SOUTHERN NEVADA PUBLIC LAND MANAGEMENT ACT
Round 16

a. SNPLMA Category: Environmentally Sensitive Land Acquisitions

b. Name of Property: Dangberg Home Ranch Conservation Easement

c. Number of Acres: **+/-** 2,835-acre Agricultural Conservation Easement Acquisition and Potential for a +/- 32-acre River Park Donation

d. Asking Price: $28,350,000

e. County and Assessor Parcel Numbers (APNs): Douglas County APNs:

1319-13-000-008, 1319-13-000-009, 1319-13-000-010, 1319-13-000-011, 1319-13-000-012, 1319-13-000-013, 1319-13-000-014, 1319-14-002-006, 1319-14-002-007, 1319-14-002-008, 1319-14-002-009, 1319-14-002-010, 1319-14-002-011, 1319-23-000-013, 1319-23-000-014, 1319-23-000-015, 1319-23-000-016, 1319-24-000-007, 1319-24-000-008, 1319-24-000-009, 1319-24-000-010, 1319-24-000-011, 1319-24-000-012, 1319-24-000-013, 1319-24-000-014, 1319-24-000-015, 1319-24-000-016, 1319-24-000-017, 1319-25-000-007, 1319-25-000-008, 1319-25-000-009, 1319-25-000-010, 1319-25-000-011, 1319-25-000-012, 1319-25-000-013, 1319-25-000-014, 1319-25-000-015, 1319-25-000-016, 1319-25-000-017, 1319-25-000-018, 1319-25-000-019, 1319-26-000-004, 1319-26-000-005, 1319-36-000-007, 1319-36-000-008, 1319-36-000-009, 1319-36-000-010, 1319-36-000-011, 1319-36-000-012, 1319-36-000-013, 1319-36-000-014, 1320-18-000-010, 1320-18-000-011, 1320-18-000-012, 1320-18-000-013, 1320-18-000-014, 1320-18-000-015, 1320-18-000-016, 1320-19-000-011, 1320-19-000-012, 1320-19-000-013, 1320-31-000-010, 1320-31-000-011, 1320-31-000-012, 1320-31-000-013, 1320-31-000-014, and 1320-31-000-015

Potential River Park Parcel: 1320-31-000-016.

f. Congressional District Number: District 2

g. Nominating Entity Information:

Legacy Land and Water, LLC
Dominique Etchegoyhen, Project Manager
P.O. Box 298
Minden, NV 89423
(775) 338-9840
dominique@legacylandandwater.com

Street Address

1451 U.S. Hwy. 395, Suite 2
Gardnerville, NV 89410

h. Acquiring Federal Agency:

Bureau of Land Management
Carson City District
Sierra Front Field Office
District Manager Ralph Thomas
(775) 885-6110
sshippen@blm.gov

i. Owner Information:

Jon Park
Park Ranch Holdings, LLC
1300 Buckeye Road, Suite A
Minden, NV 89423
(775) 230-5287
jonpark19@yahoo.com

David Park
Park Ranch Holdings, LLC
1300 Buckeye Road, Suite A
Minden, NV 89423
(775) 690-2161
david@parklivestock.com

j. **Owner Representative:**

Legacy Land and Water, LLC
Jacques Etchegoyhen, Project Manager
P.O. Box 298
Minden, NV 89423
(775) 721-1171
jacques@legacylandandwater.com

Street Address

1451 U.S. Hwy. 395, Suite 2
Gardnerville, NV 89410

The Owner Statement includes authorization for Legacy Land and Water, LLC, to represent the Owner in the SNPLMA process.

1. NARRATIVE STATEMENT:

a. Purpose Statement: The Bureau of Land Management will acquire an agricultural conservation easement on approximately 2,835 acres of the historic Dangberg Home Ranch located in the heart of the Carson Valley in Douglas County, Nevada, to consolidate federal ownership and management of other BLM-owned conservation easements, to provide a path along Muller Lane to improve public access from the Town of Minden to the Town of Genoa and the Pony Express and California National Historic Trails, and to create a large unfragmented agricultural landscape that protects local wildlife, migratory bird habitat, natural floodplain functions, groundwater recharge, wetlands, riparian areas, open space, and the scenic, historic, and cultural values surrounding the Dangberg Home Ranch Historic Park, which are of great importance to all Nevadans.

In conjunction with and contingent upon successful acquisition of the conservation easement, the owners will also donate a 32-acre “River Park Parcel” to the Bureau of Land Management, or

other appropriate public entity if the BLM so chooses, for the protection of this riparian area and to provide public access to nearly 0.75 miles of the East Fork of the Carson River.

b. Federally Approved Land Use Plan: The Bureau of Land Management Carson City Field Office Consolidated Resource Management Plan and North Douglas Specific Area Plan in force for the area within which the Dangberg Home Ranch is located. The Plan Amendment was prepared to address the increased development pressure in the Carson Valley, and, among other things, stresses the importance of acquiring agricultural conservation easements on lands threatened by development. The Dangberg Home Ranch has all of the following attributes, which are the highest priorities for acquisition by the BLM under this plan:

- The property is in active agricultural operation.
- The property is subject to imminent threat from development and its protection is in conformance with the Douglas County Master Plan.
- The property is within the 100 year floodplain.
- The property contains important wetlands and riparian wildlife habitat.
- The agricultural character of the property enhances scenic values.
- The property is of sufficient parcel size to be considered farmland.
- The property contains important cultural and historic values that would be protected by the acquisition.
- The property has other unique values in the public interest that would be protected by the acquisition

c. Latitude and Longitude: N 38° 56’ 58” / W 119° 47’ 20", located near the Dangberg Home Ranch Historic Park, which will be surrounded by the 2,835-acre conservation easement.

d. Legal Description: All that certain real property situate in the County of Douglas, State of Nevada, described as follows:

CONSERVATION EASEMENT PARCEL 1:

Parcels 1 through 31, inclusive, as shown on the Division of Land into Large Parcels, LDA 07-011, for Park Cattle Company, filed in the office of the County Recorder of Douglas County, State of Nevada, on June 3, 2008, in Book 608, Page 505, as Document No. 724398, Official Records.

EXCEPTING THEREFROM, any portion thereof lying below the high water line of the Carson River, which is owned by the State of Nevada.

APN: 1319-23-000-013;
1319-24-000-007;
1319-25-000-007, 008, 009, 010, 011, 012, 013, 014, 015, 016, 017, 018, 019;
1319-26-000-004, 005;
1319-36-000-007, 008, 009, 010, 011, 012, 013, 014;
1320-31-000-010, 011, 012, 013, 014, and 015

CONSERVATION EASEMENT PARCEL 2:

Parcels 1 through 36, inclusive, as shown on the Division of Land into Large Parcels, LDA 06-048, for Park Cattle Company, filed in the office of the County Recorder of Douglas County, State of Nevada, on September 17, 2008, in Book 908, Page 3511, as Document No. 730154, Official Records.

EXCEPTING THEREFROM, any portion thereof lying below the high water line of the Carson River, which is owned by the State of Nevada.

APN: 1319-13-000-008, 009, 010, 011, 012, 013, 014;
1319-14-002-006, 007, 008, 009, 010, 011;
1319-23-000-014, 015, 016;
1319-24-000-008, 009, 010, 011, 012, 013, 014, 015, 016, 017;
1320-18-000-010, 011, 012, 013, 014, 015, 016;
1320-19-000-011, 012, and 013

RIVER PARK PARCEL (Anticipated Donation):

Parcel H as shown on Land Division Map for Nevis Industries, Inc. #2, filed in the office of the County Recorder of Douglas County, State of Nevada, on January 23, 1979, in Book 179, Page 1266, as Document No. 29278, Official Records.

EXCEPTING THEREFROM, any portion thereof lying below the high water line of the Carson River, which is owned by the State of Nevada.

APN: 1320-31-000-016.

e. Project Timeframe: The standard timeframe approved by the Executive Committee for Land Acquisitions is 2 years and 0 months.

f. Project Deliverables:

1. **Primary Deliverables:** (i) Acquire a conservation easement on approximately 2,835 acres of the historic Dangberg Home Ranch; and (ii) tie the appurtenant water rights and any mineral rights to the property through express language in the conservation easement, ensuring that the agricultural uses and natural resources are maintained.

2. **Anticipated Deliverables:** (i) Contingent upon acquisition of the conservation easement the BLM, if it so desires, or another appropriate public entity may receive the donation of a 32-acre river parcel to provide public access to the East Fork of the Carson River and (ii) Negotiate the location of a multi-use path along Muller Lane.

3. **Standard Deliverables:** (i) Conservation easement agreement setting forth the specific Permitted and Prohibited Uses of the property; (ii) appraisal to determine the fair market

value of the Dangberg Home Ranch Conservation Easement; and (iii) boundary surveys to verify acreage and legal description of legally described conservation easement area.

g. Contributed Funds. Concurrent with the BLM's acquisition of the Dangberg Home Ranch Conservation Easement, the owner, Park Ranch Holdings, LLC, has committed to donating a 32-acre river parcel on the East Fork of the Carson River. Please see the attached Donation Commitment Letter below in item #9.

h. General Description of the Nominated Property: The Dangberg Home Ranch is arguably the most iconic and historic ranch in Nevada, and brings to life one of Nevada's great pioneers, H.F. Dangberg, who arrived in Nevada in 1853 to pan for gold. By 1856, Dangberg made his first land claim in the heart of Carson Valley. In addition to the culture, history, and lore of Carson Valley, the Dangberg Home Ranch exhibits tremendous agricultural and natural resource values. The Dangberg Home Ranch consists of irrigated pastures, wet meadows, wetlands, and riparian habitat along 3.75 miles of the East Fork of the Carson River, from Minden nearly to Genoa. It also includes many miles of tributaries to the Carson River. With one fell swoop, the Dangberg Home Ranch Conservation Easement will forever protect 2,835 acres of prime agricultural and floodplain lands that are critical to protecting Carson Valley residents and other downstream communities during flood events. The Dangberg Home Ranch connects other existing conservation easements to create a vast unfragmented expanse of open space and agricultural land. The owner will provide a multi-use trail easement to help connect the towns of Minden and Genoa, and, contingent upon successful acquisition of the conservation easement, will donate a 32-acre parcel for a public river front park. The Dangberg Home Ranch Conservation Easement will protect the natural resources, quality of life, and rural character of Douglas County, and ensure its continued economic agricultural viability. This conservation easement is the best value option because the BLM will permanently protect these resources without having to purchase the property and without incurring the burden of managing the property, which will remain the daily responsibility of the private landowner. The man-made structures around the Dangberg Home Ranch Historic Park will also be excluded from the legally described conservation easement area to further reduce the BLM's acquisition cost and future management burden.

i. Brief Summary of Resource Values: The Dangberg Home Ranch consists of irrigated pastures, wet meadows, wetlands, and riparian habitat along 3.75 miles of the East Fork of the Carson River, and includes many miles of tributaries to the Carson River, including some of the largest tributaries such as the Home Stream and Cottonwood Slough. This property provides a critical wildlife corridor for species migrating between the lush low-lands of Carson Valley and the Pine forest in higher Sierra elevations. It is located in an Audubon Society "Important Bird Area," and the open pastures and abundance of rodents provide a healthy habitat for birds of prey such as the Red-Tailed Hawk, Swainson's Hawk, Cooper's Hawk, Sharp-Skinned Hawk, and Great Horned and Long-Eared Owl. Each year, Bald Eagles flock to the Carson Valley, and there have been numerous documented sightings on this ranch. Periodic surface irrigation provides habitat for waterfowl and inland shorebirds such as the Long Billed Curlew, White Faced Ibis, Willet, Killdeer, Black-neck Stilt, Snowy and Common Egret, and American Avocet. Other species that frequent include Mule deer, Coyote, Red fox, Mink, River otter, Mountain Lion, Bobcat, Black Bear, and others. The Nevada Natural Heritage Program has also

determined that habitat may exist for the Carson Valley Silverspot, the Carson Valley wood nymph, and the Carson Valley skipper.

j. Known Hazardous Material, Safety, or other Liabilities: None. There are no known hazardous material, safety, legal, physical, financial, or other liability issue(s) associated with the subject property.

k. Rights Being Offered for Acquisition:

- ☐ **Fee Simple Acquisition of Property: This includes surface (land) and subsurface (mineral) rights.**
- ☑ **Water Rights:**
  - **(1)** Although the water rights are not being acquired, those water rights appurtenant to the l conservation easement area will be permanently tied to the property to ensure the agricultural uses and natural resources are able to be maintained.
  - **(2) Provide**
    - **(a) Type:** Surface, underground, vested, certificated, supplemental, and stock water rights.
    - **(b) Number of acre feet or cfs:**
      - Surface Irrigation: 12,999.352 acre feet per annum (AFA)
      - Underground Supplemental Irrigation: 9,167.805 AFA
      - Stock water: 76 AFA
    - **(c) Current beneficial use:** Irrigation and stock water
    - **(d) Describe location and type of diversion point:** The diversion points are located on the property and are either surface water diversion boxes and dams or underground wells. The legally described location for each Point of Diversion is included in the Water Rights summary in Item #7 below.
  - **(3)** The water rights information documents have been summarized below in Item #7, to provide information on proofs, permits, certificates, and the State of Nevada Division of Water Resources Summary of Ownership for all water rights being offered.

- ☐ **Surface Rights Only**
- ☑ **Conservation Easement (e.g., Development Rights):** See Item # 3 "Conservation Easement Summary"
- ☐ **Mineral Rights Only**
- ☐ **Access Easement**
- ☐ **Patented Mining Claims - Describe**
- ☐ **Other – Describe:**

l. Rights to Be Reserved:

- ☐ **Access Rights/Easements**
- ☐ **Water Rights:**
- ☐ **Mineral Interests: Describe**
- ☐ **Development Rights**
- ☑ **Other:** This is not a fee acquisition, but the acquisition of a conservation easement. Accordingly, the Owner will retain fee title and reserve certain rights, subject to the express restrictions set forth in the conservation easement agreement.

m. Occupancy or Use Rights Held by Others:

- ☐ **Are there caretakers living on the property? If yes, who owns the home in which the caretakers live?** No. There is a ranch caretaker/employee who lives within the ranch headquarters area; however, to reduce the BLM's future management burden, the buildings and area around the ranch headquarters will be excluded from the legally described conservation easement area. Therefore, technically, there are no caretakers living on the property within the conservation easement area to be acquired by the BLM.
- ☐ **Do any relatives, friends, associates, or other persons live on the property, with or without permission of the owner? If yes, indicate relationship and how long they've resided on the property, the type of dwelling, and who owns the dwelling.** No.
- ☐ **Does anyone or any company use any part of the property for agricultural or other commercial purposes either full-time or part-time? How long have these activities been taking place?** No. Douglas County and The Friends of Dangberg Home Ranch, Inc., own and operate the Dangberg Home Ranch Historic Park, which is surrounded by the ranch; however, the historic park is not within the legally described conservation easement area to be acquired by the BLM.
- ☑ **Does any person, company, or other entity regularly use any part of the property for any reason whatsoever (e.g., temporary storage of personal or business property, hold annual or periodic events of any kind, etc.)?** Yes. Douglas County, Friends of Dangberg Home Ranch, Inc., and visitors to the Dangberg Home Ranch Historic Park have a road easement that provides access from Highway 88 to the historic park.

n. Third Party Water Rights: Does any person, company, or other entity own the rights to surface water on the property, or have wells, piping, or other works for diversion and/or distribution of ground or surface water from or over the property? Yes. Downstream landowners/ranchers own the rights to surface water that traverses the property. These downstream water rights owners have the right to access and maintain the ditches and diversions located on the subject property to ensure the delivery of their surface water rights. However, the Owner has always maintained the ditches and diversions on the Dangberg Home Ranch property and anticipates continuing to do so, Therefore, the downstream landowners/ranchers have never had the need to access the property to maintain the ditches and diversion works.

o. Identify the SNPLMA Performance Measures:

Outcome: Protect 2,835 acres of environmentally sensitive agricultural floodplain lands with a conservation easement, and receive the donation of 32 acres in fee with all appurtenant rights, located on the East Fork of the Carson River, adjacent to the Town of Minden, in Douglas County, Nevada.

- **Output (Primary or Anticipated Deliverable):** 32 acres of environmentally sensitive land donated in fee with the intent of providing public access to the East Fork of the Carson River

  - **Performance Measure L1 – Environmentally Sensitive Land Acquired**

- **Output (Primary or Anticipated Deliverable):** Protect appurtenant water rights; 12,999 AFA of surface water rights for irrigation, 9,167 AFA of underground agricultural supplemental water rights for irrigation, and 76 AFA of stock water rights will be permanently tied to the property as part of the conservation easement to ensure the agricultural uses and natural resources are able to be maintained in the future.

  - **Performance Measure L2 – Water Rights Acquired**

- **Output (Primary or Anticipated Deliverable):** A public access easement for a paved pedestrian bicycle path will be acquired along more than 1.3 linear miles of Muller Lane, helping to link the Towns of Minden and Genoa. Depending on the width of the multiuse path, this would equate to nearly 2 acres of access easement.

  - **Performance Measure L3 – Access Easements Acquired**

- **Output (Primary or Anticipated Deliverable):** Acquire a conservation easement on 2,835 acres of the Dangberg Home Ranch.

  - **Performance Measure L4 – Conservation Easements Acquired**

- **Output (Primary or Anticipated Deliverable):** Protect approximately 20,856 linear feet of the East Fork of the Carson River, approximately 16,737 linear feet of the Home Stream, approximately 739 linear feet of the Cottonwood Slough, approximately 9,504 linear feet of the Williams Slough, for a total of 47,836 linear feet, or approximately 9 miles of intermittent streams and rivers. These calculation do not include numerous irrigation ditches such as the East Ditch, Old Virginia Ditch, Frey Ditch, William Hussman Ditch, or St. Louis Straight Ditch, among others.

  - **Performance Measure L5 – Perennial or Intermittent Streams/Rivers Acquired**

- **Output (Primary or Anticipated Deliverable):** Protection of two (2) Migratory Corridors within the property: (1) Agricultural unique Mule Deer habitat exists on the property and across the Carson Valley, stretching from the foothills and alluvium on the toe slopes and alluvium of the Pine Nut Mountains to the Carson Range of the Sierras. Protecting the migratory corridor between these ranges is important. (2) The National Audubon Society has recognized the western side of the Carson Valley, including the Carson River corridor, as an Important Bird Area. The wetlands and riparian areas provide habitat for many species of shorebirds that stop-over during migration. The Carson River corridor also provides habitat important for a neotropical songbird migration route.

    - **Performance Measure L7 – Wildlife Migratory Corridors Acquired**

- **Output (Primary or Anticipated Deliverable):** Protection of 2,835 acres of environmentally sensitive habitat. The Nevada Natural Heritage Program has written that habitat may be available on the Dangberg Home Ranch for: (1) the Carson Valley Silverspot, *Speyeria nokomis carsonensis*, a Nevada BLM Sensitive Species; (2) the Carson Valley wood nymph, *Cercyonis pegala carsonensis*, a Taxon determined to be Imperiled by the Nevada Natural Heritage Program; (3) the Carson Valley skipper, *Polities sabuleti genoa*,, a Taxon determined to be Critically Imperiled by the Nevada Natural Heritage program; and (4) the Bald Eagle, *Haliaeetus leucocephalus*, a Nevada BLM Sensitive Species.

    - **Performance Measure L9 – Sensitive Habitat Acquired**

- **Output (Primary or Anticipated Deliverable):** The Dangberg Ranch was added to the National Register of Historic Places on December 5, 1980. This conservation easement will protect 2,835 acres of the once 48,000 acre ranch, and will preserve the historic integrity of the Dangberg Home Ranch Historic Park.

    - **Performance Measure L10 – Cultural, Historic, or Paleontological Sites Acquired**

p. Identify the Level of Readiness: Owner's representatives have met with BLM Nevada State Director and Carson City District Manager, Douglas County, the Towns of Minden, Gardnerville, and Genoa, and the Carson Water Subconservancy District, among others, and has consulted with SHPO and the Nevada Natural Heritage Program, to determine what issues, if any, need to be addressed to facilitate acquisition of the Dangberg Home Ranch Conservation Easement. Clean title has been confirmed, and a comprehensive title review is ongoing and will continue privately and by the BLM so that any potential title issues can be resolved in advance. Owner's representatives will also continue to consult each of the above entities on an ongoing basis to maximize readiness and to continue to develop a partnership for the management of the 32-acre river parcel, and the construction and management of the Muller Lane multi-use path.

The Owner has also already reviewed other conservation easement agreements the BLM has acquired in Carson Valley. Thus, this project is ready to be implemented immediately.

q. Relationship of the project to previous or anticipated phases. The 2,835-acre Dangberg Home Ranch Conservation Easement is being nominated as a single stand-alone project. Should the SNPLMA Executive Committee determine, however, that a phased acquisition is preferred for monetary reasons, then the Owner would be willing to consider a phased approach. Given that Muller Lane naturally divides the Dangberg Home Ranch into two similarly sized north and south parcels, it is envisioned that a two-phase acquisition could be considered. In phase one, the BLM would first acquire a conservation easement on the 1,342 acres to the south of Muller Lane. It would then be anticipated that in phase two, the BLM would acquire a future standalone conservation easement on the 1,493 acres to the north of Muller Lane. Under a phased approach scenario, the 32-acre river parcel would be donated concurrent with the close of phase two. Although the Owner is willing to consider a phased approach, the Owner would prefer that the BLM acquire the 2,835-acre conservation easement as a single project, if financially feasible.

r. Support for Asking Price: $28,835,000+/-, or $10,000 per acre, based on a Comparable Sales Analysis for the value of a conservation easement.

First Comparable Recent Land Sale: J & S Cattle Company

1) **Location of the Comparable Property:** 1 mile south of Centerville Lane, 4 miles south of the subject ranch, in Douglas County, T12N, R19E, section 24.
2) **Number of Acres** +/-300 acres.
3) **Date of Sale:** 4 /7/2014
4) **Sale Price:** $5,480,000
5) **Seller and Buyer Names:** Nathan Leising, seller, to J & S Cattle Company, Dr. James Kent.
6) **Fee or Partial Interest:** Fee sale, including all the water rights.
7) **Nature of the Comparable Property:** Very similar to the subject property, already subdivided into numerous parcels ranging from 20 to 80 acres in size that could be sold separately with no further approvals required from the County.
8) **Buyer's Proposed/Intended Use for the Comparable Property:** Dr. Kent has said that he intends to keep the property as ranch land, though would sell parcel(s) if he ran into financial difficulty.
9) **Calculations:** This is the most recent ranch sale in the Carson Valley. Dr. Kent paid $18,266 an acre. This property should be adjusted upward because it has no river access. Also, the property is very wet. An agricultural value of approximately $6,000 per acre should be deducted to determine the conservation easement value.

