

SNPLMA Round 10 / FLTFA Round 6
Environmentally Sensitive Land Acquisition Nomination

WINTERS RANCH

NARRATIVE STATEMENT

Executive Summary

Winters Ranch protects some of Nevada's oldest water rights flowing from Washoe Valley into the Truckee River, and completes the process to protect the land, habitat and water initiated by Southern Nevada Public Land Management Act (SNPLMA) in 1999. This final Winters Ranch nomination unites entire sections of contiguous BLM SNPLMA lands with the Nevada Department of Wildlife Scripps Wildlife Refuge and U.S. Forest Service SNPLMA lands.

This nomination also represents one of the prime habitat areas in southern Washoe County for shorebirds, waterfowl, and other water dependent species. The natural flow of water has created large areas of wet meadow and pasture, as well as the sagebrush steppe, provide vital breeding habitat for birds.

Nevada Land Conservancy conducted a field survey of the property to gain an understanding of the conveyance system of natural flow and man-made ditches used to distribute the water over the parcels to insure the beneficial use area described in the water right documents coincide with the parcels acquired. Additionally we evaluated the relationship of the conveyance of water from this proposed acquisition to the existing land acquired under previous SNPLMA acquisitions to the east.

Our survey determined that if the Winters Ranch surface water rights are not acquired through Round 10, the Winters Ranch water rights previously acquired in Round 4 will not reach the land to which they are encumbered causing a loss of herbaceous wetland and facultative wetland species. Down gradient parcels to the east could still be irrigated, however, water available for ground-water recharge and flow to Washoe Lake would be reduced by 60%. This would significantly reduce efficiency particularly to the BLM's previously acquired lands to the east.

Water from the Sierra's Carson Range has been redirected to serve domestic and agricultural uses in Washoe Valley. Elsewhere along the Sierra front, water is absorbed for municipal, industrial, or recreational purposes. Therefore, if the land is to continue providing for the traditional numbers and diversity of species which once called Washoe County home, then key properties around Washoe Lake must be prioritized for wetland dependent birds.

This property's scenic value is appreciated by 30,000 daily commuters who drive through the Valley. The historic Virginia and Truckee (V&T) Railroad bed, raised several feet above the Winters Ranch pasture, bisects the property, running for approximately two miles through the valley. The Virginia and Truckee Railroad operated from 1872 to 1950 through Washoe Valley.

Name of Property: WINTERS RANCH

Nominated by: Alicia Reban, President
Becky Stock, Project Director
Nevada Land Conservancy
P.O. Box 20288
Reno, NV 89515
Wk: 775-851-5180
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Property owner: Randy Lane
Falcon Capitol
P.O. Box 456
Zephyr Cove, Nevada 89448
W: 775-588-5617

Date acquired: 1998

APN: APN 46-022-04 23.000 acres
APN 46-022-05 17.160 acres
APN 46-022-06 46.293 acres
APN 46-022-07 233.327 acres

Legal: T16N, R19E and portions of Section 2, 3, and 35

County: Washoe

Congressional Dist: District 2 (Rep. Dean Heller)

Acres: 320 acres

Acquiring Agency: Bureau of Land Management, Carson City District Office

Rights Being Offered for Acquisition:

- ✓ Fee Acquisition of Land
- ✓ Water Rights:
 1. Appurtenant to the property? **Yes**
 2. (a & b) 1,378.38 acre-feet of Surface Water Rights & 98.68 acre-feet of Underground Water(c) Beneficial use? **Irrigation**
(d) Describe the location and type of diversion point – included before Owner Statement
 3. See specific information on water rights after Socioeconomic Information section.
- Conservation Easement (e.g., Development Rights)
- Mineral Rights: Describe
- Access Easement

- Patented Mining Claims – Describe
- Other -- describe

Rights to be Reserved: Duplicate this list and check (✓) any interests in the property the owner possesses but wishes to reserve. Examples include:

- Access rights
- Water Rights: Specify type and acre-feet, beneficial use, diversion point, etc.
- Mineral interests: Describe
- Development Rights
- Other: Describe

Occupancy or Use Rights Held by Others:

- Are there caretakers living on the property? If yes, who owns the home in which the caretakers live? **NO**
- Do any relatives, friends, associates, or other persons live on the property, with or without permission of the owner? If yes, indicate relationship and how long they've resided on the property, the type of dwelling, and who owns the dwelling. **NO**
- ✓ Does anyone or any company use any part of the property for agricultural or other commercial purposes either full-time or part time? How long have these activities been taking place? **YES. The property is leased by Urrutia Ranch through a handshake agreement from May 1 - Nov 1 with a 30-day notice of lease termination for grazing purposes. The property is leased year-to-year for grazing purposes and provides \$5,000 in annual revenue. The land has been used as pasture since the original Winters family homesteaded it in the late 1860's.**
- Does any person, company, or other entity regularly use any part of the property for any reason whatsoever (e.g., temporary storage of personal or business property, hold annual or periodic events of any kind, etc.)? **NO**
- Are there any structures on the property, which are used by any party on a regular or intermittent basis other than the owner? **NO**

Rights of Others Related to Water Rights: Does any person, company, or other entity own the rights to surface water on the property, or have wells, piping, or other works for diversion and distribution of ground water from the property? **NO**

Asking Price: ~~\$29,000,000~~ Revised Asking Price \$12,000,000. See Supplemental Owner Statement. Sale information below was provided in support of the initial asking price.

Sale #1

Location: 7515 Old Hwy 395 24.8 acres
Sale date: February 29, 2008
Sale price: \$520,000
Fee Simple acquisition
Vacant land – no water rights

Sale #2

Location: 2800 Rhodes Road 10 acres
Date of sale: July 27, 2007
Sale price: \$1,050,000
Fee Simple acquisition
Vacant Land – 31.67 acre/ft water rights

Sale #3

Location: Musgrove Ck Drive Washoe
Valley 46.84 acres
Date of sale: December 2, 2005
Sale price: \$750,000
Fee Simple acquisition
Vacant land – no water rights

October 28, 2008 **Truckee River water rights** valued at \$23,250acre-ft by
Ken Brisco of Truckee Meadows Water Authority

General description of the property

The only man-made structures on the Winters Ranch are the historic remains of the Old Ophir Mill. These nominated parcels provide an unobstructed view across Washoe Lake and into the Virginia Range from Bowers Mansion Regional Park.

Washoe Valley is located at the southernmost end of Washoe County. Lying along the Sierra Nevada Mountain range with rapidly urbanizing Reno and Sparks at one end, and the equally rapidly growing Carson, Douglas, Storey counties on the other, Washoe Valley represents an expansive vista of extended greenbelt, water resources, and mountains. The Regional Transportation Commission anticipates that the projected population growth by 2020 will increase Washoe County by 110,000 people, bringing the total population to 463,000. Sustained growth is also projected in Carson City and Douglas County for the same period of time. Opportunities for open space and access to the Sierra Nevada Mountains are now limited and will become even more so within the next 12 years.

Brief summary of resource values.

Washoe Valley's historic Winters Ranch, which has been referred to as the Casey Ranch in previous nominations, and the adjacent areas represent one of the last relatively untouched areas in southern Washoe County for shorebirds, waterfowl, and other water dependent species. The large areas of wet meadow and pasture, as well as the sagebrush steppe, provide vital breeding habitat for birds such as Wilson's Snipe, Willet, Short-eared Owl, White-faced Ibis, Loggerhead Shrike and Sage Thrashers among others.

Water from the Sierra's Carson Range has been redirected to serve domestic and agricultural uses in Washoe Valley. Elsewhere along the Sierra front, water is absorbed for municipal, industrial, or recreational purposes. Therefore, if Washoe County is to continue providing for the traditional numbers and diversity of species which once called Washoe County home, then key properties around Washoe Lake must be prioritized for wetland dependent birds.

Washoe Lake is fed by snowmelt primarily from the Sierra Nevada Mountains through Davis and Ophir Creeks. The water in these creeks is diverted to irrigate pastures, which have made the valley the visual resource the public enjoys. In high water years Washoe Lake intrudes onto the pastureland. In drought years there may be no water at all in the lake. The entire Winters Ranch includes areas of wetlands, irrigated pastureland, sagebrush uplands, and forests. The historic Virginia and Truckee (V&T) Railroad bed, raised several feet above the pasture, bisects the property, running for approximately two miles through the valley. The Virginia and Truckee Railroad operated from 1872 to 1950 through Washoe Valley.

