SOUTHERN NEVADA PUBLIC LAND MANAGEMENT ACT
ENVIRONMENTALLY SENSITIVE LAND ACQUISITION NOMINATION
ROUND 16

Project Name:	**Jacks Valley Ranch Conservation Easement**
Total Acreage:	1,233.00 acres
Asking Price:	$12,330,000
Assessor Parcel Numbers:	1419-00-001-033 (1,193 acres) and 1419-00-002-028 (40 acres)
Congressional District:	2nd
Nominating Entities:	**Nevada Land Trust** 2000 Del Monte Lane, Reno, NV 89511 PO Box 20288, Reno, NV 89515 Phone: 775-851-5180 Alicia Reban, Executive Director a.reban@nevadalandtrust.org and **The Conservation Fund** 5055 W. Patrick, Suite 101-A Las Vegas, NV 89118 Phone: 702-655-8167 Mike Ford, Nevada and Southwest Director Mikefordtcf@aol.com
Acquiring Federal Agency:	**United States Forest Service** Humboldt-Toiyabe National Forest 1200 Franklin Way Sparks, NV 89431 Phone: (775) 331-6444
Owner/Grantor:	**John J. Ascuaga and Rose L. Ascuaga,** Co-Trustees The John J. Ascuaga Family Trust 150 Jacks Valley Ranch Road Carson City, NV 89705 Phone: (775) 392-3110

1. Project Narrative

A. Purpose Statement:

The purpose of the proposed project is to permanently protect 1,233 acres of ranchland and forest through the purchase of a conservation easement by the USA (USDA Forest Service), limiting the conversion of native habitat and pasture that currently provides crucial habitat to migratory wildlife including deer, preserving a regionally significant working ranch for future generations to enjoy, while conserving historic structures and Native American cultural resources.

B. Federally-Approved Land Use Plan:

Toiyabe National Forest Land and Resource Management Plan

C. Latitude and Longitude:

N 39º 04’ 38.87” W 119º 50’ 36.91”

D. Legal Description:

Please see Item 6.

E. Project Time Frame:

The standard timeframe for acquisition of lands is two years. However, it is estimated that the acquisition could close by October 31, 2017.

F. Project Deliverables:

Primary: Acquire a conservation easement that limits impacting land uses directly adjacent to National Forest land while allowing continued ranching resulting in the permanent conservation of 377 acres of forest and woodland, 111 acres of sagebrush, 6 acres of wetlands, and 737 acres of pasture that can sustain 500 head of cattle.

Standard: Standard transaction-related deliverables include NEPA compliance for land acquisition, an appraisal to determine market value of rights in land to be acquired, Phase 1 Environmental Site Assessment to determine the presence of Recognized Environmental Conditions, boundary survey to determine acreage and the legal descriptions of the special land use zones, and a Baseline Documentation Report that documents the initial condition of the conservation values onsite and status of land uses.

G. Contributed Funds and Services:

The Conservation Fund (TCF) and the Nevada Land Trust (NLT) are working collaboratively to prepare this Round 16 Nomination package for the Jacks Valley Ranch (Ranch). The Ranch is currently owned by John and Rose Ascuaga, both in their 90’s, and is zoned for residential development. The potential that the Ranch may change

hands within the next 2-5 years is real, and the likelihood that it may be subdivided and sold off is high.

Due to these factors, TCF is working to pre-acquire the conservation easement using funds from its national land revolving fund by the end of 2016. TCF intends to sell this conservation easement to the USFS, under the SNPLMA process. TCF and NLT have committed significant resources to complete this transaction including paying for necessary biological and cultural surveys, water rights assessments, title due diligence and completion of the SNPLMA Nomination Package. TCF and NLT are also committed to clearing hazardous materials related issues identified in the Phase 1 Environmental Site Assessment and completing the necessary survey work to prepare appropriate legal descriptions for the land use zones identified in the conservation easement. TCF will also negotiate the final conservation easement that meets USFS standards. Commitment letters from both entities are included in Item 9.

H. General Description of the Nominated Property:

The Jacks Valley Ranch (Ranch) lies at the base of the Sierra Front in Carson City, Nevada. It contains 737 acres of irrigated pasture, 6 acres of ponds and wetlands, 377 acres of mixed conifer forest, and 111 acres of sagebrush and bitterbrush upland. The Ranch provides “crucial” habitat for winter and summer resident populations of Mule deer, and is located within a regionally significant migratory corridor. The streams and springs located on the Ranch support waterfowl such as egrets, sandhill cranes and herons. The Property lies between National Forest and the Jacks Valley Wildlife Management Area. The Ranch has been operated as a cattle ranch for many decades, in the face of development pressure which has resulted in the dissolution of large ranches elsewhere in the region. Historical and cultural features include a large grinding rock and the Jacks Valley Cemetery. Two 150-year old barns are part of the central homestead complex, which also contains the main residence, four additional dwellings, a pole barn, workshop, and several other outbuildings. The Ranch has one and three-quarters miles of frontage on three streams: Water Canyon, Jack’s Valley Creek and Chedle Creek. By limiting further subdivision and development of the Ranch (by conveying a Conservation Easement), approximately 800 acres of floodplain is protected and detrimental impacts to the watershed, riparian areas, wetlands, or wet meadows caused by development (erosion detrimental to water quality and loss of soils available for infiltration) will be prevented.

The purchase of a conservation easement is considered the “best value option” because it allows the permanent conservation of the Ranch at 50-75% of fair market value as compared to a fee-simple acquisition. The purchase of a conservation easement also allows the Ranch to stay on the County’s tax rolls and allows the continuation of ranching, an economically and ecologically sustainable land use.

I. Summary of Resource Values:

Jacks Valley Ranch (Ranch) contains five key habitat types (Sierra coniferous forest, lower montane woodlands, sagebrush, intermountain streams, and agricultural lands) defined in the Nevada Wildlife Action Plan. The habitats support numerous species of concern, as well as additional non-sensitive wildlife. The Ranch is located within the Carson Valley Important Bird Area and contains year-round, seasonal, and migration

habitat for a wide variety of bird species. The Ranch provides an important connection between public lands along the Carson Range to the west and the Jacks Valley Wildlife Area to the east, and lies at the heart of a significant deer migration corridor. The Ranch also contains a large grinding rock, the Jacks Valley Cemetery and two 150-year old barns. Water resources include frontage on three streams, four reservoirs, and permits for groundwater pumping for irrigation purposes and instream surface water rights. The natural beauty of the Ranch contributes greatly to the open and scenic space of the local community. The area has become highly desirable for residential development. Preventing this privately-owned agricultural land from subdivision will ensure that it will continue to be recognized as one of the most iconic ranches of western Nevada.

J. Known Hazardous Materials, Safety, Legal, or Other Liabilities:

A 2014 Phase 1 Environmental Site Assessment commissioned by the landowner for a lender's use identified a number of Recognized Environmental Conditions (RECs) associated with the Ranch. An underground storage tank (UST) used for storing fuel by the landowner was removed without following proper protocols to determine if the tank had leaked its contents prior to removal. Soil sampling and proper permitting was recommended. Three additional USTs used for storing heating oil for residences at the ranch farmstead and one above ground storage tanks used to store fuel for ranch vehicles all require further investigation. Additionally, no chemical analysis of well water was conducted and the potential for Radon exists in the area. Due to the age of the structures onsite, non-scope items of concern associated with asbestos containing material found within the structures, plus lead based paint require further sampling. TCF will take all appropriate measures to address these RECs and non-scope issues of concern prior to conveyance of the conservation easement to the USA. During a site visit performed by Dr. Zoe Ann Ahnstrom and Mr. Shelton Douthit of Shelton Douthit Consulting LLC (Environmental Professionals) on March 22, 2016, no physical hazards or "nuance" conditions were observed on the Ranch including, open pits, collapsing structures, downed or poorly maintained fence lines, dumping, and unauthorized off-road vehicle use. According to the landowner, there are no related current or pending lawsuits, liens, bankruptcies, restrictive covenants, or administrative proceedings associated with the Ranch. A current preliminary title report revealed no recorded notices or pending judicial actions associated with the Ranch. A deed of trust to secure an indebtedness is of record but will be satisfied prior to closing of escrow to TCF. No known hazards or liabilities other than the before mentioned REC associated with the removed underground storage tank are present.

N. Rights Being Offered for Acquisition:

- ☐ Fee Simple Acquisition of Property: This includes all surface (land) and subsurface (mineral) rights.
- ☐ Water Rights:
  - (1) Identify whether or not water rights are appurtenant to the property.
  - (2) Provide (a) the type (surface or underground water, vested, certificated, etc.), (b) the number of acre feet or cfs, (c) the current beneficial use, and (d) describe the location and type of diversion point.
  - (3) include water rights information documents before the Owner's statement but after any separate legal description pages that may have been inserted (see item 7 below).

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

O. Rights to be reserved:

- ☐ Access Rights/Easements
- ☐ Water Rights
- ☐ Mineral Interests
- ☐ Development Rights
- **X** Other: The owners of the Ranch currently possess all rights associated with fee-simple ownership of the Ranch. The conveyance of a conservation easement to the USA will permanently restrict their ability to subdivide and further develop the Ranch. The severing of mineral and water rights will be prohibited.

P. Occupancy or Use Rights Held by Others:

No person, company, or entity other than the current land owners, has rights in the Ranch by way of a lease, verbal agreement, unrecorded lease, or other unrecorded written agreement, or who uses or occupies the Ranch with the owner's knowledge but without the owner's consent. Ranch employees reside in residences at the ranch farmstead. These structures are owned by the Ranch. No relatives, friends, associates, or other persons are living on the Ranch, without permission of the owner. Two full-time employees, with their families, live on the Ranch. One family occupies half of a duplex, the other a single family home. Their housing is included as part of their compensation. One additional person lives at the Ranch, rents half of the duplex, and is <u>not</u> an employee of the ranch. She has lived in the unit for five months and has provided haying services to the ranch in the past. There is currently no contract or expectation for her to provide any services in the future.

No party other than the owner use any part of the Ranch for agricultural or other commercial purposes either full-time or part time. No person, company, or entity other than the owner regularly use the Ranch for any reason whatsoever (e.g., temporary storage of personal or business property, hold annual or periodic events of any kind, etc.).

Q. Third Party Water Rights:

No person, company, or other entity except for the current land owner, have 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.

R. SNPLMA Performance Measures for Environmentally Sensitive Land Acquisitions:

Outcome: (Primary or Anticipated Deliverable): Natural and cultural resources protected on Jacks Valley Ranch, Nevada. The SNPLMA Performance Measures include:

- Output: Performance Measure L3 – Access Easements Acquired. Measured in number of acres covered by access easement acquired in conjunction with a fee or conservation easement acquisition for public trail section across southwest corner of Jacks Valley Ranch.
- Output: Performance Measure L4 – Conservation Easements Acquired. Measured in number of acres covered by conservation easement.
- Output: Performance Measure L5 – Perennial or Intermittent Streams/Rivers Acquired. Measured in linear feet of riparian perennial or intermittent streams acquired within, or creating a boundary of, the property [covered by the conservation easement].
- Output: Performance Measure L6 – Natural Springs Acquired. Measure is the number of naturally occurring springs acquired on the property [covered by the conservation easement].
- Output: Performance Measure L7 – Wildlife Migratory Corridors Acquired. Measure is the number of migratory corridors acquired within the property [protected by conservation easement].
- Output: Performance Measure L9 – Sensitive Habitat Acquired. Measure is number of acres of habitat for sensitive or special status species (plant and/or animal) acquired [protected by conservation easement].
- Output: Performance Measure L10 – Cultural, Historic, or Paleontological Sites Acquired. Measure is number of cultural, historic, or paleontological sites acquired on property [protected by conservation easement]. Sites must be listed, eligible for listing, or otherwise worthy of and planned for preservation in order to be reported.

S. Level of Readiness:

A willing, conservation-minded landowner is ready and eager to proceed with a sale of a conservation easement. TCF and the NLT are prepared to facilitate the purchase of the conservation easement by assisting with easement drafting, due diligence, escrow management and preparation of the Baseline Document. Qualified consultants will also be utilized to assist with the drafting of the Historical and Cultural Features Management Plan necessary for the conservation of historical and cultural resources found onsite. It is anticipated that with TCF and NLT assistance, the conveyance of a conservation easement to the USA can be completed by the end of 2017.

T. Relationship of the Project to Previous or Anticipated Future Phases:

The current nomination will result in a stand-alone, viable project and there is no expectation of funding for future phases.

U. Support for Asking Price:

For current planning and nomination purposes only, based on comparable sales and related data provided in March, 2016 by Dan Leck, an MAI-certified local appraiser, it can be assumed the Ranch is worth approximately $10,000-$12,000 per acre (unencumbered), and the value of the conservation easement will be between 50-75% of that total. The final

purchase price will be established by a federally-approved appraisal following Uniform Standards of Professional Appraisal Practice (USPAP) and Uniform Appraisal Standards for Federal land Acquisitions (UASFLA).