Second Comparable Recent Land Sale: Ranch No. 1

1) **Location of the Comparable Property:** Adjacent to the Town of Genoa, Nevada, 2 miles northwest of the subject property, T12N, R19E, section 5.
2) **Number of Acres:** 271.08
3) **Date of Sale:** 6/7/2014

4) **Sale Price:** $3,065,000
5) **Seller and Buyer Names:** Ranch No. 1, seller, Bureau of Land Management, buyer.
6) **Fee or Partial Interest:** This was a conservation easement acquisition by the Bureau of Land Management
7) **Nature of the Comparable Property:** Very similar to the subject property, near town, with some river and slough frontage.
8) **Buyer's Proposed/Intended Use for the Comparable Property:** The intended reason for the sale was exactly the same as the subject, forever protecting the resource value and tying the water to the land.
9) **Calculations:** This conservation easement, acquired in 2014 by the Bureau of Land Management, was appraised and transacted at $11,306 an acre.

Third Comparable Recent Land Sale: Anker

1) **Location of Comparable Property:** Less than a quarter mile to the south of subject property, T11N, R19E, section 12.
2) **Number of Acres:** 500
3) **Date of Sale:** 1/2/2007
4) **Sale Price:** $8,000,000
5) **Seller and Buyer Names:** Sarman Family, seller, Alton and Sue Anker, buyer.
6) **Fee or Partial Interest:** Fee sale, including all of the water rights.
7) **Nature of the Comparable Property:** Very similar to the subject property.
8) **Buyer's Proposed/Intended Use For the Comparable Property:** The buyer immediately sold the development rights off of much of this ranch, utilizing the Douglas County "transfer of development rights" program. Anker plans to sell the rest of the development rights, and will continue to operate the property as a ranch.
9) **Calculations:** This ranch, very close to the subject property, sold for $16,000 an acre just after the real estate market crash. The market has since largely recovered. An agricultural value of approximately $6,000 per acre should be deducted to determine the conservation easement value.

2. LAND ACQUISITION NOMINATION ASSESSMENT QUESTIONS:

I. 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.)

Yes.

The Nevada Natural Heritage Program has written that habitat may be available on the Dangberg Home Ranch for: (1) the Carson Valley Silverspot, *Speyeria nokomis carsonensis*, a Nevada BLM Sensitive Species; (2) the Carson Valley wood nymph, *Cercyonis pegala carsonensis*, a

Taxon determined to be Imperiled by the Nevada Natural Heritage Program; (3) the Carson Valley skipper, *Polities sabuleti genoa*, a Taxon determined to be Critically Imperiled by the Nevada Natural Heritage program; and (4) the Bald Eagle, *Haliaeetus leucocephalus*, a Nevada BLM Sensitive Species.

The Dangberg Home Ranch Conservation Easement is also critical to protecting and aiding in the recovery of specially designated species that have been documented on adjacent and downstream properties, such as The Nature Conservancy's River Fork Ranch, protected by a BLM conservation easement. The Northern Leopard Frog and Northwest pond turtle (*Actinemys marmorata marmorata*) have been documented on River Fork Ranch. Securing a conservation easement on the Dangberg Home Ranch will prevent future development and tie water rights to the land, ensuring that this critical ecosystem remains intact. These adjacent properties and sensitive species rely on the open space and buffer provided by the Dangberg Home Ranch, but also the resulting hydrology from the delivery of water. Moreover, The Nature Conservancy and other believe that some of the species found on these adjacent properties are also found on the Dangberg Home Ranch.

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

Yes.

Habitat for each of the butterfly species listed above is vulnerable to development and changes in hydrology. Securing a conservation easement on the Dangberg Home Ranch will prevent future development, thus protecting habitat in perpetuity.

The Carson Valley Silverspot, *Speyeria nokomis carsonensis*, habitats include herbaceous wetlands, riparian area and seepages surrounded by desert landscape. Thistles are associated with this species. The Dangberg Home Ranch exhibits habitat important to this species.

The Carson Valley Wood Nymph is associated with open, flowery meadows, adjacent to drier uplands and weedy roadsides. The Dangberg Home Ranch is dominated by open meadows that occur on a dry to wet meadow continuum.

The Carson Valley skipper is associated with saline/alkali meadows, salt grass, Kentucky Blue grass and salt marshes. Areas of the Dangberg Home Ranch contain this habitat type.

The Dangberg Home Ranch Conservation Easement connects other conservation easement properties, providing the opportunity to connect and protect a continuous block of unfragmented habitat.

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

No. At this time it does not appear there are species present on the property that are listed as threatened and endangered under the Endangered Species Act.

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

Yes.

The Dangberg Home Ranch Conservation Easement would permanently nearly 4 miles of the East Fork of the Carson River, nearly 3 miles of the Home Stream, nearly .15 miles of the Cottonwood Slough, nearly 1.75 miles of the Williams Slough, totaling nearly 9 miles of intermittent streams and rivers. The East Fork of the Carson River and tributaries provide tremendous biodiversity, and lush habitat for a variety of wildlife associated with the riparian resources and wetland areas. The ranch currently is a cattle, hay, and pasture operation, and nearly all of the property is irrigated. As a result of the irrigation and rotational grazing, many acres of riparian habitat have been created and continue to work synergistically to create a complicated mosaic of wildlife species. The Dangberg Home Ranch Conservation Easement contributes greatly to the Carson River watershed.

II. PRESERVES A SIGNIFICANT NATURAL AESTHETIC OR SCIENTIFIC FEATURE

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

Yes.

The Dangberg Home Ranch contains numerous natural, aesthetic, and scientific features, including a magnificent viewshed, agriculturally productive open space, naturally function floodplains, and live water courses and wetlands. The majority of the property is located within the 100 year floodplain, and provides crucial aquifer recharge for the region. In fact, groundwater is pumped from the Carson Valley and is piped to Carson City, Dayton and eventually beyond. Continued irrigation on this ranch will be a critical part of keeping the groundwater pumping sustainable for the region.

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

Yes.

The Dangberg Home Ranch Conservation Easement area has been specially designated for view preservation and continued agriculture in Douglas County's Valley Vision Plan. Most of the Dangberg Home Ranch Conservation Easement area has also been designated as an open space buffer, the North-South View Corridor, the East West View Corridor, the North-West View Corridor, the South-Central View Corridor in Douglas County's Open Space and Agricultural Implementation Plan. Numerous studies, reports, and publications have designated the Dangberg Home Ranch Conservation Easement area as important riverine floodplain land that should be protected. See Floodplain Protection Inventory for the Carson River, University of Nevada Cooperative Extension Special Publication 15-05, etc. The Natural Resources Conservation Service has also identified the Dangberg Home Ranch as farmland of statewide importance.

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

Yes.

The Carson Valley has been steadily losing its ranches to development over the past several decades. This property was subdivided into about 68 legal parcels years ago, and they could be sold immediately. As property values begin to climb again in the region, the development value of agricultural lands outpace the agricultural value of the ranch land. Agricultural water rights and arable lands are quickly bought up and converted to non-farm uses, negatively impacting scenic views, open spaces, wildlife habitat, clean air, clean water, natural flood control, and aquifer recharge. Accordingly, acquisition of the Dangberg Home Ranch Conservation Easement will significantly contribute to the preservation and enhancement of these natural, aesthetic, and scientific values.

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

Yes.

The Bureau of Land Management Carson City Field Office Consolidated Resource Management Plan addresses these resource values. Douglas County also addresses these resource values in its Master Plan and its Open Space and Agricultural Implementation Plan. The Douglas County Master Plan clearly articulates Douglas County residents' desire to retain the open, rural, and agricultural character of the region. The same sentiment is reflected in the BLM North Douglas County Specific Plan Amendment, in which the BLM aims to assist Douglas County in its effort to protect agricultural use, associated open space values, wildlife habitat, and other important flood plain functions of the Carson River. Other plans also exist for these resource values, such as the Carson River Watershed Regional Floodplain Management Plan, which expressly identifies the Dangberg Home Ranch as being an area very prone to flooding, critical for the storage of floodwaters, and that should be protected to the greatest extent possible. Among other things, the plan makes the following recommendations: (1) Retain agricultural pasture lands west of Highway 88 and Highway 395 as floodplain and floodwater storage areas where possible, (2) Investigate opportunities for using existing infrastructure to move floodwater, (3) Utilize the irrigation ditches for stormwater retention, not for river release during flooding events, (4) Support conservation easements that include long-term management plans as a means to protect critical floodplain and flood hazard areas. A Floodplain Ecosystem Service Valuation for Carson Valley, also recommended a robust conservation easement program for the protection of these important resource values.

III. PRESERVES SIGNIFICANT HISTORIC, PALEONTOLOGICAL, OR CULTURAL VALUES

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

Yes.

The Dangberg Home Ranch brings to life the history of one of Nevada's great pioneers, H.F. Dangberg, who first arrived in Nevada in 1853 to pan for gold. By 1856, Dangberg made his first land claim in the heart of Carson Valley, the beginning of what would become an agricultural and livestock operation stretching from Alpine County, California, to Carson City, Nevada. The Dangbergs played a significant role in Carson Valley's development. Whether bringing the Virginia and Truckee Railroad into the Carson Valley, founding The Town of Minden, or the inaugural Carson Valley Days, the Dangberg Home Ranch is where it all began. Preserving the Dangberg Home Ranch is important to the historic and cultural heritage of the northern Nevada.

George Washington Gale Ferris, Jr., grew up on a portion of the nominated property, and was the younger brother-in-law of H.F. Dangberg. As a boy, George Washington Gale Ferris, Jr., watched a water wheel turn on the northern edge of what was then a part of the Dangberg Ranch. Years later, he would use that in a design of the world's first "Ferris Wheel" for the 1893 Chicago World's Fair. The fair organizers wanted something better than the Eiffel Tower from the previous World's Fair, and this exceeded all expectations. As we all know the "Ferris Wheel" has become a part of American culture, and one can usually be seen in every amusement park in the nation. H.F. Dangberg not only paid for George Washington Gale Ferris, Jr.'s education at the California Military Academy, but he also helped finance the construction of the Ferris Wheel.

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

Yes.

The Dangberg Ranch was added to the National Register of Historic Places on December 5, 1980. This conservation easement will protect 2,835 acres of the once 48,000 acre ranch, and will preserve the historic integrity of the Dangberg Home Ranch Historic Park.

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

Yes.

Acquisition of a conservation easement ensures the preservation of the historic, paleontological, and cultural values that exist on the Dangberg Home Ranch. If the property is not preserved by an agricultural conservation easement, it will remain threatened by development and the westward expansion of the Town of Minden. A conservation easement, however, would permanently protect this historic ranch so that it can continue to convey its story for the enjoyment of all Nevadans.

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

Yes.

North Douglas County Specific Plan Amendment (2001): "It is the intent of the BLM to assist the county and other interested organizations in achieving the goals and implementing the policies of the Douglas County Master Plan (1996), the North Douglas County Specific Plan (September 2000), and the Douglas County Open Space and Agricultural Preservation Implementation Plan (September 7, 2000). The BLM will act in partnership with and support of the county and other organizations in pursuing and achieving these goals. It is recognized that BLM actions to dispose of lands for development purposes, and to acquire conservation easements and environmentally sensitive lands within the county will be pursued in a manner consistent with the BLM's mission, policies and regulations."

IV. ENHANCES RECREATIONAL OPPORTUNITIES OR IMPROVES ACCESS TO FEDERAL OR OTHER PUBLIC LANDS

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

Yes.

The donation of the 32-acre river parcel will provide public access and recreation on the East Fork of the Carson River. With this donation, the public will have a unique opportunity to enjoy nearly 3/4 of a mile of the largest free-flowing river in Nevada where they will be able to walk, fish, and participate in other recreational activities.

An easement for a public bicycle and pedestrian bike path for nearly 1.3 miles of Muller Lane will help connect the Town of Minden with the Town of Genoa, via the Genoa Vista Trail, presenting a heretofore unparalleled recreational opportunity.

The Dangberg Home Ranch participates in the annual Eagles and Agriculture event that is put on by the Carson Valley Chamber of Commerce and Visitors Authority, bringing more than 500 visitors onto the property each year. It has been estimated by the Chamber that this recreational educational event brings in more than a million dollars a year to the local community. The Eagle Festival provides visitors, residents, and dignitaries with a unique opportunity to observe the influx of birds of prey that come to the Carson Valley to feed during the winter calving season. As many as fifty-four (54) Bald Eagles have been identified on a single tour. Motor coach transportation escorts hundreds of participants to various ranches, including this one, and guides provide educational information about wildlife and Carson Valley history.

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

Yes.

The State of Nevada owns to the high-water mark of the East Fork of the Carson River. The 32-acre donation will provide unparalleled community access to the river.

Also, the Pony Express National Historic Trail and the Emigrant National Historic Trail run along Foothill Road, just to the east of the Dangberg Home Ranch, and are intersected by Muller Lane. By providing a public access easement for multi-use public along Muller Lane for 1.3

miles, this project is improving public access from the Town of Minden to our National Historic Trails.

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

Yes.

The demand for recreation opportunities in the Northern Sierra planning area is increasing with the population growth of Reno/Sparks and valleys within the Carson City area. The expanding use by locals and visitors has increased the recreational desire and pressure in the area. Over the last several years, the Carson Valley Trails Association has constructed over 100 miles of trails. The multi-use path along Muller Lane will address the public demand for better access from the Town to the mountain trails and recreational opportunities. The Dangberg Home Ranch Conservation Easement project and donation will provide the perfect opportunity to address these community needs and the public demand for these recreational opportunities.

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

Yes.

The need to establish a countywide multi-purpose trail system is identified in the Douglas County Comprehensive Trails Plan component of its Master Plan, in which Muller Lane is identified for an on-street trails. Another on-street trail is also identified through the Westwood Village community area, with a trailhead identified near the 32-acre river park donation parcel. The Dangberg Home Ranch Conservation Easement project and donation will provide the perfect opportunity to implement the Douglas County Comprehensive Trails Plan.

V. 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?

Yes.

The BLM's Resource Management Plan for the Carson Valley clearly identifies BLM's role to support Douglas County's and other organization's efforts to protect agricultural use, associated open space values, wildlife habitat and other important floodplain functions of the Carson River by acquiring conservation easements. The acquisition of an agricultural conservation on the Dangberg Home Ranch allows the BLM to protect prime agricultural and floodplain lands that are critical to protecting Carson Valley residents and other downstream communities during flood events. The Dangberg Home Ranch also connects with other existing BLM and local conservation easements to create a vast unfragmented expanse of open space and agricultural land that are better protected and managed together to improve resource values.

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

Yes.

Acquisition of the Dangberg Home Ranch Conservation Easement unites the BLM's ownership of other SNPLM A conservation easement properties, such as TNC's River Fork Ranch , Ranch No. 1, and the Stodieck Brothers conservation easement, thereby consolidating federal ownership of these conservation easements.

VI. ESTIMATED POST-ACQUISITION MANAGEMENT COSTS (PICK ONE ONLY)

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.

Owning a conservation easement is significantly less burdensome and costly than owning a property in fee because the conservation easement property will remain privately owned and privately managed. The BLM will be able to protect the conservation value in perpetuity, and will only be required monitor the property on an annual basis. Moreover, managing all of the Carson Valley easements together as a group will facilitate management efficiency, and help to reduce management costs.

Also, as discussed in a meeting with Director Ruhs and the Douglas County Commissioners, Douglas County is interested in assisting with, or even taking over the future management of the 32-acre river parcel, as well as the future annual conservation easement monitoring.

VII. HAS THE SUPPORT OF THE STATE, LOCAL GOVERNMENTS, OTHER AGENCIES, AND/OR OTHER INTERESTED PARTIES (WRITTEN VERIFICATION OF SUPPORT MUST BE INCLUDED IN THE NOMINATION TO RECEIVE POINTS)

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

Yes.

Douglas County enthusiastically supports this conservation easement acquisition and voted unanimously in favor of the project at its April 7, 2016, Board of County Commissioner's meeting. The Towns of Minden, Genoa, and Gardnerville also voted unanimously in support of the Dangberg Home Ranch Conservation Easement.

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

Yes.

The Nature Conservancy, University of Nevada Cooperative Extension, Carson Water Subconservancy District, private resource specialists, the Douglas County Community Services

and Parks and Recreation Department, Friends of Dangberg Home Ranch, and others, support the Dangberg Home Ranch Conservation Easement.

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

Yes.

The Nevada Department of Environmental Protection, State Historic Preservation Office, Carson Valley Chamber of Commerce, and former U.S. Senator Richard H. Bryan support the Dangberg Home Ranch Conservation Easement.

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?

Yes.

The Dangberg Home Ranch Conservation Easement furthers the following Douglas County Master Plan Goals, Policies, and Actions:

- **Land Use Goal 1:** To maintain a land use plan that manages growth at a sustainable rate to maintain the treasured qualities of the county.
- **Land Use Goal 2:** To retain the beauty, the natural setting and resources, and the rural/agricultural character of the county while providing opportunities for managed growth and development.
- **Land Use Goal 6:** To identify particular areas within Douglas County where the residents desire to preserve or develop distinct rural communities.
- **Genoa Community Plan Goal 1:** To preserve and enhance the existing character of the Town of Genoa and community.
- **Genoa Community Plan Goal 2:** To minimize the risks to the residents of the Genoa community from natural hazards.
- **Genoa Community Plan Goal 5:** To preserve and provide recreational opportunities and open space areas appropriate to this rural community.
- **Minden/Gardnerville Community Plan Goal 1:** To preserve and enhance the existing character of the Minden-Gardnerville community.
- **Minden/Gardnerville Community Plan Policy 1.4:** The County shall work with the Towns to promote the revitalization of the downtown areas of Minden and Gardnerville, to preserve historic resources, and enhance their cultural and economic value to this community.
- **Minden/Gardnerville Community Plan Goal 6:** To ensure the timely provision of community facilities, services, and infrastructure at appropriate levels for the Minden-Gardnerville Community.

- **Minden/Gardnerville Community Plan Policy 6.3**: The County shall work with the Towns to ensure adequate provision of park sites to meet the needs of the growing urban community.
- **Minden/Gardnerville Community Plan Policy 6.5:** The County should plan parks in the Minden-Gardnerville Community Plan consistent with the County's park standards established in the Parks and Recreation Element.
- **Minden/Gardnerville Community Plan Goal 7:** To minimize the risks to the residents of the Minden-Gardnerville community from natural hazards.
- **Minden/Gardnerville Community Plan Policy 7.3:** Douglas County shall evaluate the need for additional policies regarding flood plain and floodway areas in the Minden-Gardnerville community following completion of FEMA investigations.
- **Minden/Gardnerville Community Plan Goal 8:** To preserve Minden's traditional scale and rural setting as a reference and context for new development
- **Minden/Gardnerville Community Plan Policy 8.1:** Minden's open space and wetlands buffer shall be preserved.
- **Minden/Gardnerville Community Plan Policy 8.2:** The views of the mountains shall be protected.
- **Minden/Gardnerville Community Plan Concept 9.1:** Enhance and expand Minden's natural and civic open space system as a setting for the community.
- **Minden/Gardnerville Community Plan Goal 10:** To provide a comprehensive circulation system of resisting and future Minden neighborhoods with an emphasis on pedestrian facilities and connections.
- **Minden/Gardnerville Community Plan Policy 10.4:** A Town-wide and community-wide trail system for pedestrian and bicycles will be developed, which includes the existing trail system which provides pedestrian and bicycle access to Minden's open space.
- **Transportation Policy 5.31:** Maintain and implement the adopted Douglas County Comprehensive Trails Plan to provide opportunity for non-motorized transportation within the county that meets both recreational and commuter needs.
- **Transportation Policy 5.32:** Ensure development and maintenance of multi-purpose (hiking, equestrian, bikeway and off-road bicycle) trail systems throughout Douglas County, connecting with public lands and recreation facilities of local and regional interest. See additional policies in the Douglas County Comprehensive Trails Plan.
- **Agriculture Goal 1:** To maintain agriculture as an important land use and preserve the rural character, cultural heritage and economic value of Douglas County.
- **Agriculture Policy 1.1:** Douglas County shall plan for the continuation of agriculture as a distinct and significant land use in the county.
- **Agriculture Policy 1.2:** Douglas County shall define agricultural uses as economic development and promote and encourage agriculture as an important industry and as a desirable land use which serves to define the desired character of the county.
- **Agricultural Policy 1.5:** Douglas County shall preserve a distinction between urban and rural areas, direct new growth to areas already committed to an urban level of development (e.g., cities, areas directly adjacent to cities, and densely developed unincorporated communities)

and preserve rural industries (e.g., farming, livestock grazing, mining), natural resource protection, and open space recreation uses.

- **Agriculture Goal 2:** To create alternatives to the urban development of existing agricultural lands such as market based incentives, programs for financing compensation or development rights transfers, or the purchase of development rights in order to preserve these agricultural areas.
- **Agricultural Policy 2.4:** Douglas County shall provide procedures for the acquisition, dedication, or purchase of agricultural preservation easements, by public or non-profit entities, as a means to retain land in agricultural.
- **Agricultural Policy 2.5:** Douglas County shall encourage the agricultural community to retain its water rights and protect water quality. When possible the County shall evaluate a program for public acquisition of agricultural water rights as a means to retain water for agricultural uses.
- **Agricultural Policy 2.7:** Douglas County should coordinate its programs for public acquisition and development of open space areas with its efforts to protect land for agricultural use, so that adverse impacts of open space preservation and use on agricultural operations are minimized and the benefits to the county's open space character are maximized.
- **Agricultural Goal 3:** To limit residential development in intensively farmed areas primarily to housing for farm and ranch families and agricultural workers.
- **Agricultural Goal 5:** To increase Douglas County's capacity to acquire permanent open space with the cooperation of the agricultural community.
- **Agricultural Action 5.1:** Douglas County will investigate creating a Land Trust to facilitate planning and Implementation of an Open Space Acquisition Program.
- **Environmental Resource and Conservation Goal 3:** To provide the residents of Douglas County with increased safety from flooding.
- **Environmental Resource and Conservation Policy 3.2:** Flood-prone areas, including wetlands, sloughs, arroyos, alluvial fans, detention facilities, and other flood risk areas should be considered for acquisition by public purchase or by dedication for public usage as parkways, sports facilities, neighborhood parks, recreational areas, and for wildlife habitat. Adequate right-of-way for the conveyance of stormwater to the Carson River should be obtained.
- **Environmental Resource and Conservation Policy 3.3:** Non-structural flood control measures such as zoning limitations, open space acquisition on, and watershed management should be used within the Carson River Floodplain as alternatives to structural measures.
- **Environmental Resource and Conservation Action 3.2:** Investigate the use of existing irrigation ditches and canals to help alleviate Carson River and stormwater flooding problems, and prevent critical water conveyances from being obstructed or abandoned.
- **Environmental Resource and Conservation Policy 4.3:** Cooperate with private and public agencies to protect water quality throughout the region.
- **Environmental Resource and Conservation Goal 5:** To improve existing drainage and prevent future drainage problems from occurring.