This property comprises approximately one eighth of the pastureland in the Washoe Valley, which creates the "visual" space so appreciated by 30,000 daily commuters, tourists, and residents who drive through the Valley. The land is long and flat, which is ideal for outdoor recreation. Remnants of the V&T Railroad bed, which runs parallel, could provide recreational opportunities for hiking, biking and equestrian uses.

Federally approved land-use plan:

It is consistent with the is consistent with the 2001 BLM Carson City Field Office Consolidated Resource Management Plan. In addition, the Carson City Field Office drafted the Winters Ranch Property Interim Management Plan December 2005 following the acquisition of almost 1,000 acres of land, and 3,763 acre-feet of water rights. The Interim Management Plan was updated July 2008 as the Winters Ranch Proposed Management Plan with the cooperation of the Washoe Valley Working Group, which is comprised of federal, state, county, non-profit, and motivated individual partners.

The final Southern Washoe County Urban Interface Plan Amendment of January 2001 provides the Carson Field Office of the BLM guidance on land acquisitions in southern Washoe County. The plan amendment provides for the BLM to consider acquiring private land that is designated as desired open space (pg.3). The Washoe Valley Winters Ranch is an essential resource for wildlife habitat and historical, recreational and scenic open space in Northern Nevada. This property is important to Washoe County to retain as open space and was designated as desired open space in the March 2008 Washoe County Regional Open Space & Natural Resource Management Plan.

Acquisitions must meet one or more of the following criteria:

1. Facilitate access to public lands and resources.
2. Provide resource protection.
3. Facilitate implementation of the Resource Management Plan (RMP).
4. Provide for a more manageable land ownership pattern.
5. Maintain or enhance public recreational uses and open space values.

Acquisition would protect Washoe Valley wetland habitat. Without acquisition, the property would most likely be developed, potentially into a 250-site residential development. This property would also implement this RMP by acquiring land important for Washoe County open space values.

Long-term management of future and past Washoe Valley public land and water acquisitions will require a continued and active partnership. To meet these goals Washoe County has drafted District 3C Parks & Open Space Master Plan for Washoe & Pleasant Valley Administrative Draft as of June, 2006. The administrative draft includes in the Policies & Guidelines for Trails & Public Lands the written goal “to seek a Partnership Agreement with the Bureau of Land Management and U.S. Forest Service, and Nevada State Parks to... allow for proper management of the urban interface through community policing... for joint management of public lands to achieve their maximum beneficial use including recreation, open space, storm drainage and so forth.”

Nevada Land Conservancy is also a committed Washoe Valley partner.

Nevada Department of Wildlife Director Doug Hunt committed in a letter of support to discuss a cooperative management arrangement to partner on some aspects of the Washoe Valley properties in conjunction with NDOW’s Scripps Wildlife Management Area.

Federally Designated Area: The nominated 320 acres of Washoe Valley land are not located in, and do not share a common boundary with, a federally designated area. The nomination is contiguous with Bowers Mansion Regional Park (Washoe County) and land acquired in SNPLMA Round IV for their natural resource, cultural, scenic and recreational values.

Known hazardous material, safety, or other liability issue(s):

The Winters Ranch was previously nominated in Round 4 and Round 7 of the SNPLMA program. At that time, there was some concern over an historic mill site located on parcel 046-022-02, and that parcel was withdrawn from consideration. Since that time, additional testing has been performed. *[Please note that parcel 046-022-02 was renumbered March 25, 2003 and is now known as 046-022-05. 046-042-03 was also renumbered and is now known as 046-022-04 and 046-042-05. 042-042-05 is NOT part of this nomination.]*

SERG, Inc. submitted a Phase I Environmental Site Assessment dated January 23, 2003 and a Phase II Environmental Site Assessment dated October 7, 2003 to Thiel Engineering Consultants (TEC). In the October 7, 2003 Phase II report, the following results are noted for that specific site: Soil was collected from depths of 2' to 4' within the original site's soil, and one irrigation well for site was sampled for contamination. No contaminants of concern were detected in the groundwater samples, but mercury concentration in soil above the pre-determined threshold of 210 ppm was identified.

In conversation with George Thiel on June 16, 2004 Mr. Thiel noted that all investigative documentation (the above-referenced Phase I & II) was provided to the Carson City BLM. He stated that in communication with the BLM, who's earlier concerns appeared satisfied because the treatment for mercury of this concentration is to cover it with clean soil. This was accomplished naturally during the slide event in 1983, which covered the site with several feet of fresh soil, up to five feet.

Page 31 of the Phase I study also noted the following:

APN 46-042-03	Abandoned oil heater at Ophir Mill
APN 46-022-02	Abandoned water softner
APN 46-022-02	Half buried 55 gallon drum
APN 46-022-02	Crumpled galvanized container with compression fittings
APN 46-042-03	Abandoned vehicle near the remaining wall of historic Ophir Mill

Oil or fuel container at the well head north of Ophir Creek culvert on west side of U.S. Hwy 395

No additional hazardous material, safety, or liability issues have been identified on the subject properties.

LAND ACQUISITION ASSESSMENT CRITERIA

1. Contributes toward preservation of a specially designated species.

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

Two specially designated species have been identified by three entities: Washoe County, Nevada Department of Wildlife & Nevada Natural Heritage as having habitat within the nominated property. The Carson Silverspot butterfly, *Speyeria Nokomis carsonensis*, is listed as a (S1) ranking statewide, critically imperiled and especially vulnerable to extinction or extirpation due to its extreme rarity and imminent threats. The other specially designated species is the Mountain Yellow-Legged frog, *Rana muscosa*, that is listed as a (SH) statewide, referring to historical records and likely to be re-discovered on the property.

Any habitat and occurrences identified for the Carson Valley Silverspot and the Mountain Yellow-Legged frog should be protected from development. Wetland and meadow habitat is being lost at a rapid rate in the Sierra Front and Great Basin. Acquisition of this property will ensure that these two specially designated species have appropriate habitat and conservation measures in place to protect future populations.

- B. Does the acquisition contain habitat, which supports one or more special status species? The Washoe Valley Winters Ranch property acquisition proposal involves 320 acres of land west of Highway 395 and east of Bowers Mansion Regional Park in Washoe Valley. The Carson City Field Office Interim Management Plan, December 2005 includes the following information covering foraging habitat for sensitive species: “The Winters Ranch properties could provide extensive foraging habitat for as many as ten sensitive bat species (Townsend’s big-eared, big brown bat, spotted bat, western red bat, silver-haired bat, California myotis, fringed myotis, Yuma myotis, little brown myotis, western pipistrelle) known to roost in surrounding habitats.

The property provides foraging habitat for two federally listed species (Bald Eagle, Peregrine falcon) and four BLM Sensitive Species (Golden Eagle, Short-eared Owl, Ferruginous Hawk, Swainson’s Hawk); and could provide nesting habitat for the Short-eared Owl. The Long-billed Curlew is the only other sensitive species potentially using the Winters Ranch properties.”

The Winters Ranch wetlands acquisition would add an additional habitat buffer zone to the 3,000 acre Scripps Wildlife Management Area marshland and Washoe Lake State Park system. In this wetland habitat, federally protected species and other waterfowl nest, feed and breed. Female pelicans from Anaho Island on Pyramid Lake visit the Winters wetlands to feed during nesting times. The Winters Ranch wetlands are included in the Pacific Flyway.

Nevada’s Washoe Valley Important Bird Area has identified habitat for more than 215 bird species that include raptors, owls and Neotropical migrant bird species, and many depend on the Winters Ranch wet meadow and grassland habitat. Robin Powell of Audubon Society identified the Washoe Valley as critical for the following sensitive species as defined by Nevada Partners In Flight:

White-faced Ibis are highly dependent on wet meadows for feeding--they tend to be strongly tied to agricultural lands.

- Long-billed Curlews are also strongly tied to grasslands in the Great Basin for breeding. They've been seen in Washoe Valley, but thus far not documented in great numbers. Long-billed Curlews have been identified as a species of Global Conservation Concern (the highest ranking) by BirdLife International and the National Audubon Society.
- Short-eared Owls are also grassland birds that have been reported in Washoe Valley, which should increase in numbers as habitat improves.
- There are three sub-species of Willow Flycatcher in Nevada who barely make it into the western edge of the state along the Sierra Nevada front/Washoe Valley. These and other subspecies probably had greater ranges in the state at one time, but their riparian habitat has been so badly degraded that their ranges have contracted dramatically. The ranch lies within this subspecies' range and willows in good condition along riparian zones or in wet meadows could host this bird.

