

**Southern Nevada Public Lands Management Act  
Land Acquisition Nomination  
TOLL ROAD CANYON (OLD GEIGER GRADE) Round 9**

**1. a. Executive Summary:**

Located in southeast portion of southern Washoe County, our Round IX SNPLMA project proposal covers the south side of the scenic Toll Road canyon and sits adjacent to federally-owned lands managed by the U.S. Department of the Interior. The offered lands are part of the Bain Springs Ranch, which was originally acquired by the owner's grandparents in 1944 and added to over the years.

Nevada Land Conservancy is working with the owner to facilitate an acquisition of the subject parcels through SNPLMA, and a conservation easement on the balance of the ranch through Nevada Division of State Lands 2002 Bond Question One.

Prominent features include Owl Rock and the historic Old Geiger Grade. This historic, unpaved road (now known as Toll Road) was constructed by Davison M. Geiger and John H. Tilton in 1862 as the most direct connection between the Comstock Lode in Virginia City and the Truckee Meadows and was replaced by the present highway to the north in 1936. Utilized by mud wagons and ten-mule freighters, the road carried thousands of passengers and precious cargo between the two urban locations.

Vegetation is predominantly pinion-juniper woodland, and includes Nevada sensitive species altered andesite buckwheat, altered andesite popcorn flower, Sierra Valley mousetails, and Steamboat monkeyflower as identified by Nevada Natural Heritage. Acquisition will improve recreational opportunities to link with the Laborde/Jumbo Grade public lands acquired in 2000, creating a possible loop trail and improving access to these public lands from the north. The lands currently provide habitat for mule deer, mountain lion, black bear, Golden Eagle, Townsend's big-eared bat, fringed myotis, chukar, California quail and historic sage grouse habitat.

The parcels impact the ephemeral Newton Creek watersheds and seasonal springs and seeps are present in many areas of the property, including an intermittent stream along Toll Road.

Prehistoric resources such as flaked-stone and cultural uses such as pinion nut collecting areas are present in the Virginia Range.

The Laborde land exchange in year 2000 consulted both the Washoe Tribe of Nevada and California, and the Pyramid Lake Paiute Tribe, and the Reno-Sparks Indian Colony regarding Native American Religious concerns about land acquisition activity. *Acquisition of lands in the Virginia Range would provide benefit for protecting possible religious sites, traditional use areas, and archeological localities.*- Laborde Land Exchange Environmental Assessment #NV030-00012

**b. Name of Property: TOLL ROAD CANYON (OLD GEIGER GRADE)**

**c. Nominated by:** Alicia Reban, Executive Director  
Becky Stock, Project Director

Nevada Land Conservancy  
P.O. Box 20288  
Reno, NV 89515  
Wk: 775-851-5180 Fax: 775-851-5182  
[alicia@nvlc.org](mailto:alicia@nvlc.org) / [becky@nvlc.org](mailto:becky@nvlc.org)

**Physical Address:** 2000 Del Monte Lane, Reno, NV 89511

**d. Property owner:** Allan Bain Tanner  
3509 Northampton Street NW  
Washington, DC 20015-2551  
703-798-9268

**f. Date acquired:** May 25, 1988

**g. APNs:** 050-030-03 81.11 acres – Partial (50 acres)  
050-030-06 120.78 acres – Partial (100 acres)  
050-030-10 80.44 acres - All

**h. Legal description:** The legal description(s)

Portions of parcels 3, 6 and all of 10, of the following:

PARCELS 3 THROUGH 8 AND 10 AS SET FORTH IN THE MAP OF DIVISION INTO LARGE PARCELS FOR THE ESTATE OF MARY WRIGHT BAIN, LAND MAP NO. 81, FILE NO. 1039534, OFFICIAL RECORDS OF WASHOE COUNTY, NEVADA, AS ADJUSTED BY THE DEED OF BOUNDARY LINE ADJUSTMENT RECORDED JUNE 10, 1987, IN THE HEREINABOVE OFFICE AS DOCUMENT NO. 1169357, OFFICIAL RECORDS, AND AS MODIFIED BY THE ADMINISTRATRIX'S DEED RECORDED AUGUST 28, 1987, IN THE HEREINABOVE OFFICE AS DOCUMENT NO. 1188751, OFFICIAL RECORDS.

EXCEPTING THEREFROM ALL THAT CERTAIN PARCEL OF LAND SITUATE IN THE SOUTHEAST 1/4 OF THE NORTHEAST 1/4 OF SECTION 1, TOWNSHIP 17 NORTH, RANGE 20 EAST, MOUNT DIABLO MERIDIAN, BEING MORE SPECIFICALLY DESCRIBED AS LOT 9, AS SHOWN AND SO DESIGNATED ON THAT MAP OF DIVISION INTO LARGE PARCELS FOR THE ESTATE OF MARY WRIGHT BAIN, LAND MAP NO. 81, FILE O. 1039354, OFFICIAL RECORDS OF WASHOE COUNTY, NEVADA.