- **Environmental Resource and Conservation Goal 6:** To protect wetlands for their values of groundwater recharge, flood protection, sediment and pollution control, wildlife habitat, and open space.
- **Environmental Resource and Conservation Policy 6.3:** Wetlands shall be protected to provide for groundwater recharge, flood protection, sediment and pollution control, wildlife habitat, and open space.
- **Environmental Resource and Conservation Goal 8:** To protect the functions and values of surface water systems, which include fish and wildlife habitat, acquire recharge and discharge, and recreational opportunities.
- **Environmental Resource and Conservation Goal 14:** To protect Douglas County's sensitive wildlife and vegetation in recognition of their importance as components of the county's quality of life.
- **Environmental Resource and Conservation Policy 14.1:** Douglas County shall protect environmentally sensitive and habitat areas that serve valuable ecological functions by limiting their development or by requiring mitigation of adverse impacts resulting from development.
- **Environmental Resource and Conservation Policy 14.2:** Douglas County shall work with the USFS, BLM, and Nevada Department of Wildlife to retain and enhance the viability of deer migration corridors through the county.
- **Environmental Resource and Conservation Policy 14.3:** Douglas County shall support efforts to manage the county’s rivers and streams to maintain or enhance the existing riparian ecosystems.
- **Historic Preservation Goal 1:** To preserve Douglas County's historic, cultural, and archaeological resources as physical reminders of the county's past and as unique focal points to shape the county's identity.
- **Historic Preservation Policy 1.1:** Douglas County shall support, whenever feasible, the preservation of the county’s rich cultural heritage, including the establishment of additional historic districts to protect significant historic properties.
- **Historic Preservation Policy 1.2:** Douglas County will cooperate and encourage the development of historical preservation efforts within the County, the Towns of Gardnerville, Minden, and Genoa, and other entities in Douglas County.
- **Historic Preservation Policy 1.4:** Routes of historic trails, including but not limited to, the Emigrant Trail, the Pony Express Route, and the V&T Railway, where they are accessible to the public, are to be included in the county’s network of scenic routes, and should use distinctive signage or other techniques to reflect this heritage.
- **Historic Preservation Policy 1.6:** Incentives for preservation of historic properties and sites, both urban and rural, will be pursued. These could include property tax relief, special zoning districts, and bonus densities for additional transfer of development rights.
- **Historic Preservation Goal 2:** To pursue additional resources to increase capacity of local organizations to carry out historic preservation activities.
- **Historic Preservation Policy 2.1:** Efforts to secure State, Federal, or other funding directed toward revitalizing historic areas or maintaining historic buildings and sites will be pursued.

Under provisions of NRS 244.377, funding may be included in the County's annual budget for maintenance of museums located in the County, including consideration of a tax levy.

- **Historic Preservation Action 2.4:** Douglas County will develop incentives for preservation of historic properties and sites, both urban and rural, such as historic tax credits.
- **Parks and Recreation Policy 1.1:** To protect the natural, cultural, and scenic qualities of Douglas County, including open spaces, public lands, agricultural lands, wetlands, and waterways that are critical to the quality of life in our community. The Department will continue to plan for the needs and preserve the rights of current and future residents, and especially their access to public parks and recreation opportunities, while ensuring high standards of safety and public welfare.
- **Parks and Recreation Policy 1.2:** To continue to make available to county residents and visitors alike a variety of active and passive park facilities and recreation programs that satisfy their needs and enhance their basic quality of life.
- **Parks and Recreation Policy 1.3:** In a latter regard, to provide recreation opportunities that enhance the physical and mental well-being of the community, which are deemed of critical importance.
- **Parks and Recreation Policy 1.4:** To create an edifying and positive public image for the community through the appearance of the parks and publicly owned, landscaped areas maintained by the Department.
- **Parks and Recreation Policy 1.10:** To afford recreational access to the Carson River on public lands or on private lands through voluntary agreements, which continues to be a priority for the Department and the County.
- **Parks and Recreation Policy 1.11:** To continue to acquire/develop facilities through joint ventures and agreements with other public and/or private entities including, but not limited to: Douglas County School District, Nevada Division of State Parks, Tahoe Regional Planning Agency, Nevada Department of Transportation, and private enterprises.
- **Parks and Recreation Policy 1.14:** To promote tourism and the use of self-sustaining parks and recreation opportunities by those visiting Douglas County
- **Parks and Recreation Goal 2:** To create a system of opens space areas and linkages throughout the county that protects the natural and visual character of the county, provides contiguous wildlife corridors, and provides for appropriate active and passive recreational uses.
- **Parks and Recreation Policy 2.1:** The County should establish an open space acquisition program that identifies acquisition area priorities based on capital costs, operation and maintenance costs, accessibility, open space needs, resource preservation, ability to complete or enhance the existing open space linkage system and unique environmental features. Techniques for acquisition may include fee simple acquisition, acquisition of development rights, transfer of development rights, clustering, or other measures.
- **Parks and Recreation Policy 2.2:** Douglas County should consider efforts to manage riverbank areas to provide for both active and passive recreational opportunities.
- **Parks and Recreation Action 2.1:** Update the 2003 Trails Plan to promote the design and operation of a regional trail system which provides access connection between open space areas and recreation facilities.

- **Parks and Recreation Goal 3:** To preserve USFS, BLM, and other public lands for their habitat, recreational, and scenic values.
- **Parks and Recreation Policy 3.1:** The County shall work with other governmental entities to ensure that areas acquired as part of the Open Space System are developed, operated, and maintained to provide the county with a permanent, publicly accessible open space system.
- **Parks and Recreation Policy 3.2:** Douglas County shall encourage and support land exchanges between private land owners, the U.S. Forest Service, and the BLM when such exchanges are consistent with the Master Plan, particularly the Land Use Element.

VIII. OTHER CONSIDERATIONS

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

Yes.

Acquisition of the property will prevent the future subdivision of the existing 68 larger parcels (40 – 50 acres) each and development of well over 150 residential home sites that would be allowed of right pursuant to County Code. This acquisition would prevent the expansion of such development, and would thereby protect a massive continuous block of unfragmented habitat, further enabling the BLM to comprehensively manage these lands to prevent additional incompatible uses.

B. Have funds been committed from another source to defray some of the cost of the acquisition?

Yes.

The Owner has committed to donating the 32-acre parcel on the East Fork of the Carson River. Given its adjacency to The Town of Minden and its location on the River, this is a very valuable parcel, and its donation significantly defrays the overall cost of the Dangberg Home Ranch Conservation Easement acquisition.

IX. IS THE PROPOSED FEDERAL ACQUISITION IN CLARK COUNTY, NEVADA?

No.

3. CONSERVATION EASEMENT SUMMARY: Using SNPLMA funding, the BLM has already acquired a number of adjacent and nearby conservation easements in the Carson Valley, including Hussman, River Fork, Scossa, Churia, Stodieck, and Ranch No. 1. Therefore, it is envisioned that the definitive terms and conditions of the Dangberg Home Ranch Conservation Easement will largely parallel the language and conservation easement restrictions the BLM required in these other nearby Carson Valley conservation easements. A general summary of the conservation easement concept is as follows:

- **What are the natural resources the conservation easement will protect?** The conservation easement will protect agricultural, local and migratory bird habitat, habitat for threatened and endangered species, winter habitat, other wildlife habitat, important flood plain functions of the Carson River such as groundwater recharge and flood dissipation, wetlands, riparian, open space, historic, and scenic view shed values.

- **If threatened and endangered species (T&E species) use the land, how will the conservation easement impact their use of the land, either positively or negatively?** The conservation easement will positively impact threatened and endangered species use of the land. Such habitat exists because of the past 160 years of deliberate ranch management and irrigation practices. This conservation easement will ensure that such management continues and that the attendant conservation values are thereby protected.

- **What are the primary rights to be acquired by the Federal agency?** The BLM will acquire sufficient interest in the conservation easement area to ensure that the conservation values are protected in perpetuity, and to prevent incompatible uses. Specifically, the BLM will acquire all non-agricultural commercial, industrial, mining, and residential development rights, will tie the property's water rights to the land, and will have prior approval over modifications to vegetation in riparian areas.

- **What are the geographic boundaries of the proposed easement?** The conservation easement will cover 2,835 acres surrounding the Dangberg Home Ranch Historic Park, which is owned by Douglas County and operated by Friends of Dangberg Home Ranch. A small building envelope excepting the ranch buildings and headquarters will be excluded from the conservation easement. The property is bounded on the east by Highways 88 and 395, the Town of Minden, and the East Fork of the Carson River, and to the north by Genoa Lane.

- **How does the size and configuration of the easement facilitate protection of the resources?** The size and configuration of this conservation easement appropriately facilitates the protection of resources by preventing any incompatible uses on almost the entire acreage of the property. Therefore, nearly all of the 2,835 acres remain available as habitat and for critical floodplain functioning.

- **What protective actions are to be granted to the Federal agency?** To accomplish the purposes of this conservation easement, the BLM will have the right to make reasonable entry upon the property to inspect, monitor, enforce, and restore the conservation easement values. The BLM will also have the right to require restoration of damage from activities that are prohibited by the conservation easement.

- **What uses will the landowner be likely to want to continue?** The landowner would like to continue its adaptive management and agricultural uses of the property.

- **Will the conservation easement be likely to exclude a building footprint and the curtilage or area around the current improvements?** Yes. It is presently envisioned that a building

footprint/curtilage area will be provided around the ranch headquarters area. As discussed with the BLM regarding its ownership of other Carson Valley conservation easements, the BLM is primarily concerned with the resource values and environmental sensitivity of the land; it does not want the burden of managing the color, height, or architectural style of the associated buildings.

- **What restrictions are expected to be placed on how the property can be used?** This conservation easement will prohibit the division, subdivision, or de facto subdivision of the property. It will prohibit the construction, relocation, or placement of structures or improvements that are not allowed. It will prohibit manufacturing, industrial, mining, or drilling operations and the exploration, development, extraction, severance or removal of natural resources found on the property. It will also prohibit any other uses that are incompatible with the conservation values and agricultural uses of the easement property.

- **Will the conservation easement allow regular public use of the land or access to other public land?** Yes. While the conservation values of this property are best maintained through the continued operation of ranching practices, and providing the public with open access to the land would negatively impact such conservation values that the agricultural conservation easement intends to protect, the conservation easement would allow the public to regularly visit the property during: the annual Eagles and Agriculture event that is put on by the Carson Valley Chamber of Commerce and Visitors Authority, and the Historic Carson Valley Barn Tour. Also, the Owner will provide a public multi-use trail easement along nearly 1.3 miles of Muller Lane to help connect the Towns of Minden and Genoa. Finally, the Owner will donate a 32-acre river parcel to provide public access to the East Fork of the Carson River to be used as a river park.

- **What are the benefits of acquiring a conservation easement over fee acquisition?** Acquiring a conservation easement is more beneficial than acquiring fee acquisition because a conservation easement allows the BLM to protect the agricultural, local and migratory bird habitat and other wildlife habitat, floodplain functions such as groundwater recharge and flood dissipation, wetlands, riparian, open space, and scenic values, etc., at a lower cost than would otherwise be required to purchase the property in fee. Therefore, there is an up from savings in the purchase price. Purchase of a conservation easement rather than fee acquisition will keep this working landscape in private ownership and on the tax rolls, thereby continuing to benefit the local community and economy. A conservation easement requires less management than fee ownership, yet, forever protects the conservation values by providing a mechanism for the long-term monitoring and evaluation of the conservation values, and requiring that the owners continue to manage the property. Thus, acquisition of a conservation easement makes more practical sense because it costs the BLM less to acquire and less to manage, resulting in significant benefit to the public.

- **Will historical structure or sites on the property be protected to preserve their historic and/or cultural significance?** The Dangberg Home Ranch Historic Park and buildings at the center of the ranch are already owned by Douglas County and operated by Friends of Dangberg Home Ranch. The placement of this agricultural conservation easement on the

surrounding 2,835 acres will help to protect the historic integrity and nature of the Dangberg Home Ranch Historic Park, something that would otherwise be lost if the surrounding property were developed.

- **Please note that conservation easements are expected to be in perpetuity.** This conservation easement will be in perpetuity.

4. SOCIOECONOMIC INFORMATION:

- **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:** None. This conservation easement will help ensure the Owner will be able to continue its existing agricultural operation.

- **Amount of Annual Property Taxes:** $3,594. Acquiring a conservation easement, will allow the property to remain on the tax roll.

- **A Description of the Existing Use(s) of the Property:** Livestock ranch and agricultural operation.

- **Amount of Annual Revenue Generated from Enterprises Associated with the Land:** Revenue specific to these parcels has not been tracked; though an estimate of annual revenue from this property would be about $210,000 a year.

- **A Summary of Local Public Services Being Utilized on and Provided to the Property:** Telephone and electrical lines serve this property.

- **A Summary of Local Contractors Being Utilized on the Property:** None

- **Current County Land Use Plan Designations:** Agricultural 19-acre minimum parcel size, with the legal ability and County preference to create a cluster subdivision if the property were developed.

- **All Water Rights Appurtenant to the Land:** Any and all appurtenant water rights will be tied to the property. The property has some of the oldest priority water rights on the East Fork of the Carson River, which allows for the maintenance of phenomenal habitat. A list of the appurtenant water rights is as follows: 227 DCR, 228 DCR, 230 DCR, 95 DCR, 97 DCR, 428 DCR, 429 DCR, 430 DCR, 431 DCR, 432, DCR, 76187, 55356, 12026, 11853, V04661, and V04660, totaling approximately 12,999 AFA surface irrigation, 9,167 AFA supplemental agriculture, and 76 AFA stockwater. See the below attached Water Rights summary for additional water rights information. We believe this is the largest block of water rights ever tied to a land conservation project in Nevada, and is certainly the largest amount ever tied up in a Nevada conservation easement.

- **All Known Mineral Rights Associated with the Land:** None known; however, any mineral rights will be tied to the land through specific language in the conservation easement.

5. OWNER STATEMENT: Page 1

OWNER STATEMENT
INDICATING WILLINGNESS TO CONSIDER SALE TO THE FEDERAL GOVERNMENT

Ralph Thomas
Carson City District Manager
Carson City District Office
Bureau of Land Management
5665 Morgan Mill Road
Carson City, NV 89701

Dear Mr. Thomas:

Park Ranch Holdings, LLC, is the legal owner of the approximately 2,835 acres of real property known as the Dangberg Home Ranch Conservation Easement. We understand that the property is being nominated for acquisition of a conservation easement by a Federal agency under Round 16 of the Southern Nevada Public Land Management Act (SNPLMA).

We have read and signed the document entitled "Federal Acquisition Process" to confirm that we understand the basic process that the Federal government will follow if the above property is selected for acquisition under the SNPLMA. We are 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.

We 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). We also understand that we 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 a conservation easement on the property by the Federal agency. An agreement for sale and purchase of a conservation easement on the property shall be entered into only after we have accepted the value and mutual agreement is reached between the parties to other terms and conditions for sale of the conservation easement on the property to the Federal agency.

Our signature below indicates a willingness to consider sale of the subject conservation easement on the property, but in no way creates an obligation to sell. We understand that we 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 we decide to do so.

OWNER STATEMENT: Page 2

Jon Park

Jon Park, Owner/Manager
Park Ranch Holdings, LLC
1300 Buckeye Road, Suite A
Minden, NV 89423

4/21/16
Date

David Park

David Park, Owner/Manager
Park Ranch Holdings, LLC
1300 Buckeye Road, Suite A
Minden, NV 89423

4-20-16
Date

FEDERAL ACQUISITION PROCESS DOCUMENT: Page 1

FEDERAL ACQUISITION PROCESS

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 or the Federal Land Transaction Facilitation Act (FLTFA), 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.

Initials _____ Initials _____

FEDERAL ACQUISITION PROCESS DOCUMENT: Page 2

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.

5. Purchase Agreement. When you reach an agreement with the Agency on the offer, you will be asked to sign an option or a purchase agreement prepared by the Agency. Your signature will affirm that you and the Agency are in agreement concerning the acquisition of the property, including the terms and conditions of the acquisition. If, within a reasonable time, you and the Agency are unable to reach an agreement on the acquisition of the real property, the Agency's offer will be withdrawn and your property will be removed from the acquisition list.

6. Payment. The final step in the acquisition process is closing escrow and payment for your property. Upon completion of a final inspection of your property and confirmation that an approved policy of title insurance will be issued, the Agency will deposit the appropriate amount of compensation into a previously established escrow account. At this time you will execute a General Warranty Deed prepared by the Agency and receive payment for your property when escrow closes.

By Signature below I confirm that I have read and understand the basics of the Federal land acquisition process.

Jon Park

Jon Park, Owner/Manager
Park Ranch Holdings, LLC
1300 Buckeye Road, Suite A
Minden, NV 89423

4/20/16
Date

David Park

David Park, Owner/Manager
Park Ranch Holdings, LLC
1300 Buckeye Road, Suite A
Minden, NV 89423

4 20 /16
Date

THIRD PARTY REPRESENTATIVE AUTHORIZATION LETTER:

Third Party Representative Authorization Letter

Ralph Thomas
Carson City District Office
Bureau of Land Management
5665 Morgan Mill Road
Carson City, NV 89701

RE: Dangberg Home Ranch Conservation Easement, Third Party Authorization Letter

Dear Mr. Thomas:

We are the owners of approximately 2,835 acres in Douglas County, Nevada. This letter is to inform you that we have contracted with Legacy Land and Water, LLC, to facilitate the Dangberg Home Ranch Conservation Easement with the BLM. As the Authorized Third Party Representative, Legacy Land and Water, LLC, will be the primary contact for all aspects of the proposed BLM acquisition. Legacy Land and Water, LLC, is a consultant and is not a co-owner or venturer in the property. Please direct your communications to:

Jacques Etchegoyhen
Legacy Land and Water, LLC
P.O. Box 398
Minden, NV 89423
775-721-1171
jacques@legacylandandwater.com

Dominique M. Etchegoyhen
Legacy Land and Water, LLC
P.O. Box 398
Minden, NV 89423
775-338-9840
dominique@legacylandandwater.com

Thank you in advance for your efforts to move this process forward in a timely and efficient manner. We look forward to working with the BLM on the successful completion of this conservation easement acquisition.

Sincerely,

Jon Park

Jon Park, Owner/Manager
Park Ranch Holdings, LLC
1300 Buckeye Road, Suite A
Minden, NV 89423

4-21-16
Date

David Park

David Park, Owner/Manager
Park Ranch Holdings, LLC
1300 Buckeye Road, Suite A
Minden, NV 89423

4-20-16
Date

6. LEGAL DESCRIPTION PAGE(S) N/A. The legal description can be found above.

7. WATER RIGHTS DOCUMENTS: Page 1

DANGBERG HOME RANCH APPURTENANT WATER RIGHTS

PROOF/PERMIT APPLICATION	CERTIFICATE	SOURCE	DIVERSION RATE (CFS)	DUTY	USE	ACRES/OR ANIMALS	PRIORITY DATE	USAGE PERIOD	POINT OF DIVERSION	PLACE OF USE
227 DCR	None	East Fork Carson River	None given	As Decreed (1161 AFA)	As Decreed (Irrigation)	258 Acres	01/01/1858	None given	SE1/4 of SE1/4, Section 31, T13N, R20E	SW1/4 of SW1/4, Section 30; and W1/2, Section 31, T13N, R20E
228 DCR	None	East Fork Carson River	None given	As Decreed (5,946.21 AFA)	As Decreed (Irrigation)	1,321.38 Acres	01/01/1858	None given	SE1/4 of SW1/4, Section 31, T13N, R20E	NE1/4 of NE1/4, NW1/4 of NE1/4, SE1/4 of NE1/4, NE1/4 of SE1/4, SE1/4 of SE1/4, SW1/4 of SE1/4, Section 23; W1/2, Section 24; Section 25; E1/2, Section 26; NE1/4 of NE1/4, Section 35; E1/2, NW1/4, E1/2 of SW1/4, NE1/4 of SW1/4, Section 36, T13N, R19E
230 DCR	None	East Fork Carson River	None given	As Decreed (477 AFA)	As Decreed (Irrigation)	106 Acres	01/01/1859	None given	SE1/4 of SW1/4, Section 31, T13N, R20E	SE1/4, SW1/4, Section 14, T13N, R19E
95 DCR	None	East Fork Carson River	None given	As Decreed (720 AFA)	As Decreed (Irrigation)	160 Acres	01/01/1865	None given	SE1/4 of SE1/4, Section 23, T13N, R20E	NW1/4, Section 19, T13N, R20E
97 DCR	None	East Fork Carson River	None given	As Decreed (1221.1425 AFA)	As Decreed (Irrigation)	271.365 Acres	01/01/1894	None given	SE1/4 of SE1/4, Section 23, T12N, R20E	NW1/4, and SW1/4, Section 18, T13N, R20E

1

428 DCR	None	East Fork Carson River	None given	As Decreed (1237.5AFA)	As Decreed (Irrigation)	275 Acres	01/01/1858	None given	SW1/4 of NE1/4, Section 32, T12N, R20E	W1/2 of NE1/4, NW1/4, SW1/4 Section 24, T13N, R19E
429 DCR	None	East Fork Carson River	None given	As Decreed (810 AFA)	As Decreed (Irrigation)	180 Acres	01/01/1895	None given	NE1/4 of SW1/4, Section 32, T12N, R20E	SE1/4 of Section 13, and E1/2 of NE 1/4 of Section 24, T12N, R21E
430 DCR	None	East Fork Carson River	None given	As Decreed (720 AFA)	As Decreed (Irrigation)	160 Acres	01/01/1858	None given	NE1/4 of SW1/4, Section 32, T12N, R20E	SW1/4 Section 13, T13N, R19E
431 DCR	None	East Fork Carson River	None given	As Decreed (436.5 AFA)	As Decreed (Irrigation)	97 Acres	01/01/1859	None given	NE1/4 of SW1/4, Section 32, T12N, R20E,	SE1/4 of Section 14, and NE1/4 of NE1/4 of Section 23, T13N, R19E
432 DCR	None	East Fork Carson River	None given	As Decreed (270 AFA)	As Decreed (Irrigation)	60 Acres	01/01/1870	None given	NE1/4 of SW1/4, Section 32, T12N, R20E	SE1/4, Section 13, T13N, R19E
76187	None	Underground	0.095	174.105 AFA	Supplemental to 95 DCR	38.69 Acres	09/25/1947	03/01-11/01	NE1/4 of NW1/4, Section 18, T13N, R20E	NE1/4 of SW 1/4, Section 19, T13N, R20E
55356	None	Underground	1.43	1674 AFA	Supplemental to 97 DCR	372 Acres	01/01/1860	01/01-12/31	NW1/4 of NW1/4, Section 26, T13N, R20E	NW1/4, and SW1/4, Section 18, T13N, R20E
12026	3724	Underground	4.234	7746.615	Supplemental	1721.47 Acres	9/25/1947	03/01-11/01	NE1/4 of SW1/4, Section 31, T13N, R20E	Section 13, Section 14, Section 23, Section 24, Section 25, Section 26, Section 35, Section 36, T13N, R19E; Section 30, Section 31, T13N, R20E
11853	3898	Underground	3.76	1421.19 AFA	Supplemental	315.82 Acres	5/21/1947	01/01-12/31	SE1/4 of SW1/4, Section 25, T13N, R29E	NW1/4 of SE1/4, S1/2 of SE1/4, Section 14; N1/2 of NE1/4, SE1/4 of NE1/4, NE1/4 of SE1/4, S1/2 of SE1/4, Section 23; SW1/4 of NW1/4, SE1/4 of SE1/4, N1/2 SW1/4, SW1/4 of SW1/4, Section 25; NE1/4, and SE1/4, Section 26, T13N, R19E

V04661	None	Underground	1.0	38.085049 AFA	Stockwater	1000 Cattle 100 Horses 3000 Sheep	12/31/1909	01/01-12/31	SE1/4 of NE1/4, Section 36, T13N, R19E	SE1/4 of NE1/4, Section 36, T13N, R19E
V04660	None	Underground	1.0	38.085049 AFA	Stockwater	1000 Cattle 100 Horses 3000 Sheep	1/1/1910	01/01-12/31	NE1/4 of NW1/4, Section 19, T13N, R20E	NE1/4 of NW1/4, Section 19, T13N, R20E
				Total AFA 12,999.352 9,167.805 76.170098	Use Irrigation Supplemental Stockwater					

8. AGENCY STATEMENT AND COST ESTIMATE SHEET: Page 1

United States Department of the Interior

BUREAU OF LAND MANAGEMENT
Sierra Front Field Office
5665 Morgan Mill Rd
Carson City, NV 89701
http://www.blm.gov/nv

8. Willing Agency Statement and Cost Estimate

I, Ralph Thomas, District Manager, Bureau of Land Management (BLM) Carson City District Office (CCDO), hereby certify that where the Round 16 nominated **Dangberg Home Ranch Conservation Easement** property is concerned:

1) A representative of the BLM Sierra Front Field Office and/or the Carson City District has conducted an initial site inspection on May 4, 2016. Based on that inspection, the location and general description of the property presented in this nomination package appears accurate.