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

Bald eagles are sited regularly in the spring using the Winters Ranch pastures for feeding. Cattle graze the pastures, and the eagles commonly feast on the birth remains and other small mammals. The Winters Ranch is utilized as part of the bald eagle spring migration.

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

The Ophir Creek flows across this section of the ranch into the Scripps Wildlife Management marshland. Additional creeks, namely Davis and Franktown creeks, surround the private lands. The availability of water, plant community interspersed and diversity and the rural environment combine to make abundant wildlife habitat.

Winter runoff from the Carson Range of the Sierra Nevada provides recharge to the groundwater. Although groundwater levels fluctuate due to climate and seasonal variation, surface water is often present during the winter through early summer. During especially wet seasons, Washoe Lake, to the east, can encroach into the wetland areas. Periodic flooding can occur from winter run-off. Summers are typically hot and dry. Long-term droughts can occur during which Washoe Lake becomes completely dry and the water table becomes significantly lower.

The Washoe County Department of Comprehensive Planning has identified very high flood potential for the land in and surrounding the Washoe Valley Winters Ranch nomination area. The Winters Ranch wetlands and floodplains act as a sponge to reduce flooding and clean the waters that eventually flow into the Truckee River and Pyramid Lake.

The Winters Ranch includes several acres of naturally occurring riparian areas. The lush meadows are supported by Ophir creek as well as Winters, Franktown and, Davis Creeks that flow around the subject parcel, which help create habitat for a wide diversity of wildlife.

Critical mule deer summer habitat exists on site for the resident deer herd; it has become even more important following recent wildfires in the vicinity. On the neighboring parcels to the west

acquired by the U.S. Forest Service in Round II of SNPLMA, the Humboldt Toiyabe Land and Management Resource plan directs the Humboldt-Toiyabe National Forest to protect key resource values for the Carson Front Management area, and specifically mule deer travel corridors and other wildlife habitat winter range.

2. Does the property contain a significant natural, aesthetic, or scientific features?

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

The section of Washoe Valley where these Winters Ranch parcels are located is unique in Nevada and critically significant. This property comprises approximately one eighth of the pastureland in the valley, which creates the scenic value so appreciated by 30,000 daily commuters, tourists, and residents who drive through the Valley.

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

NDOT Hwy 395 landscape and aesthetics corridor plan has recommended to the NDOT Director to officially designate Washoe Valley with Nevada Scenic Designation. This designation preserves the scenic view shed from billboards and signage. The designation will also make Washoe Valley eligible for NDOT Community Match funds ranging from \$50,000-500,000 for projects that include educational kiosks.

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

The acquisition will help protect the area from development, which is a key threat to the scenic value and natural resources.

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

Washoe County Park District –3C draft Master Plan for Washoe & Pleasant Valleys, June 2006. The master plan prioritizes the maintenance of scenic, recreational and cultural resources under Comprehensive Plan Goal 14, and throughout the plan.

The Washoe Valley Working Group has been meeting since 1998 to preserve Washoe Valley for its open space values, and acquisition of these lands is the first step. The working group is prepared to assist with the long-term management responsibilities through the formation of a Friends of Washoe Valley organization as a next step.

3. Preserves significant historic, paleontological, or cultural site.

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

- Virginia & Truckee railroad
- Historic remains of the Old Ophir Mill
- One square mile of cultural data per State Historic Preservation Office

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

The V&T (Virginia and Truckee) Railroad was created in 1870 to transport ore and mining supplies along with staple items more easily than wagon trains over the roads between Gold Hill to Virginia City to Carson City. The V&T route bisects these parcels and runs through the entire

Winters Ranch entering on its northern border, running behind Winters Mansion and ending up at the Bower's Mansion Park on the southern border of the ranch.

The Winters Ranch land is historic in and of itself, originally owned by Theodore Winter, Territorial Representative in 1862. The ranch also contains several historically significant sites. In 1997 Harding Lawson Associates performed a feasibility study finding pre-historic, historic and ethnographic habitation sites throughout the entire ranch. Prehistoric sites have been identified that indicate use over a period of several thousand years.

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

Yes through maintenance for posterity as publicly protected lands.

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

The Carson City Field Office Interim Management Plan, December 2005 includes cultural resource protection within its goals. "There are considerable number of features on the Winters Ranch Property that are of archeological interest and importance. The bed of the historic Virginia and Truckee railroad traverses the property from north to south. A Class III survey was conducted over this area in 1997 and a number of sites were recorded."

The State Historic Preservation Office is a member of the Washoe Valley Working Group, and consulted for historic information and direction.

It is the intent of the Washoe County Park Draft Master Plan to preserve and maintain the numerous cultural and historic resources found throughout the master planning area, and to provide access to these resources, whenever feasible.

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

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

Nearby Davis Creek Park and Bowers Mansion, both Washoe County parks, draw close to 300,000 recreationists to Washoe Valley for a variety of outdoor activities. Scripps Wildlife Management Area is used by thousands of sportsman annually, and Washoe Lake State Park counts 65,000 annual visitors. Acquisition of the Washoe Valley property will enhance passive recreational opportunities through the following activities:

- Hiking
- Horseback riding
- Bird and wildlife watching
- Hang gliding
- Wildlife photography

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

The Washoe Valley Winters Ranch is adjacent to Scripps Wildlife Management Area, Washoe State Park and directly adjacent to other SNPMA protected BLM and Forest Service property. Across Old Hwy 395, to the west, lie adjacent U.S. Forest Service lands vital to habitat protection, and public access to the Sierra Front. Davis Creek Park and Bowers Mansion are busy Washoe County parks also bordering the Winters Ranch. Acquisition of this property will

help consolidate the public lands. The consolidation will improve habitat and resource protection as well as recreational opportunities.

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

As a public land acquisition the public will be allowed access for passive uses such as bird watching and hiking.

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

Washoe County Regional Open Space & Natural Resources Plan, March 2008 guides management for minerals, wildlife and recreation. This plan provides guidelines for open space land management.

The Carson City Field Office Interim Management Plan, December 2005 includes Winters Ranch recommended recreation management, such as directing passive day use, and unless otherwise authorized, motor vehicle use is prohibited.

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

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

The Winters Ranch nomination of 320 acres, and the Round 7 Forest Service Ophir Creek nomination of 69 acres, represents the final pieces of the Winters Ranch project begun in 1999 as an effort to protect almost 2,000 acres of environmentally sensitive lands in Washoe Valley. In 1998 nine hundred homes were slated for Winters Ranch, an action that would have affected the wildlife, the water quality and quantity, jeopardized cultural resources and impacted the scenic open space appreciated by regular commuters and visitors alike.

The North Washoe Valley Wildfire Risk Reduction & Ecosystem Enhancement Project developed by the U.S. Forest Service Carson Ranger District in 2005 mapped treatment areas on the east slope of the Sierra slightly north of Franktown Creek and south to Galena Creek. Several areas west of the nominated parcels along Ophir Creek have been identified as proposed treatment areas. Fuels reduction treatments will be much easier if this land is acquired through SNPLMA.

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

Acquisition of the final 320 acre section of the Winters Ranch will consolidate public lands from the Sierra slope to Washoe Lake State Park. This consolidation will protect the natural flow of water from west to east and maintain habitat vital to birds and other wildlife. Acquisition also supports the IBA or Important Bird Area designation supported by Audubon and Bird Life International determined following a critical evaluation for Nevada sites important to species of concern, sites harboring an assemblage of species restricted to a unique or threatened natural community, or sites where a significant congregation of birds occur.

6. Estimated post-acquisition management costs

- A. There are no added management costs
- B. There are added management costs but costs are offset by contributions from other entities.

There is no question that the acquisition and protection of Washoe Valley for its habitat and water quality protection, cultural resources and open space values will create management responsibilities. Fortunately the Washoe Valley Working Group partners, listed in question 7, are dedicated to the long-term protection of the existing and nominated lands.