Comparable Sales Information:

SUMMARY OF COMPARABLE PROPERTY SALES - Carson Valley/Woodfords

SALE NO.	LOCATION APN	AREA (Acres) ZONING	TOPOGRAPHY ACCESS	SALES PRICE SALE DATE	PRICE/ ACRE
PS-1	4± Miles east of Woodfords, along the Carson River 01-150–040, 045 & 057 + 01-10-007 Ace Herford Ranch - Woodsfords, Ca	915.13± acres AG Carson River Frontage	Gradual-Moderate Diamond Valley Road Residence & Accessory Bldgs	$3,250,000 12-28-2012	$3,551±
PS-2	1675 Foothill Road 1319-27-000-009 Jubilee Ranch - Foothill area, Gardnerville	336.40± acres A-19 Meadows and Residences	Gradual Paved off Foothill Road 4,109 SF Res, 2nd Res, Barn	$3,000,000 12-31-2012	$8,918±
PS-3	NEC of Artemesia Ln. & Eagle Meadow Ln. 1219-13-000-029+ (six parcels total) Southwest Foothill area, Gardnerville	260.60± acres A-19 Pastures/Meadows/ Ponds	Gradual Private gravel road No structural improvements	$4,700,000 04-07-2014	$18,035±

2. 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. TCF and NLT commissioned a Biological Assessment in March 2016 from Resource Concepts, Inc. to support our nomination and help identify the species present on the property. The information presented here comes from that report.

The entire property is located within the Carson Valley Important Bird Area. Per the Lahontan Audubon Society, *Important Bird Areas are landscapes that have been delineated and recognized as possessing significant and vital habitat resources that are important for a species or a suite of species of birds during part or all of their life cycle*.

The following specially designated bird species are present on the property for at least a portion of the year:

- There are 5 birds listed as “sensitive species” by Region 4 of the US Forest Service including Bald eagle, Northern goshawk, Flammulated owl, Mountain quail, and White-headed woodpecker;
- There are 16 “Birds of Conservation Concern”, as listed by the US Fish and Wildlife Service including: Bald eagle, Swainson’s hawk, Flammulated owl, Short-eared owl, Olive-sided flycatcher, Green-tailed towhee, Brewer’s sparrow, Fox sparrow, Calliope

hummingbird, Loggerhead shrike, Pinyon jay, Sage thrasher, Virginia's warbler, Williamson's sapsucker, White-headed woodpecker, and Long-billed curlew. The US Fish and Wildlife Service defines "Birds of Conservation Concern" as *migratory and non-migratory bird species (beyond those already designated as Federally threatened or endangered) that represent our highest conservation priorities*; and,

- There are at least 24 birds listed as "Species of Conservation Priority" by the Nevada Wildlife Action Plan, as amended in 2012, including: Bald eagle, Golden eagle, Northern goshawk, Prairie falcon, Flammulated owl, Short-eared owl, Mountain quail, Olive-sided flycatcher, Sooty grouse, Brewer's sparrow, Sage sparrow, Cassin's finch, Rufous hummingbird, Loggerhead shrike, Pinyon jay, Sage thrasher, Virginia's warbler, White-headed woodpecker, Lewis's woodpecker, Long-billed curlew, Redhead, Northern pintail, Sandhill crane, and White-faced ibis.

There are at least 12 mammals listed as "Species of Conservation Priority" by the Nevada Wildlife Action Plan, as amended in 2012, including: Allen's (shadow) chipmunk, American marten, Mountain pocket gopher, Mule deer, Sierra Nevada snowshoe hare, Fringed myotis, Hoary bat, Little brown myotis, Long-eared myotis, Mexican free-tailed bat, Silver-haired bat, and Western small-footed myotis. In addition, there are two additional (not including Mule deer listed above) State of Nevada designated big game species on the property including the American black bear and Cougar.

There is at least one reptile listed as "Species of Conservation Priority" by the Nevada Wildlife Action Plan, as amended in 2012, the Northern Rubber boa.

The Nevada Wildlife Action plan identified species of conservation priority as those *…species of greatest conservation need…with the intent to prevent wildlife species from becoming threatened or endangered*.

Maintaining the key habitats, as has been done on the property for decades, will contribute to the long-term preservation of all of the above-listed species and help to prevent those species from becoming threatened or endangered. Preservation of open space will also maintain connectivity with surrounding habitats.

b. Does the acquisition contain habitat which supports one or more special status species? Yes. Seasonal and/or year-round habitat exists for all of the special status species listed in 1a above. This property contains a wide variety of habitat types in close proximity to one another, which is unique. The property contains the following key habitats as defined within State Wildlife Action Plan, as amended in 2012: Sierra coniferous forests & woodlands, lower montane woodlands & chaparral, sagebrush, Intermountain rivers & streams, and agricultural lands.

The Nevada Wildlife Action Plan defines the key connection between Species of Conservation Concern and their key habitats in the following way on page 9 of the plan:

The Nevada Wildlife Action Plan (WAP) serves as a comprehensive, landscape level plan, identifying the species of greatest conservation need and the key habitats on which they depend, with the intent to prevent wildlife species from becoming threatened or endangered.

The Sierra coniferous forest & woodlands and lower montane woodlands & chaparral habitat types occupy the higher elevation portions of the property along its western boundary. Tree species including Jeffrey pine, incense cedar and white fir are abundant in these areas along with brush species such as mountain big sage, bitterbrush, and manzanita. Species such as the Northern goshawk, American marten, Sooty grouse, Mountain quail, Pinyon jay, Sierra Nevada snowshoe hare, and White-headed woodpecker occupy these habitat types.

Sagebrush habitat types occupy the transition areas between the coniferous forest & woodlands and agricultural land near the Jacks Valley Ranch Road and in the southeastern corner of the property. Species such as the Sage thrasher, Sage sparrow and Brewer's sparrow occupy these habitat types as well as a host of prey species that support a uniquely robust presence of raptor species.

Intermountain stream habitat is present in Water Canyon and Chedle Canyon located on the western portion of the property. A large spring complex and associated riparian habitat is located immediately north of Water Canyon. All of these areas are located at or near the convergence of three other key habitat types, thereby providing a critical water source for a variety of wildlife species. Per the State Wildlife Action Plan, as amended in 2012, *Riparian areas are critical areas of diversity with more than 75% of Nevada's species associated with riparian habitats.* This trend holds true to those species found on the property, with many of the species utilizing these habitats at some point in the year. Water is well distributed throughout the property, which is of key importance to many of the wildlife species present.

It should be noted that Mule deer occupy the entire property on a year-round basis. In addition, the property provides crucial winter habitat for deer that summer in the higher elevations of the Carson Range and into the Tahoe Basin. The property also provides a direct, nearly unaltered, corridor between the Carson Range and the Jacks Valley Wildlife Management Area located just east of the property.

c. **Are there one or more species present on the property that are listed as threatened and endangered?** No.

d. **Does the acquisition contribute to creation, conservation, and/or preservation of biodiversity, wetland/riparian area or watershed?** Yes. Maintenance of this property contributes greatly to the conservation and preservation of biodiversity of the species listed in 1a as well as their habitats listed in 1b. The property is unique in that it includes five different key habitat types all within close proximity to one another. This combination has contributed to the presence of more than 42 different special status species that utilize the property seasonally if not year-round. Of the five key habitats located on the property the primary threat to three of them is development or conversion, while altered fire regimes and cheatgrass invasion is the primary threat to the other two. The property is situated between encroaching development to the north and south and provides a critical linkage between the Carson Range to the west and the Jacks Valley Wildlife Management Area to the east. The active management of the property has contributed to a greatly reduced fire risk, and a high proportion of desirable vegetation with very little presence of cheatgrass.

The property includes the lower extent of two major drainages from the Carson Range including Water Canyon and Chedle Canyon. Both canyons include intermountain

stream habitat and riparian areas. A large spring complex is also situated along the toe of the Carson Range immediately north of Water Canyon. This area supports riparian habitat. While no wetlands have been formally mapped or designated on the property, irrigated pasture and wet meadow areas provide habitat and forage for a wide array of wildlife species. Developed ponds enhance this habitat even further.

This combination of habitat types found on the property contributes greatly to the biodiversity of both plant and animal species. In addition to the "listed species" identified above, a host of non-listed plant and wildlife species occupy the property. It is also highly likely that additional listed species are located on or utilize the property, but are yet to be verified.

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

a. **Does the property contain one or more natural, aesthetic, or scientific features?** Yes. The property is a historic and well-maintained cattle ranch that is emblematic for the region. As viewed from Jacks Valley Road and existing trails in the area, open vistas onsite allow the public a clear view of pasture, historic barns, forest and the Sierra Front Range. The agricultural lands onsite consist primarily of irrigated pasture and wet meadow areas. These areas are well-irrigated throughout the growing season and include a series of four ponds (three in close proximity near the east side of the property and one above located closer to the homes and barns). The agricultural lands interface immediately with nearly every other habitat type found on the property. This unique mosaic offers a high degree of edge effect, providing a desirable interface between foraging habitat and cover for many wildlife species. The open pasture areas also provide hunting habitat for the wide variety of eagles, hawks and owls that are known to frequent the property. The agricultural areas (including ponds) provide an ideal scenario for a multitude of wildlife viewing opportunities from adjacent public lands.

b. **Does the acquisition make a significant contribution to preserving these values?** Yes. The proposed conservation easement would prevent subdivision and residential development that would destroy the values stated. Further, the proposed conservation easement would prevent the transfer of water rights off the property, thereby ensuring the values can be maintained in perpetuity.

c. Does a specific management plan exist for these resource values? Yes. The proposed conservation easement will include provisions for management of resource values related to preserve these natural and aesthetic features.

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

a. **Does the property contain one or more historic, paleontological, or cultural values?** Yes. Historic resources found on the property include two barns that date to the 1860s, a cemetery containing a number of graves associated with Jacks and Carson Valley pioneer families (including John Gardner, whose homestead became Gardnerville), a sheepherder's camp with a small wooden cabin and stone dugout, and a large bedrock mortar with associated historic debris. It is the intent of the Grantor and the Grantee that the final resting place of the frontier people buried here, historic barns

and Native American sites, as well as what remains of the former sheepherder's camp, be preserved to honor the pioneer spirit of the West.

b. **Is one or more sites on the property eligible for a special designation?** Yes. According to the Cultural Resource Overview prepared April 14, 2016 for Nevada Land Trust and The Conservation Fund, all of the known historic sites and resources located on Jacks Valley Ranch *…would appear to meet National Register Significance Criteria D, according to author Mike Drews.* Further, Drews asserts that the barns *…could also be considered eligible under Criteria C*. Finally, he notes that the Jacks Valley Cemetery *…may also be considered eligible under Criteria B and Criteria C*. Drews also references the likelihood that additional archaeological sites and heritage resources are present, and notes the opportunity for more scholarly research on this outstanding property.

c. Does a specific management plan exist for these resource values? Yes. To accomplish the preservation of prehistoric and historic resources on the property, the proposed conservation easement requires that a "Historical and Cultural Features Management Plan" be entered into by the Grantor and Grantee. This plan will document the cultural and historical significance of these sites and identify measures necessary to preserve key elements consistent with the guidelines provided in The Secretary of Department of the Interior's Standards for the Treatment of Historic Properties pursuant to 36 CFR Part 68, as amended. Archaeologically, culturally, or historically significant features may not be altered or removed without Grantee's prior written approval, which approval will not be given except where the proposed activity is accomplished in accordance with the guidelines provided in The Secretary of The Department of the Interior's Standards for the Treatment of Historic Properties.

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 proposed conservation easement includes a hiking trail easement intended to connect existing trail systems on both public and private lands along the Sierra Front. The Carson Valley Trails Association has previously expressed strong interest helping construct a new trail between the Jacks Valley Trailhead, the Clear Creek, and the Genoa trail section consistent with the Douglas County Trails Plan. A preferred route has been identified which crosses the southwest corner of Jacks Valley Ranch.

b. **Does the acquisition provide improved access to Federal or other public lands?** Yes. The proposed hiking trail alignment crosses the property to link public land owned by the USFS and creates the preferred route to connect Jacks Valley Trailhead and Clear Creek to Genoa and points south.

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 proposed trail easement is consistent with the Douglas County Comprehensive Trails Plan. The Carson Valley Trail Association has sought to complete the connection across this property for at least ten years.

d. **Does a specific management plan exist for these resource values?** Yes. Again, the proposed conservation easement will include management provisions specific to the proposed trail easement/corridor.

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 acquisition of the proposed conservation easement will limit inappropriate land uses adjacent to National Forest lands and the Jacks Valley Wildlife Management Area and protect regionally significant wildlife migration corridors that link these areas. Restrictions associated with the proposed conservation easement will also limit land uses within "high fire areas" and prevent additional residences from being constructed within this zone, reducing the potential of a "WUI" (Wildland Urban Interface) fire suppression challenge.

b. **Is the property an inholding in a specially designated area or does the property otherwise consolidate federal ownership?** Yes. The proposed conservation easement will provide a buffer for USFS lands to the west and the Tribal and USFS lands located to the east of the property. It will provide a continuous band of protected land in the critical Mule deer Movement Corridor identified by the Nevada Department of Wildlife in 2013.

VI. Estimated post-acquisition management costs (choose only one):

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. Estimated post-acquisition management activities include annual compliance monitoring, landowner relations, record keeping and enforcement. These tasks will be performed jointly by the U.S. Forest Service assisted by the Nevada Land Trust (NLT). NLT will contribute its services at no cost.

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

a. Is the acquisition supported by the County/local government in which the property is located? Yes. A letter of support from Douglas County is included in Item 18, "Support Letters."

b. Is the acquisition supported by environmental, recreational, and/or scientific groups? Yes. Letters of commitment and contributions from both The Conservation Fund and Nevada Land Trust are included in Item 18 "Support Letters."

c. **Is the acquisition supported by Fish & Wildlife Service Ecological Services, State Historic Preservation Office, or other federal, state or tribal governmental entities?** Yes. A letter of support from Nevada Department of Wildlife is included in Exhibit 15. Nevada Land Trust has been consulting with the Washoe Tribe, and we intend to request their formal support over the next 60 days. TCF has also informed the Office of the Governor.