2) The property is not located within or adjacent to a "federally designated area" as that term is defined in the Federal Land Transaction Facilitation Act of 2000.

3) BLM's Resource Management Plan for the Carson Valley clearly identifies BLM's role to support Douglas County's and other organization's efforts to protect agricultural use, associated open space values, wildlife habitat and other important flood plain functions of the Carson River by acquiring conservation easements. Although the easement property is not adjacent to BLM-managed federal lands, the property is located near other easement properties within Carson Valley.

4) Acquisition of the conservation easement is consistent with the 2001 BLM Carson City Field Office Consolidated Resource Management Plan/North Douglas Specific Area Plan Amendment in force for the area within which the property is located.

5) The planned use of the conservation easement property is to manage it along with other Carson Valley conservation easements as a group to facilitate management efficiency for the protection of resources.

6) The initial assessment of the information in this nomination package and received from the land owner, 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 conservation easement.

7) No assessment of the extent of, or remediation of, liabilities was required because, as stated in item 6 above, the owner and owner's representative have assured BLM there are no known or potential liabilities.

8) Based on the agency's initial site inspection, review of available data, and consultation with agency resource specialists, the resource values of wildlife migration corridors; location within an Audubon Society "Important Bird Area" providing habitat for waterfowl, shorebirds, and bird of prey; wildlife habitat; wetlands; riparian habitats; historic values, scenic view sheds, and support for the Carson

8. AGENCY STATEMENT AND COST ESTIMATE SHEET: Page 2

River groundwater recharge and flood dissipation described in this nomination package appear accurate. No listed species were identified in the nomination.

9) In the opinion of the agency, acquisition of the conservation easement is needed to protect agricultural use, associated open space values, wildlife habitat and important flood plain functions of the Carson River. These reasons are consistent with information and assessment question responses in the nomination package.

10) The agency has consulted with a land acquisition specialist in the BLM Southern Nevada District Office regarding owner's asking price. The CCDO has been advised that after review of available data and informal consultation with Office of Valuation Services regarding the available data, the asking price for the property falls within a reasonable value range.

11) The agency has attached a cost estimate sheet which estimates the total acquisition cost, including the asking price and necessary expenses as **$28,563,100**.

12) 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 potential agreements with non-federal environmental group(s), has the resources to conduct annual inspections and compliance reviews to manage the conservation easement if acquired.

13) The agency is prepared to accept management responsibility for the Dangberg Home Ranch Conservation Easement on the date purchase is completed.

14) The agency has the staffing resources and/or will enter into a contract for professional realty specialist services to acquire the property within the two-year time standard timeframe if approved by the Secretary of the Interior for acquisition under the Southern Nevada Public Land Act.

15) The agency certifies that it has submitted, or will submit prior to the beginning of the public comment period, 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:

Ralph L. Thomas — 5/05/2016

Ralph Thomas
District Manager
Carson City District
Bureau of Land Management

Date

8. AGENCY STATEMENT AND COST ESTIMATE SHEET: Page 3

SNPLMA ROUND 16
ENVIRONMENTALLY SENSITIVE LAND ACQUISITION PROJECT
ESTIMATED NECESSARY EXPENSES

Property Name:	**Dangberg Home Ranch Conservation Easement**	Agency:	BLM--CCDO	Date:	5/3/2016
Project #:	N/A in Nomination	Priority #:	N/A in Nomination		
Prepared by:	N/A in Nomination	Phone #:	N/A in Nomination		

1. Owner Asking Price/Land Purchase Price (Not to exceed fair market value as determined by a Federally approved appraisal.)	$28,350,000	99.25%
2. Appraisal	$40,000	0.14%
3. Land/Boundary Survey	NA	
4. Environmental Site Assessment and NEPA (Phase I Not required for CE's see prior completed CE projects)	$10,000	0.04%
5. FWS Consultation—Endangered Species Act	$0	
6. Water and/or Mineral Rights Analysis (for Title Purposes)	NA	
7. Mineral Potential Report (Costs for drilling and testing are not/not allowed; such data gathering if needed for a mineral appraisal is the responsibility of the owner.)	$0	
8. Title Report, Escrow Fees, Misc. Closing Costs	$62,000	0.22%
9. Recording Fees	$200	
10. Pro-rata Share of Any Pre-Paid Property Taxes or Assessments	NA	
11. Penalty Costs and Other Charges for prepayment of pre-existing recorded mortgage, deeds of trust or other security instrument that encumbers the real property.	NA	
12. Relocation Payments to Eligible Displaced Persons Under the Uniform Act	NA	
13. Agency or Contracted Labor Costs: For acquisition processing including site inspections, document preparation, title evidence review, legal description verification; preparation and review of technical reports such as Phase I ESA, water rights, surveys; preparation of requests for preliminary and final title opinion, escrow closing instructions.	$100,000	0.35%
14. Travel including per diem, when official travel status is required for agency personnel to perform case management (e.g., agency experts to review contracted appraisals, to perform surveys, etc.)	$400	0.00%
15. Official Vehicle Use (pro rata cost for use of Official Vehicles when required to carry out case management)	$500	0.00%
16. Other Necessary Expenses (See Appendix B-11)	$0	
TOTAL:	**$28,563,100**	

Describe Commitment(s) for Either Cash or In-Kind Contributions to Complete the Nominated Project:
General Comments:

9. COMMITMENT LETTERS FOR CASH AND/OR IN-KIND CONTRIBUTIONS:

Contributed Funds/In-Kind Contribution/Donation Commitment Letter

Ralph Thomas
Carson City District Office
Bureau of Land Management
5665 Morgan Mill Road
Carson City, NV 89701

RE: Dangberg Home Ranch Conservation Easement, Donation Commitment

Dear Mr. Thomas:

Park Ranch Holdings, LLC, is the legal owner of Assessor Parcel Number 1320-32-000-016, a 32-acre parcel on the East Fork of the Carson River, located in Douglas County, Nevada. This Commitment Letter is to confirm that concurrent with a successful BLM acquisition of the Dangberg Home Ranch Conservation Easement, as mutually agreed upon by both parties, Park Ranch Holdings will donate APN 1320-32-000-016 to the BLM, or to another public entity of the BLM's choosing, for use as a river park and to provide public access to the East Fork of the Carson River.

We look forward to working with the BLM on the Dangberg Home Ranch Conservation Easement project in Round 16 of Southern Nevada Public Land Management Act.

Please do not hesitate to contact us should you have any questions.

Thank you.

Sincerely,

Jon Park, Owner/Manager
Park Ranch Holdings, LLC
1300 Buckeye Road, Suite A
Minden, NV 89423

Date

David Park

4-25-16
Date

David Park, Owner/Manager
Park Ranch Holdings, LLC
1300 Buckeye Road, Suite A
Minden, NV 89423

COMMITMENT LETTERS FOR CASH AND/OR IN-KIND CONTRIBUTIONS: Page 2

Contributed Funds/In-Kind Contribution/Donation Commitment Letter

Ralph Thomas
Carson City District Office
Bureau of Land Management
5665 Morgan Mill Road
Carson City, NV 89701

RE: Dangberg Home Ranch Conservation Easement, Donation Commitment

Dear Mr. Thomas:

Park Ranch Holdings, LLC, is the legal owner of Assessor Parcel Number 1320-32-000-016, a 32-acre parcel on the East Fork of the Carson River, located in Douglas County, Nevada. This Commitment Letter is to confirm that concurrent with a successful BLM acquisition of the Dangberg Home Ranch Conservation Easement, as mutually agreed upon by both parties, Park Ranch Holdings will donate APN 1320-32-000-016 to the BLM, or to another public entity of the BLM's choosing, for use as a river park and to provide public access to the East Fork of the Carson River.

We look forward to working with the BLM on the Dangberg Home Ranch Conservation Easement project in Round 16 of Southern Nevada Public Land Management Act.

Please do not hesitate to contact us should you have any questions.

Thank you.

Sincerely,

Jon Park — 4/27/16

Jon Park, Owner/Manager
Park Ranch Holdings, LLC
1300 Buckeye Road, Suite A
Minden, NV 89423

Date

David Park, Owner/Manager
Park Ranch Holdings, LLC
1300 Buckeye Road, Suite A
Minden, NV 89423

Date

10. COOPERATING ENTITY STATEMENT: N/A

11. NOTIFICATION(S) TO COUNTY GOVERNMENT(S): Page 1 Delivery Receipt

Delivery Receipt

Legacy Land and Water, LLC

Date:	April 26, 2016
Addressed To:	Chairman Doug Johnson Douglas County Board of Commissioners 1594 Esmeralda Avenue Minden, Nevada 89423
RE:	Dangberg Home Ranch Conservation Easement, SNPLMA Round 16
Received By:	x Debbie Beam
Printed Name:	Debbie Beam

Legacy Land and Water, LLC
P.O. Box 398
Minden, NV 89423

April 15, 2016

Chairman Doug Johnson
Douglas County Board of Commissioners
P.O. Box 218
Minden, NV 89423

RE: Dangberg Home Ranch Conservation Easement

Dear Chairman Johnson:

As discussed during our presentation to the Douglas County Board of Commissioners on April 7, 2016, this letter is a formal notice to advise Douglas County that in Round 16 of the Southern Nevada Public Land Management Act ("SNPLMA"), Legacy Land and Water, LLC, is nominating the Dangberg Home Ranch for the acquisition of a conservation easement by the Bureau of Land Management. As you know, Legacy Land and Water, LLC, is the duly authorized representative of the property owner, Park Ranch Holdings, LLC, and is acting with the owner's full knowledge and consent.

General Description: The Bureau of Land Management will acquire an agricultural conservation easement on approximately 2,835 acres of the historic Dangberg Home Ranch located in the heart of the Carson Valley. This conservation easement will connect with other existing conservation easements to create a vast unfragmented agricultural landscape critical to the protection of local wildlife, migratory bird habitat, natural floodplain functions, groundwater recharge, wetlands, riparian areas, open space, and the scenic, historic, and cultural values surrounding the Dangberg Home Ranch Historic Park, which are of great importance to the residents of Douglas County and all Nevadans.

In conjunction with acquisition of this conservation easement, the owners will also donate a 32-acre River Park to provide public access to nearly 0.75 miles of the East Fork of the Carson River.

Property Location: Surrounding the Dangberg Home Ranch Historic ParkAlong and stretching nearly 3.75 miles along the East Fork of the Carson River,, west of Highway 395 and Highway 88, south of Genoa Lane, and north of Mottsville Lane, in Douglas County, Nevada.

Dominique M. Etchegoyhen
775-338-9840
dominique@legacylandandwater.com

Jacques Etchegoyhen
775-721-1171
jacques@legacylandandwater.com

Legal Description and Douglas County APNs:

Conservation Easement Parcel 1:

Parcels 1 through 31, inclusive, as shown on the Division of Land into Large Parcels, LDA 07-011, for Park Cattle Company, filed in the office of the County Recorder of Douglas County, State of Nevada, on June 3, 2008, in Book 608, Page 505, as Document No. 724398, Official Records.

EXCEPTING THEREFROM, any portion thereof lying below the high water line of the Carson River, which is owned by the State of Nevada.

APNs: 1319-23-000-013;
1319-24-000-007;
1319-25-000-007, 008, 009, 010, 011, 012, 013, 014, 015, 016, 017, 018, 019;
1319-26-000-004, 005;
1319-36-000-007, 008, 009, 010, 011, 012, 013, 014;
1320-31-000-010, 011, 012, 013, 014, and 015

Conservation Easement Parcel 2:

Parcels 1 through 36, inclusive, as shown on the Division of Land into Large Parcels, LDA 06-048, for Park Cattle Company, filed in the office of the County Recorder of Douglas County, State of Nevada, on September 17, 2008, in Book 908, Page 3511, as Document No. 730154, Official Records.

EXCEPTING THEREFROM, any portion thereof lying below the high water line of the Carson River, which is owned by the State of Nevada.

APNs: 1319-13-000-008, 009, 010, 011, 012, 013, 014;
1319-14-002-006, 007, 008, 009, 010, 011;
1319-23-000-014, 015, 016;
1319-24-000-008, 009, 010, 011, 012, 013, 014, 015, 016, 017;
1320-18-000-010, 011, 012, 013, 014, 015, 016;
1320-19-000-011, 012, and 013

River Park Donation Parcel 3:

Parcel H as shown on Land Division Map for Nevis Industries, Inc. #2, filed in the office of the County Recorder of Douglas County, State of Nevada, on January 23, 1979, in Book 179, Page 1266, as Document No. 29278, Official Records.

EXCEPTING THEREFROM, any portion thereof lying below the high water line of the Carson River, which is owned by the State of Nevada.

APN: 1320-31-000-016.

Acres: Dangberg Home Ranch Conservation Easement - 2,835 acres
Public River Park Donation - 32 acres

Water Rights: The conservation easement will tie all of the appurtenant water rights to the Dangberg Home Ranch. A preliminary water rights analysis indicates that the appurtenant water rights comprise more than 12,750 acre-feet of surface water rights, more than 9,000 acre-feet of supplemental water rights, and more than 75 acre-feet of stockwater rights.

Acquiring Federal Agency: U.S. Bureau of Land Management

See the attached map of the proposed Dangberg Home Ranch Conservation Easement. See also the attached map showing the location of the Dangberg Home Ranch in respect to other existing conservation easements in Carson Valley.

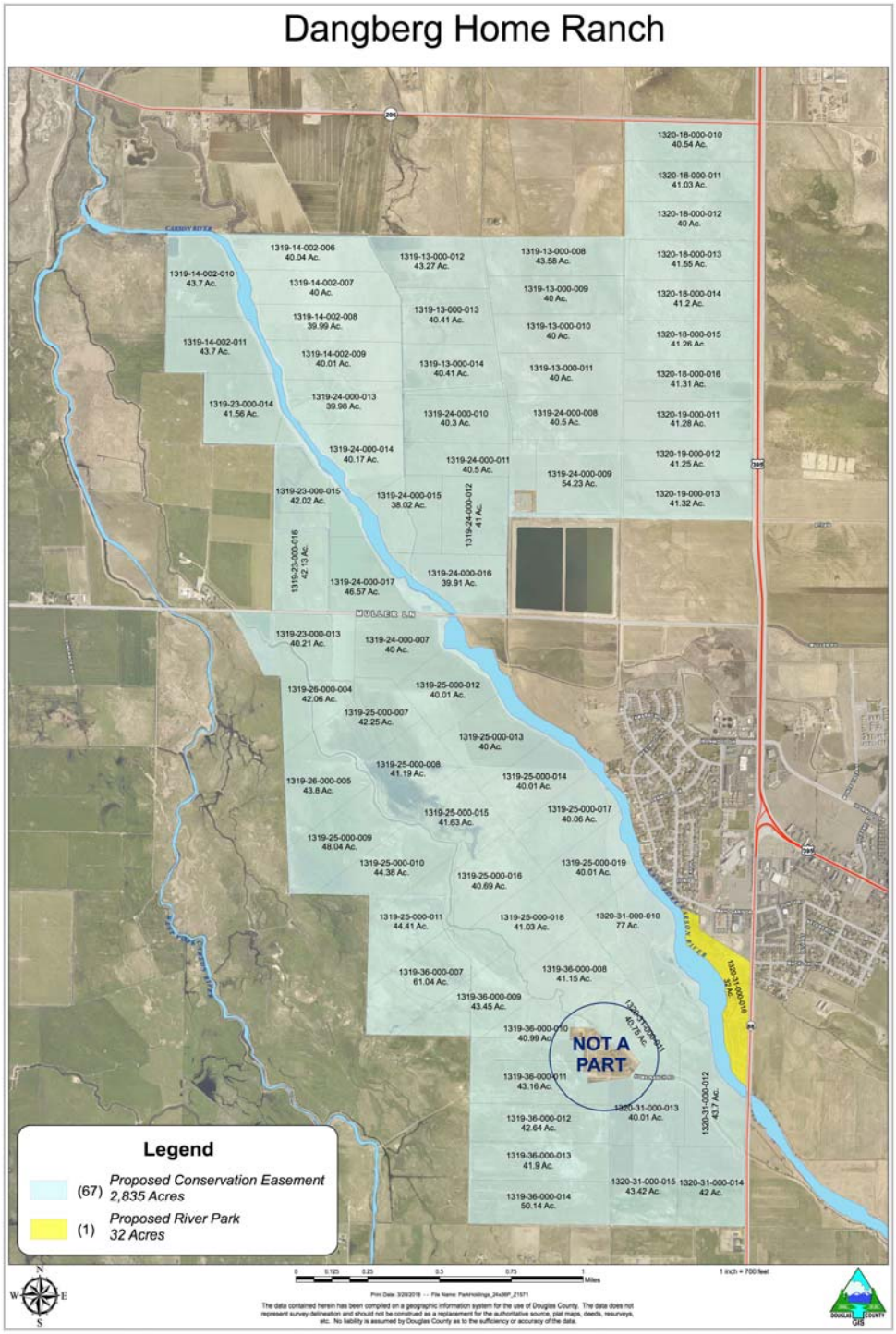
Please do not hesitate to contact us if you have any questions.

Thank you.