Washoe County Regional Parks and Open Space is committed to formalizing the county's management agreement with the BLM and Forest Service. Nevada Department of Wildlife is also committed to Washoe Valley's wildlife, and has a history of involvement in the valley through Scripps Wildlife Management area and Washoe Lake State Park. NDOW Director Doug Hunt's letter of support is included along with his vision of partnership.

Nevada Land Conservancy will continue its role as convener and facilitator of the Working Group, and will further commit to assisting with the management of the Washoe Valley public lands by fostering a Friends of Washoe Valley Group. An early vision for this group includes organization of volunteer workdays, educational events and creation of a network of volunteers to actively monitor the property for law enforcement, invasive species, and other management support purposes.

7. Has the support of the State, local governments, other agencies, and/or other interested parties (provide written verification of support)

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

Washoe County Board of Commissioners officially voted to support the Washoe Valley Round 10 SNPLMA acquisitions on October 28, 2008.

- B. Is the acquisition supported by environmental, recreational, and/or scientific groups? Letters from 20 supporters ranging from state agencies to concerned individuals and organizations are included.

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

In an effort considered by many to be a premier example of inter-agency cooperation and stakeholder collaboration in Nevada, the Washoe Valley Working Group has been working to protect the Winters Ranch property in Washoe Valley since 1998. Headed by the Nevada Land Conservancy, the Working Group has been partnering with Falcon Capital for more than six years to acquire approximately 1,600 acres of the Winters Ranch, completed through the SNPMA Rounds I-IV. The Nevada Land Conservancy has gathered a working group comprised of landowners, interested local, state and federal agencies and organizations, and citizen representatives to protect areas of essential wetland and critical habitat. Senators Reid and Ensign and former Senator Bryan have been represented in the Washoe Valley working group.

The regularly attending working group members include: Washoe County Open Space; Washoe County Parks & Recreation Department; Nevada Department of Transportation; Nevada Division of Wildlife; Citizen Advisory Boards of East and West Washoe Valley; U.S. Forest Service; BLM; Nevada State Parks; Nevada Division of State Lands; The Conservation Fund; and Supporters of Scripps Wildlife Area.

In addition to SNPLMA funding, voters, through a 2000 Washoe County bond, generated other acquisition funds with \$38,000,000 for Parks, Libraries, Trails and Open Space. The bond projects also included funds for a trailhead at Jumbo Grade on the east side of Washoe Valley, a trail along south Washoe Lake, as well as the purchase of the Winters Ranch parcels at Davis Creek. Significant conservation efforts have taken place throughout the Valley, such as the BLM's acquisition of lands above the Valley to the East. Besides Bower's Mansion and Davis Creek Regional Parks, the Valley is home to Washoe Lake State Park and the Nevada Division of Wildlife's Scripps Wildlife Management Area. All are strengthened by creating links for people and wildlife to move between them; this last parcel is essential for that very reason.

Nevada Department of Wildlife is working on a partnership proposal that *may* provide management funds through the Duck Stamp program.

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?

Washoe County Regional Open Space & Natural Resources Plan, March 2008 guides management for minerals, wildlife and recreation. This plan provides guidelines for open space land management.

8. Other Considerations

A. Would the acquisition prevent planned development or other incompatible uses? Acquisition of the Washoe Valley property protects the land in question from a 250-unit housing development. Even though the land is currently zoned a combination of general rural (1 unit per 40-acres), medium density rural (1 unit per 5-acres), and high density rural (1 unit per 2.5-acres), transitional zoning granted by Washoe County allows up to 250 housing units. If the proposed housing project develops, it will have a significant impact on the Critical Habitat for Nevada BLM Proposed Sensitive Species, the Northern Nevada Heritage Program critically imperiled species, and the US Forest Service Region 5 Federally Threatened Species of plants, birds and invertebrates. In addition, the health of the wetland, and the extensive watershed protection, would be weakened. The dramatic increase in human population will cause many species to migrate away from land, and potentially the entire lake and wildlife management area.

B. Is the acquisition the Acquiring Federal Agency's number one priority? The acquiring agency will address this to designate one BLM priority from all those nominated at the Land Acquisition Subgroup meeting.

9. Is proposed Federal acquisition is in Clark County, Nevada – NO

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**
2. Amount of annual property taxes. **\$871.32**
3. A description of the existing use(s) of the property. **Agriculture**
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.) **\$5,000**
5. A summary of local public services being utilized on and provided to the subject property. **NONE**
6. A summary of local contractors being utilized on the subject property. **NONE**
7. Identify the current city or county land use plan designation(s) for the subject property. If no local government land use plan or master plan is in effect, please so state. In this case, list the current zoning and any anticipated zoning changes in the foreseeable future, if any. **Current zoning is General Rural, one residence per 40 acres, with no anticipated zoning changes in the foreseeable future.**
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. **See description of water rights in next section.**
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. **Mineral rights will not be reserved.**

Description of Water Rights

A total of 1378.38 acre-feet of Surface Water Rights described as follows:

A portion of 2nd Amended Proof 02441 from Ophir Creek and tributaries consisting of 295.47 acres of Harvest Crop with a duty of 4.5 acre-feet per acre for a total duty of 1329.62 acre-feet annually; along with a pro-rata share of the diversion rate.

A portion of Amended Proof 02754 from Davis Creek and tributaries consisting of 9.27 acres of Harvest Crop with a duty of 4.5 acre-feet per acre for a total duty of 41.72 acre-feet annually; along with a pro-rata share of the diversion rate. Said portion of Amended Proof 02754 being supplemental to the portion of 2nd Amended Proof 02441 described above.

All of Amended Proof 02753 from Bowers Hot Spring, a tributary of Bower's Mansion Overflow, consisting of 10.86 acres of Harvest Crop with a duty of 48.762 acre-feet and including all of the diversion rates as decreed.

A total of 98.68 acre-feet of Underground Water Rights described as follows:

(1) Non-supplemental Underground Water Rights -

A portion of Permit 68101 consisting of a duty of 16.93 acre-feet annually and a pro-rata share of the diversion rate

All of Permit 68102 consisting of a diversion rate of 0.048 cfs and a duty of 9.54 acre feet

A portion of Permit 68103 consisting of a diversion rate of 0.0679 cfs and a duty of 13.57 acre feet

Proof of Appropriation 05764 consisting of a diversion rate of 0.1 cfs and with a duty of 44.8 acre-feet (2000 cattle)

The above described non-supplemental underground water rights totaling 84.84 acre-feet annually

(2) Supplemental Underground Water Rights -

A portion of Permit 68111 consisting of a duty of 12.318 acre-feet annually along with a pro-rata portion of the diversion rate

A portion of Permit 68112 consisting of a duty of 1.02 acre-feet annually along with a pro-rata portion of the diversion rate

A portion of Permit 68113 consisting of a duty of 6.73 acre-feet annually along with a pro-rata portion of the diversion rate

A portion of Permit 68114 consisting of a duty of 6.455 acre-feet annually along with a pro-rata portion of the diversion rate

A portion of Permit 68115 consisting of a duty of 2.854 acre-feet annually along with a pro-rata portion of the diversion rate

A portion of Permit 68116 consisting of a duty of 3.325 acre-feet annually along with a pro-rata portion of the diversion rate

The above described supplemental underground water rights totaling 13.84 acre-feet annually

**SUPPLEMENTAL OWNER STATEMENT
INDICATING WILLINGNESS TO CONSIDER SALE TO THE FEDERAL GOVERNMENT
AT REVISED ASKING PRICE**

TO: Ms. Becky Stock
Nevada Land Conservancy
P.O. Box 20288 Reno, NV 89515
(775) 851-5180 Becky@nvlc.org

Ms. Stock:

I, G. Randy Lane, managing member of Falcon Capital, LLC, am the legal owner of the approximately 320 acres of real property known as also known as Assessor Parcel Numbers 046-022-04, 046-022-05, 046-022-06, and 046-022-07. I understand that the property is being nominated for acquisition by a Federal agency under Round 10 of the Southern Nevada Public Land Management Act (SNPLMA) and/or the Federal Land Transaction Facilitation Act (FLTFA).

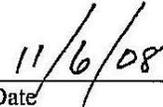
I have read and signed the document entitled "Federal Acquisition Process" to confirm that I understand the basic process that the Federal government will follow if the above property is selected for acquisition under the SNPLMA or the FLTFA. I am willing to consider sale of the above property to the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

After consultation with the Bureau of Land Management, Carson City District Office, regarding the asking price, I am willing to have the property nominated at the revised asking price of 7-12 million dollars. I understand that the actual purchase price will be the value determined by a federal agency-approved professional appraisal meeting industry-wide and Federal appraisal standards. I also understand that I have the right to accept or reject the value established by that appraisal.