**i. GPS Coordinates:** Not available.

**j. County:** Washoe

**k. Congressional Dist:** 2

**l. Acres:** 230 acres approximately

**m. Acquiring Agency:** Bureau of Land Management, Carson Field Office

**n. Rights Being Offered for Acquisition:** Duplicate this list and check (✓) those rights which are being offered for purchase:

- ✓ Fee Acquisition of Land
- Water Rights: Specify type and acre feet, beneficial use, diversion point, etc. (BLM Field Offices as Acquiring Agency must see Instruction Memorandum No. NV 2005-077 Number 6.d. for further instructions regarding required actions for nominated water rights)
- Surface rights only
- Conservation Easement (e.g., Development Rights): See Exhibit A
- Mineral Rights:
- Access Easement
- Patented Mining Claims – Describe
- Other -- describe

**o. Rights to be Reserved:** No rights are being reserved.

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

**p. Occupancy or Use Rights Held by Others:** Identify any person, company, or entity other than the land owner, who has rights in the property.

- 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? **NO**
- 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**

**q. Does any person, company, or other entity own the rights to surface water on the property, or have wells, piping, or other works for diversion and/or distribution of ground or surface water from or over the property? NO**

**r. Asking Price:** \$750,000. The basis for the asking price is four comparable sales located in the same mountain range as the nomination. All four sales are fee simple sales of 40-acre undeveloped, vacant lots marketed as potential home sites in the Virginia Range. The four comparable sales occur within nine months of each other; three within 2007 and one December 2006. The sale prices for 40 acres are: \$86,500 / \$110,000 / \$129,950 / \$180,000.

## Comparable Report



**MLS #** 70017217  
**ADD** 6600 Goldfield Lot 66S Virginia Ranches  
**Price** \$86,500  
**Adj Price** \$86,500

**Area** Virginia City Highlands    **Closing Date** 10/23/2007  
**Type** Vacant Land  
**Status** SOLD  
**Days On Market** 75  
**\$/Square Feet**  
**Listing Date** 8/9/2007

**MLS REM:** Great 40 acre parcel that adjoins a 10 acre. Homes are being built close. Take Goldfield to the end. You will see a no trespassing signs blocking the road to the right. Move the signs and proceed to the property on the left. Look for my sign and the property corners are marked with tall PVC pipes. Will make a wonderful home site.



**MLS #** 70006133  
**ADD** 166S Rocky Rd.  
**Price** \$110,000  
**Adj Price** \$110,000

**Area** Virginia City Highlands    **Closing Date** 5/1/2007  
**Type** Vacant Land  
**Status** SOLD  
**Days On Market** 37  
**\$/Square Feet**  
**Listing Date** 3/25/2007

**MLS REM:** Grand Panoramic Views of the Sierras. All useable. This is one of the very best 40 acre view lots in the Virginia Ranches



**MLS #** 70002356  
**ADD** 170-S Virginia Ranches  
**Price** \$129,950  
**Adj Price** \$129,950

**Area** Virginia City Highlands    **Closing Date** 2/28/2007  
**Type** Vacant Land  
**Status** SOLD  
**Days On Market** 35  
**\$/Square Feet**  
**Listing Date** 1/24/2007

**MLS REM:** Gorgeous 40-Acre parcel in the Virginia Ranches - overlooks Valley, mountain views, trees and mature shrubs! Wild Horses still roam free throughout area! Newly bladed roadway makes access very easy! One of the last areas in Nevada within minutes of Reno-Tahoe airport yet still tucked away in the serene and beautiful Virginia Ranches! Affordable and Spectacular!

This information is deemed reliable, but not guaranteed.

## Comparable Report



MLS # 60028095  
 ADD 13200 OVERLAND  
 Price \$180,000  
 Adj Price \$180,000

Area Virginia City Highlands Closing Date 1/30/2007  
 Type Vacant Land  
 Status SOLD  
 Days On Market 59  
 \$/Square Feet  
 Listing Date 12/2/2006

MLS REM: 40 acre parcel with great views and a free half finished 2930sf home on it. Home to be sold as is. Property is sold as vacant land without any warranties. Well, septic on. Call listing agent for details.