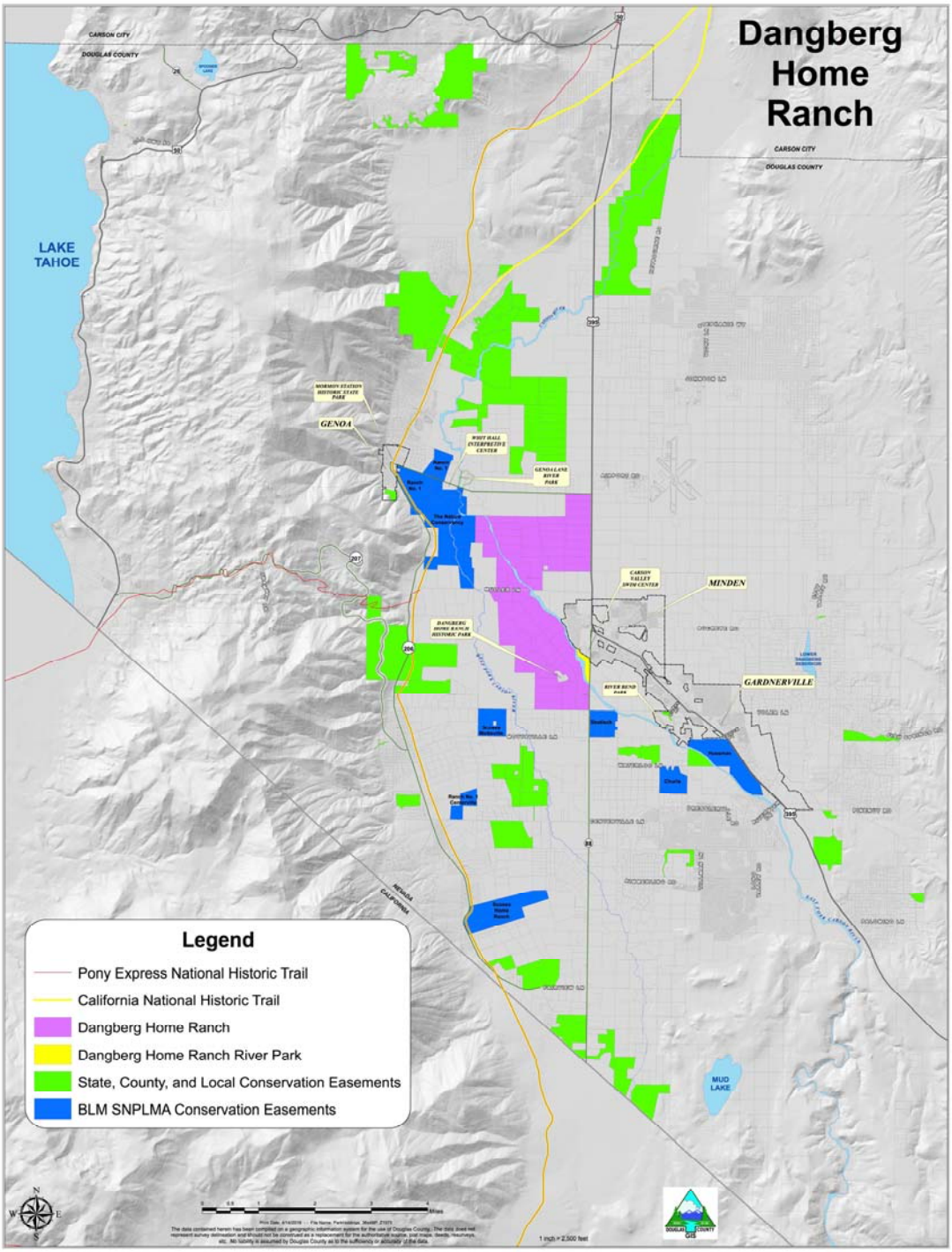
Sincerely,

Jacques Etchegoyhen
Legacy Land and Water, LLC

NOTIFICATION TO COUNTY GOVERNMENT: Page 5



NOTIFICATION TO COUNTY GOVERNMENT: Page 6



12. PHOTOGRAPHS: Page 1

1. Natural Floodplain and Agricultural Open Space

2. Bald Eagles on Dangberg Home Ranch fence. Photo Credit: J.T. Humphrey

PHOTOGRAPHS: Page 2

3. East Fork of the Carson River

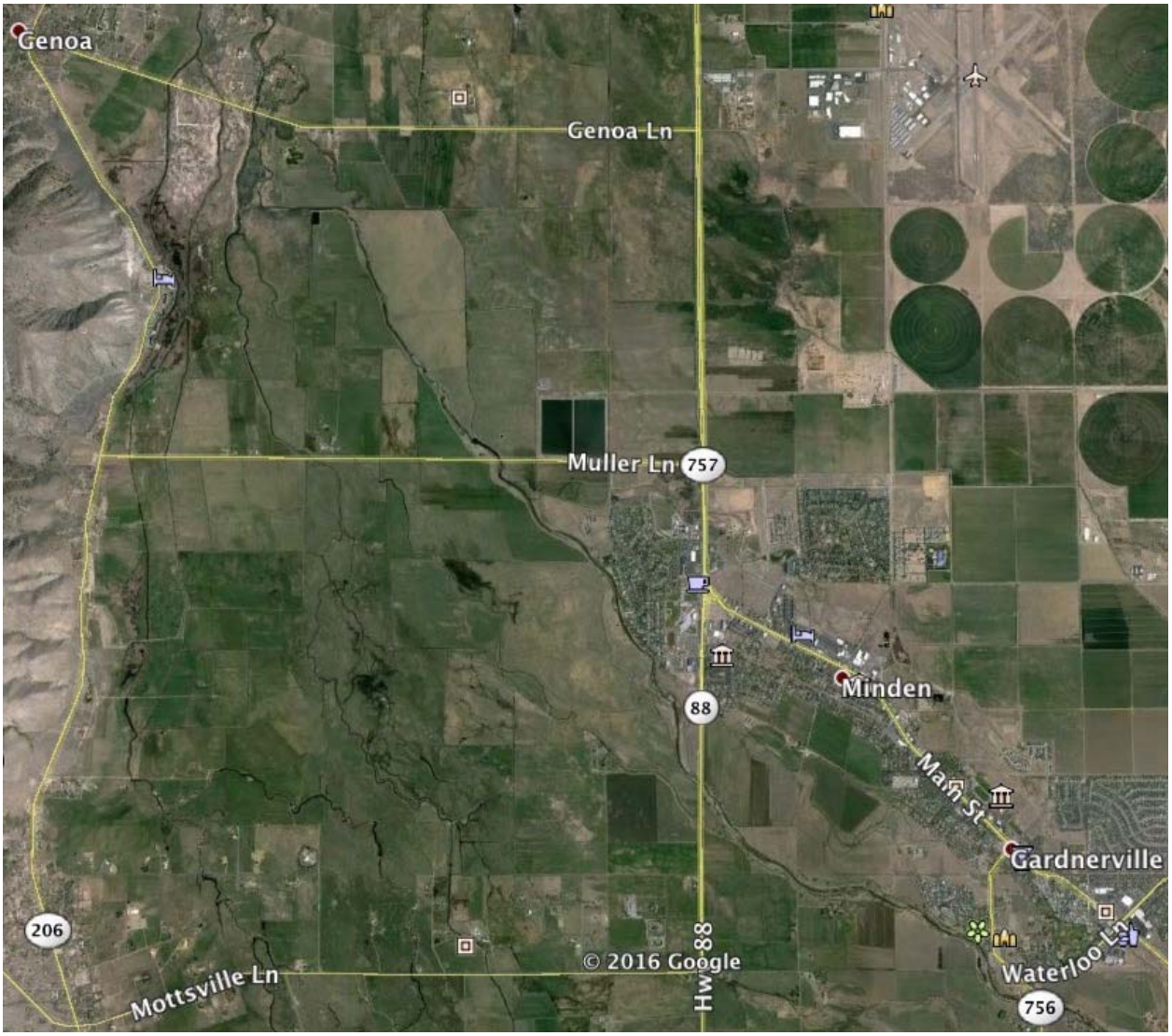
4. Dangberg Home Stream

PHOTOGRAPHS: Page 3

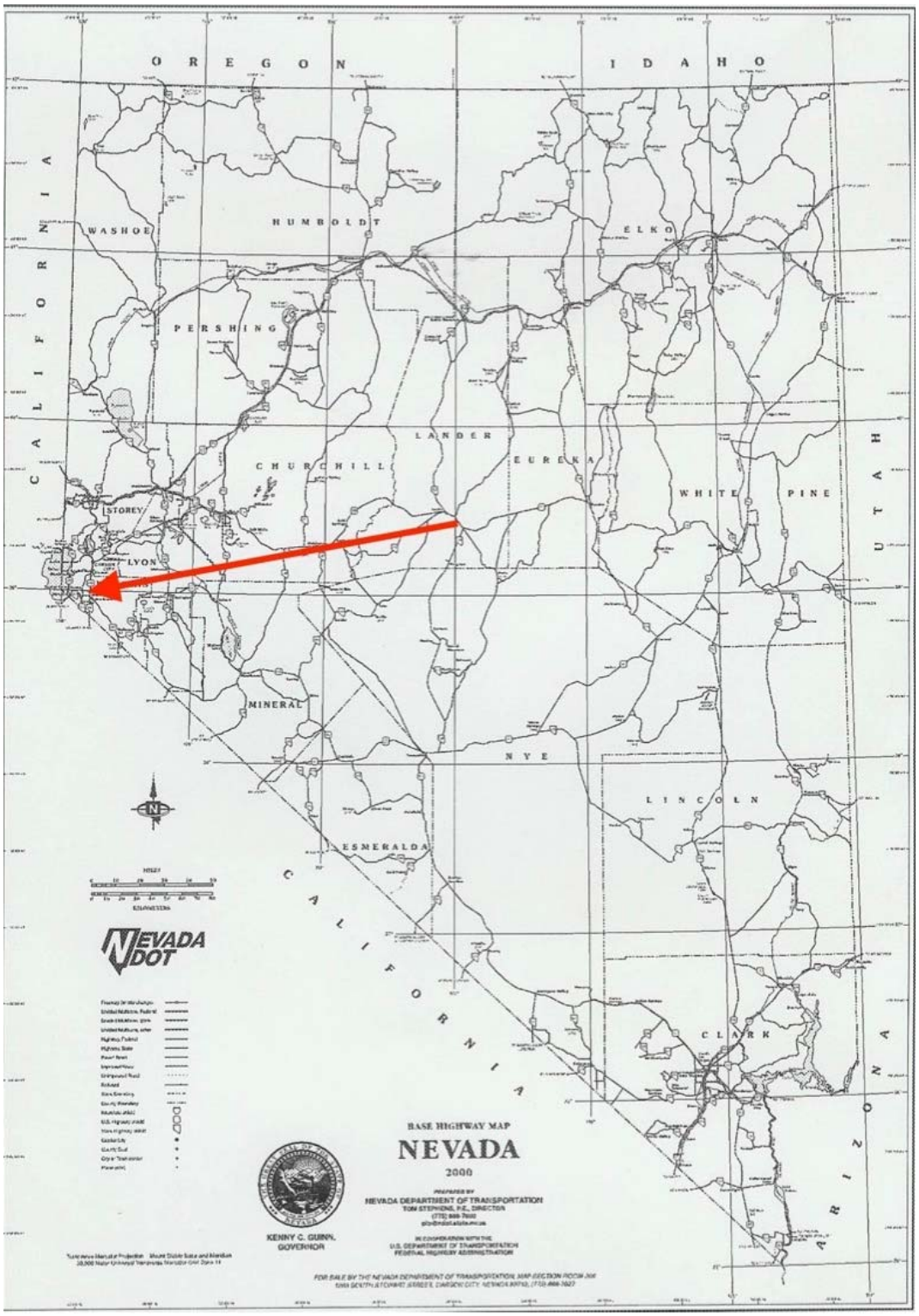
5. Dangberg Home Ranch Setting with Sierra Backdrop. Photo Credit: Minden-Tahoe Airport

6. Sandhill Cranes on Dangberg Home Ranch

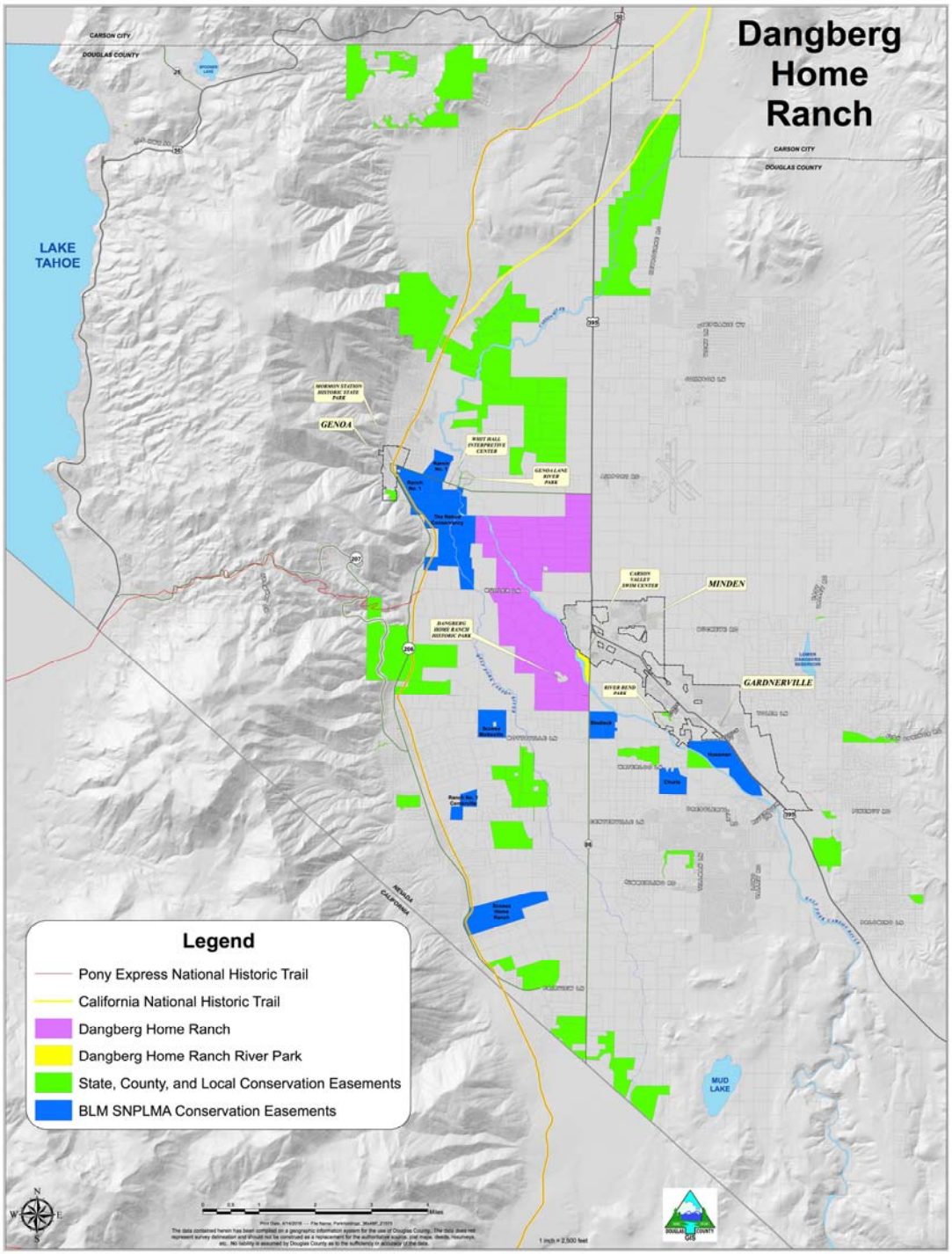
13. AERIAL PHOTOGRAPH: Google Earth



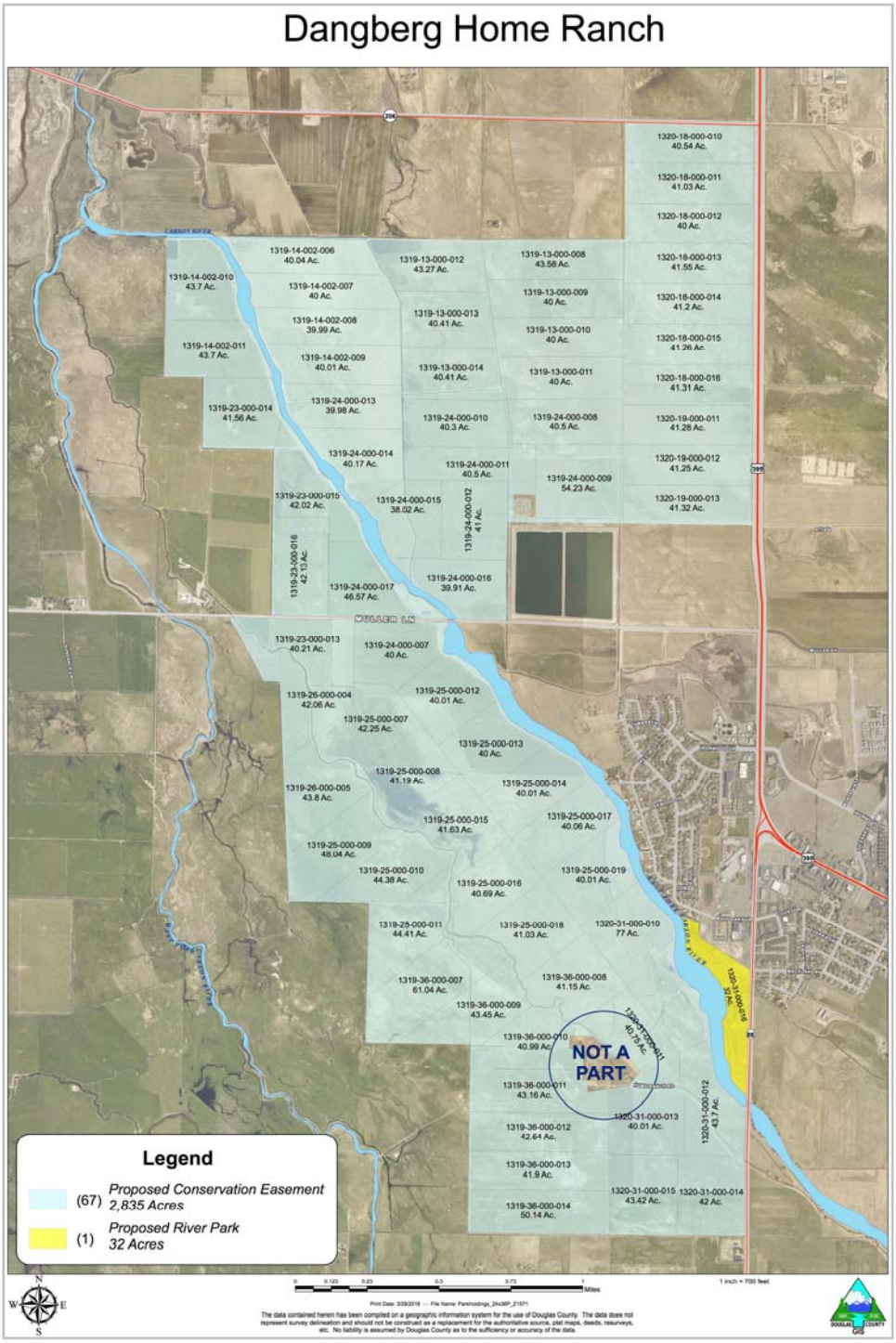
14. STATE MAP:


OREGON
IDAHO
CALIFORNIA
UTAH
ARIZONA
WASHOE
HUMBOLDT
ELKO
PERSHING
LANDER
EUREKA
CHURCHILL
WHITE PINE
STOREY
LYON
MINERAL
NYE
LINCOLN
ESMERALDA
CLARK
NEVADA DOT
BASE HIGHWAY MAP
NEVADA
2000
NEVADA DEPARTMENT OF TRANSPORTATION
KENNY C. GUINN, GOVERNOR

15. LOCATION MAP:

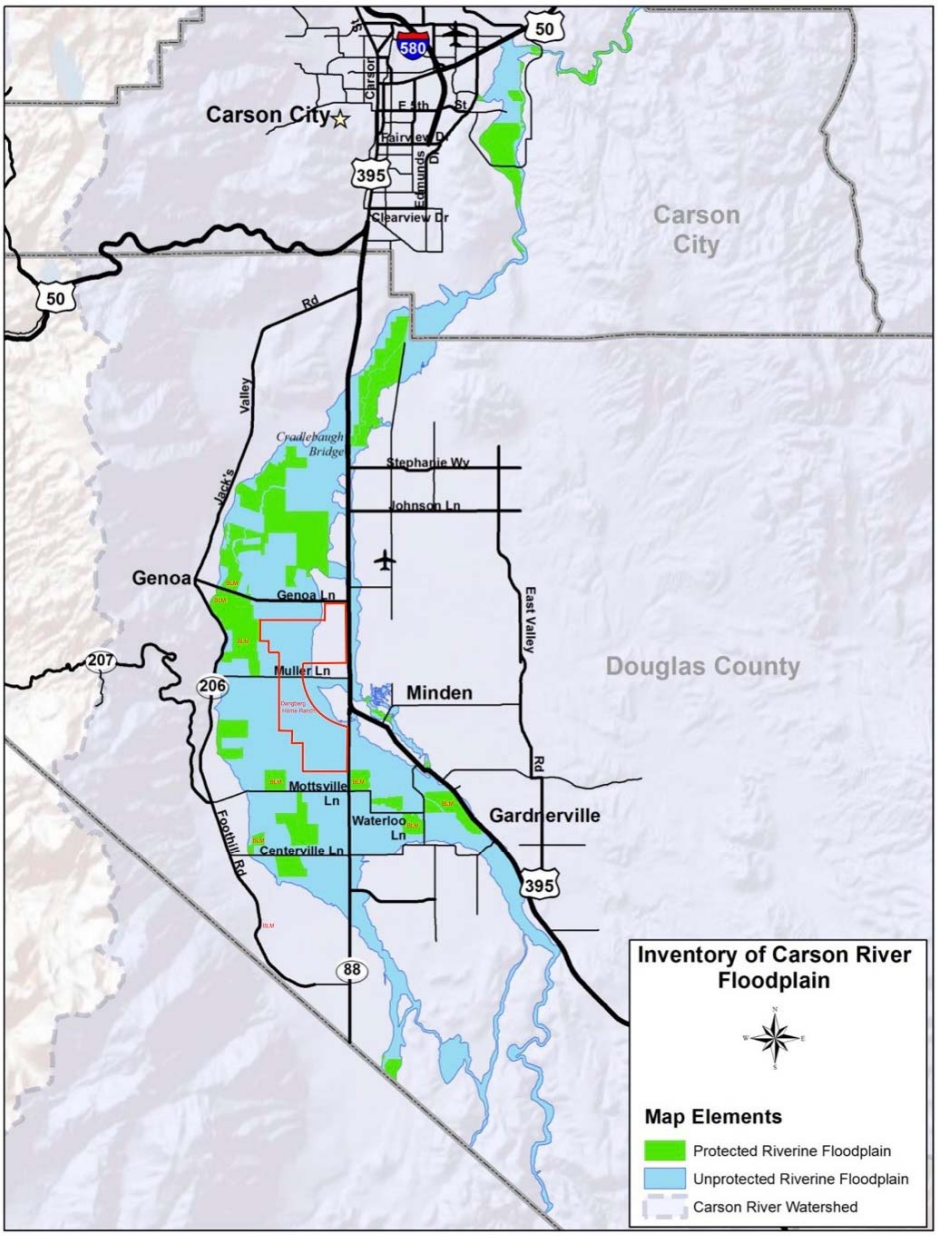


16. PARCEL MAP:

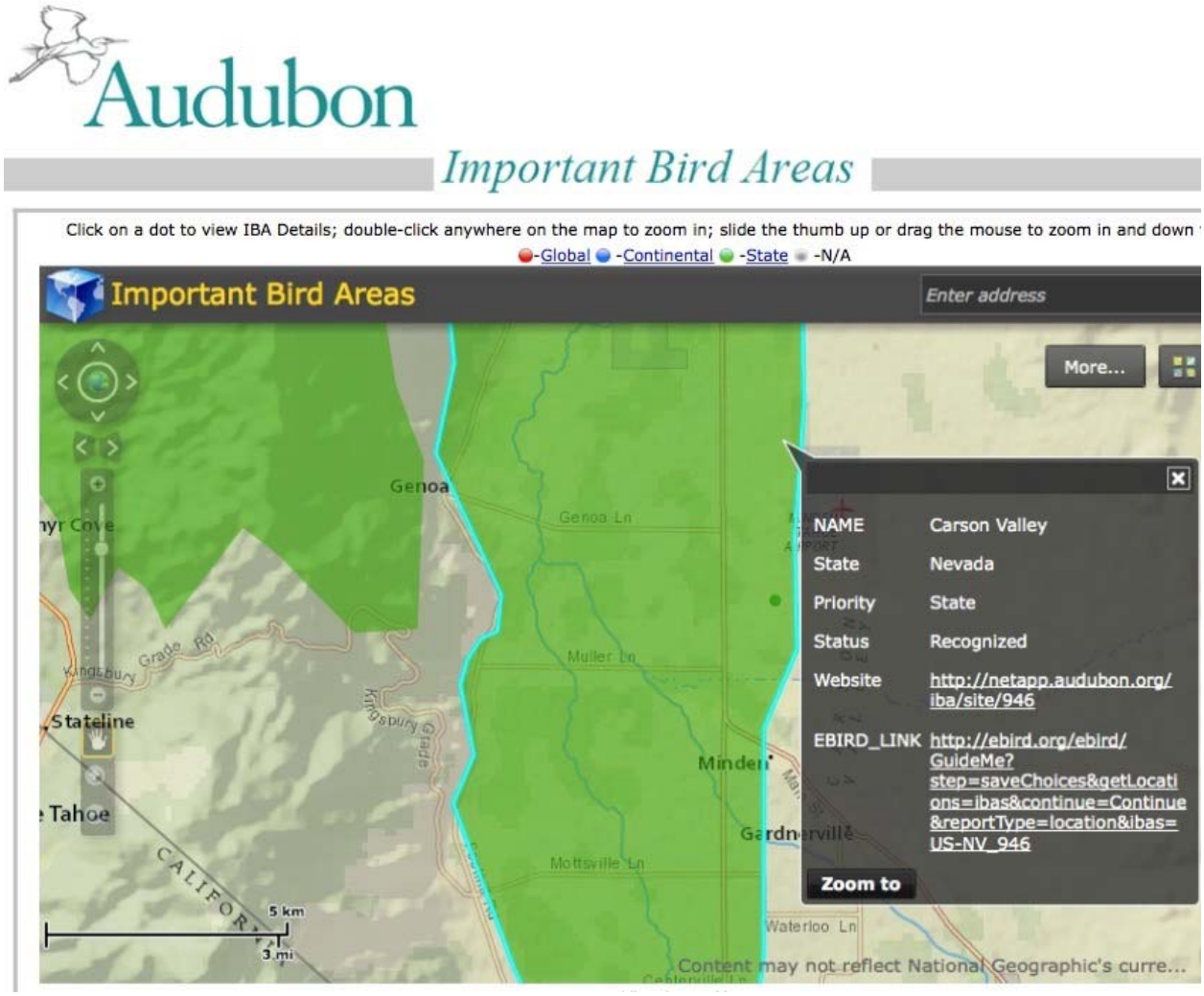


17. MAP SUPPORTING STRATEGIC PLAN VALUES: Page 1

Figure 3. Map of protected and unprotected riverine floodplain lands within Douglas County and Carson City in the Carson River Watershed as of 2015. (Alluvial fan and small tributary floodplains are not shown or included in this publication.)



