provides critical habitat for a variety of sage steppe species, including greater sage grouse, as well as a variety of migratory birds. It is rare to have a wetland of this size in the Great Basin and the waterfowl nesting habitat is an important resource within the Pacific Flyway.

Indian Springs and Boulder Mountain Ranch are approximately 1200-acres in Washoe County. The properties include numerous springs, water rights, riparian meadow, uplands and aspen stands. The properties provide critical habitat for a variety of sage steppe species, including greater sage grouse, mule deer, pronghorn antelope, and bighorn sheep.

Please let us know if you have any other questions or need partner assistance. We feel these acquisitions will improve BLM's mission but also meet the mission, goals and objectives of our organization.

Sincerely,

Mark Freese
Supervisory Habitat Biologist

Q. OWNERS STATEMENT

OWNER STATEMENT

Indicating Willingness to Consider Sale to the Federal Government

Owner statement signed by the property owner(s) of record (not a broker, attorney, or other representative) must be provided. The owner must also read and sign the summary entitled "Federal Acquisition Process" and attach it to the owner statement. If the owner's representative is acting as the nominating entity, the owner also must indicate in the Owner's Statement that the nominating entity has the authority to represent the owner in the nomination process and upload the completed document onto the SNPLMA Nomination Portal as a separate letter signed by the owner indicating the name and level of authority of the owner's representative. **Must be completed.**

TO: *[Todd Jaksick, Owner/Manager of Jackrabbit Properties, LLC]*
[Jackrabbit Properties]

~~*[18124 Wedge Parkway Suite 516 Reno, NV 89511]*~~

9190 Double Diamond Pkwy Suite 138 Reno NV 89521

I, *[Todd Jaksick]*, am the legal owner of the approximately 1,000 acres of real property known as Smoke Creek Ranch, Multiple APN's in Washoe County. I understand that the property is being nominated for acquisition by a Federal agency under Round 19 of the Southern Nevada Public Land Management Act (SNPLMA).

I have read and signed the document entitled "Federal Acquisition Process" to confirm that I understand the basic process that the Federal government will follow if the above property is selected for acquisition under the SNPLMA. I am willing to consider sale of the above property to the Federal government according to the process described in that document if acceptable terms and conditions can be mutually agreed upon.

I understand that the purchase price would be the value determined by a federal agency-approved professional appraisal performed according to the industry-wide standards (Uniform Appraisal Standards for Professional Appraisal Practices, USPAP) and Federal appraisal standards (Uniform Appraisal Standards for Federal Land Acquisitions, UASFLA). I also understand that I have the right to accept or reject the value established by that appraisal and that there is no negotiation of the appraised value.

This "willing seller" statement, submittal of the nomination, and approval for funding by the Secretary of the Interior, if provided, do not individually or together constitute an agreement for the purchase of the property by the Federal agency. An agreement for sale and purchase of the property shall be entered into only after I have accepted the value and mutual agreement is reached between the parties to other terms and conditions for sale of the property to the Federal agency.

My signature below indicates a willingness to consider sale of the subject property, but in no way creates an obligation to sell. I understand that I have the right to remove the property from consideration for purchase by the Federal government at any time and agree to notify the appropriate Federal agency in a timely manner if I decide to do so.

Todd Jaksick, Date

[For Corporation also include a copy of signatory authority for officers of the corporation often included in the Bylaw and sufficient portions of the Articles of Incorporation or Bylaws to determine the powers of the corporation to hold and convey real estate and the validate of such conveyances.]

Todd I

9/29/21

Signature

Date

For Jackroll Properties LLC

[Name of Other Owner and Date, if applicable]

Signature

Date

FEDERAL ACQUISITION PROCESS
(Include this page in the nomination package, signed by the landowner(s))

Following is a brief outline of the Federal real property acquisition process. This process is consistent with the requirements of the Uniform Relocation Assistance and Real Property Acquisition Policies Act of 1970 (Uniform Act). The Uniform Act provides for fair and equitable treatment of persons whose property will be acquired or who will be displaced because of programs or projects financed with Federal funds. If a land nomination is forwarded to and approved by the Secretary of the Interior for acquisition under the Southern Nevada Public Lands Management Act, the acquisition would follow these steps:

1. Evaluation of Real Property. The Acquiring Agency will perform various studies of your property such as an initial and final site inspection and an environmental assessment to identify potential for hazardous materials or substances. The Agency will also review your ownership documents and obtain a preliminary title opinion from a Federal attorney/solicitor after review of a title report and title commitment from a qualified title company. Resolution of unacceptable encumbrances that are identified and cleanup of hazardous materials or other trash and debris on the property will be the responsibility of the owner at the owner's expense and must be completed prior to acquisition of the property by the United States. These and other possible steps that the Agency must take during this process (e.g., boundary survey, correction of errors in the legal description, possible relocation issues, etc.) may affect your compensation and the completion date of the acquisition. The Agency will stay in contact with you throughout the process and will be available to answer any questions that you may have.
2. Appraisal. The agency will obtain and review an appraisal which must meet Uniform Appraisal Standards for Federal Land Acquisitions (UASFLA). The Agency will generally contact you to invite you to attend a pre-appraisal work conference with the appraiser to review the scope of work for the appraisal. The appraiser will make an appointment to inspect your property. You or any representative that you desire will be invited to accompany the appraiser when the property is inspected. The pre-work conference and inspection provide you an opportunity to point out any unusual or hidden features of the property that the appraiser could overlook.
3. Appraisal Review and Approval. Once the appraisal has been completed, a federal review appraiser will review the report to ensure that all applicable appraisal standards and requirements were met. The review and appraisal are provided to the Agency for approval. The approved appraisal will then be used to determine the amount to be offered for your property. This amount will never be less than the market value established through the appraisal process.
4. Offer. The Agency will deliver a written offer for the sale/purchase of the real property. The Agency's offer will generally consist of a written summary statement that includes the amount of compensation (i.e., purchase price), the description of the property and any buildings or improvements that are considered to be part of the real property, and the property rights to be acquired. The Agency will give you a reasonable amount of time to consider the written offer and to ask questions or to request clarification of anything that is not understood. If you believe that all relevant material was not considered during the appraisal, you may present such information at this time.

R. ACQUIRING AGENCY CERTIFICATION FEE SIMPLE ACQUISITION

ACQUIRING AGENCY'S AUTHORIZED OFFICER CERTIFICATION FOR FEE SIMPLE ACQUISITION*

A statement signed by an authorized official of the Federal agency that would take possession of the property and assume management responsibility for it. Authorized officers should be upper-level management such as BLM District or Field Manager, Forest Supervisor, etc. **Must be completed or the nomination will be considered incomplete.**

ACQUIRING AGENCY'S AUTHORIZED OFFICER CERTIFICATION FOR FEE SIMPLE ACQUISITION*

I, Emily Ryan, Eagle Lake Field Manager of the Bureau of Land Management (BLM) hereby certify that where the Smoke Creek property is concerned:

- 1) A representative of BLM has conducted a preliminary site inspection in April, June and September of 2021. Based on that inspection, the location and general description of the property presented in this nomination package has been verified as accurate.
- 2) The property is located within or adjacent to a "federally designated area" as that term is defined in the Federal Land Transaction Facilitation Act of 2000. The federally designated areas are, Five Springs WSA, Dry Valley Rim WSA, Lower Smoke Creek ACEC and the California National Historic Trail and this information is stated correctly in the nomination package.
- 3) The acquisition of the Smoke Creek Ranch will help the BLM better manager public lands in the area. More contiguous federal ownership allows the BLM to take a broader approach when planning landscape enhancement projects and interpretation. The Smoke Creek ranch becoming public would create greater efficiency when managing the Lower Smoke Creek ACEC, the adjacent WSA's and the Historic trail. Being able to better access and control those lands allows the BLM to protect and conserve the resources that rely on the habitats that the Smoke Creek Ranch offers.
- 4) Acquisition of the property is consistent with the 2008 Eagle Lake Resource Management Plan Approved Federal land-use plan in force for the area within which the property is located.
- 5) The planned use of the property would include conservation projects pertaining to wildlife and plan habitats, fisheries and migratory bird improvements, Historic trail interpretation, dispersed and designated recreations site such as trails and campgrounds.
- 6) The initial assessment of the information in this nomination package and received from the landowner, indicate the property interests to be acquired are sufficient to satisfy the Federal acquisition objectives and, to the best of my knowledge, there are no known legal, physical, or financial issues that would prevent or unnecessarily delay Federal acquisition and management of the property.
- 7) Based on the initial site inspection and interview with the owner,