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. Acquiring a conservation easement on Jacks Valley Ranch is consistent with the Douglas County Master Plan, as well as with the goals and policies set forth in the Douglas County Open Space and Agricultural Lands Preservation Implementation Plan. Douglas County Manager Larry Werner confirms this in his letter of support for the nomination.

VIII. Other Considerations:

a. **Would the acquisition prevent planned development or other incompatible uses?** Yes. The Ranch is currently owned by John and Rose Ascuaga, both in their 90's, and is located in a rapidly developing portion of the Carson Valley. The potential that the Ranch may change hands within the next 2-5 years is real, and without the protection of a conservation easement the likelihood that it may be subdivided and sold off is high.

b. **Have funds been committed from another source to defray some of the costs of acquiring the property?** TCF is working to pre-acquire the conservation easement using funds from its national land revolving fund by the end of 2016. TCF intends to sell this conservation easement to the USFS, under the SNPLMA process. TCF and NLT have committed significant resources to complete this transaction including paying for necessary biological and cultural surveys, water rights assessments, title due diligence and completion of the SNPLMA Nomination Package. TCF and NLT are also committed to clearing hazardous materials-related issues identified in the Phase 1 Environmental Site Assessment and completing the necessary survey work to prepare the appropriate legal descriptions for the land use zones identified in the conservation easement. TCF will also negotiate the final conservation easement that meets USFS standards, with assistance from NLT. Commitment letters from both TCF and NLT are included in Exhibit 7.

3. Conservation Easement Summary:

The proposed conservation easement affects all of the 1,233 acre Ranch. A nine-acre ranch homestead or farmstead ("Building Area") has been identified by the Grantor. The Grantor may construct, maintain, repair, enlarge, remodel, replace or relocate the existing structures as well as additional accessory structures within this Building Area. Currently five residences, two historic barns, a pole barn, shop, and tool shed are located in the Building Area. The historic structures located within this area will have specific limitations on how they can be modified so to preserve their historic character. Additionally, four special land use zones are proposed. A "Watershed Area" contains 377 acres of roadless forest land within the western portion of the Ranch will have no agricultural or other land use permitted and is designated as a wildlife migration corridor (wildlife-friendly fencing, etc.). The 6 acre "Wetland Area" is designated to protect wet

meadow plants and aquatic resources and will allow limited, seasonal grazing. A 111 acre "Sage-Shrub Area" will allow limited, seasonal grazing, but limit conversion of existing sagebrush habitat. The remainder of the Ranch will be available to the current and future owners for grazing of livestock utilizing good grazing and range management practices that prevent pasture deterioration and over-grazing.

- ***What are the natural resources the conservation easement will protect?***

Wildlife Habitat Values: The Jacks Valley Ranch (Ranch) lies at the base of the Sierra Front in Carson City, Nevada. It's mostly undeveloped character contains 737 acres of irrigated pasture, 6 acres of ponds and wetlands, 377 acres of mixed conifer forest, and 111 acres of sagebrush and bitterbrush upland. The Ranch provides "crucial" habitat for winter and summer resident populations of mule deer as well as serving as a regionally significant migratory corridor for traveling mule deer. The streams and springs located on the Property support waterfowl such as egrets, sandhill cranes and herons. The Property abuts National Forest and the Jacks Valley Wildlife Management Area. This greater expanse of conservation land creates wildlife habitat connectivity along the Carson Range of the Sierra Nevada.

The Ranch contains five key habitat types (Sierra coniferous forest, lower montane woodlands, sagebrush, intermountain streams, and agricultural lands) defined in the Nevada Wildlife Action Plan. The Ranch is unique in that all five habitats are within close proximity, providing a rich and diverse setting for a wide variety of wildlife species. The habitat support five sensitive bird species designated by Region 4 of the US Forest Service, 16 Birds of Conservation Concern designated by the US Fish and Wildlife Service, and at least 37 Species (24 birds, 12 mammals, and 1 reptile) of Conservation Priority designated in the Nevada Wildlife Action Plan. Many additional non-listed wildlife species also occupy the Ranch. The Ranch is located within the Carson Valley Important Bird Area and contains year-round, seasonal, and migration habitat for a wide variety of bird species. The irrigated pasture and wet meadow areas (agricultural lands) contribute greatly to available forage and cover for many species.

According to a recent Biological Assessment performed by Resources Concepts Incorporated, no threatened or endangered species are found on the Ranch. The complete Biological Assessment memo and attachments are included in Exhibit 16.

Open Space and Scenic Values: The natural beauty of the Ranch, which can be seen from Jacks Valley Ranch Road, contributes greatly to the open and scenic space of the local community. The area has become highly desirable for residential development. Preventing this privately owned agricultural land from subdivision will ensure that its pastoral views can be appreciated for generations to come and that it will continue to be recognized as one of the most iconic ranches of western Nevada. The three ponds on the east side of the ranch are close enough to Jacks Valley Road to attract bird watchers interested in viewing the numerous water fowl and shore birds in and around the ponds. It may be appropriate to examine future development of a safe and formal pullout in concert with the Nevada Department of Transportation that celebrates the scenic values of the Ranch as well as possible interpretive signs for wildlife, ranching, history, and documentation of the protection effort.

Sustainable Agricultural Values: The Ranch is a working agricultural landscape. It has been operated as a cattle ranch for many decades. Ranching is a significant aspect of

life in the West, however development pressure has decreased the acreage of land suitable for cattle operations. Protection of the Ranch will ensure that it can continue to be available for agricultural use.

Historic and Cultural Values: Historical and cultural features of the Ranch include the ruins of shepherd cabins, two 150-year old barns, a large grinding rock located at the edge of the forest and the Jacks Valley Cemetery. The evidence of these early settlers is a reminder of the early history of this particular region. It is the intent of the Grantor and the Grantee that the final resting place of the frontier people buried here and what remains of the former shepherd cabins be preserved to honor the pioneer spirit of the West. The barns will also be preserved as functioning examples of the ranching history of the region.

Watershed and Water Resources: The Ranch is located within the Carson River Watershed and contains a portion of the South Camp Peak, and Duane Bliss Peak watersheds. The Ranch has one and three quarters mile of frontage on three streams: Water Canyon, Jack's Valley Creek and Chedle Creek. Three large reservoirs located on the east side of the Ranch receive irrigation water via streams, pipelines and ditches. The Ranch has ten permits for groundwater pumping for irrigation purposes and instream surface water rights that combined irrigate 2,377.76 acre feet (594.44 irrigable acres). Water from a spring onsite is also used for domestic purposes at the Ranch Farmstead. The Ranch has stock watering rights for 500 head of cattle.

By limiting further subdivision and development of the Ranch (by conveying a Conservation Easement) approximately 800 acres of floodplain is protected and detrimental impacts to the watershed, riparian areas, wetlands, or wet meadows caused by development (erosion detrimental to water quality and loss of soils available for infiltration) will be prevented.

- ***What are the primary rights to be acquired by the Federal agency?***

  Grantor will grant and convey to the United States of America (USA), its successors and assigns, a perpetual conservation easement, consisting of the rights and restrictions enumerated within Conservation Easement, over and across the Ranch, exclusively for the purpose of conserving and forever maintaining the natural, scenic, open space, historical and cultural character of the Ranch as well as preserving the availability the Ranch for agricultural use.

- ***What are the geographic boundaries of the proposed easement?***

  The proposed conservation easement affects all of the 1,233 acre Ranch. A nine-acre building area ("Building Area") has been identified by the Grantor. The Grantor may construct, maintain, repair, enlarge, remodel, replace or relocate the existing structures as well as additional accessory structures within this Building Area. Currently five residences, two historic barns, a pole barn, shop, and tool shed are located in the Building Area. The historic structures located within this area will have specific limitations on how they can be modified so to preserve their historic character. Additionally, four special land use zones are proposed. A "Watershed Area" contains 377 acres of roadless forest land within the western portion of the Ranch that will have no agricultural or other land use permitted and is designated as a wildlife migration corridor (free of cross fencing, etc.). The 6 acre "Wetland Area" is designated to protect

wetland plants and aquatic resources and will allow limited, seasonal grazing. A 111 acre "Sagebrush Area" will allow limited, seasonal grazing but limit conversion of existing sagebrush habitat. The remainder of the Ranch (737 acres) will be available for grazing of livestock utilizing good grazing and range management practices that prevent pasture deterioration and over-grazing.

- ***How does the size and configuration of the easement facilitate protection of the resources?***

  At 1,233 acres, the protection of the Ranch through the SNPLMA program when combined with the adjacent National Forest lands and Tribal lands establishes a large block of conserved land allowing for the continued movement of wildlife while reducing the risk of catastrophic wildfire by prohibiting certain land uses that may cause wildfire on the forest edge. The placement of a conservation easement on the Ranch is also consistent with efforts to protect agricultural lands in Carson Valley, including purchase of six conservation easements by the BLM through prior rounds of SNPLMA. Productive rangeland, large enough to support 500 cattle, and associated water rights will be protected, allowing the continued agricultural use of the Ranch to be economically sustainable for future generations of ranchers.

- ***What protective actions are to be granted to the Federal agency?***

  The proposed Conservation Easement will convey to the United States of America (USA) the following conservation-related rights:

1. The right to preserve and protect the Conservation Values of the Ranch through a prohibition of further subdivision or development and a limit on certain land uses that are inconsistent with the preservation of the Conservation Values. The prohibited land uses include: the construction or placement of any structures; buildings or improvements outside of designated areas; industrial activities, or commercial activities other than those uses related to farming and agriculture; boundary line adjustments which results in any increased density of development on or off the Ranch; the mining or extraction of soil, sand, gravel, rock, stone, decorative stone, oil, natural gas, fuel, or any other mineral substance; the alteration of topography by digging, excavating, cutting, or filling of the Ranch or other natural features of the Ranch other than for construction of the permitted improvements and/or for permitted agricultural uses; dumping or uncontained accumulation of trash or refuse; and the storage, dumping or other disposal of "Hazardous or Toxic Materials" or of non-compostable refuse.

2. The right to enter upon the Ranch at reasonable times and normally upon 48 hours' notice to Grantor, in order to monitor compliance with and otherwise enforce the terms of this Easement.

3. The right of immediate entry if, in its reasonable judgment, such entry is necessary to prevent damage to or the destruction of the Conservation Values.

4. The USA may utilize vehicles and other reasonable modes of transportation for access purposes. The access routes to the Property shall be designated by the Grantor so as to minimize disturbance to the Ranch.

5. The right to require Grantor to perform restoration, rehabilitation, or improvement work on the Ranch deemed necessary to protect or restore the Conservation Values of the Property safeguarded by this Easement, at Grantor's own cost.

6. The right to prevent any activity on or use of the Ranch that is inconsistent with the purposes of this Easement or which may be reasonably expected to have material adverse impact on the Conservation Values of the Ranch.

7. The right to place and maintain on the Ranch signs concerning the surrounding landscape, and the existence and terms and of this Easement. The size, location, design and content of such signs shall be determined through mutual agreement of the Grantor and the USA.

8. Grantor shall retain and reserve any and all water rights associated with or appurtenant to the Ranch and shall not separate the water rights from title to the Ranch itself by transfer, encumbrance, lease, sale or otherwise. Grantor shall permit development and use of the water rights only for continued agricultural and residential use on the Ranch and shall not develop the water rights for export off of the Ranch.

9. Archaeologically, culturally, or historically significant features may not be altered or removed without Grantee's prior written approval, which approval will not be given except where the proposed activity is accomplished in accordance with the guidelines provided in The Secretary of The Department of the Interior's Standards for the Treatment of Historic Properties.

- ***What uses will the landowner be likely to want to continue?***

  It is the intention of the Grantor to preserve the ability of the Property to be agriculturally productive, including the continued grazing of livestock, as well as the preservation of the open space character and scenic qualities of the Property. The Grantor would like to maintain, repair, remodel and replace existing structures and construct new minor agricultural structures, such as loafing sheds, corrals, water lines, water tanks and other similar structures, provided the new structures, improvements and buildings are intended for and are used solely for agricultural purposes. The Grantor would like to utilize normal or acceptable practices required for grazing of livestock on the Ranch, including the use of pesticides, herbicides and agricultural sprays and fertilizers considered appropriate for raising feed crops, provided such use is in accordance with applicable laws and regulations and the manufacturers specifications and limitations for such use. The Grantor would like the right to construct, maintain, renovate, repair, improve, or replace roads on the Ranch as necessary for agricultural purposes, provided, however, that the construction, renovation, improvement, or replacement of roads is subject to the prior written approval of the USA. Grantor would like to also install, construct and maintain fences and utilities (including above-ground utilities) for the benefit of the Ranch. All fencing on the Ranch (except within the agriculturally productive areas of the Property

which Grantor determines to require protection to prevent loss from wildlife damage), including all exterior boundary fencing, shall be compatible with the movement of wildlife across the Ranch.

- ***Will the CE be likely to identify a building footprint and the curtilage or area around the current improvements?***

  A designed nine-acre Building Area, currently contains all the major structures located on the Ranch. All structures that are not directly associated with the grazing operations are located within this Area and the footprint of any new structures will be limited to the footprint of existing structures within this area. Structures and improvements located outside of the Building Area, including historic cabins and the Jacks Valley Cemetery will be managed in a fashion that will protect their historic elements, and not impair the Conservation Values.