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

G. Randy Lane, Managing Member
Falcon Capital LLC
P.O. Box 456
Zephyr Cove, NV 89448-0456


Signature


Date

ATTACHMENT 1 – PAGE 2
FEDERAL ACQUISITION PROCESS

(Include this page in the nomination package, initialed by the landowner)

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 site inspection and an environmental assessment 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 clean up 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., survey, 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 Acquisition (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. This provides you an opportunity to point out any unusual or hidden features of the property that the appraiser could overlook.
3. Appraisal Review and Approval. Once the appraisal has been completed, a federal review appraiser will review the report to ensure that all applicable appraisal standards and requirements were met. The review and appraisal are provided to the Agency for approval. The approved appraisal will then be used to determine the amount to be offered for your property. This amount will never be less than the market value established through the appraisal process.
4. Offer. The Agency will deliver a written offer for the sale/purchase of the real property. The Agency's offer will generally consist of a written summary statement that includes the amount of compensation (i.e., purchase price), the description of the property and any buildings or improvements that are considered to be part of the real property, and the property rights to be acquired. The Agency will give you a reasonable amount of time to consider the written offer and to ask questions or to request clarification of anything that is not understood. If you believe that all relevant material was not considered during the appraisal, you may present such information at this time.
5. Purchase Agreement. When you reach an agreement with the Agency on the offer, you will be asked to sign an option or a purchase agreement prepared by the Agency. Your signature will affirm that you and the Agency are in agreement concerning the acquisition of the property, including the terms and conditions of the acquisition. If, within a reasonable time, you and the Agency are unable to reach an

agreement on the acquisition of the real property, the Agency's offer will be withdrawn and your property will be removed from the acquisition list.

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

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



G. Randy Lane
Managing Member

8/21/08

Date

I, Patrick Gubbins, Manager, Bureau of Land Management, Carson City District Office, hereby certify that where the Winters Ranch property is concerned:

- 1) A representative of the BLM Carson City District Office has conducted an initial inspection on July 13, 2005 and numerous additional inspections, the last on October 15, 2008. Based on that inspection, the location and general description of the property presented in this nomination package has been verified and is accurate.
- 2) The property is not located within or adjacent to a "federally designated area" as that term is defined in the Federal Land Transaction Facilitation Act of 2000.
- 3) Acquisition of the property would facilitate management efficiency of Federal lands in the Washoe Valley area. The property lies adjacent to the Virginian property and Falcon Capital Casey - East, Round 1 and 4 acquisitions which have been completed. The property also adjoins County and USFS property and would be managed as part of this larger group of properties with the assistance of various entities/partners from the Washoe Valley Working Group.
- 4) Acquisition of the property is consistent with the 2001 BLM Carson City Field Office Consolidated Resource Management Plan/Southern Washoe County Urban Interface Plan Amendment in force for the area within which the property is located.
- 5) Not Applicable.
- 6) The planned use for the property is to manage the land and water to protect and enhance valuable open space along with scenic, wildlife, cultural and recreational resources. Upon acquisition, the lands would be withdrawn from entry under the land and mining laws as part of the Washoe County Protective withdrawal. OHV use would also be limited as dictated in the RMP.
- 7) The initial assessment of the information in this nomination package indicates 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.
- 8) Based on the initial site inspection and interview with the owner,
 - a) the initial assessment of potential liabilities presented in this nomination package 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) No remediation was described nor is any anticipated since no liabilities were identified.
- 9) Based on the agency's initial site inspection, the resource values as described in this nomination package appear accurate. The nominating entity has compiled the information from a variety of sources, including Nevada Department of Wildlife, Nevada Natural Heritage, Washoe County, BLM and the Great Basin Bird Observatory.
- 10) In the opinion of the agency, acquisition of the property is needed for the following reasons: to protect and enhance valuable open space along with scenic, wildlife, cultural

and recreational resources. These reasons are consistent with those stated in the nomination package response to assessment question number 9.

- 11) The agency has reviewed the owner's asking price and obtained a preliminary estimate of value (PEV) appraisal through the Department of Interior Appraisal Services Directorate. The initial asking price was above the PEV range which reflects the current market value range for similar properties within the area. After providing the property owner with the PEV range and explaining that it is a likely indication of the current market value range for the property, the owner submitted a supplemental owner statement revising the asking price to \$12,000,000 as reflected in the final nomination. The agency confirms that this asking price is within the PEV range and therefore is reasonable.
- 12) The agency has attached a cost estimate sheet which estimates the acquisition cost, including necessary expenses as \$12,202,000.00.
(See Attachment 5 for the cost estimate sheet).
- 13) 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 so manage this property if acquired. Washoe County Regional Parks and Open Space Department has made a commitment to formalize a cooperative management agreement that would outline specific tasks, services and/or funding the County would provide for necessary on-the-ground management of the property. Other Washoe Valley Working Group partners have expressed interest in assisting with property management.
- 14) The agency is prepared to accept management responsibility for the Winters Ranch-Bowers Mansion property on the date purchase is completed.
- 15) The agency has the resources to acquire the property in a timely manner if approved by the Secretary of the Interior for acquisition under the Southern Nevada Public Land Management Act or by the Secretary of the Interior and Secretary of Agriculture for acquisition under the Federal Land Transaction Facilitation Act.
- 16) The agency certifies that it 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.
- 17) BLM's Winters Ranch Property Interim Management Plan of December 2005 is applicable to this property. A long-term activity plan for development and management of the area (including this property) will be completed in early 2009.

By: 
for Patrick Gubbins
Manager
Bureau of Land Management, Carson City District Office

Date 11/13/08

**ATTACHMENT 5
SNPLMA/FLTFA ACQUISITION PROJECT
ESTIMATED NECESSARY EXPENSES**

Property Name: Winters Ranch (fee) Agency: BLM Date: 11/12/2008
 Project #: N/A in Nomination Priority #: N/A in Nomination
 Prepared by: J. Hufnagle Phone #: 775-885-6116

Bureaus agree to furnish the necessary equipment, materials, facilities, services, personnel, and other costs except

1. Owner Asking Price/Land Purchase Price (Not to exceed FMV as determined by a Federally approved appraisal.)	\$ 12,000,000.00	98.3%
2. Appraisal	\$ 30,000.00	0.2%
3. Land/Boundary Survey	\$ 20,000.00	0.2%
4. Environmental Site Assessment and NEPA	\$ 20,000.00	0.2%
5. FWS Consultation—Endangered Species Act	\$ -	
6. Water Rights or Mineral Analysis (for Title Purposes)	\$ 30,000.00	0.2%
7. Mineral Potential Report (Prior approval required)	\$ -	
8. Title Report, Escrow Fees, Misc. Closing Costs	\$ 10,000.00	0.1%
9. Recording Fees	\$ 5,000.00	0.0%
10. Pro-rata Share of Any Pre-Paid Property Taxes or	\$ -	
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)	\$ -	
12. Relocation Payments to Eligible Tenants	\$ -	
13. Direct Labor or Contracted Labor Costs: For activities necessary to complete the acquisition and/or to reach a decision as to whether or not the acquisition can be completed such as title records management; review of title documents (land, water, mineral, etc.), legal description verification; preparation and review of technical reports such as appraisals, ESA, water rights, mineral rights analyses for title purposes, surveys; preparation of requests for preliminary and final title opinion, preparation of conveyance documents, and escrow closing instructions; negotiating/resolution of rights to be acquired.	\$ 50,000.00	0.4%
14. Travel including per diem, when official travel status is required for agency personnel to perform case management (e.g., experts to review contracted appraisals, etc.)	\$ 10,000.00	0.1%
15. Official Vehicle Use (pro rata cost for use of Official Vehicles when required to carry out case management)	\$ 2,000.00	0.0%
16. Other Necessary Expenses	\$ 25,000.00	0.2%
TOTAL*:	\$ 12,202,000.00	99.8%

COMMENTS: _____



WASHOE COUNTY

DEPARTMENT OF REGIONAL PARKS AND OPEN SPACE



2601 PLUMAS STREET
RENO, NV 89509
POST OFFICE BOX 11130
RENO, NV 89520-0027
PHONE: (775) 823-6500
FAX: (775) 829-8014

October 30, 2008

Mr. Chuck Pope, Executive Director
Nevada Land Conservancy
1855 Del Monte Lane
Reno, NV 89509

**RE: Winters Ranch – Southern Nevada Public Lands Management Act
Nomination, Round 10**

Dear Chuck:

I am writing to advise you that Washoe County is in full support of the final acquisitions of the Winter's Ranch nominated in Rounds 7 and 10 of the Southern Nevada Public Lands Management Act through the Bureau of Land Management (BLM) and the United States Forest Service (USFS), as evidenced through the Washoe County Board of Commissioner's Resolution of Support of March 21, 2006 and October 28, 2008 (please see attached).