- a. The initial assessment of potential liabilities presented in this nomination package has been verified and is accurate to the best of my knowledge;
 - b. I concur that the method employed by the nominating entity to initially assess those liabilities is appropriate; and
 - c. The likely remediation that will be needed and method of accomplishing that remediation as described in the nomination narrative appears accurate.
- 8) Based on the agency's initial site inspection, review of available data, and consultation with agency resource specialists, the resource values of cultural, historical, wildlife (Sage Grouse, Big Game, migratory birds, T&E plants, geology and public access described in this nomination package appear accurate in both quality and quantity or other reliable resource organization such as the USFWS Ecological Services branch to request support on verifying the habitat values. The acquiring agency has verified claims of habitat for listed species through the following sources BLM internal resources, Nevada Department of Wildlife data and Geographic Information Systems (GIS) provided by other state and federal agencies.
- 9) In the opinion of the agency, acquisition of the property is needed for the following reasons: Protect and conserve the following resources
- a. Habitat
 - i. Provides critical habitat for a variety of sage steppe species, including greater sage grouse, as well as a variety of migratory birds (Nesting waterfowl/shorebirds).
 - ii. Contains priority GRS habitat with one of the largest riparian meadows in the area. This in combination with the surrounding uplands would create a contiguous expanse of productive grounds for grouse.
 - b. Water
 - i. Numerous springs on the property as well as 6 miles of creeks (Rush and Lower Smoke creeks).
 - ii. Water rights would be included with the acquisition but are being determined by a water rights engineer.
 - c. Historical/Cultural
 - i. 3.5-mile segment of a California National Historic trail (Nobles Emigrant Trail). The BLM already manages 38 miles of the trail and this acquisition would provide continuity of management for this important historical resource.
 - ii. Securing the ranch would prevent future development and safeguard the viewshed from the trail. There are numerous cultural resource sites including petroglyphs in the area and on the ranch.
 - iii. If acquired, the BLM would also be able to expand educational program on the Nobles Emigrant Tail.
 - d. Recreation
 - i. Potential sites for campgrounds and trails.

- ii. Fishing and hunting access to the ranch (1,000 acres) including 6 miles of creeks and numerous ponds would be opened.
- iii. Access would be improved to the hundreds of thousands of acres of public lands to the south of the parcel.

e. Special Designation

- i. ACEC (Adjacent)- Lower Smoke Creek ACEC- This designation was put in place to protect cultural, historic, biological and geological resources.
- ii. WSA- Three WSA's border the Ranch. Dry Valley Rim, Twin Peaks and Five Springs.

10) *Please include one of the following regarding the owner's asking price:* "The agency has reviewed the owner's asking price and *utilized agency staff familiar with market values in the area* and determined that a reasonable value range based on available market evidence is between \$700,000 and \$2,000,000. The agency further confirms the asking price is within the reasonable value range."

The agency has attached a cost estimate sheet which estimates the total acquisition cost, including the asking price and necessary expenses as \$ 2,162,910.
(See *Project Budget Excel spreadsheet.*)

- 11) The agency has completed an initial assessment of the on-the-ground management requirements associated with the property and, either on its own or in combination with significant non-federal contributions, has the resources to manage this property if acquired. (Any non-federal management contributions should be specified.)
- 12) The agency is prepared to accept management responsibility for the Smoke Creek property on the date purchase is completed.
- 13) The agency has the staffing resources to acquire the property within the [3-year] time standard timeframe if approved by the Secretary of the Interior for acquisition under the Southern Nevada Public Land Management Act.
- 14) The agency certifies that it has submitted a copy of the complete nomination package to the local government jurisdiction with a cover letter requesting the local government's review and comments, if any, by the date the final comment period closes, and offering to meet with the appropriate local government official(s) regarding the nomination if desired.

By:

EMILY RYAN Digitally signed by EMILY RYAN
Date: 2021.12.06 12:32:43
-08'00'

BLM Field Office Manager- Eagle Lake

BLM _____
Name of Agency that will manage the property

Dan Ryan _____
Name of local agency contact person for this nomination

**When BLM is the acquiring agency, Field Offices must refer to IM No. NV-2005-062 for "Nomination for Acquisition" for guidance on evaluating lands proposed for nomination and additional information to be included in the "Acquiring Agency's Authorized Officer Certification." In addition, Field Offices must refer to IM No. NV-018-020 to complete the nomination and review process.*

S. NOTIFICATION TO THE COUNTY



United States Department of the Interior BUREAU OF LAND MANAGEMENT

Eagle Lake Field Office
2550 Riverside Drive.
Susanville, CA 96114
www.blm.gov/california



October 6, 2021

In Reply Refer To:
2100 P (CAN050)
NVCA-090006

Washoe County Board of Commissioners
1001 E. Ninth Street
Reno, NV 89512

Dear Chair Bob Lucey:

The Bureau of Land Management (BLM), Eagle Lake Field Office is preparing a Determination of National Environmental Policy Act (NEPA) Adequacy (DNA) that covers the potential acquisition of approximately 1,000-acres of privately owned lands within Washoe County. This parcel is located approximately 100 miles north of Reno (see attachment). The BLM is intending to nominate the lands for federal acquisition funding under the Southern Nevada Public Land Management Act (SNPLMA). If funding is awarded the acquisition would likely occur in 2023/2024.