- ***What restrictions are expected to be placed on how the property can be used?***

  Any activity on or use of the Ranch inconsistent with the purpose of the Conservation Easement is prohibited. In addition to the above statement, the following uses and activities will be restricted or expressly prohibited:

1. **Structures, Buildings or Improvements.** The construction or placement of any structures, buildings or improvements on the Property including trailers, mobile homes or other temporary living quarters, will be prohibited except within the Building Area.
2. **Subdivision.** At all times the Ranch shall be owned and conveyed only in its entirety as two legal parcels. The partition, division or subdivision of the Property, whether by physical or legal process, including but not limited to condominium interests, time-sharing, and the partition of undivided interests or subdivision by any judicial or non-judicial foreclosure, will be prohibited.
3. **Commercial and Industrial Activities.** The Property may not be used for industrial activities, or for commercial activities other than those uses related to farming and agriculture.
4. **Boundary Line Adjustments.** No boundary line adjustment shall be allowed which results in any increased density of development on or off the Property, nor shall this Property be used for calculating density of development or permitted uses on any other property or for the purpose of increasing the density of development or uses that might be permitted on any other property.
5. **Roads.** No roads shall be constructed, maintained, repaired, or improved except as permitted for farming and agricultural purposes.
6. **Paving; Driveway.** No portion of the Ranch, shall be paved or otherwise covered with concrete, asphalt, or other paving materials.
7. **Signs and Billboards.** No commercial signs, billboards, awnings, or advertisements shall be displayed or placed on the Ranch, except for an appropriate and customary property identification sign.
8. **Mining, Waste Dumping or Other Prohibited Uses.** The mining or extraction of soil, sand, gravel, rock, stone, decorative stone, oil, natural gas, fuel, or any other mineral substance, of any kind or description, will be prohibited.

9. **Topographical Changes.** Any alteration of the topography of the Ranch or other natural features of the Ranch other than for construction of permitted improvements and for agricultural uses will be prohibited.
10. **Trash and Hazardous Materials.** The dumping or uncontained accumulation of trash, refuse and/or hazardous or toxic materials on the Ranch will be prohibited.
11. **Motorized Vehicles.** The use of motorized vehicles off of roads, except as necessary for agricultural and property maintenance purposes, will be prohibited.
12. **Timber Harvesting.** Commercial timber harvesting on the Ranch will be prohibited.
13. **Impervious Surfaces**. Impervious surfaces will not exceed greater than 2 percent of the Ranch, excluding NRCS-approved conservation practices. Impervious surfaces are defined as material that does not allow water to percolate into the soil on the Ranch including, but not limited to, residential buildings, agricultural buildings with or without flooring, paved areas, and any other surfaces that are covered by asphalt, concrete, or roofs.
14. **Fencing***.* All new fencing within the migration corridor and crucial Winter Deer Range ("Sage-Shrub Area" and the "Watershed Area") will comply with the *Wildlife Friendly Fencing* standards to allow un-impeded movement of Deer across the property.

- ***Will the conservation easement allow regular public access to sites on the property or to other public land?***

  The proposed conservation easement over the Ranch includes a public hiking trail easement intended to connect existing trailheads and trails in the Jacks Valley, Clear Creek, and Genoa areas along the Sierra Front. Initial trail locations have been examined and a preferred route has been identified which crosses the southwest corner of Jacks Valley Ranch. This placement minimizes grade changes as the trail crosses steeper sections on USFS land in to and out of the Ranch and moving generally north to south.

- ***What are the benefits of acquiring a conservation easement over fee acquisition?***

  The purchase of a conservation easement placed over the Ranch is the preferred conservation strategy for the property because it allows continued private ownership of a working cattle ranch that has the improvements and water rights necessary to make it economically sustainable. Long-term management costs for a conservation easement are less for the USFS than a fee acquisition, as the landowner maintains primary management responsibilities.

- ***Will historical structures or sites on the property be protected to preserve their historic and/or cultural significance?***

  Historic resources found on the Ranch include two barns that likely date to the 1860s, a cemetery containing a number of graves associated with some of the valley's pioneer families (including John Gardner, whose homestead became Gardnerville), a sheepherder's camp with a small wooden cabin and stone dugout, and a large bedrock mortar with associated historic trash. It is the intent of the Grantor and the Grantee that the final resting place of the frontier people buried here, historic barns and Native

American sites, and what remains of the former sheepherder's camp be preserved to honor the pioneer spirit of the West.

The two barns located within the Ranch Headquarters (Building Area) compound require special mention. The main barn measures 80 by 50 feet. It is a two story structure with a gabled roof. A second 40 by 70-foot barn of similar configuration is located north of the larger barn. Both barns are framed with massive 12 by 12 inch, hand hewed posts and beams. All joints are mortised and tenoned with pegged fasteners. Square nails are common. The exterior of both barns has been sided with modern T-11 siding and corrugated tin covers the roofs. The modern siding and roof covers the original skip sheathing and vertical 1 by 10 inch to 1 by 12 inch siding. These barns date to the "Genoa Mormon" period of settlement (late 1850's-1860's) and are generally in excellent condition.

To accomplish the preservation of prehistoric and historic resources on the Ranch, the Conservation Easement requires that a "Historical and Cultural Features Management Plan" be entered into by the Grantor and Grantee. This plan will document the cultural and historical significance of these sites and identify measures necessary to preserve key elements consistent with the guidelines provided in The Secretary of Department of the Interior's Standards for the Treatment of Historic Properties pursuant to 36 CFR Part 68, as amended. Archaeologically, culturally, or historically significant features may not be altered or removed without Grantee's prior written approval, which approval will not be given except where the proposed activity is accomplished in accordance with the guidelines provided in The Secretary of The Department of the Interior's Standards for the Treatment of Historic Properties.

4. Socioeconomic Information:

1. Number of employees, spouses, and immediate family members that will be impacted by the acquisition due to employment associated with the land. List any employment that would be lost or created as a result of the acquisition.
None of the current employees of Jacks Valley Ranch will be negatively impacted by the acquisition of a Conservation Easement. Plans are to hire one additional person.

2. Amount of annual property taxes.
Property taxes for fiscal years 2015/2016 were $8,824.66.

3. A description of the existing use(s) of the property.
All existing uses are related to ranching, such as cattle and hay production.

4. Amount of annual revenue generated from enterprises associated with the land. If actual revenue is confidential, list a typical enterprise annual budget (e.g. revenue from working farms, agricultural or other leases, access fees for recreational facilities, mining operations, etc.).
Annual revenue in 2015 totaled $197,605 and in 2014, $290,498.

5. A summary of local public services being utilized on and provided to the subject property.
Electricity is provided to the property by NV Energy.

6. A summary of local contractors being utilized on the subject property.
Jacks Valley Ranch relies on outside contractors for normal ranch operations, such as haying, veterinary services, and livestock transportation, to name a few. In many cases, no formal contract exists; most work is treated as regular operating expense.

7. Identify the current city or county land use plan designation(s) for the subject property. If no local government land use plan or master plan is in effect, please so state. In this case, list the current zoning and any anticipated zoning changes in the foreseeable future, if any.
According to the Douglas County Master Plan, Jacks Valley Ranch is designated FR-19 for Forest Range with minimum 19 acre parcels and A-19, for agricultural use with minimum 19-acre parcels.

8. Provide a list of all water rights appurtenant to the land. Note whether these are being offered for sale as part of the nomination, if they'll be reserved by the owner, if they are owned by or will be sold to a third-party, or if there will be some other disposition of the water rights.
No water rights are being offered for sale as a part of this nomination. The proposed Conservation Easement includes provisions that would prohibit water rights from being transferred off the property.

A Water Rights Summary was prepared for The Conservation Fund and Nevada Land Trust by Thiel Engineering Consultants in March 2016 in support of the nomination. According to that report, there are eleven permitted, certificated water rights in good standing appurtenant to the property, in addition to one pre-statutory surface water right on Jacks Valley Creek allocated by Nevada's Second Judicial District Court in 1886. Ten of these permits are issued for irrigation purposes and one is issued for stock watering; nine of the permits are from underground sources and two are from "Other Surface Water." The eleven permitted water rights are:

Permit 13896, Certificate 4530
Permit 15388, Certificate 4531
Permit 27250, Certificate 9493
Permit 29703, Certificate 10109
Permit 30352, Certificate 10114
Permit 30531, Certificate 10118
Permit 31991, Certificate 10342
Permit 31992, Certificate 10712
Permit 36393, Certificate 10800
Permit 55790, Certificate 19622
Permit 55792, Certificate 19623

The ten permitted irrigation rights collectively irrigate a total of 594.44 acres of land within the place of use of the 1,233 acres. The total combined duty of the permitted irrigation rights on the property is 2,377.76 acre-feet annually. These permitted water rights are supplemental to surface water from Jacks Valley Creek noted above. The stock watering permit is issued for the watering of 500 head of cattle.

9. Provide a list of known mineral rights associated with the land. Note whether these are being offered for sale as part of the nomination, if they'll be reserved by the owner, if they are owned by or will be sold to a third-party, or if there will be some other disposition of the mineral rights.

Our current understanding is that both surface and mineral estates are owned by the Ascuaga family.

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5. Owner Statement:

EXHIBIT 4

OWNER STATEMENT

Jacks Valley Ranch, Douglas County, Nevada

Proposed Sale of Conservation Easement

TO: Nominating Entities:

Mr. Mike Ford, Director
Southwest Regional Office
The Conservation Fund
5055 W. Patrick Lane, Suite 101-A
Las Vegas, NV 89118

And,

Ms. Alicia Reban, Executive Director, and
Mr. Chuck Pope, Co-Executive Director
Nevada Land Trust
2000 Del Monte Lane
Reno, NV 89511

Dear Mr. Ford, Ms. Reban and Mr. Pope:

We, John Ascuaga and Rose Ascuaga, are the Trustee(s) of the John J. Ascuaga Family Trust, the legal owner of the approximately 1,233 acres of real property known as Jacks Valley Ranch, comprised of Douglas County Assessor Parcel numbers 1419-00-001-033 & 1419-00-002-028. We understand that a conservation Easement covering the property is being nominated for acquisition 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 interest is selected for acquisition under the SNPLMA. We are willing to consider sale of a conservation easement on 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. A signed copy of the Federal Acquisition Process document is attached.

We understand that the purchase price of the conservation easement 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 I have the right to accept or reject the value established by that appraisal and that there is no negotiation of the appraised value.

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

Our signatures below indicates a willingness to consider sale of the subject conservation easement, 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.

John J. Ascuaga Family Trust
150 Jacks Valley Ranch Road
Carson City, NV 89705
(775)-

Date: March 22, 2016

John J. Ascuaga
John Ascuaga, Co-Trustee

Rose Ascuaga
Rose Ascuaga, Co-Trustee

EXHIBIT 4-A

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.

if acceptable terms and conditions can be mutually agreed upon. A signed copy of the Federal Acquisition Process document is attached.

We understand that the purchase price of the conservation easement 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 I have the right to accept or reject the value established by that appraisal and that there is no negotiation of the appraised value.

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

Our signatures below indicates a willingness to consider sale of the subject conservation easement, 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.

John J. Ascuaga Family Trust
150 Jacks Valley Ranch Road
Carson City, NV 89705
(775)-

Date: March 22, 2016

John J. Ascuaga

John Ascuaga, Co-Trustee

Rose Ascuaga

Rose Ascuaga, Co-Trustee

6. Legal Description

LEGAL DESCRIPTION

Order No.: 01601039-CD

EXHIBIT A

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

PARCEL 1

The Northwest ¼ of the Northwest ¼ of Section 22, Township 14 North, Range 10 East, M.D.B.&M.

Note: Legal description previously contained in Document No. 2014-851341, recorded October 20, 2014, Official Records of Douglas County, State of Nevada.

Assessor's Parcel No. 1419-00-001-028

PARCEL 2

Township 14 North, Range 19 East, M.D.&M.

SECTION 9: The South half of the Southeast quarter.

EXCEPTING THEREFROM the following described parcel of land:

A portion of the Southeast quarter of said Section 9 which is described as follows:

Commencing at the corner common to Sections 9, 10, 15 and 16 in said Township and Range; thence Northerly along the line common to Sections 9 and 10 a distance of 340.00 feet to an iron bar on the Section line; the True Point of Beginning; thence Westerly, normal to said Section line, 217.80 feet; thence Northerly along a line parallel to said Section line 200.00 feet; thence Easterly along a line normal to said Section line, 217.80 feet to said Section line; thence Southerly along said Section line 200.00 feet to the True Point of Beginning.

SECTION 14: All land lying West of Jacks Valley Road in the South half of the Northwest quarter and the Southwest quarter.

SECTION 15: The West half; the East half, EXCEPTING THEREFROM all land lying North of the following described line:

Commencing at the one-quarter common to Sections 10 and 15; thence South 0°08' West along the fence line a distance of 3152.00 feet to a fence corner; the Point of Beginning; thence North 71°09' East along the fence line 2796.49 feet to a point on the West line of Section 14, the Point of Ending.

SECTION 16: The East half.

SECTION 21; The Northeast quarter of the Northeast quarter.

SECTION 22: The Northeast quarter of the Northwest quarter; the North half of the Northeast quarter.

SECTION 23: All land lying West of Jacks Valley Road in the North half of the Northwest quarter.