MAP SUPPORTING DRAFT STRATEGIC PLAN VALUES: Page 2



18. SUPPORT LETTERS: Page 1

April 13, 2016

Mr. John Ruhs
Bureau of Land Management
Nevada State Director
1340 Financial Blvd.
Reno, Nevada 89502

Dear Mr. Ruhs,

My name is Steve Achard, and I am the great-grandson of H. F. Dangberg. I grew up on the Home Ranch from a baby until I was inducted in the Army. No matter whom the owner is, this was and still is my "home." As such, I very strongly support the proposed conservation easement acquisition. Nothing would make me happier, than protecting this historic ranch from development, keeping the property as a unit, and keeping it in agriculture production. It is truly the heart of the Carson Valley, and protection of it would link other protected ranches together.

My great-grandfather known as "H.F., or "Fred" came to Nevada in 1853 to pan for gold.. His first claims were in Gold Canyon, but in 1857 a prolonged drought in the area dried up Gold Canyon, and he could no longer pan for gold, no water. During the 1853-1858 periods he built a cabin he had turned into a frontier "7-11". During the late spring, summer, and early fall he traded worn out livestock from wagon trains headed for California searching for their "pot of gold" for fresh , well fed livestock. He had fattened the worn out livestock on grass in the Carson Valley. During this period he acquired 112 head of dairy cows. He sold butter to individuals in Placerville, and in Sacramento, California. He took advantage of the "Amended Mormon Law" which allowed him to claim 320 acres in the Carson Valley on the site now known as the "Klauber Ranch" some seven years before Nevada became a State.

SUPPORT LETTERS: Page 2

H.F. was very resourceful and hard working. His ranch was the first to utilize the largest of the Carson Rivers, the East Fork. Like all in the Carson Valley he had the great good fortune of growing food quite near where gold and silver were discovered in great quantities, the Virginia City region. We know that entrepreneurs' like George Hearst, and others made great fortunes in this area, tapping what eventually would become the most valuable "glory hole" the earth had ever known up to that time. Thousands of miners toiled daily, making some of the best wages paid in the USA at that time. They consumed vast amounts of food and were willing to pay for it.

For the next 40 years or so H.F. Dangberg built a ranching empire with 33,473 deeded acres, nearly all irrigated, spanning from Carson City to the head waters of the Carson River in nearby Alpine County. He had 3,000 head of cows, and 10,000 to 12,000 head of sheep.

Family issues, deceptive legal representation, and mismanagement led to the sale of the H.F. Dangberg Land and Livestock Company, and all of it's holdings in 1978. Most of the land assets were sold over later years by new owners. As fate would have it, in 1996 the 10,000 acre core of the property, including the Dangberg Home Ranch, came up for sale, and two local parties bought the property. Park Cattle Company, and entrepreneur, Don Bentley, acquired the ranches, and eventually splitting the property between them.

The historic Dangberg Home Ranch is now owned by Park Ranch Holdings LLC.I feel that in offering to sell a conservation easement on about 2,835 acres is giving all of us an opportunity to forever protect the most historic ranch in Nevada. The resources values are staggering, as this property sits directly between the East and West Forks of the Carson River. I urge you to recommend that this project be funded.

Sincerely,

Steve Achard

Steve Achard
304 Shady Glen Dr.
Fallbrook, California 92028

RICHARD H. BRYAN
300 SOUTH FOURTH STREET, SUITE 1400
LAS VEGAS, NV 89101
(702) 791-8249

April 18, 2016

Mr. John Ruhs
Nevada State Director
Bureau of Land Management
1340 Financial Blvd.
Reno, Nevada 89502

Director Ruhs,

I am writing to express my support for the 2,835-acre Dangberg Home Ranch Conservation Easement in Round 16 of the Southern Nevada Public Land Management Act.

The Dangberg Home Ranch is one of Nevada's great ranches, located in heart of Carson Valley, where Nevada ranching first began more than 160 years ago. I originally authored the Southern Nevada Public Land Management Act of 1998, Public Law 105-263, to enable the protection of Nevada treasures such as the Dangberg Home Ranch. In 2000, I also urged passage of the Toiyabe National Forest Boundary Line Adjustment Act, Public Law 106-558, amending the jurisdictional boundary between the U.S. Forest Service and BLM, so the BLM could acquire conservation easements on historic Carson Valley properties such as the Dangberg Home Ranch.

The Dangberg Home Ranch Conservation Easement will continue the BLM's partnership with some of Nevada's oldest ranching families in the Carson Valley to protect the natural resources, historic agriculture, and rural character so important to all Nevadans.

Thank you for your continuing Southern Nevada Public Land Management Act leadership.

Sincerely,

Richard H. Bryan,
United States Senator, Retired

SUPPORT LETTERS: Page 4

NEVADA DIVISION OF
ENVIRONMENTAL PROTECTION

STATE OF NEVADA
Department of Conservation & Natural Resources
Brian Sandoval, Governor
Leo M. Drozdoff, P.E., Director
David Emme, Administrator

April 22, 2016

Mr. John Ruhs
Nevada State Director
U.S. Bureau of Land Management
1340 Financial Blvd
Reno, NV 89502

Subject: Round 16 of the Southern Nevada Public Lands and Management Act (SNPLMA)

Dear ~~Mr. Ruhs~~, John

The Nevada Division of Environmental Protection (NDEP) supports the effort by Legacy Land and Water to nominate the Dangberg Home Ranch Conservation Easement for acquisition through the SNPLMA process.

The Dangberg Home Ranch Conservation Easement will not only preserve land of historical and agricultural significance but also greatly expand the area of critical floodplain protected along the Carson River between Hwy 88 and Genoa Lane in Douglas County. Safeguarding additional floodplain from potential development will continue to protect downstream communities from future flood events and will allow the river to move and function in a more natural manner, thus improving water quality and wildlife habitat. Funding this acquisition will also increase recreational and educational opportunities by providing multi-use trail easements connecting Minden and Gardnerville and the property to create a 32 acre riverfront park. The Conservation Easement is consistent with the Carson River Adaptive Stewardship Plan, prepared by the Carson Water Subconservancy District and adopted by all the counties within the watershed. The Acquisition will also meet the goals of the State of Nevada Nonpoint Source Management Plan.

NDEP strongly supports the conservation of this Environmentally Sensitive Land that will preserve almost 4 miles of riparian corridor and also maintain the important economic contribution to local agriculture. If you have any questions, please contact Jean Stone in the Bureau of Water Quality Planning (BWQP) via email jstone@ndep.nv.gov or at (775) 687-9456.

Sincerely yours,

David Emme
Administrator, NDEP

cc: Jennifer Carr, Deputy Administrator, NDEP
Kathy Sertic, Bureau Chief, NDEP-BWQP
Birgit Widegren, Nonpoint Source Branch Supervisor, NDEP-BWQP
Jacques Etchegoyhen, Legacy Land and Water
Dominique Etchegoyhen, Legacy Land and Water

901 S. Stewart Street, Suite 4001 • Carson City, Nevada 89701 • p: 775.687.4670 • f: 775.687.5856 • ndep.nv.gov
Printed on recycled paper

Signed by County Manager.

BOARD OF COMMISSIONERS
1594 Esmeralda Avenue, Minden, Nevada 89423

Lawrence A. Werner
COUNTY MANAGER
775-782-9821

COMMISSIONERS:
Doug N. Johnson, CHAIRMAN
Nancy McDermid, VICE-CHAIRWOMAN
Greg Lynn
Barry Penzel
Steven Thaler

April 25, 2016

Mr. John Ruhs
Bureau of Land Management,
Nevada State Director
1340 Financial Boulevard
Reno, Nevada 89502

RE: Dangberg Home Ranch Conservation Easement

Director Ruhs,

On April 7, 2016, the Douglas County Board of Commissioners voted unanimously to support the Dangberg Home Ranch Conservation Easement in Round 16 of the Southern Nevada Public Land Management Act. Douglas County owns the Dangberg Home Ranch Historic Park, which is surrounded by the proposed 2,835-acre conservation easement. The Dangberg Home Ranch Historic Park is a former Nevada State Park, currently operated by The Friends of Dangberg Home Ranch, Inc., a 501(c)(3) non-profit organization. The Dangberg Home Ranch Historic Park is the 2013 Winner of Discover Your Nevada, and has been named a Nevada Treasure two years in a row. The BLM's acquisition of this conservation easement is integral to the continuing integrity of the ranch and the historic park.

The Dangberg Home Ranch has already been subdivided into nearly 70 legal parcels, and is in threat of imminent development. Acquiring a conservation easement on this iconic, historic ranch will protect a huge swath of land extending from Genoa Lane to one mile south of Minden. This may well become a forever-enduring photographic opportunity for how the BLM works with ranching families. This opportunity to protect the Dangberg Home Ranch is not simply a land conservation project for our time, but for all time.

To date, Douglas County, the BLM and other local partners have permanently protected nearly 19,000 acres of agricultural land in Douglas County. These successes have taken place in one of the most valuable real estate markets in the state, an ecologically stunning, emerald oasis on the edge of the Great Basin desert. An additional conservation easement on the Dangberg Home Ranch would result in about half of Carson Valley being protected forever, not only for its resource values, but also for the history and culture of ranching that has existed in Carson Valley for 160 years. This would be an amazing accomplishment by any measure.

In addition to selling this conservation easement, the owners would also donate a 32-acre parcel on the East Fork of the Carson River. This riparian parcel could lead to fantastic partnerships between the BLM, State of Nevada, Douglas County, and Town of Minden to for the development of an

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

appropriate riverfront park. As part of the conservation easement, the landowner has also agreed to provide a trail easement along Muller Lane, helping to link Minden with Genoa, the oldest town in Nevada.

It is difficult to overstate the importance of the Dangberg Home Ranch Conservation Easement. Among other things, this project specifically helps Douglas County achieve the following Master Plan Goals, Policies, and Actions:

Land Use Goal 1: To maintain a land use plan that manages growth at a sustainable rate to maintain the treasured qualities of the county.

Land Use Goal 2: To retain the beauty, the natural setting and resources, and the rural/agricultural character of the county while providing opportunities for managed growth and development.

Land Use Goal 6: To identify particular areas within Douglas County where the residents desire to preserve or develop distinct rural communities.

Genoa Community Plan Goal 1: To preserve and enhance the existing character of the Town of Genoa and community.

Genoa Community Plan Goal 2: To minimize the risks to the residents of the Genoa community from natural hazards.

Genoa Community Plan Goal 5: To preserve and provide recreational opportunities and open space areas appropriate to this rural community.

Minden/Gardnerville Community Plan Goal 1: To preserve and enhance the existing character of the Minden-Gardnerville community.

Minden/Gardnerville Community Plan Policy 1.4: The County shall work with the Towns to promote the revitalization of the downtown areas of Minden and Gardnerville, to preserve historic resources, and enhance their cultural and economic value to this community.

Minden/Gardnerville Community Plan Goal 6: To ensure the timely provision of community facilities, services, and infrastructure at appropriate levels for the Minden-Gardnerville Community.

Minden/Gardnerville Community Plan Policy 6.3: The County shall work with the Towns to ensure adequate provision of park sites to meet the needs of the growing urban community.

Minden/Gardnerville Community Plan Policy 6.5: The County should plan parks in the Minden-Gardnerville Community Plan consistent with the County's park standards established in the Parks and Recreation Element.

Minden/Gardnerville Community Plan Goal 7: To minimize the risks to the residents of the Minden-Gardnerville community from natural hazards.

Minden/Gardnerville Community Plan Policy 7.3: Douglas County shall evaluate the need for additional policies regarding flood plain and floodway areas in the Minden-Gardnerville community following completion of FEMA investigations.

Minden/Gardnerville Community Plan Goal 8: To preserve Minden's traditional scale and rural setting as a reference and context for new development.

Minden/Gardnerville Community Plan Policy 8.1: Minden's open space and wetlands buffer shall be preserved.

Minden/Gardnerville Community Plan Policy 8.2: The views of the mountains shall be protected.

Minden/Gardnerville Community Plan Concept 9.1: Enhance and expand Minden's natural and civic open space system as a setting for the community.

Minden/Gardnerville Community Plan Goal 10: To provide a comprehensive circulation system for existing and future Minden neighborhoods with an emphasis on pedestrian facilities and connections.

Minden/Gardnerville Community Plan Policy 10.4: A Town-wide and community-wide trail system for pedestrian and bicycles will be developed, which includes the existing trail system which provides pedestrian and bicycle access to Minden's open space.

Transportation Policy 5.31: Maintain and implement the adopted Douglas County Comprehensive Trails Plan to provide opportunity for non-motorized transportation within the county that meets both recreational and commuter needs.

Transportation Policy 5.32: Ensure development and maintenance of multi-purpose (hiking, equestrian, bikeway and off-road bicycle) trail systems throughout Douglas County, connecting with public lands and recreation facilities of local and regional interest. See additional policies in the Douglas County Comprehensive Trails Plan.

Agriculture Goal 1: To maintain agriculture as an important land use and preserve the rural character, cultural heritage and economic value of Douglas County.

Agriculture Policy 1.1: Douglas County shall plan for the continuation of agriculture as a distinct and significant land use in the county.

Agriculture Policy 1.2: Douglas County shall define agricultural uses as economic development and promote and encourage agriculture as an important industry and as a desirable land use which serves to define the desired character of the county.

Agricultural Policy 1.5: Douglas County shall preserve a distinction between urban and rural areas, direct new growth to areas already committed to an urban level of development (e.g., cities, areas directly adjacent to cities, and densely developed unincorporated communities) and preserve rural industries (e.g., farming, livestock grazing, mining), natural resource protection, and open space recreation uses.

Agriculture Goal 2: To create alternatives to the urban development of existing agricultural lands such as market based incentives, programs for financing compensation or development rights transfers, or the purchase of development rights in order to preserve these agricultural areas.

Agricultural Policy 2.4: Douglas County shall provide procedures for the acquisition, dedication, or purchase of agricultural preservation easements, by public or non-profit entities, as a means to retain land in agricultural.

Agricultural Policy 2.5: Douglas County shall encourage the agricultural community to retain its water rights and protect water quality. When possible the County shall evaluate a program for public acquisition of agricultural water rights as a means to retain water for agricultural uses.

Agricultural Policy 2.7: Douglas County should coordinate its programs for public acquisition and development of open space areas with its efforts to protect land for agricultural use, so that adverse impacts of open space preservation and use on agricultural operations are minimized and the benefits to the county's open space character are maximized.

Agricultural Goal 3: To limit residential development in intensively farmed areas primarily to housing for farm and ranch families and agricultural workers.

Agricultural Goal 5: To increase Douglas County's capacity to acquire permanent open space with the cooperation of the agricultural community.

Environmental Resource and Conservation Goal 3: To provide the residents of Douglas County with increased safety from flooding.

Environmental Resource and Conservation Policy 3.2: Flood-prone areas, including wetlands, sloughs, arroyos, alluvial fans, detention facilities, and other flood risk areas should be considered for acquisition by public purchase or by dedication for public usage as parkways, sports facilities, neighborhood parks, recreational areas, and for wildlife habitat. Adequate right-of-way for the conveyance of stormwater to the Carson River should be obtained.

Environmental Resource and Conservation Policy 3.3: Non-structural flood control measures such as zoning limitations, open space acquisition on, and watershed management should be used within the Carson River Floodplain as alternatives to structural measures.

Environmental Resource and Conservation Policy 4.3: Cooperate with private and public agencies to protect water quality throughout the region.

Environmental Resource and Conservation Goal 5: To improve existing drainage and prevent future drainage problems from occurring.

Environmental Resource and Conservation Goal 6: To protect wetlands for their values of groundwater recharge, flood protection, sediment and pollution control, wildlife habitat, and open space.

Environmental Resource and Conservation Policy 6.3: Wetlands shall be protected to provide for groundwater recharge, flood protection, sediment and pollution control, wildlife habitat, and open space.

Environmental Resource and Conservation Goal 8: To protect the functions and values of surface water systems, which include fish and wildlife habitat, acquire recharge and discharge, and recreational opportunities.

Environmental Resource and Conservation Goal 14: To protect Douglas County's sensitive wildlife and vegetation in recognition of their importance as components of the county's quality of life.

Environmental Resource and Conservation Policy 14.1: Douglas County shall protect environmentally sensitive and habitat areas that serve valuable ecological functions by limiting their development or by requiring mitigation of adverse impacts resulting from development.

Environmental Resource and Conservation Policy 14.2: Douglas County shall work with the USFS, BLM, and Nevada Department of Wildlife to retain and enhance the viability of deer migration corridors through the county.

Environmental Resource and Conservation Policy 14.3: Douglas County shall support efforts to manage the county's rivers and streams to maintain or enhance the existing riparian ecosystems.

Historic Preservation Goal 1: To preserve Douglas County's historic, cultural, and archaeological resources as physical reminders of the county's past and as unique focal points to shape the county's identity.

Historic Preservation Policy 1.1: Douglas County shall support, whenever feasible, the preservation of the county's rich cultural heritage, including the establishment of additional historic districts to protect significant historic properties.

Historic Preservation Policy 1.2: Douglas County will cooperate and encourage the development of historical preservation efforts within the County, the Towns of Gardnerville, Minden, and Genoa, and other entities in Douglas County.

Historic Preservation Policy 1.6: Incentives for preservation of historic properties and sites, both urban and rural, will be pursued. These could include property tax relief, special zoning districts, and bonus densities for additional transfer of development rights.

Historic Preservation Goal 2: To pursue additional resources to increase capacity of local organizations to carry out historic preservation activities.

Historic Preservation Policy 2.1: Efforts to secure State, Federal, or other funding directed toward revitalizing historic areas or maintaining historic buildings and sites will be pursued. Under provisions of NRS 244.377, funding may be included in the County's annual budget for maintenance of museums located in the County, including consideration of a tax levy.

Parks and Recreation Policy 1.1: To protect the natural, cultural, and scenic qualities of Douglas County, including open spaces, public lands, agricultural lands, wetlands, and waterways that are critical to the quality of life in our community. The Department will continue to plan for the needs and preserve the rights of current and future residents, and especially their access to public parks and recreation opportunities, while ensuring high standards of safety and public welfare.

Parks and Recreation Policy 1.2: To continue to make available to county residents and visitors alike a variety of active and passive park facilities and recreation programs that satisfy their needs and enhance their basic quality of life.

Parks and Recreation Policy 1.3: In a latter regard, to provide recreation opportunities that enhance the physical and mental well-being of the community, which are deemed of critical importance.

Parks and Recreation Policy 1.4: To create an edifying and positive public image for the community through the appearance of the parks and publicly owned, landscaped areas maintained by the Department.

Parks and Recreation Policy 1.10: To afford recreational access to the Carson River on public lands or on private lands through voluntary agreements, which continues to be a priority for the Department and the County.

Parks and Recreation Policy 1.11: To continue to acquire/develop facilities through joint ventures and agreements with other public and/or private entities including, but not limited to: Douglas County School District, Nevada Division of State Parks, Tahoe Regional Planning Agency, Nevada Department of Transportation, and private enterprises.

Parks and Recreation Policy 1.14: To promote tourism and the use of self-sustaining parks and recreation opportunities by those visiting Douglas County.
Parks and Recreation Goal 2: To create a system of opens space areas and linkages throughout the county that protects the natural and visual character of the county, provides contiguous wildlife corridors, and provides for appropriate active and passive recreational uses.

Parks and Recreation Policy 2.1: The County should establish an open space acquisition program that identifies acquisition area priorities based on capital costs, operation and maintenance costs, accessibility, open space needs, resource preservation, ability to complete or enhance the existing open space linkage system and unique environmental features. Techniques for acquisition may include fee simple acquisition, acquisition of development rights, transfer of development rights, clustering, or other measures.

Parks and Recreation Policy 2.2: Douglas County should consider efforts to manage riverbank areas to provide for both active and passive recreational opportunities.

Parks and Recreation Action 2.1: Update the 2003 Trails Plan to promote the design and operation of a regional trail system which provides access connection between open space areas and recreation facilities.

Parks and Recreation Goal 3: To preserve USFS, BLM, and other public lands for their habitat, recreational, and scenic values.

Parks and Recreation Policy 3.1: The County shall work with other governmental entities to ensure that areas acquired as part of the Open Space System are developed, operated, and maintained to provide the county with a permanent, publicly accessible open space system.

Parks and Recreation Policy 3.2: Douglas County shall encourage and support land exchanges between private land owners, the U.S. Forest Service, and the BLM when such exchanges are consistent with the Master Plan, particularly the Land Use Element.

SUPPORT LETTERS: Page 11

The Dangberg Home Ranch is one of the State of Nevada's most historic ranches, and it should be kept in ranching and protected for the future enjoyment of all Nevadans.

Thank you for your wholehearted support of the Dangberg Home Ranch Conservation Easement.

Sincerely,

Lawrence A. Werner
Douglas County Manager

SUPPORT LETTERS: Page 12

The Friends of Dangberg Home Ranch

PO Box 1158
Minden, NV 89423
775-783-9417
dangbergfriends@gmail.com

Board of Trustees
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Vice-president
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C. Stephen Achard
Maureen Casey
Peter Knight
Karen McGee
Karen Reinhardt

Staff
Mark Jensen
Curator

Kim Harris
Events Manager

April 3, 2016

Mr. John Ruhs
Nevada State Director
Bureau of Land Management
1340 Financial Blvd
Reno, NV 89502

Mr. Ruhs:

On behalf of the Board of Trustees of the Friends of Dangberg Ranch, I wish to offer this letter of support for the nomination of the Dangberg Home Ranch Conservation Easement for SNPLMA Round 16. We strongly encourage this nomination receive full and complete consideration.