Washoe County has a long history of partnering with the BLM, the USFS, and citizen advocates in Washoe Valley. This partnership has fostered community wide support for Washoe County, the BLM, and USFS in acquiring hundreds of acres of environmentally sensitive land including wetlands, pasture, and forestlands to be preserved as open space for wildlife and watershed protection for generations.

To that end, Washoe County anticipates the formalization of an operation and maintenance plan for the historic Winters Ranch. Washoe County's support through cooperative management agreements with both the BLM and USFS are anticipated to also include input and support from the Nevada Land Conservancy, Washoe Valley Working Group, Washoe Valley Weed Group, West Washoe Valley Citizens Advisory Board, and other interested parties.

Thank you and sincerely,

A handwritten signature in black ink, appearing to read "Doug Doolittle", with a long horizontal flourish extending to the right.

DOUG DOOLITTLE
Director

ATTACHMENTS

Cc: Patrick Gubbins, Acting Field Manager, BLM-Carson City Field Office
Genny Wilson, District Ranger, U.S. Forest Service-Carson Ranger District



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Craig Scriber, Vice Chair
Harry Parsons, Treasurer
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Ginnie Kersey
John McClain
Alan Means
Willie Malini
David E. Moore
William J. Raggio
Gene Sullivan
William Thornton
Sue Wagner
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John Hester – City of Reno
Randy Mellinger – City of Sparks
Doug Doodittle – Washoe County
Ed Mannig – U.S. Forest Service

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Alicia M. Reban, CFRE
Executive Director
Sonya Hem
Deputy Director
Patricia McCleary
Conservation Director
Becky Stock
Projects Director
Terri Ritaro
Membership & Administration

October 16, 2008

Robert Larkin, Chairman
Washoe County Board of Commissioners
P.O. Box 11130
Reno, NV 89520

Subject: Intent to nominate land for federal acquisition under SNPLMA/FLTFA process

Dear Chairman:

The Nevada Land Conservancy is nominating the final 320 acres of the historic Winter's Ranch in Washoe Valley, and 120 acres in the Fox Range WSA identified as environmentally sensitive land for acquisition under the South Nevada Public Lands Management Act. The present owner and point of contact for the Washoe Valley land is John Serpa of Falcon Capitol, and the present owner of the Fox Range land is Bert McCoy. A list of the APNs for the two projects is attached.

As you learned during the October 21st Commission meeting this project will protect the final parcels of Washoe Valley land originally nominated in 1999, and 3 private inholdings within the Fox Range Wilderness Study Area surrounded by federally-owned lands managed by the U.S. Department of the Interior.

Winters Ranch protects some of Nevada's oldest water rights flowing from Washoe Valley into the Truckee River, and completes the process to protect the land, habitat and water initiated in 1999. This nomination also represents one of the last areas in southern Washoe County for shorebirds, waterfowl, and other water dependent species.

The Fox Range property acquisition will protect important natural resources in the Fox Range WSA. This Wilderness Study Area is valued for its un-fragmented and diverse landforms ranging from steep canyons to rolling hills. The acquisition includes appropriated water rights attached to each parcel. Nevada Department of Wildlife has confirmed that chukar partridge and quail are numerous in the Fox Range, as well as Mule deer and pronghorn.

The Nevada Land Conservancy looks forward to completing the protection of Winters Ranch, and protecting 3 private inholdings in the Fox Range for wildlife habitat and historical values.

Very truly yours,

Becky Stock
Project Director

*The mission of
The Nevada Land Conservancy
Is to preserve and protect the special places and
Open spaces of Nevada for future generations*

WASHOE VALLEY

Rights being offered

Fee Acquisition of Land and Water

Washoe Valley APNs & Acreage

APN 46-022-04	23.000 acres
APN 46-022-05	17.160 acres
APN 46-022-06	46.293 acres
APN 46-022-07	233.327 acres

Total: 320 acres

Legal Description

T16N, R19E and portions of Section 2, 3, and 35

Acquiring Federal Agency

Carson City BLM Field Office

Owner

John Serpa of Falcon Capitol

Purpose

To protect the final parcels of the Winter's Ranch originally nominated in 1999 for wildlife habitat, recreational activities, and its historical values.

FOX RANGE

Rights being offered

Fee Acquisition of Land and Water

APNs & Acreage

071-060-02	40 acres
071-050-01	40 acres
071-050-02	40 acres

Total: 120 acres

Legal Description

T30N, R22E, Section 31 and T30N, R21E, Section 13 & 24

Acquiring Federal Agency

Winnemucca BLM Field Office

Owner

Bert McCoy

Purpose

To acquire 120 acres of private inholdings within the Fox Range WSA for wildlife habitat, recreational activities, and its historical values.

SENDER: COMPLETE THIS SECTION	COMPLETE THIS SECTION ON DELIVERY
<ul style="list-style-type: none"> Complete items 1, 2, and 3. Also complete item 4 if Restricted Delivery is desired. 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. 	<p>A. Signature <input checked="" type="checkbox"/> Thomas J. Frugoli <input type="checkbox"/> Agent <input type="checkbox"/> Addressee</p> <p>B. Received by (Printed Name) _____ C. Date of Delivery _____</p>
<p>1. Article Addressed to:</p> <p>Robert Larkin Chair Washoe County Commiss P.O. Box 1130 Reno Nv 89520</p>	<p>D. Is delivery address different from item 1? <input type="checkbox"/> Yes If YES, enter delivery address below: <input type="checkbox"/> No</p> <p>3. Service Type <input type="checkbox"/> Certified Mail <input type="checkbox"/> Express Mail <input type="checkbox"/> Registered <input type="checkbox"/> Return Receipt for Merchandise <input type="checkbox"/> Insured Mail <input type="checkbox"/> C.O.D.</p> <p>4. Restricted Delivery? (Extra Fee) <input type="checkbox"/> Yes</p>
<p>2. Article Number (Transfer from service label) 7008 1300 0001 0056 4476</p>	

PS Form 3811, February 2004 Domestic Return Receipt 102595-02-M-1540

U.S. Postal Service™ CERTIFIED MAIL™ RECEIPT (Domestic Mail Only; No Insurance Coverage Provided)											
For delivery information visit our website at www.usps.com											
OFFICIAL USE											
<table border="1"> <tr> <td>Postage</td> <td>\$ 42</td> </tr> <tr> <td>Certified Fee</td> <td>270</td> </tr> <tr> <td>Return Receipt Fee (Endorsement Required)</td> <td>220</td> </tr> <tr> <td>Restricted Delivery Fee (Endorsement Required)</td> <td></td> </tr> <tr> <td>Total Postage & Fees</td> <td>\$ 532</td> </tr> </table>	Postage	\$ 42	Certified Fee	270	Return Receipt Fee (Endorsement Required)	220	Restricted Delivery Fee (Endorsement Required)		Total Postage & Fees	\$ 532	Postmark Here 
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Certified Fee	270										
Return Receipt Fee (Endorsement Required)	220										
Restricted Delivery Fee (Endorsement Required)											
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<table border="1"> <tr> <td>Sent To</td> <td>Robert Larkin</td> </tr> <tr> <td>Street, Apt. No., or PO Box No.</td> <td>P.O. Box 1130</td> </tr> <tr> <td>City, State, ZIP+4</td> <td>Reno Nv 89520</td> </tr> </table>		Sent To	Robert Larkin	Street, Apt. No., or PO Box No.	P.O. Box 1130	City, State, ZIP+4	Reno Nv 89520				
Sent To	Robert Larkin										
Street, Apt. No., or PO Box No.	P.O. Box 1130										
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PS Form 3800, August 2006 See Reverse for Instructions											