TOGETHER WITH a non-exclusive easement for roadway purposes as conveyed to Lawrence B. Grant by Deed recorded April 17, 1969, in Book 66, Page 66, Document No. 44186, Official Records.

Said easement was assigned of record to John J. Ascuaga, et ux, by Assignment recorded April 17, 1969, in Book 66, Page 76, Official Records.

Note: Legal description previously contained in Document No. 0742515, recorded May 4, 2009, Official Records of Douglas County, State of Nevada.

Assessor's Parcel No. 1419-00-001-033

7. Water Rights Documents

No water rights are being offered, however, existing appurtenant water rights of approximately 2,377 acre feet as well as the right to use the full surface water flow from Jack's Creek 5.5 days out of every 8, and stockwater rights sufficient to water 500 head of cattle will be tied to the property through specific language in the conservation easement.

[Remainder of page intentionally blank.]

8. Agency Statement and Cost Estimate Sheet – Page 1

USDA United States Department of Agriculture | Forest Service | Humboldt-Toiyabe National Forest | 1200 Franklin Way Sparks, NV 89431 775-331-6444

File Code: 5440
Date: April 28, 2016

I, William Dunkelberger, Forest Supervisor of the USDA, Forest Service, Humboldt-Toiyabe National Forest hereby certify that where the Jacks Valley Ranch Conservation Easement is concerned:

1) A representative of USDA, Forest Service has conducted a preliminary site inspection on March 29, 2016. Based on that inspection, the location and general description of the property presented in this nomination package has been verified as accurate.

2) The property is located within or adjacent to a "federally designated area" as that term is defined in the Federal Land Transaction Facilitation Act of 2000. The federally designated area is the Humboldt-Toiyabe National Forest, Carson Ranger District and this information is stated correctly in the nomination package.

3) Explain if and how the acquisition will facilitate management efficiency of Federal lands or of a "federally designated area." The property is contiguous to National Forest and managed as a conservation easement the property will continue to provide valuable wildlife habitat, maintain scenic values, serve as a buffer from catastrophic fire and flood events, and provide improved access for non-motorized recreation users of the National Forest. The acquisition of the property's development rights will retain valuable greenspace adjacent to the National Forest within the Carson Front Urban Interface. It will provide non-motorized public access to adjacent National Forest lands and high value recreation trails. Where the property to be subdivided and converted to residential use, the Forest Service would likely incur significant costs to authorize infrastructure and mitigate hazardous fuels and potential trespass issues.

4) Acquisition of a conservation agreement on the property is consistent with the Toiyabe National Forest Land and Resource Management Plan which is in force for the area adjacent to the property. The property is adjacent to Management Area Two (Carson Front) as described in the Forest Plan on page IV-78. The Carson Front Management Area is managed for its watershed, wildlife, visuals, and dispersed recreation values. Restricting development on this property assists in the management of these key resource values, and will help move toward the desired conditions to reduce the complexity of management to reduce the mixed ownership pattern in the management area. The private property being conserved meets plan direction, which directs the Forest to acquire high priority lands for National Forest use (IV-54). The plan emphasizes acquisition of land in or adjacent to the Carson Front Management Area as a desired condition (IV-55).

5) The planned use of the property is as a conservation easement adjacent to the National Forest System lands. For the foreseeable future the land will continue to be managed as a working ranch. The landowner will provide a non-motorized full public trail easement access across a portion of the property connecting National Forest System lands, and an administrative

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Agency Statement and Cost Estimate Sheet – Page 2

motorized access granted to the Forest Service to administer the terms of the Conservation Easement. The property will continue to provide a fuels break between the wildlands managed by the Forest and the suburban developments along highway 395.

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 property.

****Note**: The USDA, Forest Service acceptance of this proposed Conservation Easement is contingent upon conveyance of an acceptable full public trail easement across the property.

****Note**: As of the date of this letter, the USDA, Forest Service has not made a determination regarding the specific terms, conditions and provisions stated in Exhibit 2 - Conservation Easements, of this nomination package. In the event this nomination is approved under SNPLMA Round 16, the USDA, Forest Service will work with the nominating entities and property owner regarding acceptable terms, conditions and provisions of any federal Conservation Easement interest in the property.

7) Based on the initial site inspection and interview with the owner,

a. The initial assessment of potential liabilities presented in this nomination package has been verified and is accurate to the best of my knowledge;

b. I concur that the method employed by the nominating entity to initially assess those liabilities is appropriate; and

c. The likely remediation that will be needed and method of accomplishing that remediation as described in the nomination narrative appears accurate.

****Note**: As of the date of this letter, the USDA, Forest Service has not conducted a formal review of potential liabilities associated with acquisition of a partial interest in this property. Additional remediation or conditions in the Conservation Easement may be necessary beyond those stated in this nomination package for the United States to acquire any interest in the property.

8) Based on the agency's initial site inspection, review of available data, and consultation with agency resource specialists, the resource values of valuable wildlife habitat, water, open space, recreation connectivity, and cultural/historical preservation described in this nomination package appear accurate in both quality and quantity. The acquiring agency has verified claims of habitat for listed species through the following sources: Forest Service databases, Nevada Natural Heritage, Nevada Department of Wildlife and U.S. Fish and Wildlife Service.

9) In the opinion of the agency, acquisition of the property is needed for the following reasons: [*List or provide a narrative describing the reasons. This response should also address the "high value" nature of the proposed acquisition if appropriate*]. These reasons are consistent with [*if appropriate, "and/or an expansion of"*] responses in the nomination package

Agency Statement and Cost Estimate Sheet – Page 3

to applicable assessment questions. [*If the reasons stated in the nomination package are inaccurate, please indicate in your response.*]

Wildlife Habitat

The diversity in plant communities (including mixed conifer, montane shrub and grasslands) found throughout the Jacks Valley Ranch provides highly important breeding, foraging, and cover habitat for a variety of wildlife species including numerous Forest Sensitive and Management Indicator Species and many species of migratory birds. Region 4 Forest Sensitive species, including northern goshawk, flammulated owl, white headed woodpecker, and mountain quail all have potential to occur in the area, particularly within the mixed conifer and montane shrub portions of the property. Mixed conifer habitats found on the property also provide habitat for the American marten which is considered a Toiyabe National Forest Management Indicator Species.

The relatively low elevation of the property and abundance of grass and shrub lands, make the property highly important wintering habitat for mule deer, another Management Indicator Species. Mule deer likely transition back and forth between Jacks Valley Ranch and the adjacent Jacks Valley Wildlife Management area during the winter months as well as during fall and spring migration.

Executive Order (EO) 13186, signed January 10, 2001, requires federal agencies to protect migratory birds by supporting the conservation intent of the Migratory Bird Treaty Act. Under this Order, Federal agencies must integrate bird conservation principles, measures, and practices, into agency planning and activities. Acquiring this property would be highly beneficial to a number of migratory bird species who rely on the wetland, shrub and conifer habitats that occur there.

In summary, acquiring a conservation easement on this property is considered highly important for wildlife to protect and maintain the high quality habitat that currently exists and to ensure connectivity to similar habitats on adjacent National Forest System Lands is preserved.

Water

The Conservation easement would prohibit the transfer of water rights from the property, thereby maintaining long term water availability to support the vegetative communities and wildlife habitat described in the nomination.

Open Space

Jacks Valley Ranch is one of few remaining large agricultural properties in this portion of the Carson Valley. Former ranches to the north and south have been converted to residential uses. The conservation easement would ensure the maintenance of open space and scenic values adjacent to the National Forest in this rapidly developing area.

Agency Statement and Cost Estimate Sheet – Page 4

Recreation Connectivity

The purchase of the conservation easement would include a non-motorized trail access across a portion of the ranch, which is a critical section of the proposed Foothills Trail. This trail will connect to several existing National Forest trails and provide public, recreational access from Carson City to the length of the Carson Range and eventually to the Tahoe Rim National Scenic Trail.

The potential also exists for developing a scenic overlook adjacent to the property that would provide wildlife viewing and interpretation opportunities for the public traveling on the Jacks Valley Road.

Cultural Resources

Background information provided in the nomination package appears to be accurate. In summary, a review of records at the Nevada State Historic Preservation Office indicate that little historic research has been conducted in the vicinity of Jacks Valley and more specifically in the area surrounding Jacks Valley Ranch; however, the prehistory and history of Jacks Valley Ranch reflects that of the Carson Valley and Western Nevada in general. Research on National Forest land on the west side of the valley reveals a network of historic skid trails and flumes associated with Comstock era logging. The Mormon Route of the Emigrant Trail and the Pony Express (both National Historic Trails) follow the approximate route of Jack's Valley Road. Prior to the arrival of trappers and emigrants through the 1820s and 1840s, the area was inhabited by the Washoe Indians and their prehistoric ancestors.

Previously identified historic resources associated with Jack's Valley Ranch include two barns that likely date to the 1860s, a cemetery containing a number of graves associated with some of the valley's pioneer families, including John Gardner (1818-1887), whose homestead became Gardnerville; Jacob Nathaniel (1824-1892) and Sarah Jane (1832-1913) Winter (original owners of the property) and several of their adult children, and James Fulstone (1871-1872) son of Henry Fulstone. A sheepherder's camp with a small wooden cabin and stone dugout are located near the mouth of Water Canyon, and a prehistoric, large bedrock mortar and historic trash scatter are also located within the current ranch holdings.

The conservation easement would provide for the long term protection of the prehistoric and historic sites and resources located on Jacks Valley ranch and could provide an opportunity for more scholarly research into the history of Jack's Valley and the region in general. Complete archaeological inventory of the entire property has a high likelihood of identifying additional archaeological sites and heritage resources. Decades of ranch stewardship and the general appreciation for its historic heritage make Jacks Valley Ranch an outstanding property for future archaeological research. Many of the archaeological sites are likely eligible for listing on the National Register of Historic Places due to their association with events that have made a significant contribution to the broad patterns of our history, association with persons significant in our past, and have the potential to yield important information regarding the history and prehistory of Jacks Valley.

Agency Statement and Cost Estimate Sheet – Page 5

Summary

Development of the Jacks Valley Ranch would seriously threaten and likely degrade or eliminate all of the outstanding resources and values described above. The purchase of a conservation easement on the property will permanently preserve and protect these significant wildlife habitat, water resources, open space, recreation connectivity, and cultural resources.

10) The agency has reviewed the owner's asking price using agency staff familiar with market values in the area and confirms the asking price is within the reasonable value range. Real estate sales of property similar to the Jacks Valley Ranch (JVR) were researched. Consultation by Forest Service appraisal staff with the Douglas County Assessor and others resulted in identification of fee simple sales as well as property that has sold encumbered by conservation easements. Property sales provided by the nominating party were also considered and researched. The agency is not in a position to offer an opinion as to "reasonableness" of the difference between the "before" and "after" value (sometimes referred to as the value of the conservation easement itself) of the property as the specifics of the easement are preliminary at this time. Therefore, the agency determination is based on the reasonableness of the asking price as if the property were in its fee simple, non-eased state. All of the identified fee simple sales in the Carson Valley are considerably smaller in size than the JVR property. Sales identified range from about 142 to 356 acres. The size of the JVR (1233 acres) is uncommon in the Carson Valley real estate market. At this time, based on these physically smaller sales the asking price of the JVR property does not appear unreasonable. It is within a range of sale prices of these other properties that occurred during the 2012 to 2016 time period.

11) The agency has attached a cost estimate sheet which estimates the total acquisition cost, including the asking price and necessary expenses as $12,419,000.

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 significant non-federal contributions, has the resources to manage this property if acquired.

****Note**: USDA, Forest Service acceptance of this Conservation Easement is contingent on an acceptable third party to monitor compliance and adherence to the terms, conditions and provisions of the Conservation Easement. Monitoring costs shall be the responsibility of the third party. The Nevada Land Trust has indicated willingness to provide the services as described above.

13) The agency is prepared to accept management responsibility for the Jacks Valley Conservation Easement on the date purchase is completed.

14) The agency has the staffing resources 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.

Agency Statement and Cost Estimate Sheet – Page 6

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: _____ Date 4/28/16

William Dunkelberger
Forest Supervisor

USDA, Forest Service, Humboldt-Toiyabe National Forest
Name of Agency that will manage the property

Leslie Morefield, CA-NV Landownership Adjustment Team
Name of local agency contact person for this nomination

[Remainder of page intentionally blank.]

Agency Statement and Cost Estimate Sheet – Page 6

SNPLMA ROUND 16
ENVIRONMENTALLY SENSITIVE LAND ACQUISITION PROJECT
ESTIMATED NECESSARY EXPENSES

Property Name:	Jacks Valley Conservation Easen	Agency:		Date:	4/27/2016
Project #:	N/A in Nomination	Priority #:	N/A in Nomination		
Prepared by:	Leslie Morefield	Phone #:	775-352-1250		

1. Owner Asking Price/Land Purchase Price (Not to exceed fair market value as determined by a Federally approved appraisal.)	$12,330,000	99.28%
2. Appraisal	$25,000	0.20%
3. Land/Boundary Survey	$0	
4. Environmental Site Assessment and NEPA	$5,000	0.04%
5. FWS Consultation—Endangered Species Act	$0	
6. Water and/or Mineral Rights Analysis (for Title Purposes**)**	$1,000	0.01%
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	$20,000	0.16%
9. Recording Fees	$0	
10. Pro-rata Share of Any Pre-Paid Property Taxes or Assessments	$0	
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.	$0	
12. Relocation Payments to Eligible Displaced Persons Under the Uniform Act	$0	
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.	$35,000	0.28%
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.)	$2,500	0.02%
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:	**$12,419,000**	100.00%

Describe Commitment(s) for Either Cash or In-Kind Contributions to Complete the Nominated Project:
General Comments: Agency labor costs include establishing baseline data.