Our organization has championed the operation of the Dangberg Home Ranch Historic Park, located in the center of the proposed easement, on behalf of Douglas County for the past five years, and we have served as the conservators of the heritage and legacy of the Dangberg family and its vast holdings in Carson Valley. The setting of the home ranch is bucolic, recalling the ranch in its glory days. Key to our mission is the support of the historical research, restoration, and natural and/or cultural resource management at the park. Creation of the proposed conservation easement will go far to ensure the continuing existence of this gem of Nevada history in its historic agricultural setting, with unfettered views of the Carson Range towering over Carson Valley.

Any assistance we can offer to support this nomination is available on request. Further, with the successful completion of the nomination process, we look forward to being active participants in the planning process.

Sincerely,

Howard D. Bennett

Howard D. Bennett
President, Friends of Dangberg Home Ranch

cc: Legacy Land and Water

The Friends of Dangberg Home Ranch, Inc., is a registered 501(c)(3) member-supported non-profit organization, incorporated in Nevada and dedicated to the preservation and operation of the Dangberg Home Ranch Historic Park. Your donation may be tax-deductible. Federal tax ID 27-5385237. www.dangberghomeranch.org

SUPPORT LETTERS: Page 13

NEVADA
STATE HISTORIC PRESERVATION OFFICE

Department of Conservation and Natural Resources

Brian Sandoval, Governor
Leo M. Drozdoff, P.E., Director
Rebecca L. Palmer, Administrator, SHPO

April 4, 2016

Mr. John Ruhs
Bureau of Land Management,
Nevada State Director
1340 Financial Blvd.
Reno, Nevada 89502

Mr. Ruhs:

I strongly encourage full support of the proposal titled "Dangberg Home Ranch Conservation Easement" for Round 16 of the Southern Nevada Public Land Management Act as an environmentally sensitive land acquisition.

In Nevada's 2012 Nevada Comprehensive Preservation Plan, the citizens of Nevada expressed their strong desire to respect and protect Nevada's traditional lifeways by making this objective one of the principle components of the Plan's vision statement. There is no better way to respect and protect Nevada's important ranching lifeway than to create a permanent conservation easement on one of the State's oldest ranches.

If funded, this proposal will not only help to meet the request of our State's citizens to preserve Nevada's important but threatened rural landscapes (Objective D.10), but also substantially preserve the character and rural lifeway of the Carson Valley that has existed for over 160 years. This would be a remarkable accomplishment by any measure.

I sincerely appreciate your consideration of this proposal. If you have any questions concerning this correspondence, please feel free to contact me at (775) 684-3443 or by e-mail at rlpalmer@shpo.nv.gov.

Sincerely,

Rebecca Lynn Palmer
State Historic Preservation Officer

901 S. Stewart Street, Suite 5004 ✦ Carson City, Nevada 89701 ✦ Phone: 775.684.3440 Fax: 775.684.3442
www.shpo.nv.gov

SUPPORT LETTERS: Page 14

Nevada Natural Heritage Program

STATE OF NEVADA
DEPARTMENT OF CONSERVATION AND NATURAL RESOURCES
Nevada Natural Heritage Program

Brian Sandoval
Governor

Leo Drozdoff
Director

Kristin Szabo
Administrator

04 April 2016

Jacques Etchegoyhen
Legacy Land and Water, LLC
P.O. Box 398
Minden, NV 89423

RE: Data request received 31 March 2016

Dear Mr. Etchegoyhen:

We are pleased to provide the information you requested on endangered, threatened, candidate, and/or At Risk plant and animal taxa recorded within or near the Dangberg Home Ranch Land Conservation Project area in Douglas County. We searched our database from the project map provided for the following, a 2 kilometer radius around:

Township 13N Range 19E Sections 13-15, 22-27, 35, and 36
Township 13N Range 20E Section 31
Township 12N Range 19E Sections 01 and 02
Township 12N Range 20E Sections 05 and 06

There are no at risk taxa recorded within the given area. However, habitat may be available for: the Carson Valley Silverspot, *Speyeria nokomis carsonensis*, a Nevada Bureau of Land Management (BLM) Sensitive Species; the Carson Valley wood nymph, *Cercyonis pegala carsonensis*, a Taxon determined to be Imperiled by the Nevada Natural Heritage Program (NNHP); the Carson Valley skipper, *Polites sabuleti genoa*, a Taxon determined to be Critically Imperiled by the NNHP; and the Bald Eagle, *Haliaeetus leucocephalus*, a Nevada BLM Sensitive Species. The Nevada Department of Wildlife (NDOW) manages, protects, and restores Nevada's wildlife resources and associated habitat. Please contact Bonnie Weller, NDOW GIS biologist (775) 688-1439 to obtain further information regarding wildlife resources within and near your area of interest. Removal or destruction of state protected flora species (NAC 527.010) requires a special permit from Nevada Division of Forestry (NRS 527.270).

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

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

Sincerely,

Eric S. Miskow
Biologist/Data Manager

901 S. Stewart Street, Suite 5002 Carson City, NV 89701-5245 Tel: 775-684-2900 Fax: 775-684-2909 http://heritage.nv.gov

SUPPORT LETTERS: Page 15

The Nature Conservancy
Protecting nature. Preserving life.™

Northern Nevada Office
One East First Street, Suite 1007
Reno, NV 89501
Tel (775) 322-4990
Fax (775) 322-5132

Southern Nevada Office
1771 East Flamingo Road, Suite 104A
Las Vegas, NV 89119
Tel (702) 737-8744
Fax (702) 737-5787

nature.org

March 24, 2016

Douglas County
Board of Commissioners
1594 Esmeralda Ave.
Minden, NV 89423

RE: Dangberg Home Ranch Conservation Easement
Southern Nevada Public Land Management Act Round 16

Dear Chairman Johnson and Members of the Board of County Commissioners:

I am writing on behalf of The Nature Conservancy to provide support for the Dangberg Home Ranch Conservation Easement.

The Nature Conservancy is an organization dedicated to protecting the lands and waters on which all life depends. We are committed to creating a future in which our natural systems are conserved and managed in a sustainable manner for people and nature. While we are one of the nation's largest private, nonprofit, nongovernmental conservation organizations with over 1 million members, we operate at the local level, working in hundreds of communities in all 50 states to conserve natural diversity and sustain livelihoods. We pursue non-confrontational, pragmatic solutions to conservation challenges by partnering with local communities, businesses, governments, and private land owners to find collaborative and innovative solutions that balance environmental and human needs.

Sound science is the foundation for all of our work. It guides what we do and where we do it. Further information on the scientific basis for my comments is to be found in the *Conservation Action Plan for the Middle Carson River* (Nature Conservancy 2008), the *Great Basin Ecoregion Conservation Blueprint* (Nature Conservancy 2001), the *Carson River Watershed: Adaptive Stewardship Plan* (Carson Water Subconservancy District 2007) and the *Executive Summary: Assessment of the Middle Carson River* (Otis Bay Ecological Consultants 2007), any of which I would be happy to provide upon request.

In 2001, The Conservancy identified the Carson River as one of its 21 priority landscapes in Nevada. Since that time, our Carson River Project team has been working with community leaders, ranchers, and residents in Douglas County to find balanced solutions that will preserve the extraordinary biological diversity of the Carson River watershed. Our *Conservation Action Plan for the Middle Carson River* (CAP) was submitted to expert and public peer review by the Carson River Coalition and independent scientists. The plan reaffirmed our focus on conserving:

- Cottonwood and Willow Riparian;

100% post-consumer materials

- Wet Meadows / Irrigated Pastures; and
- Wetlands.

The Conservancy's conservation plan also identified uncontrolled real estate development in the floodplain as the major threat to these conservation values and established two primary strategic objectives:

1. Securing permanent protection for a dynamic river riparian corridor and for the surrounding wetlands and wet meadows / irrigated pastures; and
2. Restoring and enhancing riparian, wetland and wet meadow / irrigated pasture habitat.

Consistent with our objectives as well as the *Douglas County Open Space and Agricultural Lands Preservation Implementation Plan*, in the Carson River watershed The Nature Conservancy has secured conservation easements protecting 733 acres of the Sturgis Ranch, 1026 acres of the Bently Kirman Field, and 853 acres of the Clear Creek Ranch.

Thanks to the tremendous generosity of the local community, we also completed the fee acquisition of 805 acres at the River Fork Ranch. At River Fork Ranch, with the support of your Board and others, the Conservancy is working to enhance critical habitat while providing public access via an extensive trail system and interpretive center. Because River Fork Ranch is directly downstream from the Dangberg Home Ranch, what occurs on the neighboring property is of great interest to us.

The Dangberg Home Ranch consist of wet meadow / irrigated pasture, wetland and riparian habitat along the East Fork of the Carson River. The Conservancy considers Dangberg Home Ranch highly significant because:

- the Dangberg Home Ranch is adjacent to and immediately upstream of our River Fork Ranch;
- like River Fork Ranch, the Dangberg Home Ranch contains all three of our conservation targets;
- together with River Fork Ranch, the Dangberg Home Ranch presents a relatively large, unfragmented expanse of open space and agricultural land;
- the Dangberg Home Ranch is in the floodplain as evidenced by the 1997 flood extent;
- like River Fork Ranch, the Dangberg Home Ranch falls within The Audubon Society's Carson Valley Important Bird Area (IBA); and because
- the Dangberg Home Ranch could offer public access opportunities that would connect with those at River Fork Ranch.

In 2008, in an effort to use our expertise in conservation science to inform and influence their internal decision making, the Conservancy received an invitation to identify the most biologically significant lands on the Dangberg Home Ranch and to determine the best methods for permanently protecting those lands from development while providing for compatible private and public uses. To that end, Conservancy science staff received unrestricted access to the Dangberg Home Ranch. The Conservancy also facilitated meetings with critical stakeholder groups including the River Corridor Working Group of the Carson River Coalition (CRC) and the Carson Valley Trails

Association (CVTA) to discuss conservation easements and other tools for permanent land protection and compatible use.

Based on our understanding of natural processes and our assessment of the Dangberg Home Ranch, the Conservancy determined that inappropriate development along the river corridor would likely have a major impact on both the viability of the river's unique and important conservation values and on important community values. Alternatively, permanently preserving the critical agricultural lands of the Dangberg Home Ranch as open space would provide for floodwater attenuation, ground water recharge, habitat conservation and viewshed protection as well as provide opportunities for compatible public access. These are the benefits we seek to emphasize as you consider the merits of the Dangberg Home Ranch Conservation Easement.

Please know that the Conservancy stands ready to work with you, the property owner, the BLM, and other stakeholders to make permanent protection of this land a reality for our community. We appreciate your time in allowing us to share our thoughts and support for this important project. We would certainly welcome an opportunity to continue this dialogue or to answer any questions that you may have with respect to our comments. Please don't hesitate to contact me at any time either by cell phone at 775-781-3505 or by e-mail at dpetite@tnc.org.

Sincerely,

Duane R. Petite
Carson River Project Director

Cc: Larry Werner, Douglas County Manager
Mimi Moss, Douglas County Community Development Director
John Ruhs, Bureau of Land Management, Nevada State Director

University of Nevada
Cooperative Extension
Washoe County

April 12, 2016

Mr. John Ruhs
Bureau of Land Management,
Nevada State Director
1340 Financial Blvd.
Reno, Nevada 89502

Mr. Ruhs,

I am a wholehearted supporter of the proposed conservation easement for the 2,984-acre Dangberg Home Ranch in Minden, Nevada. As a hydrologist and faculty member of University of Nevada Cooperative Extension, I have worked for over a decade to educate Nevada residents about the value of protecting floodplains along our precious rivers. In 2015, I co-authored the Cooperative Extension Special Publication, *Floodplain Protection Inventory for the Carson River* (http://unce.unr.edu/publications/files/nr/2015/sp1505.pdf). This publication not only contains maps of protected parcels in the Carson Valley, but it also explains the many environmental, societal and flood hazard reduction values of protecting floodplains with conservation easements. It makes a strong case for additional protection within the large floodplain on the floor of the Carson Valley.

One of the weaknesses of the current floodplain protection in the Carson Valley is the lack of connectivity between various protected parcels. One of the great values of the proposed easement is that it will protect over 2000 acres of floodplain in the largest unprotected portion of the Carson Valley floodplain. A conservation easement on the Dangberg Home Ranch would help fill the large gap between the River Fork Ranch, the Stodieck Brothers Ranch and the Scossa Ranch, all protected by easements acquired by the BLM a few years back.

I am a founding member of the Carson River Coalition, a citizen and multi-agency group pursuing integrated watershed management on the river. Protecting the river's floodplain through conservation easements has been the highest priority of the Carson River Coalition for at least the past 13 years. I urge you to approve SNPLMA funding for this conservation easement. It will improve Nevada's riparian habitat, water quality, and public safety for generations to come.

Sincerely yours,

John Cobourn
Water Resource Specialist

Washoe County/Reno
4955 Energy Way
Reno, Nevada 89502
(775) 784-4848
(775) 784-4881 fax
www.unce.unr.edu/areas/western/

A Partnership of Nevada Counties, University of Nevada and U.S.D.A.

SUPPORT LETTERS: Page 19

March 29, 2016

TO: Mr. John Ruhs
Bureau of Land Management,
Nevada State Director
1340 Financial Blvd.
Reno, Nevada 89502

RE: Support for SNPLMA Funding for Dangberg Home Ranch Conservation Easement

Mr. Ruhs,

Thank you for considering this letter of support for SNPLMA funding for the Dangberg Home Ranch Conservation Easement. As a University of Nevada Cooperative Extension faculty member I have identified the need to preserve agriculture and keep riverine floodplain lands open, undeveloped and naturally functioning. In 2003, the Carson River Coalition (CRC) members responded to the question: What is the one, most important message the public needs to understand about our watershed? Their answer was to "Protect the floodplain from future development. Once the floodplain and especially the river's meander belt corridor are impacted by development, the river loses the ability to reestablish its natural functions. Agricultural fields near the channel are critical for floodwater attenuation, ground water recharge, non-point pollution buffering and providing wildlife habitat." Periodically CRC members have been asked if this main message and primary thrust is still of critical import and the answer remains a resounding YES. Over the last twenty-five years I have been engaged in public education to influence public will to maintain floodplain lands but education can only help fulfill this goal to a point. It takes funding to secure these important lands in perpetuity. Research demonstrates that preservation of functioning floodplains is exponentially less expensive that building hard flood control structures. Funding this project would, in essence, pay-it-forward to retain public safety and our current quality of life.

Sincerely;

Steven R. Lewis, Extension Educator

SUPPORT LETTERS: Page 20

The Town of Minden
NEVADA
1604 Esmeralda Avenue, Suite 101
Minden, Nevada 89423

Mr. John Ruhs
Bureau of Land Management,
Nevada State Director
1340 Financial Blvd.
Reno, Nevada 89502

Mr. Ruhs,

On April 6, 2016, the Minden Town Board voted to unanimously support the funding of the acquisition of a conservation easement for the Dangberg Home Ranch in Carson Valley. The Town of Minden agrees the Home Ranch is one of the most iconic and historic ranches in Nevada and a tremendously valuable asset and resource for the Carson Valley.

The BLM together with Douglas County, its local partner in an impressively successful conservation endeavor, has thus far permanently protected over 19,000 acres of ranchland in the Carson Valley. These successes have taken place in one of the most valuable real estate markets in the state, an ecologically stunning, emerald oasis on the edge of the Great Basin desert. An additional conservation easement on the Dangberg Home Ranch would result in about half of Carson Valley being protected forever, not only for its resource values, but also for the history and culture of ranching that has existed there for over 160 years.

The proposal includes the donation of an approximately 32-acre parcel to the BLM just west of Highway 88, which is adjacent to the East Fork of the Carson River. This portion of the dedication will lead to fantastic partnerships between the BLM, The State of Nevada, Douglas County, and the Town of Minden to become an appropriate riverfront park. In addition the landowner intends to donate a trail easement for a couple of miles helping link the Town of Minden to the oldest town in Nevada, Genoa.

This property has already been subdivided into about 70 legal parcels, and is in threat of imminent development. Our one-time opportunity to protect this unique ranch in perpetuity is not simply a land conservation project for our time, but for all time.

The Town of Minden Board asks that you wholeheartedly support this nomination.

Thank you,

Jenifer Davidson
Minden Town Manager

Phone: 775.782.5976 • Fax: 775.782.5287 • e-mail: info@townofminden.com • website: www.townofminden.com

SUPPORT LETTERS: Page 21

Genoa Town Office
Post Office Box 14
Genoa, Nevada 89411
PHONE: 775 782-8696
FAX: 775 782-2229

Mr. John Ruhs
Bureau of Land Management,
Nevada State Director
1340 Financial Blvd.
Reno, Nevada 89502

Dear Mr. Ruhs,

We in Genoa, Nevada are not directly geographically connected to the Dangberg Ranch Proposal; however, that is why our opinion should be so valued.

The Carson Valley is a very special place on earth. It contains wildlife and natural beauty, from the valley floor to the surrounding mountains on all sides - it stands alone. We are reminded by the definition of the "Garden Spot of Nevada," the answer is the Carson Valley. That in itself is worth preserving for all Nevadans.

This is a wonderful opportunity to preserve a special place in Nevada and our Country. We believe this opportunity may only come once in a lifetime. Currently, Nevada has within its grasp potential funding of the property in its current raw form. Of course, time is of the essence. We urge your support in the conservation easement proposed before a development that may erase this beautiful area from our future generations.

Our national symbol, the Bald Eagle, migrates here annually from Alaska. In late January through February, the rancher's calves are born, which attracts the eagles. The valley floor in the exact proposed area is covered with tri-pods to allow photographs of the eagles benefiting from our local agriculture. We have seen more than 50 goslings hatched within the last 2 weeks. When these geese are grown they also migrate north in the fall. Our children, and yours, deserve the preservation of this area.

Genoa Town Office
Post Office Box 14
Genoa, Nevada 89411
PHONE: 775 782-8696
FAX: 775 782-2229

Their children too will be able to witness these annual wonders. All Nevadans, and visitors to our area, will appreciate the funding of the acquisition of a conservation easement for the 2,835-acre Dangberg Home Ranch.

In conclusion, you should understand that our board unanimously voted to support the conservation easement proposed not because it benefits the Town of Genoa or its residents, but because it benefits each and every Nevadan. We sincerely hope you may help us preserve the acres for many generations of Nevadans to come.

Thank You for your consideration and efforts.

Sincerely,

The Genoa Town Advisory Board

SUPPORT LETTERS: Page 23

Town of Gardnerville Est. 1879 Nevada

April 19, 2016

Attn: Jacques Etchegoyhen
Legacy Land and Water
PO Box 398
Minden, NV 89423

RE: Gardnerville Town Board, April 5, 2016 meeting presentation on the Dangberg Home Ranch conservation easement, owned by the Park Ranch Holdings.

The Gardnerville Town Board heard your presentation proposing the conservation of 2,835 acres of prime agricultural land and, more importantly, the 500 and 100 year flood plains in the heart of the Carson Valley – which would protect the natural resources and quality of life while maintaining the rural character of Douglas County as a whole, and ensuring the ranch's agricultural viability. This outcome would not be realized by the creation of sixty five new 40-acre mini ranches.

The ranch stretches across the west side of Highway 395 extending from the south side of Genoa Lane to Muller Lane, and south of Muller Lane on the west side of the Carson River to Highway 88, and includes a proposed 32 acre River Park located behind the existing swim center, adjacent to Highway 88, that is proposed to be dedicated to and improved by the local government of Douglas County or the Town of Minden. The park would be a priceless asset to the community and would be the only public access along the Carson River within the urban area. There is much potential for both the land owner and the community to benefit from this conservation project.

The Gardnerville Town Board unanimously voted its support of the application for the Dangberg Home Ranch, authorizing the town to write a letter of support for the conservation easement application to the Bureau of Land Management, using the Southern Nevada Public Land Management Act Authorization, which enabled southern Nevada developers to purchase BLM property in Las Vegas Basin to provide funding for conservation easements in other parts of the State of Nevada.

Sincerely,

Thomas A. Dallaire, P.E.
Gardnerville Town Manager

1407 Highway 395 N., Gardnerville, NV 89410 | P: 775.782.7134 | F: 775.782.7135 | www.gardnerville-nv.gov

SUPPORT LETTERS: Page 24

DOUGLAS COUNTY
COMMUNITY SERVICES/
PARKS & RECREATION

Parks
1319 Waterloo Lane
Gardnerville, NV 89410
(775) 782-9835
FAX: (775) 782-5799

Recreation/Douglas County Community & Senior Center
1329 Waterloo Lane
Gardnerville, NV 89410
(775) 782-5500 EXT: 1
FAX: (775) 782-9844

Lake Tahoe
Kahle Community Center
236 Kingsbury Grade
Stateline, NV 89449
(775) 586-7271
FAX: (775) 586-7273

DIRECTOR: Scott Morgan

MAIL: P.O. Box 218, Minden, NV 89423

Mr. John Ruhs
Bureau of Land Management,
Nevada State Director
1340 Financial Blvd.
Reno, Nevada 89502

Re-support for the Dangberg Home Ranch Conservation Easement

Mr. Ruhs,

Please accept this letter along with my organizations support of the funding of the acquisition of a conservation easement for the 2,835-acre Dangberg Home Ranch in Carson Valley. Arguably the most iconic and historic ranch in Nevada, this property includes astonishing resource values in the valley where Nevada ranching began. This property includes 3.7 miles of frontage on the largest, free flowing river in the state, the East Fork of the Carson, and is the heart of the only riparian valley in Nevada. Along with over 13,400 acre-feet of surface water, a conservation easement would also tie another 4,000 acre-feet of groundwater to this resource-rich ranch operation.

The Dangberg Home Ranch is directly adjacent to a ranch already protected by a conservation easement acquired by the BLM a few years ago, the 800-acre River Fork Ranch, now owned by The Nature Conservancy. The Dangberg Home Ranch on its south boundary is just across the road from yet another conservation easement acquired a few years ago by the BLM from the Stodieck Brothers Ranch. A few hundred feet west of the proposed Dangberg Ranch acquisition is the Scossa Ranch conservation easement, also acquired by the BLM a few years ago.

In fact, the BLM together with Douglas County, its local partner in an impressively successful conservation endeavor, has thus far permanently protected over 19,000

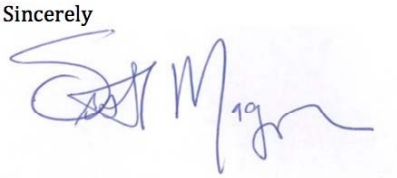
acres of ranchland in the Carson Valley. These successes have taken place in one of the most valuable real estate markets in the state, an ecologically stunning, emerald oasis on the edge of the Great Basin desert. An additional conservation easement on the Dangberg Home Ranch would result in about half of Carson Valley being protected forever, not only for its resource values, but also for the history and culture of ranching that has existed there for over 160 years. This would be an amazing accomplishment by any measure. University of Nevada Professor Dr. Sherman Swanson summed the protection of Carson Valley up nicely when he wrote, "The value of protecting this riparian valley is priceless, as there isn't another one in Nevada to protect."