This acquisition process would include an environmental document, hazardous waste survey, appraisal, and if an offer accepted a fair market value payment to the private landowner. If acquired these lands would be made part of the public domain and open for public use and enjoyment.

We welcome any comments you or the commission may have regarding the proposed acquisition nomination. Please submit comments in writing through standard mail to the address above or by email to dryan@blm.gov. If the proposal moves forward your office will have another opportunity to comment on the proposal during the finalization of the NEPA process.

Questions regarding this project can be directed to Dan Ryan at dryan@blm.gov or (530) 249-8559.

Sincerely,

EMILY RYAN

Digitally signed by EMILY
RYAN
Date: 2021.10.06
15:35:35 -07'00'

Emily Ryan
Eagle Lake Field Manager

Enclosures (1): Map

T. WATER RIGHTS

Smoke Creek Water Rights Table													
Owner	Proof/ Permit	Cert.	Status	Source Number	Source	Diversion Rate (CFS)	Duty (Ac. ft.)	Use	Animals/ Acres	POD	POU	Use Period	USA/ BLM Acquiring
Holland Livestock Ranch*	09064		Vested	Rush Creek	Stream-water is diverted via a ditch	25	4.5	Irrigation	454 acres	MDM T31NR18E Sec 18 SWNE, sec. 6 NE	MDM T31NR18E sec. 7, 8, 9, 15, 16, 17	4/1-10/31	Apply for entire right for wildlife and irrigation. State would determine final
Holland Livestock Ranch*	64969		Permit	Rush Creek	Stream-water is diverted via a ditch	22	1600	Irrigation	400 acres	MDM T31NR18E sec.	MDM T31NR18E sec. 7, 8, 9, 15, 16, 17	1/1-12/31	Apply for entire right for wildlife and irrigation. State would determine final
Holland Livestock Ranch*	09063		Vested	Smoke Creek	Stream-water is diverted via a ditch	15.16	4.5	Irrigation	293.03	MDM T32NR17E Sec 24 SWSE, T32NR18E sec. 31 SE	MDM T31NR18E sec. 7, 8, 9, 15, 16, 17	4/1-10/31	Apply for entire right for wildlife and irrigation. State would determine final amount.
Holland Livestock Ranch*	64968		Permit	Smoke Creek	Stream-water is diverted via a ditch	6.21	620	Irrigation	155	MDM T32NR17E sec. 24 NWNE	MDM T32NR17E sec. 24, 25, 36. MDM T32NR18E sec. 30, 31. MDM T31NR18E sec. 5, 6, 7, 8, 9, 15, 16, 17.	1/1-12/31	Apply for entire right for wildlife and irrigation. State would determine final amount.

*Holland Livestock Ranch is listed on the Water rights information. Jackrabbit Properties LLC acquired these rights.

U. LEGAL DESCRIPTION

THE LAND REFERRED TO HEREIN BELOW IS SITUATED IN THE UNINCORPORATED AREA IN COUNTY OF Washoe, STATE OF Nevada AND IS DESCRIBED AS FOLLOWS:

Township 31 North, Range 17 East, M.D.B.&M.
Section 13: E 1/2 of NE 1/4; Lot 14

APN: 071-080-32

Township 31 North, Range 18 East, M.D.B.&M.

Section 7: SE 1/4 of SE 1/4

Section 8: S 1/2

Section 15: W 1/2 of SE 1/4; N 1/2 of SW 1/4; SE 1/4 of SW 1/4

Section 16: S 1/2 of N 1/2; NW 1/4 of NW 1/4; NE 1/4 of SE 1/4

Section 17: NE 1/4 of NE 1/4

Section 18: NE 1/4; Lot 2; SE 1/4 of NW 1/4

APN: 071-080-18, 20, 23, 24, 25, 26, 27, 28, 29, 30, 31, 32, 33

The area described aggregate **1,172.52 +/- acres**** See Below, pending survey would reduce acres.

Nevada Side - Lower Meadow at Main Smoke Creek Ranch

Washoe County	acres (+/-)
071-080-18	40
071-080-20 (would be resurveyed and likely reduces +/-75 acres) Pending Survey	320
071-080-23	40
071-080-24	40
071-080-25	120
071-080-26	40
071-080-27(would be resurveyed and likely reduces +/- 100 acres) Pending Survey	200
071-080-28	40
071-080-29	40
071-080-30	80
071-080-31	40
071-080-32	93.39
071-080-33	79.13