9. Commitment Letters For Cash and In-Kind Contributions

THE CONSERVATION FUND

April 26, 2016

Elizabeth (Libby) White
SNPLMA Land Acquisition Program Manager
BLM Southern Nevada District Office
4701 N. Torrey Pines Dr.
Las Vegas, NV 89130

RE: Contributed Funds – Jacks Valley Ranch Conservation Easement

On behalf of The Conservation Fund (TCF) I am respectfully submitting the following letter in support of our ongoing partnership with the Nevada Land Trust (NLT) and John and Rose Ascuaga, owners of the Jacks Valley Ranch in Douglas County, Nevada. Specifically, this letter is offered relative to "contributed funds" offered in support of our joint nomination as set forth in Section IV (E), and Narrative item (g) of the SNPLMA requirements.

For over 30 years, TCF has pioneered a vision for conservation in America helping preserve over 7 million acres while balancing economic and environmental goals, a vision we share with the NLT. This philosophy, and our continued support and cooperation dedicating and donating significant time, money and resources (direct and indirect) is embodied in the Jacks Valley Ranch nomination and the work that remains.

With a team of experienced specialist, TCF has established an 18-year record of facilitating dozens of successful acquisitions under the SNPLMA. We have a substantial record of designing and implementing solutions with lasting conservation benefits that generate strong stakeholder support. We work to achieve important conservation by protecting lands and waters with specific desired values, such as high-priority wildlife habitat, clean water and important recreation areas.

TCF and NLT also focus on conservation solutions that provide better ecological outcomes and therefore are more attractive to regulating agencies. In this way, we help ensure that environmental considerations are not an afterthought. We are independent, nonpartisan and contribute significantly to every effort we pursue in partnership with BLM and other federal agencies.

Partners in land and water conservation

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Based upon the above, we have been involved with the Jacks Valley Ranch property and nomination for the last year. During that time we have spent considerable time and money working with a number of respected team members, including recognized biologists, historical and cultural experts, engineers, and a host of other resources specialists. To date we have spent over $50,000 in direct costs for various studies and professional contracts in support of the subject nomination.

In conjunction with the NLT have also contributed over 250+ hours of in-kind labor. As a result, the current proposal is based on biological and resource considerations and studies, various state and federal agency input, and strong community support. More importantly, we are prepared to spend considerable additional time and money towards successful completion of this effort, none of which is subject to reimbursement regardless of the outcome of our efforts.

Notwithstanding the above, TCF is working to "pre-acquire" the conservation easement, before the end of 2016; using funds from its national land revolving fund. If our nomination is successful TCF intends to sell this conservation easement to the USFS under the same terms and conditions we have successfully used over the last 18 years. TCF is also prepared to commit additional funds to negotiate the final easement, hold the property for an indefinite period of time as we work with you office and the USFS, and assume all risk and expense while contributing further to the project.

In summary, TCF continues to provide significant investment in the project and we urge you to consider our overall contributions, and strong track record of past success, to effectively gauge our overall contribution. TCF is pleased to have been involved in collaboration with BLM and the SNPLMA to make additional investment based upon our belief this project will set a new standard for the protection of environmentally sensitive land.

Please feel free to contact me directly if you have any questions or concerns or if additional information concerning our contributed funds dedicated to this important project.

Sincerely,

Mike Ford
Nevada and Southwest Director
The Conservation Fund

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Alicia Reban
Chuck Pope

ACCREDITED LAND TRUST ACCREDITATION COMMISSION

April 27, 2016

Bill Dunkelberger, Forest Supervisor
Humboldt-Toiyabe National Forest
1200 Franklin Way
Sparks, NV 89431

RE: "Contributed Funds Commitment" (Section VI.1.g) and "Cooperating Entity Statement" (Item 10), Jacks Valley Ranch, SNPLMA Round 16

Dear Mr. Dunkelberger,

I wish to confirm that Nevada Land Trust's investment to date in the Jacks Valley Ranch conservation easement project is nearing $45,000. Our contribution is primarily comprised of staff time over the past 14 months devoted to exploring various conservation options with the owners, understanding the family's needs and the resources worthy of protection, inviting The Conservation Fund (TCF) to join Nevada Land Trust (NLT) to create a successful path forward together, and shepherding our joint (and very robust) nomination package for SNPLMA Round 16 in consultation with the USFS. For the purposes of the nomination, NLT will commit additional staff time and other in-kind resources in order to see the project through to completion. Like TCF, we have a strong track record of success with the SNPLMA program for both our own projects and those on which we have partnered.

Nevada Land Trust is also pleased to offer our continued service to the Humboldt-Toiyabe Forest once the project is closed and USFS assumes ownership of the conservation easement. Specifically, Nevada Land Trust (NLT) is prepared to enter into a mutually acceptable management agreement for monitoring and stewardship of the conservation easement in either a lead or supporting role. Thanks to our relationship with the family, the SNPLMA nomination we are jointly preparing with TCF, and our experience with conservation easements, NLT is uniquely qualified and very much interested in the role.

Nevada Land Trust is prepared to offer this conservation monitoring and stewardship assistance at no cost to the USFS. Our current estimate of the value of these services is from $5,000 to $10,000 per year, depending on the complexity of the final conservation easement. Our Board of Trustees is willing to raise the funds necessary to cover this cost long term.

As a nationally-accredited land trust (awarded in 2015 by the Land Trust Alliance Accreditation Commission), Nevada Land Trust is committed to following best practices across our organization. Standards are particularly rigorous when it comes to easement monitoring and stewardship, which we already follow on the conservation

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Dunkelberger, 4/27/16
Page 2

easements currently held by NLT. As we look for additional ways to support our public agency partners, we have been examining the potential to help the Bureau of Land Management monitor and steward the easements they currently hold in Carson Valley. Jacks Valley Ranch would is an even better fit since we will have been closely engaged with USFS and TCF in preparation of the final easement document and the baseline survey that will serve as the foundation for all future management activities.

The Jacks Valley Ranch, which has been at the very top of NLT's project portfolio for over a year, touches all the reasons for which we created Nevada's first independent conservation land trust almost 18 years ago. It includes critical wildlife corridors and a proposed trail connection for the Douglas County trail system. The conservation easement will prevent development in the middle of a key wildlife corridor, create an important trail connection for the Douglas County trail system, keep agricultural lands working and preserve the area's rural character, and preserve remarkable historic and cultural treasures of the region's earliest settlers of European descent and of the Washoe Tribe before them. This project to protect Jacks Valley Ranch truly represents all that lies at the heart of Nevada Land Trust.

Sincerely,

Alicia Reban
Executive Director

10. Cooperating Entity Statement

Nevada Land Trust has indicated its intent to enter into a mutually acceptable management agreement with the USFS as part of the commitment letter included in item 9, above.

11. Notification to County Government

NEVADA LAND TRUST

April 21, 2016

Mr. Doug Johnson, Chairman
Douglas County Commission
PO Box 218
Gardnerville, NV 89423

Dear Chairman Johnson,

This letter serves as formal notification of Nevada Land Trust's intent to nominate, jointly and in coordination with The Conservation Fund, a conservation easement on the iconic Jacks Valley Ranch for federal acquisition under the Southern Nevada Public Land Management Act program in Round 16.

Jacks Valley Ranch, owned by John J. Ascuaga and Rose L. Ascuaga (as Co-Trustees of the John J. Ascuaga Family Trust), is comprised of parcels 1419-00-001-033 (1,193 acres) and 1419-00-002-028 (40 acres). The conservation easement would be placed over the entire 1,233-acre ranch, which includes both forest (approximately 506 acres) and agricultural lands (approximately 727 acres), and held by the United States Forest Service (USFS). Underlying ownership would remain with the Ascuaga family. USFS currently owns/manages adjacent land to the west on behalf of the public; Bureau of Indian Affairs/Washoe Tribe lands borders the property on the south and east.

This specific conservation easement will protect vital migratory Mule deer habitat, important historic and cultural resources including the Jacks Valley Cemetery and 160-year old Mormon barns, and maintain the rich agricultural landscape and working lands critical to preserving rural character in that part of Douglas County. We have received verification from Douglas County Manager Larry Werner that this conservation easement is consistent with the Douglas County Master Plan and further is consistent with the goals and policies set forth in the Douglas County Open Space and Agricultural Lands Preservation Implementation Plan.

As you and many in Douglas County already know, conservation easements are a particularly useful tool for natural resource protection on important lands that, like Jacks Valley Ranch, are best kept in private ownership. I stand ready to answer any questions you may have about the nomination, and my contact information appears below.

Sincerely,

Alicia Reban
Executive Director
a.reban@nevadalandtrust.org

cc: Larry Werner, Douglas County Manager
Scott Morgan, Douglas County Community Services / Parks & Recreation Director

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- Complete items 1, 2, and 3.
- Print your name and address on the reverse so that we can return the card to you.
- Attach this card to the back of the mailpiece, or on the front if space permits.

1. Article Addressed to:

Mr. Doug Johnson, Chairman
Douglas County Commission
PO Box 218
Gardnerville, NV 89423

9590 9403 0160 5120 6005 41

2. Article Number (Transfer from service label)

COMPLETE THIS SECTION ON DELIVERY

A. Signature
X
☐ Agent
☐ Addressee

B. Received by (Printed Name)
E Donnelly
C. Date of Delivery
4-25-16

D. Is delivery address different from item 1? ☐ Yes
If YES, enter delivery address below: ☐ No

3. Service Type
☐ Adult Signature
☐ Adult Signature Restricted Delivery
☐ Certified Mail®
☐ Certified Mail Restricted Delivery
☐ Collect on Delivery
☐ Collect on Delivery Restricted Delivery
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☐ Insured Mail Restricted Delivery (over $500)
☐ Priority Mail Express®
☐ Registered Mail™
☐ Registered Mail Restricted Delivery
☐ Return Receipt for Merchandise
☐ Signature Confirmation™
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PS Form 3811, April 2015 PSN 7530-02-000-9053 Domestic Return Receipt

12. Photographs

#1 Jacks Valley Ranch, View across ranch south toward three ponds and Jobs Peak. Photo: J. Drew, RCI

Jacks Valley ranch sheepherder's cabin and cedar beside Water Canyon. Photo: A. Reban, NLT

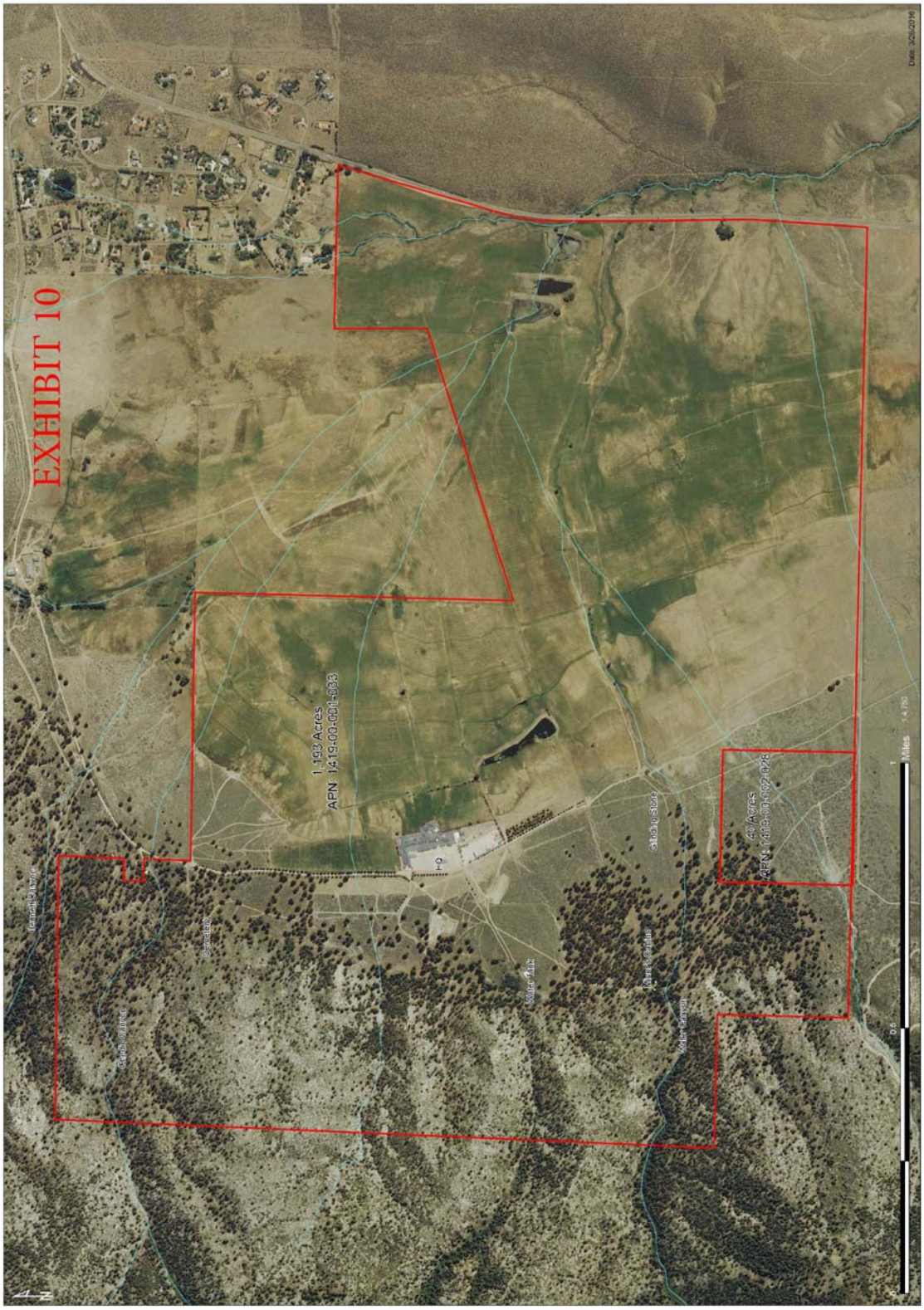
Jacks Valley Ranch grinding stone. Photo: T. Gipe, NLT