### VACANT LAND Summary Statistics

	High	Low	Average	Median
LP:	\$280,000	\$89,900	\$159,337	\$133,725
SP:	\$180,000	\$86,500	\$126,612	\$119,975

## CMA Summary Report

### VACANT LAND - Sold

MLS #	ADDRESS	AR	ACR	OMD	DOM	LP	SP
70017217	6600 Goldfield Lot 66S Virginia Ranches	176	40.00	10/23/2007	75	\$89,900	\$86,500
70006133	166S Rocky Rd.	176	40.00	5/1/2007	37	\$137,500	\$110,000
70002356	170-S Virginia Ranches	176	40.00	2/28/2007	35	\$129,950	\$129,950
60028095	13200 OVERLAND	176	40.00	1/30/2007	59	\$280,000	\$180,000
<b>Total Listings</b>					<b>Avg</b>	<b>Avg</b>	<b>Avg</b>
4					51	\$159,337	\$126,612

### VACANT LAND Summary Statistics

	High	Low	Average	Median
LP:	\$280,000	\$89,900	\$159,337	\$133,725
SP:	\$180,000	\$86,500	\$126,612	\$119,975

s. **General description of the property:** The canyon parcels are adjacent to undeveloped BLM lands on the north and west boundaries within the southwest end of the Virginia Range. The lands are generally mountainous and located in T17N R20E and sections 1 and 12. Historic Old Geiger Grade, now known as Toll Road, is an unpaved road which travels through the northern boundary of two parcels. There is no additional evidence of development or man-made structures.

t. **Brief summary of resource values.** The land is dominated primarily by pinion and juniper pine with pockets of Ponderosa and Jeffrey Pine. A Nevada Natural Heritage database query noted altered andesite buckwheat, altered andesite popcornflower, and Sierra Valley Mousetails as BLM Nevada special status species existing in these sections. Of these, Sierra Valley mousetails were identified as a species of concern for US Fish and Wildlife, and a sensitive species under US Forest classification. Steamboat monkeyflower was also identified by the Nevada Natural Heritage Program as an S1S2 species critically imperiled and vulnerable to extinction due to extreme rarity or other factors.

The nominated lands impact the ephemeral Newton Creek watershed and a number of seasonal springs and seeps are present in many areas of the property. An intermittent stream along Toll Road also lies within an impacted watershed.

Prehistoric resources such as flaked-stone and pinion nut collecting areas are all likely to be present in the Virginia Range. The historic Geiger Grade was constructed in 1862 by Davison M. Geiger and John H. Tilton as the most direct connection between the Comstock Lode and the Truckee Meadows and replaced by the present highway to the north in 1936. Utilized by mud wagons and ten-mule freighters, the road carried thousands of passengers and precious cargo between the two urban locations.

Primary use of the private land consists of wildlife habitat for mule deer, mountain lion, Golden eagle, wild horses and black bears, Townsend's big-eared bat, fringed myotis, chukar, California quail, and historically sage grouse. There is high potential for dispersed public recreational activities include mountain biking, hiking, horseback riding and sightseeing. Limited areas may be appropriate for OHV. Owl Rock is a popular local, recreational rock climbing location.

u. **The name of the federally approved land-use plan which addresses the protection or acquisition of the property.** BLM Carson Field Office Southern Washoe County Urban Interface Plan Amendment 2001

v. **Federally designated area (as defined by FLTFA).** The land is not located within, nor does it share a common boundary with, a federally designated area.

w. **Provide an explanation of any known hazardous material, safety, or other liability issue(s) associated with the subject property, how these were assessed, and how these issues will be or could be mitigated.** The property has been used for grazing and otherwise is undeveloped. The area has attracted illegal dumping in recent years in the lower canyon; NVLC has been working with Keep Truckee Meadows Beautiful and the Washoe County Sheriff's Office to address the problem. There are no other known hazardous material, safety, or other liability issues associated with the property. This was determined through discussions with the owner and observation.

### 3. Assessment Questions

#### 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.)**

This acquisition is an important wildlife habitat and migration corridor for a variety of wildlife including mule deer, mountain lion, wild horses and black bears, Townsend's big-eared bat, fringed myotis, chukar, California quail, and historically sage grouse throughout the numerous canyons. In addition to wildlife, the habitat is vital to Nevada sensitive plant species altered adesite popcorn flower, Sierra Valley mousetails, and Steamboat monkeyflower as identified by Nevada Natural Heritage.