This land conservation opportunity includes the donation of an approximately 32-acre parcel to the BLM just west of Highway 88, and is adjacent to the East Fork of the Carson River. This riparian parcel could lead to fantastic partnerships between the BLM, The State of Nevada, Douglas County, and The Town of Minden to become an appropriate riverfront park. The landowner will donate a trail easement for a couple of miles helping link The Town of Minden to the oldest town in Nevada, Genoa.

This property has already been subdivided into about 70 legal parcels, and this property is in threat of imminent development. Park Ranch Holdings is offering us the opportunity to forever protect the Dangberg Home Ranch. Acquiring a conservation easement on this iconic, historic ranch will protect a huge swath of land extending from Genoa Lane to one mile south of Minden. This may well become a forever-enduring photographic opportunity for how the BLM works with ranching families, including this one, who helped found Nevada. Our one-time opportunity to protect this unique ranch in perpetuity is not simply a land conservation project for our time, but for all time.

We ask that you wholeheartedly support this nomination.

Sincerely



Scott A Morgan
Community Services Director

SUPPORT LETTERS: Page 26

Carson Valley Chamber of Commerce

LOCAL FIRST
SUPPORT LOCAL BUSINESS
CARSON VALLEY NV

Mr. John Ruhs
Nevada State Director
Bureau of Land Management
1340 Financial Blvd.
Reno, Nevada 89502

Mr. Ruhs,

Please accept this letter as an enthusiastic expression of the support of the Carson Valley Chamber of Commerce to the efforts to secure conservation easement(s) for the Dangberg Home Ranch put forward by Park Ranch Holdings in Douglas County, Nevada. There are many factors that we feel make these lands ideal for sensitive land acquisition.

1. The acreage nominated composes the most valued view shed in Douglas County and the case could be made for it being the most valued in Nevada.

2. As that view shed is so valued, the acreage nominated is remarkably attractive to development, which even at a low density, would irrevocably change the character of Carson Valley.

3. The acreage nominated connects beautifully with existing conservation easements, multiplying its positive impact on that view shed, while increasing the tremendous resource values that benefit from an un-fragmented landscape.

4. The acreage nominated serves as a floodplain protecting residents and downstream lands from the impacts of riparian floods.

5. The acreage nominated helps make the connection for long desired trails between Minden and Genoa.

6. The acreage nominated includes donation of 32 acres for a public park along the banks of the largest wild river remaining in Nevada.

7. The Dangberg Home Ranch Historic Park, often voted the favorite state park in Nevada, would be enhanced with its surroundings forever protected by a conservation easement.

1477 U.S. Hwy 395 Suite A, Gardnerville, NV 89410
775-782-8144 • Fax: 775-782-1025 • Email: info@carsonvalleynv.org
www.carsonvalleynv.org

8. Acquiring a conservation easement on the Dangberg Home Ranch would be a shining example of how the Nevada Bureau of Land Management works with ranch families to protect the Western way of life and the natural resource values that are part and parcel of these critical riparian areas.

We feel this is a once in a generation opportunity to act on the goals of the Southern Nevada Public Land Management Act and encourage your positive actions on the application. We appreciate your consideration and would be happy to talk in more detail about the project at any time.

Sincerely,

Bill Chernock
Executive Director
Carson Valley Chamber of Commerce

1477 U.S. Hwy 395 Suite A, Gardnerville, NV 89410
775-782-8144 • Fax: 775-782-1025 • Email: info@carsonvalleynv.org
www.carsonvalleynv.org

Mr. John Ruhs
Bureau of Land Management,
Nevada State Director
1340 Financial Blvd.
Reno, Nevada 89502

16 April 2016

Mr. Ruhs,

We are writing in support of the initiative to establish an easement around the Dangberg Home Ranch Historic Park and the 2,867 acres of the Park Ranch Holdings in the Carson Valley.

While I know that you have received a letter from Jacques Etchegoyhen of the Legacy Land and Water Company with the historical justification for granting this easement, we would like to add a few other nature preservation facts associated with this lovely piece of Nevada real estate.

Historically, Carson Valley was known as Eagle Valley, and for good reason. Both bald and golden eagles have for years used the valley as a nesting area, and they continue now to migrate to the area every year during calving time. Many of them frequent the cotton wood trees along the Carson River that passes through the Park Ranch. Some even build their nest, lay their eggs, and raise their young here. By turning this area into a conservation easement, this would be preserved for future generations of fellow Nevadans and all Americans since the eagle is our nation's symbol. The return of this majestic bird to the lower 48 states should not be overlooked since not that many years ago they were almost extent and existed only in Alaska.

Living next to the Park Ranch allows us daily to enjoy the wildlife that exists in the area because it is agricultural land. With the irrigation of the agricultural land, in the spring we have a huge influx of various kinds of birds that enjoy the wetlands. For example, both red wing and yellow headed blackbirds. Neither would frequent the area if it were not for the wetlands that result from irrigation. Additionally, the geese often use the fields for nesting during mating season and raise their young fairly well protected from their predators. And finally, with the recent drought in California, the ruby throated humming birds have changed their annual migration path to the eastern Sierra where these wetlands provide them flowers that support them during their transit.

Finally, I would point out that because of the crops grown in the Valley, we have also witnessed a return of the honey bee that in many areas of the country have declined in population. Hopefully, there existence will continue and grow because of agricultural areas such as this.

We both come from rural backgrounds where we know all too well how once you lose an area such as the Park Ranch you can never reclaim it or the support of nature it once provided. So while we are being given this opportunity to do something to preserve nature, we should, just as Teddy Roosevelt did when he set aside national parks and forest for conservation.

Sincerely,

Chris & Tawny Apple
PO Box 128, 825 Mahogany Dr
Minden, NV 89423

Tawny Apple

SUPPORT LETTERS: Page 29

From: **Steve Walker** stevewalker@gbis.com
Subject: Fwd: Proposed Conservation Easement
Date: April 7, 2016 at 9:19 AM
To: Jacques Etchegoyhen jacques@legacylandandwater.com

SW

Jacque - below is an email that I sent to BCC in support of the Parks' CE. It keeps bouncing back.

Begin forwarded message:

> **From:** Steve Walker <stevewalker@gbis.com>
> **Date:** April 5, 2016 5:07:31 PM PDT
> **To:** Greg Lynn Lynn <glynn@co.douglas.nv.us>, Nancy McDermid <NMcDermid@co.douglas.nv.us>, sthaler@co.douglas.nv.us, Doug N Johnson <dougnjohnson@charter.net>, wpenzel@co.douglas.nv.us
> **Cc:** jacques Etchegoyhen Etchegoyhen <jacques@legacylandwater.com>, lwerner@co.douglas.nv.us
> **Subject:** **Proposed Conservation Easement**
>
> Dear County Commissioners,
>
> Please accept this email as our whole hearted support for Agenda Item 2 on the BOCC April 7th meeting regarding the proposal to create a very large (over 2800 acre) conservation easement right in the heart of Carson Valley. This action benefits all the citizens of Carson Valley. It protects the floodplain, maintains groundwater recharge for our water supply, provides both an aquatic and terrestrial corridor that will maintain wildlife habitat in Carson Valley forever. Carson Valley provides the last remaining habitat for western pond turtles, leopard frogs and other very sensitive species that exist nowhere else in the State of Nevada. This action, coupled with other conservation easements and land acquisitions that already have been implemented, will make sure these species and many others still have a place to live, because in the end by saving the habitat that support the species we share the earth with, we will also save ourselves.
>
> We have a choice to not be a "Truckee Meadows" where "meadows" are covered by large box stores and subdivision and then have to spend a billion dollars for flood control projects. Do we really need to urbanize everything? Particularly the most beautiful valley in Nevada? Save Carson Valley by supporting this great proposal and maintain our legacy of stewardship by not building in the flood plain, not allowing billboards to block our views and not allowing incompatible land use. Supporting the Parks Ranch conservation easement is an investment in the future of Carson Valley that will provide return forever - not just today or next year.
>
> Obviously, Mary and I will benefit if this easement is implemented due to our home's proximity to land that will never be developed, particularly considering recent development proposals. Over the last 15 years as a natural resource consultant I have developed many of the baseline condition reports for the existing conservation easements in Carson Valley and I cannot think of one that has a more positive impact to the citizens of Douglas County protecting almost 3,000 acres of flood plain, groundwater recharge and wildlife habitat conservation.
>
> I would like to congratulate the Park Family for taking this initiative and continuing the legacy of stewardship Carson Valley is known for. Their efforts are sincerely appreciated.
>
> Thank you for your consideration of this worthwhile proposal.
>
> Steve Walker

SUPPORT LETTERS: Page 30

Signed by All County Commissioners.

BOARD OF COMMISSIONERS
1594 Esmeralda Avenue, Minden, Nevada 89423

DOUGLAS COUNTY
GREAT PEOPLE ▲ GREAT PLACES

Lawrence A. Werner
COUNTY MANAGER
775-782-9821

COMMISSIONERS:
Doug N. Johnson, CHAIRMAN
Nancy McDermid, VICE-CHAIRWOMAN
Greg Lynn
Barry Penzel
Steven Thaler

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Action
Central Records

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BLM NVSO IAC

Mobley copy fax/ to CC 5/2/16

April 25, 2016

Mr. John Ruhs
Bureau of Land Management,
Nevada State Director
1340 Financial Boulevard
Reno, Nevada 89502

RE: Dangberg Home Ranch Conservation Easement

Director Ruhs,

On April 7, 2016, the Douglas County Board of Commissioners voted unanimously to support the Dangberg Home Ranch Conservation Easement in Round 16 of the Southern Nevada Public Land Management Act. Douglas County owns the Dangberg Home Ranch Historic Park, which is surrounded by the proposed 2,835-acre conservation easement. The Dangberg Home Ranch Historic Park is a former Nevada State Park, currently operated by The Friends of Dangberg Home Ranch, Inc., a 501(c)(3) non-profit organization. The Dangberg Home Ranch Historic Park is the 2013 Winner of Discover Your Nevada, and has been named a Nevada Treasure two years in a row. The BLM's acquisition of this conservation easement is integral to the continuing integrity of the ranch and the historic park.

The Dangberg Home Ranch has already been subdivided into nearly 70 legal parcels, and is in threat of imminent development. Acquiring a conservation easement on this iconic, historic ranch will protect a huge swath of land extending from Genoa Lane to one mile south of Minden. This may well become a forever-enduring photographic opportunity for how the BLM works with ranching families. This opportunity to protect the Dangberg Home Ranch is not simply a land conservation project for our time, but for all time.

To date, Douglas County, the BLM and other local partners have permanently protected nearly 19,000 acres of agricultural land in Douglas County. These successes have taken place in one of the most valuable real estate markets in the state, an ecologically stunning, emerald oasis on the edge of the Great Basin desert. An additional conservation easement on the Dangberg Home Ranch would result in about half of Carson Valley being protected forever, not only for its resource values, but also for the history and culture of ranching that has existed in Carson Valley for 160 years. This would be an amazing accomplishment by any measure.

In addition to selling this conservation easement, the owners would also donate a 32-acre parcel on the East Fork of the Carson River. This riparian parcel could lead to fantastic partnerships between the BLM, State of Nevada, Douglas County, and Town of Minden to for the development of an

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

appropriate riverfront park. As part of the conservation easement, the landowner has also agreed to provide a trail easement along Muller Lane, helping to link Minden with Genoa, the oldest town in Nevada.

It is difficult to overstate the importance of the Dangberg Home Ranch Conservation Easement. Among other things, this project specifically helps Douglas County achieve the following Master Plan Goals, Policies, and Actions:

Land Use Goal 1: To maintain a land use plan that manages growth at a sustainable rate to maintain the treasured qualities of the county.

Land Use Goal 2: To retain the beauty, the natural setting and resources, and the rural/agricultural character of the county while providing opportunities for managed growth and development.

Land Use Goal 6: To identify particular areas within Douglas County where the residents desire to preserve or develop distinct rural communities.

Genoa Community Plan Goal 1: To preserve and enhance the existing character of the Town of Genoa and community.

Genoa Community Plan Goal 2: To minimize the risks to the residents of the Genoa community from natural hazards.

Genoa Community Plan Goal 5: To preserve and provide recreational opportunities and open space areas appropriate to this rural community.

Minden/Gardnerville Community Plan Goal 1: To preserve and enhance the existing character of the Minden-Gardnerville community.

Minden/Gardnerville Community Plan Policy 1.4: The County shall work with the Towns to promote the revitalization of the downtown areas of Minden and Gardnerville, to preserve historic resources, and enhance their cultural and economic value to this community.

Minden/Gardnerville Community Plan Goal 6: To ensure the timely provision of community facilities, services, and infrastructure at appropriate levels for the Minden-Gardnerville Community.

Minden/Gardnerville Community Plan Policy 6.3: The County shall work with the Towns to ensure adequate provision of park sites to meet the needs of the growing urban community.

Minden/Gardnerville Community Plan Policy 6.5: The County should plan parks in the Minden-Gardnerville Community Plan consistent with the County's park standards established in the Parks and Recreation Element.

Minden/Gardnerville Community Plan Goal 7: To minimize the risks to the residents of the Minden-Gardnerville community from natural hazards.

Minden/Gardnerville Community Plan Policy 7.3: Douglas County shall evaluate the need for additional policies regarding flood plain and floodway areas in the Minden-Gardnerville community following completion of FEMA investigations.

Minden/Gardnerville Community Plan Goal 8: To preserve Minden's traditional scale and rural setting as a reference and context for new development.

Minden/Gardnerville Community Plan Policy 8.1: Minden's open space and wetlands buffer shall be preserved.

Minden/Gardnerville Community Plan Policy 8.2: The views of the mountains shall be protected.

Minden/Gardnerville Community Plan Concept 9.1: Enhance and expand Minden's natural and civic open space system as a setting for the community.

Minden/Gardnerville Community Plan Goal 10: To provide a comprehensive circulation system for existing and future Minden neighborhoods with an emphasis on pedestrian facilities and connections.

Minden/Gardnerville Community Plan Policy 10.4: A Town-wide and community-wide trail system for pedestrian and bicycles will be developed, which includes the existing trail system which provides pedestrian and bicycle access to Minden's open space.

Transportation Policy 5.31: Maintain and implement the adopted Douglas County Comprehensive Trails Plan to provide opportunity for non-motorized transportation within the county that meets both recreational and commuter needs.

Transportation Policy 5.32: Ensure development and maintenance of multi-purpose (hiking, equestrian, bikeway and off-road bicycle) trail systems throughout Douglas County, connecting with public lands and recreation facilities of local and regional interest. See additional policies in the Douglas County Comprehensive Trails Plan.

Agriculture Goal 1: To maintain agriculture as an important land use and preserve the rural character, cultural heritage and economic value of Douglas County.

Agriculture Policy 1.1: Douglas County shall plan for the continuation of agriculture as a distinct and significant land use in the county.

Agriculture Policy 1.2: Douglas County shall define agricultural uses as economic development and promote and encourage agriculture as an important industry and as a desirable land use which serves to define the desired character of the county.

Agricultural Policy 1.5: Douglas County shall preserve a distinction between urban and rural areas, direct new growth to areas already committed to an urban level of development (e.g., cities, areas directly adjacent to cities, and densely developed unincorporated communities) and preserve rural industries (e.g., farming, livestock grazing, mining), natural resource protection, and open space recreation uses.

Agriculture Goal 2: To create alternatives to the urban development of existing agricultural lands such as market based incentives, programs for financing compensation or development rights transfers, or the purchase of development rights in order to preserve these agricultural areas.

Agricultural Policy 2.4: Douglas County shall provide procedures for the acquisition, dedication, or purchase of agricultural preservation easements, by public or non-profit entities, as a means to retain land in agricultural.

Agricultural Policy 2.5: Douglas County shall encourage the agricultural community to retain its water rights and protect water quality. When possible the County shall evaluate a program for public acquisition of agricultural water rights as a means to retain water for agricultural uses.

Agricultural Policy 2.7: Douglas County should coordinate its programs for public acquisition and development of open space areas with its efforts to protect land for agricultural use, so that adverse impacts of open space preservation and use on agricultural operations are minimized and the benefits to the county's open space character are maximized.

Agricultural Goal 3: To limit residential development in intensively farmed areas primarily to housing for farm and ranch families and agricultural workers.

Agricultural Goal 5: To increase Douglas County's capacity to acquire permanent open space with the cooperation of the agricultural community.

Environmental Resource and Conservation Goal 3: To provide the residents of Douglas County with increased safety from flooding.

Environmental Resource and Conservation Policy 3.2: Flood-prone areas, including wetlands, sloughs, arroyos, alluvial fans, detention facilities, and other flood risk areas should be considered for acquisition by public purchase or by dedication for public usage as parkways, sports facilities, neighborhood parks, recreational areas, and for wildlife habitat. Adequate right-of-way for the conveyance of stormwater to the Carson River should be obtained.

Environmental Resource and Conservation Policy 3.3: Non-structural flood control measures such as zoning limitations, open space acquisition on, and watershed management should be used within the Carson River Floodplain as alternatives to structural measures.

Environmental Resource and Conservation Policy 4.3: Cooperate with private and public agencies to protect water quality throughout the region.

Environmental Resource and Conservation Goal 5: To improve existing drainage and prevent future drainage problems from occurring.

Environmental Resource and Conservation Goal 6: To protect wetlands for their values of groundwater recharge, flood protection, sediment and pollution control, wildlife habitat, and open space.

Environmental Resource and Conservation Policy 6.3: Wetlands shall be protected to provide for groundwater recharge, flood protection, sediment and pollution control, wildlife habitat, and open space.

Environmental Resource and Conservation Goal 8: To protect the functions and values of surface water systems, which include fish and wildlife habitat, acquire recharge and discharge, and recreational opportunities.

Environmental Resource and Conservation Goal 14: To protect Douglas County's sensitive wildlife and vegetation in recognition of their importance as components of the county's quality of life.

Environmental Resource and Conservation Policy 14.1: Douglas County shall protect environmentally sensitive and habitat areas that serve valuable ecological functions by limiting their development or by requiring mitigation of adverse impacts resulting from development.

Environmental Resource and Conservation Policy 14.2: Douglas County shall work with the USFS, BLM, and Nevada Department of Wildlife to retain and enhance the viability of deer migration corridors through the county.

Environmental Resource and Conservation Policy 14.3: Douglas County shall support efforts to manage the county's rivers and streams to maintain or enhance the existing riparian ecosystems.

Historic Preservation Goal 1: To preserve Douglas County's historic, cultural, and archaeological resources as physical reminders of the county's past and as unique focal points to shape the county's identity.

Historic Preservation Policy 1.1: Douglas County shall support, whenever feasible, the preservation of the county's rich cultural heritage, including the establishment of additional historic districts to protect significant historic properties.

Historic Preservation Policy 1.2: Douglas County will cooperate and encourage the development of historical preservation efforts within the County, the Towns of Gardnerville, Minden, and Genoa, and other entities in Douglas County.

Historic Preservation Policy 1.6: Incentives for preservation of historic properties and sites, both urban and rural, will be pursued. These could include property tax relief, special zoning districts, and bonus densities for additional transfer of development rights.

Historic Preservation Goal 2: To pursue additional resources to increase capacity of local organizations to carry out historic preservation activities.

Historic Preservation Policy 2.1: Efforts to secure State, Federal, or other funding directed toward revitalizing historic areas or maintaining historic buildings and sites will be pursued. Under provisions of NRS 244.377, funding may be included in the County's annual budget for maintenance of museums located in the County, including consideration of a tax levy.

Parks and Recreation Policy 1.1: To protect the natural, cultural, and scenic qualities of Douglas County, including open spaces, public lands, agricultural lands, wetlands, and waterways that are critical to the quality of life in our community. The Department will continue to plan for the needs and preserve the rights of current and future residents, and especially their access to public parks and recreation opportunities, while ensuring high standards of safety and public welfare.

Parks and Recreation Policy 1.2: To continue to make available to county residents and visitors alike a variety of active and passive park facilities and recreation programs that satisfy their needs and enhance their basic quality of life.

Parks and Recreation Policy 1.3: In a latter regard, to provide recreation opportunities that enhance the physical and mental well-being of the community, which are deemed of critical importance.

Parks and Recreation Policy 1.4: To create an edifying and positive public image for the community through the appearance of the parks and publicly owned, landscaped areas maintained by the Department.

Parks and Recreation Policy 1.10: To afford recreational access to the Carson River on public lands or on private lands through voluntary agreements, which continues to be a priority for the Department and the County.

Parks and Recreation Policy 1.11: To continue to acquire/develop facilities through joint ventures and agreements with other public and/or private entities including, but not limited to: Douglas County School District, Nevada Division of State Parks, Tahoe Regional Planning Agency, Nevada Department of Transportation, and private enterprises.

Parks and Recreation Policy 1.14: To promote tourism and the use of self-sustaining parks and recreation opportunities by those visiting Douglas County.
Parks and Recreation Goal 2: To create a system of opens space areas and linkages throughout the county that protects the natural and visual character of the county, provides contiguous wildlife corridors, and provides for appropriate active and passive recreational uses.

Parks and Recreation Policy 2.1: The County should establish an open space acquisition program that identifies acquisition area priorities based on capital costs, operation and maintenance costs, accessibility, open space needs, resource preservation, ability to complete or enhance the existing open space linkage system and unique environmental features. Techniques for acquisition may include fee simple acquisition, acquisition of development rights, transfer of development rights, clustering, or other measures.

Parks and Recreation Policy 2.2: Douglas County should consider efforts to manage riverbank areas to provide for both active and passive recreational opportunities.

Parks and Recreation Action 2.1: Update the 2003 Trails Plan to promote the design and operation of a regional trail system which provides access connection between open space areas and recreation facilities.

Parks and Recreation Goal 3: To preserve USFS, BLM, and other public lands for their habitat, recreational, and scenic values.

Parks and Recreation Policy 3.1: The County shall work with other governmental entities to ensure that areas acquired as part of the Open Space System are developed, operated, and maintained to provide the county with a permanent, publicly accessible open space system.

Parks and Recreation Policy 3.2: Douglas County shall encourage and support land exchanges between private land owners, the U.S. Forest Service, and the BLM when such exchanges are consistent with the Master Plan, particularly the Land Use Element.

SUPPORT LETTERS: Page 36

The Dangberg Home Ranch is one of the State of Nevada's most historic ranches, and it should be kept in ranching and protected for the future enjoyment of all Nevadans.

Thank you for your wholehearted support of the Dangberg Home Ranch Conservation Easement.

Sincerely,

Doug N. Johnson, Chairman
Board of Commissioners
Douglas County

Nancy McDermid, Vice-Chairwoman
Board of Commissioners
Douglas County

Greg Lynn, Commissioner
Board of Commissioners
Douglas County

Barry Penzel, Commissioner
Board of Commissioners
Douglas County

Steve Thaler
Board of Commissioners
Douglas County