Jacks Valley Ranch, Jacks Valley Cemetery. Photo: T. Gipe, NLT

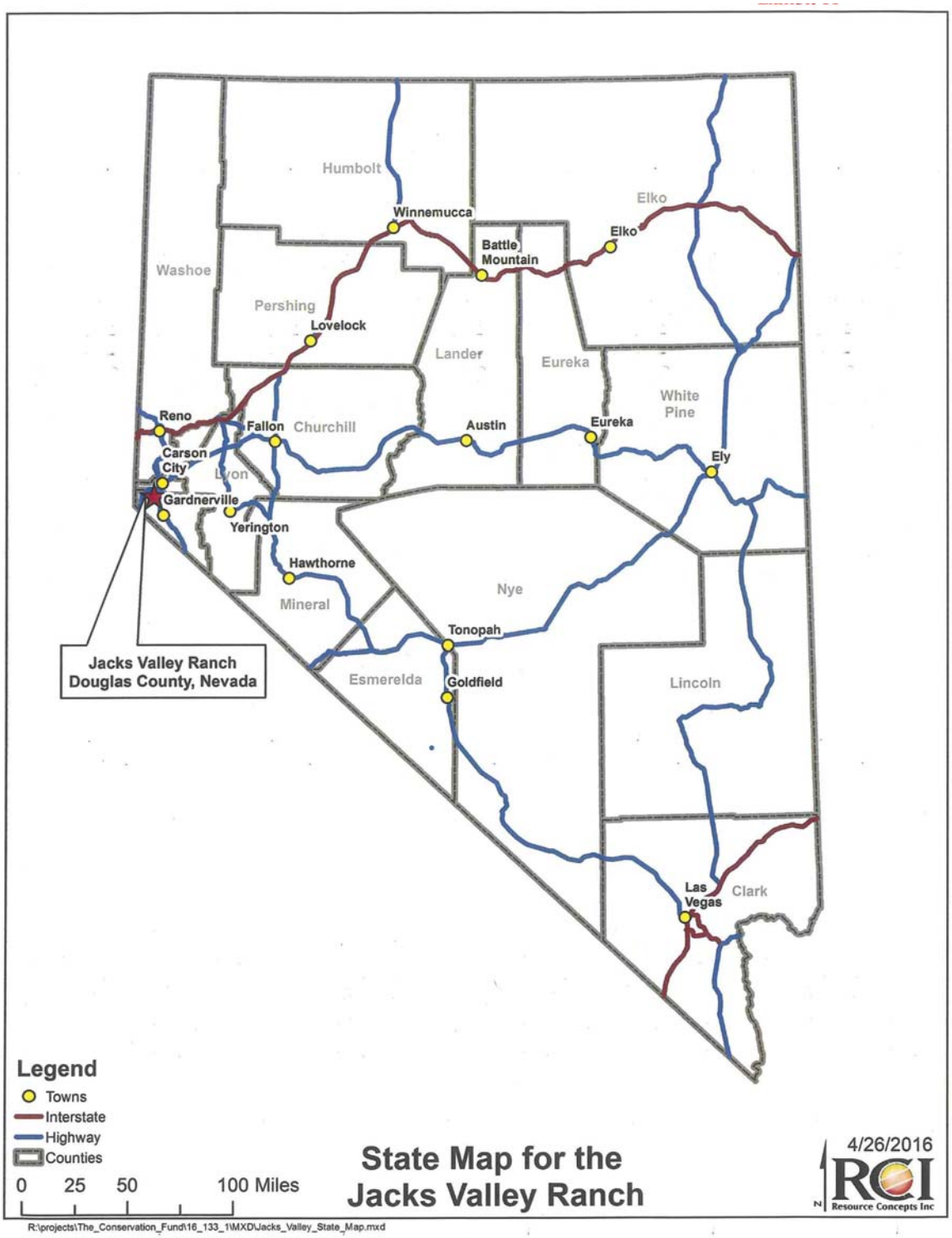
Jacks Valley Ranch Mule deer. Photo: A. Reban NLT

Jacks Valley Ranch 150-year old barn. Photo: A. Reban NLT

13. Aerial Photograph



14. State Map


Humbolt
Winnemucca
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Battle Mountain
Washoe
Pershing
Lovelock
Lander
Eureka
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Reno
Fallon
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Austin
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Carson City
Lyon
Ely
Gardnerville
Yerington
Hawthorne
Nye
Mineral
Tonopah
Jacks Valley Ranch
Douglas County, Nevada
Esmerelda
Goldfield
Lincoln
Las Vegas
Clark
Legend
Towns
Interstate
Highway
Counties
0 25 50 100 Miles
State Map for the
Jacks Valley Ranch
4/26/2016
RCI
Resource Concepts Inc
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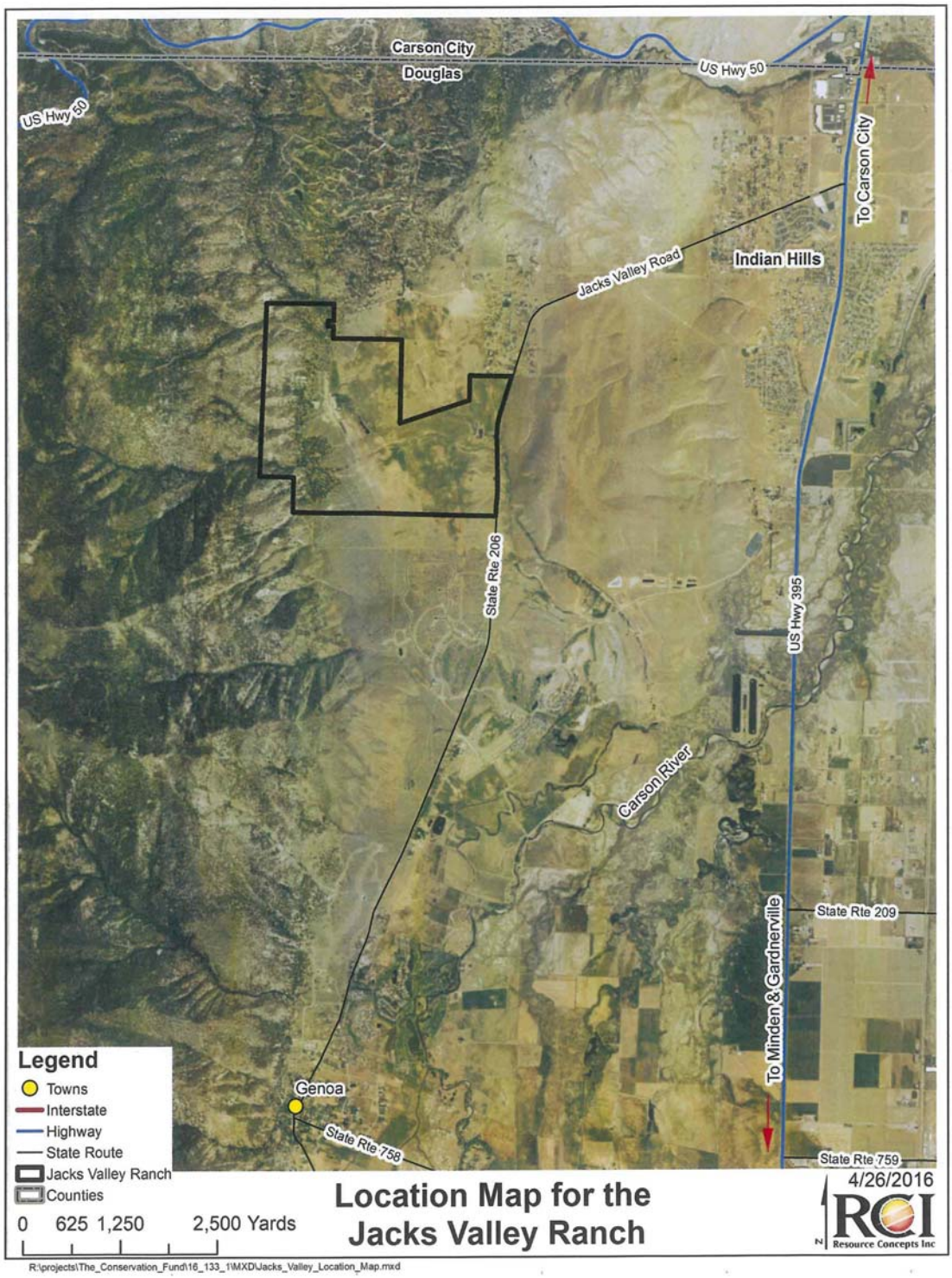
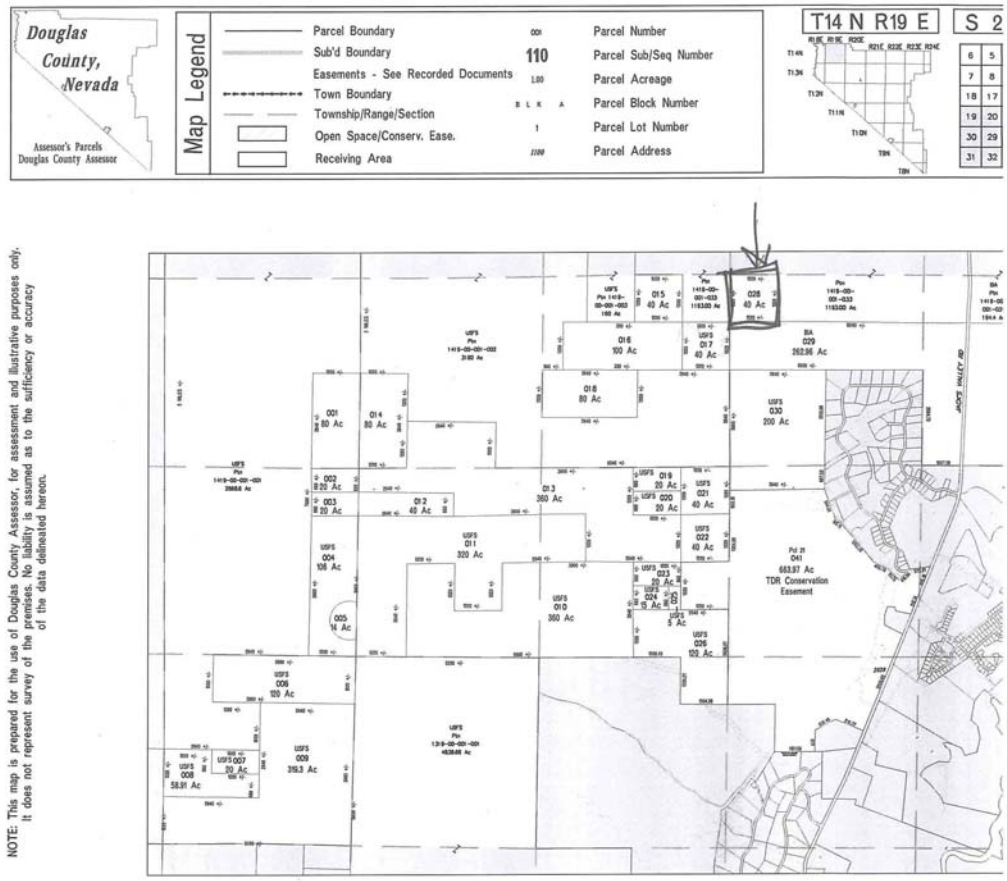
15. Location Map