7008 1300 0001 0056 4476

RESOLUTION
SOUTHERN NEVADA PUBLIC LAND MANAGEMENT ACT – ROUND 10

WHEREAS, The Southern Nevada Public Land Management Act of 1998 provides, from proceeds derived from the orderly disposal of certain Federal lands in Clark County, Nevada, acquisition opportunities for environmentally sensitive lands throughout the State of Nevada; and

WHEREAS, The 320-acre WINTERS RANCH property is considered unique for its wildlife habitat, high potential for historic and pre-historic artifacts, recreation opportunities, and for the preservation of meadow and scenic corridor along US Hwy 395 and its adjacency to other Bureau of Land Management and Washoe County acquisitions of Winters Ranch property within Washoe Valley; and

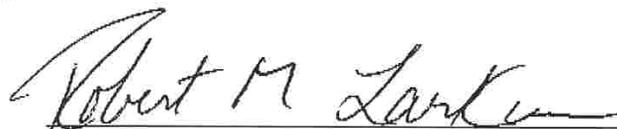
WHEREAS, The 120-acre FOX RANGE property (three non-contiguous parcels within the Fox Range Wilderness Study Area) is considered highly valuable for its un-fragmented and diverse landforms ranging from steep canyons to rolling hills, its appropriated water rights with Juniper Flat Spring, Mud Trough Spring and Rodeo Creek Spring as water sources important to mule deer and pronghorn antelope, and its wildlife habitat for chukar partridge, quail and sagegrouse; and

WHEREAS, The 40-acre MOUNT ROSE WILDERNESS property is considered highly valuable as an in-holding addition to the current Mount Rose Wilderness and Carson Range of the Toiyabe National Forest, and for protection of the Hunter Creek and Alum Creek watersheds; and

WHEREAS, There is broad public support for the protection of the above properties within Washoe County and the Washoe County Board of County Commissioners remain committed to the implementation of the Southern Nevada Public Lands Management Act; now, therefore, be it

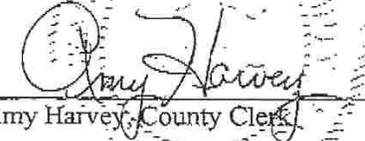
RESOLVED, That the Washoe County Board of Commissioners support the acquisition and future protection of these environmentally sensitive lands, located throughout Washoe County, through the Southern Nevada Public Land Management Act program administered by the Bureau of Land Management.

ADOPTED this 28th day of October, 2008



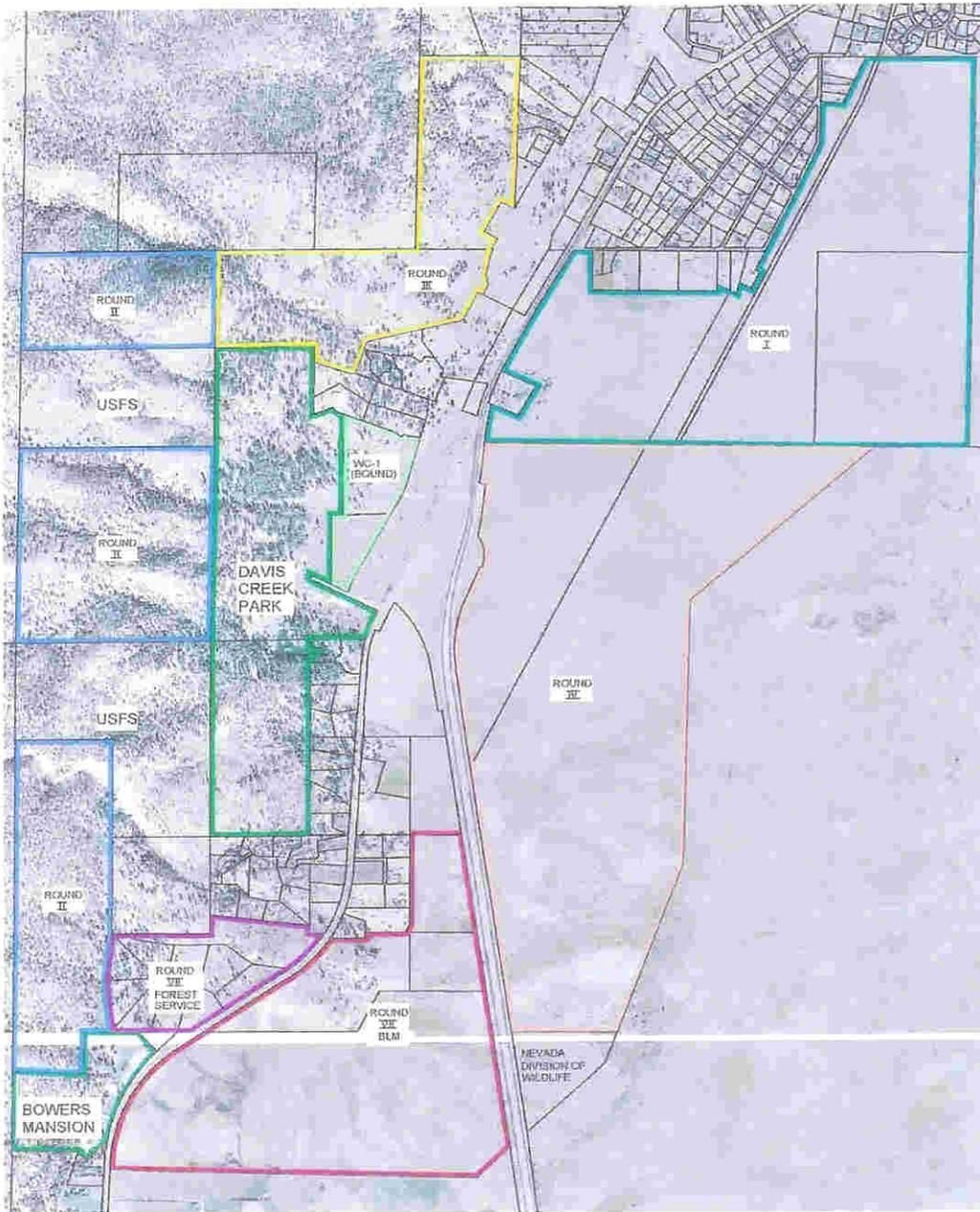
Robert M. Larkin, Chairman
Washoe County Commission

ATTEST:



Amy Harvey, County Clerk



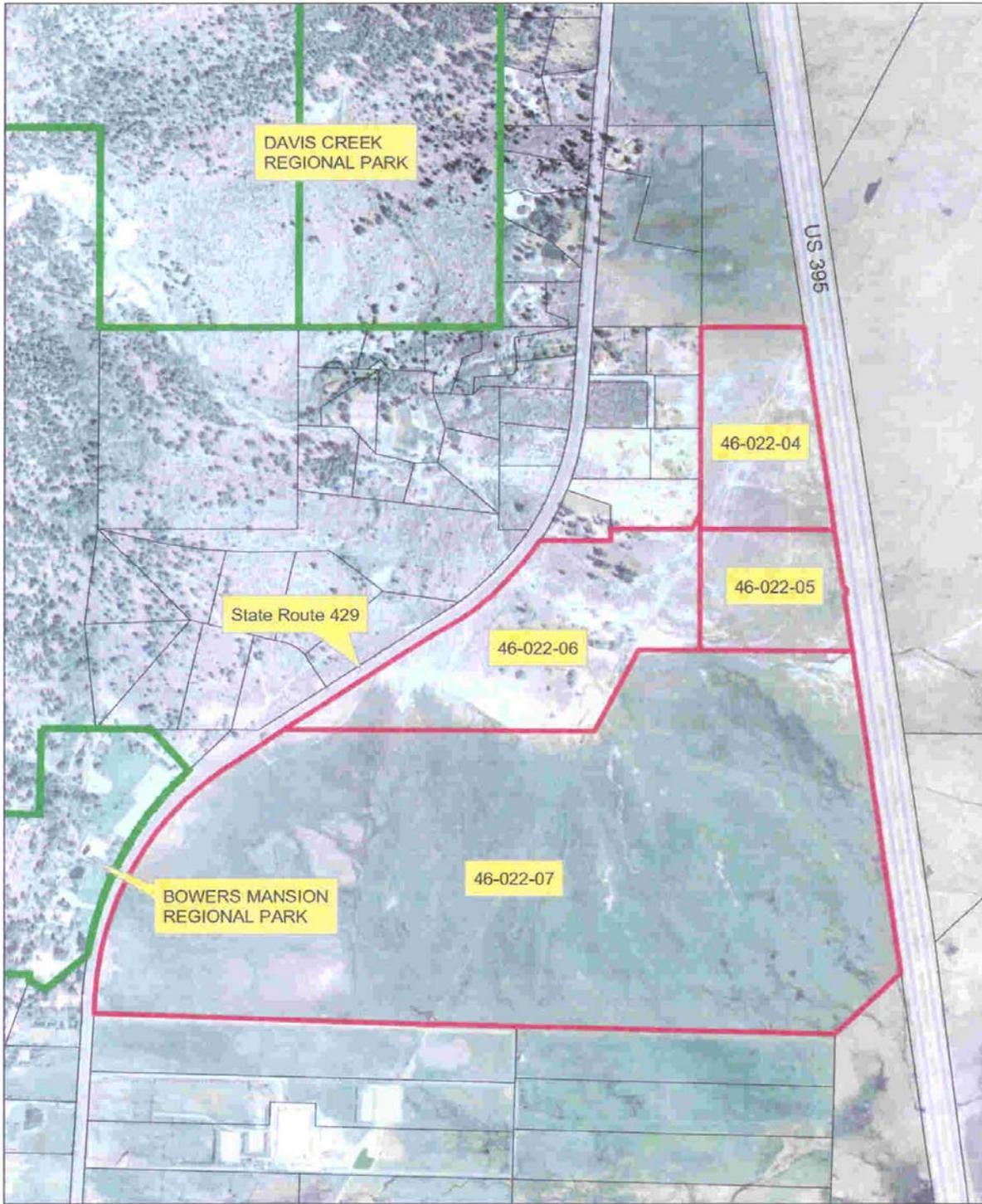


FALCON CAPITAL LLC (WINTERS RANCH)
WASHOE VALLEY PROPERTIES
APN 46-022-04, APN 46-022-05,
APN 46-022-06, APN 46-022-07

Casey/Winters/Falcon Ranch



Washoe County Parks & Recreation

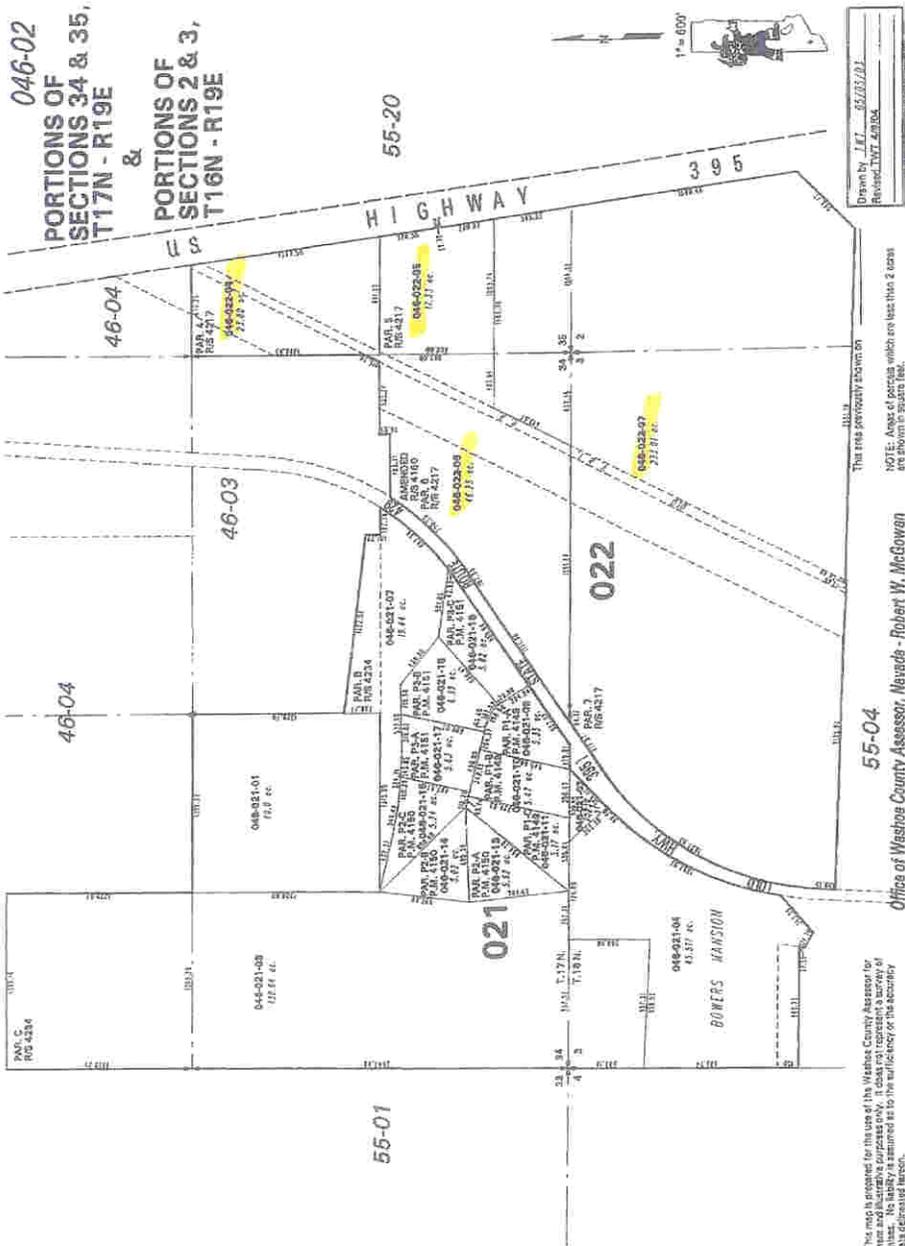


Washoe County Department of
Regional Parks and Open Space
2601 Plumas St.
Reno, NV 89509
(775) 828-6642



Winters Ranch Acquisition





Drawn by: 1/17 - 2020
 Revised: 1/17/2020
 Assessor: ROBERT W. MCGOWAN

The this previously submitted
 NOTE: Areas of sections which are less than 2 acres
 are shown in yellow ink.

Office of Washoe County Assessor, Nevada - Robert W. McGowan

NOTE: This map is prepared for the use of the Washoe County Assessor for
 assessment and taxation purposes only. It does not represent a survey of
 the land. The accuracy of the map is limited to the accuracy of the survey of
 the land depicted hereon.



JIM GIBBONS
Governor

STATE OF NEVADA
DEPARTMENT OF WILDLIFE

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

KENNETH E. MAYER
Director

DOUG HUNT
Deputy Director

October 21, 2008

Acquisitions Team
SNPLMA Division, BLM
4701 Torrey Pines Drive
Las Vegas, NV 89130

Dear Team Members:

We support the Nevada Land Conservancy (NLC) nomination to acquire the final 320 acres of the Winters Ranch in Washoe Valley, Nevada. The earlier acquisitions of large portions of the Winters Ranch have resulted in the preservation of land that is very important not only to the wildlife species that inhabit the area but also to the preservation of the aesthetic and recreational values important to Nevadans.

The acquisition of the remaining 320 acres and associated water of the Winters Ranch would serve to protect another extremely important tract that might eventually become developed land. Of particular importance is the presence of quality mule deer habitat on the property – a precious resource in that portion of the Carson Range that is rapidly being converted into residential housing. In addition, the entire Winters Ranch property is one component of the Washoe Valley Important Bird Area with an estimated 215 species using the area during at least some portion of the year. The parcel, should it be acquired, would provide the link that would allow development of a hiking trail from Davis Creek Regional Park to Bowers Mansion Regional Park. This action would provide another recreational opportunity in an area where opportunities to enjoy outdoor recreation close to major urban areas are diminishing rapidly.

We strongly encourage you to support NLC's efforts to acquire this unique land that has so much to offer in the way of aesthetic values, wildlife habitat, and recreational opportunity.

If you have any questions concerning NDOW's support of this property, please do not hesitate to call me at (775) 688-1996.

Sincerely,

A handwritten signature in cursive script that reads "Laura Richards".

Laura Richards, Wildlife Diversity Division Chief
Nevada Department of Wildlife

cc: Nevada Land Conservancy