16. Parcel Map



40 acres
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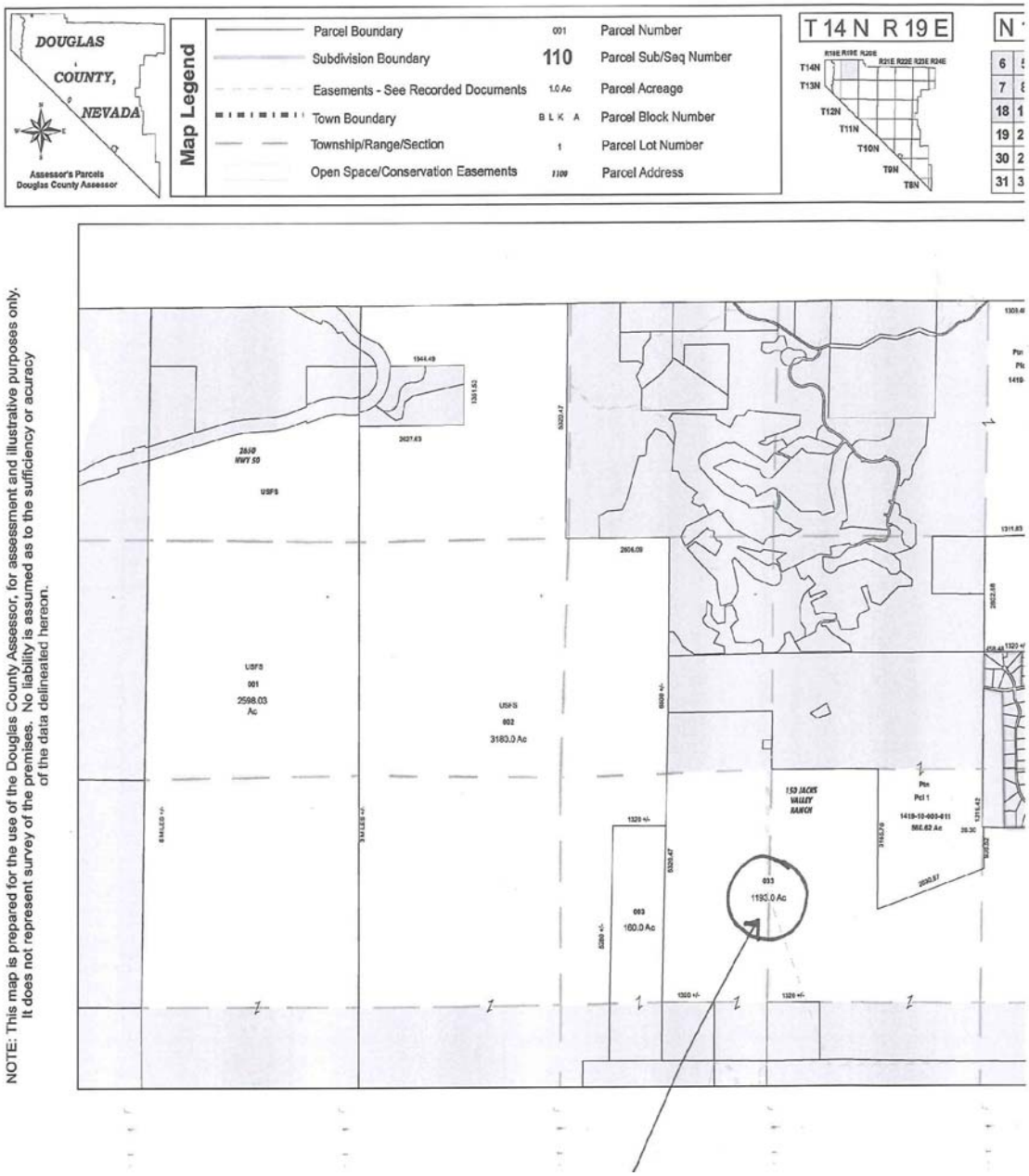
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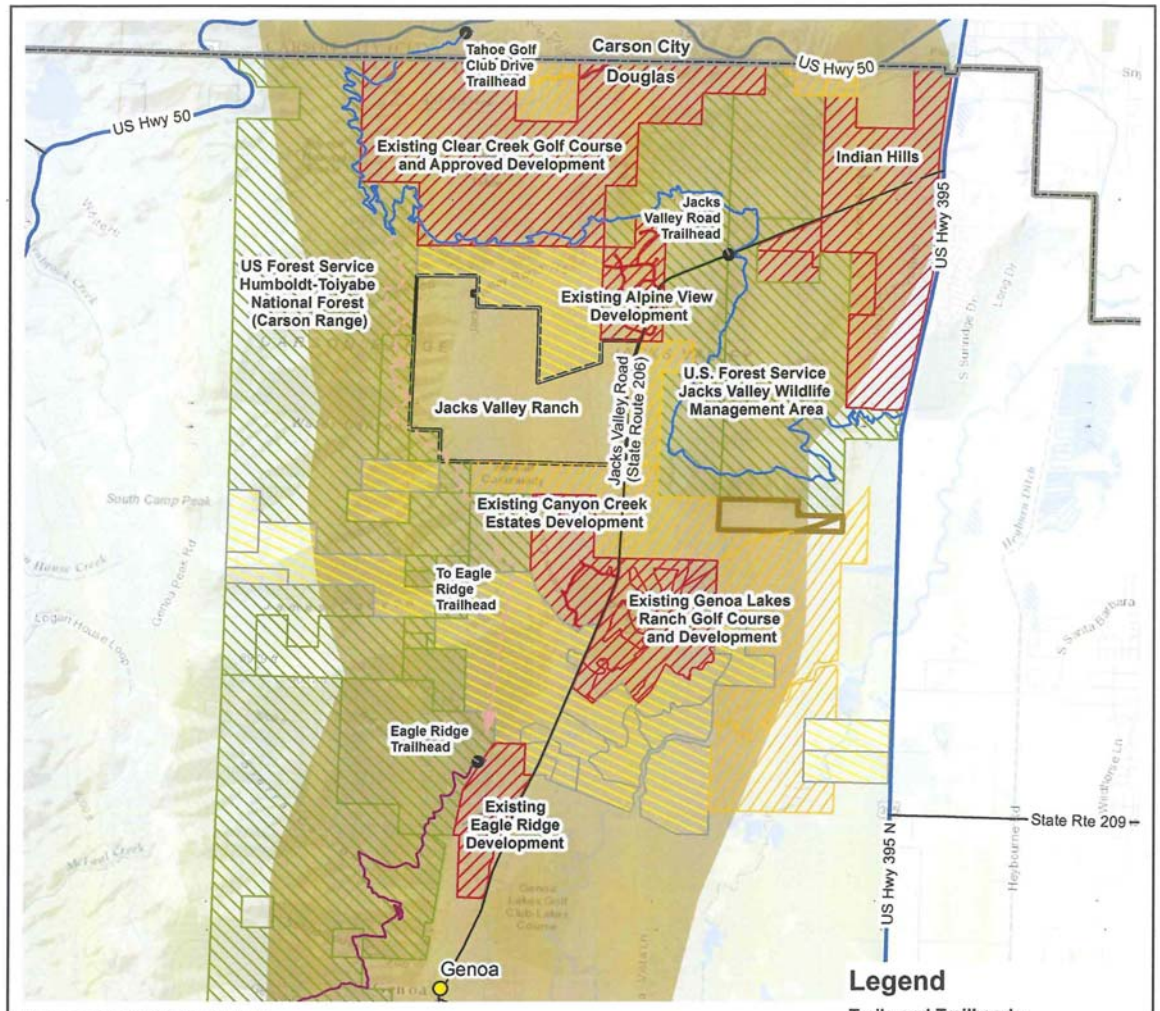
NEVADA
Assessor's Parcels
Douglas County Assessor
Map Legend
Parcel Boundary
Subdivision Boundary
Easements - See Recorded Documents
Town Boundary
Township/Range/Section
Open Space/Conservation Easements
001
110
1.0 Ac
B L K A
1
1109
Parcel Number
Parcel Sub/Seq Number
Parcel Acreage
Parcel Block Number
Parcel Lot Number
Parcel Address
T 14 N R 19 E
T14N
T13N
T12N
T11N
T10N
T9N
T8N
USFS
001
2598.03
Ac
USFS
002
3180.0 Ac
003
160.0 Ac
033
1193.0 Ac
153 JACKS
VALLEY
RANCH
NOTE: This map is prepared for the use of the Douglas County Assessor, for assessment and illustrative purposes only.
It does not represent survey of the premises. No liability is assumed as to the sufficiency or accuracy
of the data delineated hereon.

17. Map Supporting Draft Strategic Plan Values



Notes on Strategic Plan Values:

Sustainability: The Jacks Valley Ranch contains 5 key habitat types as classified by the Nevada State Wildlife Action Plan, see Attachment 3 Jacks Valley Ranch Key Habitats Map, to the Jacks Valley Ranch Biological Assessment. The Ranch is also located within the Carson Valley Important Bird Area.

Connectivity: The entire Jacks Valley Ranch is located within a mapped Mule Deer movement corridor and provides a linkage between the Carson Range and the Jacks Valley Wildlife Management Area. Access provide to the southwest corner of the property is critical to completing the Conceptual Foothill Trail and closing a gap within the existing Carson Valley Trails system.

Community: The Jacks Valley Ranch provides a contiguous block of open space along the east face of the Caron Range located between existing and/or approved developments to the north and south. It contains cultural and historic resources of importance to the Carson Valley and Douglas County communities.

Legend

Trails and Trailheads:
- Existing Trailhead*
- Existing Clear Creek Trail*
- Existing Genoa Trail*
- Conceptual Foothill Trail **

Land Ownership / Use
- Jacks Valley Ranch
- US Forest Service
- Tribal Lands
- Indian Hills GID
- Large Private Parcels
- Development

Mapped NDOW Wildlife Corridors:
- Mule Deer (2013)***

0 0.5 1 2 Miles

Data Sources:
*Carson Valley Trails Association
**Nevada Land Trust
***Nevada Department of Wildlife Online GIS Database

Map Supporting Draft Strategic Plan Values for Jacks Valley Ranch

4/27/2016
RCI Resource Concepts Inc

R:\projects\The_Conservation_Fund\16_133_1\MXD\Jacks_Valley_Ranch_Connectivity_Map.mxd

18. Support Letters

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

April 2, 2016

Alicia Reban
Executive Director
Nevada Land Trust
P.O. Box 20288
Reno, NV 89515

RE: SNPLMA Round 16 Nomination for Jacks Valley Ranch Conservation Easement in Douglas County

Dear Ms. Reban:

I am writing in regard to your application for Southern Nevada Public Land Management Act funding to purchase a conservation easement on the Jacks Valley Ranch, comprised of parcels 1419-00-001-033 (1,193 acres) and 1419-00-002-028 (40 acres). I understand the conservation easement would be placed over the entire 1,233-acre ranch, which includes both forest (approximately 506 acres) and agricultural lands (approximately 727 acres).

This conservation easement is consistent with the Douglas County Master Plan and further is consistent with the goals and policies set forth in the Douglas County Open Space and Agricultural Lands Preservation Implementation Plan.

The primary purpose of the Open Space and Agricultural Lands Preservation Plan is to protect agricultural land and other designated open space lands from future commercial and housing development. This plan clearly articulates the residents' desire to protect our heritage, retain the open space, rural and agricultural character of the community. Acquisition of a conservation easement on Jacks Valley Ranch matches our goal to sustain our County's agricultural economy and to protect agri-businesses and the open spaces in our community.

We appreciate the Nevada Land Trusts efforts to help protect important lands in the Douglas County area and wish you every success.

Sincerely,

Lawrence A. Werner
County Manager

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

BRIAN SANDOVAL
Governor

State of Nevada

DEPARTMENT OF WILDLIFE

6980 Sierra Center Parkway, Suite 120
Reno, Nevada 89511
(775) 688-1500 • Fax (775) 688-1595

TONY WASLEY
Director

LIZ O'BRIEN
Deputy Director

JACK ROBB
Deputy Director

April 22, 2016

Mr. Chuck Pope, Co-Executive Director
Nevada Land Trust
2000 Del Monte Lane
Reno, NV 89511

RE: Jack's Valley Ranch SNPLMA application

Dear Director Pope:

The Nevada Department of Wildlife (NDOW) was contacted by you and asked to review and consider providing agency support for a Southern Nevada Public Land's Management Act (SNPLMA) Round 16 application for a conservation easement on Jack's Valley Ranch in Douglas County, Nevada. We are pleased to provide this letter in support of that application as it supports numerous wildlife values that meet NDOW's mission of protecting and enhancing wildlife populations and their habitats in Nevada as detailed below.

Jack's Valley Ranch is uniquely situated in the ecological transition zone between the Sierra Nevada and Central Basin and Range Ecoregions. The combination of upland and lowland habitats, riparian resources throughout the property, and the threat of development of the property due to its proximity to nearby developed lands and urban communities make this a valuable target for a permanent conservation easement.

The property provides important linkages and habitats for mule deer, black bear, and mountain lions, all big game species managed by NDOW that have faced drastic reductions in habitats and connectivity between the Carson Range to the west and interior Great Basin ranges to the east due to habitat loss and development activities related to human population growth. Both sooty grouse and mountain quail, two upland game bird species, probably are found on the property. Diversity species of management and conservation importance likely on the property include Allen's chipmunk, American marten, bald eagle, Brewer's sparrow, Calliope hummingbird, Cassin's finch, fox sparrow, flammulated owl, golden eagle, Lewis's woodpecker, loggerhead shrike, long-billed curlew, pinyon jay, prairie falcon, northern goshawk, northern pintail, olive-sided flycatcher, redhead, rubber boa, rufous hummingbird, sage thrasher, sandhill crane, Sierra Nevada snowshoe hare, short-eared owl, Virginia's warbler, white-faced ibis, white-headed woodpecker, and Williamson's sapsucker.

Because of the rich biological diversity representing many species identified in the Nevada Wildlife Action Plan, the unique habitats representing multiple ecoregions, and the important linkages for wildlife, NDOW is pleased to provide strong support for this application for SNPLMA funding. A conservation easement will maintain the important habitats found on the property and continue to support the many species of management and conservation priority identified above.

Please consider our support of this project as a beneficial use of SNPLMA funds to maintain and enhance conservation values for the State of Nevada. If any additional information is required beyond this letter to clarify NDOW support of this proposal, please do not hesitate to contact me at (775) 688-1599.

Sincerely,

Tony Wasley

Tony Wasley
Director

jct:tw:ss