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

Yes, the acquisition contains habitat for Nevada sensitive species altered andesite buckwheat, altered adesite popcorn flower, Sierra Valley mousetails, and Steamboat monkeyflower as identified by Nevada Natural Heritage, as well as sage grouse

**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?** The acquisition contributes to the conservation and preservation of the Newton watershed and numerous wetland riparian areas, including the watershed along Toll Road

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

**A. Does the property contain one or more natural, aesthetic, or scientific features?** The western facing canyons provide a spectacular, undeveloped view of Sierra and Mount Rose, and the Truckee Meadows. Owl Rock is a prominent recreational rock climbing feature located on parcel 50-030-03

**B. Is one or more of the features in A above eligible for special designation? (Do not address plant or animal species.)** The area surrounding Toll Road is an important part of Comstock and Nevada history and worthy of long term preservation.

**C. Does the acquisition make a significant contribution to preserv<sup>23</sup>ing these values?**

Yes, the acquisition will contribute toward the preservation of open space, and improve the management of adjacent public lands.

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

Carson City Consolidated Resource Management Plan - 2001

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

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

Prehistoric resources such as flaked-stone and pinion nut collecting areas are all likely to be present in the Virginia Range.

The Laborde land exchange in year 2000 consulted both the Washoe Tribe of Nevada and California, and the Pyramid Lake Paiute Tribe, and the Reno-Sparks Indian Colony regarding Native American

Religious concerns about land acquisition activity. Acquisition of lands in the Virginia Range would provide benefit for protecting possible religious sites, traditional use areas, and archeological localities.- Laborde Land Exchange Environmental Assessment #NV030-00012

Historic Old Geiger Grade was an unpaved road constructed by Davison M. Geiger and John H. Tilton in 1862 as the most direct connection between the Comstock Lode and the Truckee Meadows and replaced by the present highway to the north in 1936. Utilized by mud wagons and ten-mule freighters, the road carried thousands of passengers and precious cargo between the two urban locations.

The Nevada State Historic Preservation Office (SHPO) is a state agency that works with federal, and state agencies, local governments and non-profit organizations to recognize and preserve historic properties around the State. SHPO provided the following information as well as a letter to support public acquisition of the Toll Canyon parcels to preserve land adjacent to and surrounding the Toll Road, an important part of Comstock and Nevada history and worthy of long term preservation.

- B. Are one or more sites on the property eligible for a special designation? (Do not address plant or animal species.)** No
- C. Does the acquisition make a significant contribution to preserving these resource values?** Yes, the acquisition will contribute toward the preservation of prehistoric religious sites, traditional use areas, and archeological localities open space, and the preservation of the historic Toll Road.
- D. Does a specific management plan(s) exist for these resource values?** Not at this time. In working toward the protection of the entire Bain Springs property through a combination of federal acquisition and state funded conservation easement, NVLC is partners with Washoe County and interested stakeholders to help develop management plans and memorandums of understanding to help cover these tasks.
- 4. Enhances recreational opportunities or improves public access to recreational opportunities**
- A. Does acquisition of the property provide recreational opportunities on the values?** There is high potential for dispersed public recreational activities include mountain biking, hiking, horseback riding and sightseeing. Limited areas may be appropriate for OHV. Owl Rock is a popular local, recreational rock climbing location.
- B. Does the acquisition provide improved access to Federal or other public lands?** Acquisition will improve recreational opportunities to link with the Laborde/Jumbo Grade public lands, acquired in 2000, creating a possible loop trail. The acquisition will blockup a large area of public lands in a region that is being surrounded on three sides by developing areas of private lands.
- C. Does the acquisition address a public demand for recreational opportunity or a public demand for access to Federal or other public lands?** Acquisition will ensure public access along Toll Road as it travels through the Bain Springs Ranch up to the Virginia Highlands.
- D. Does a specific management plan(s) exist for these resource values?** NVLC is working to gather commitments from key partners such as Washoe County, as well as stakeholders such as Truckee Meadows Trails Association to assist in developing a specific management plan for these values.

**5. Provides the opportunity to achieve better management of public land through consolidation of Federal ownership**

- A. Does the acquisition provide for better management of Federal lands or better management of resource values?** The BLM Southern Washoe County Urban Interface Plan Amendment 2001 encourages land acquisition to:
- Facilitate access to public lands and resources
  - Provide resource protection
  - Facilitate implementation of the RMP
  - Provide for a more manageable land ownership pattern
  - Maintain or enhance public recreational uses and open space values;

All of the above are provided by the Toll Canyon acquisition.

- B. Is the property an in holding in a specially designated area or does the property otherwise consolidate federal ownership?** Acquisition would link BLM-owned lands south of Geiger Grade with recent Jumbo Grade area acquisitions in the Virginia Range.

**6. Estimated post-acquisition management costs** (provide a response to the one statement that's true for the proposed acquisition, and explain):

- B. There are added management costs but costs are offset by contributions from other entities.** Since the proposed acquisition lies between existing BLM land to the north and south we anticipate added management will be minimal. Work is underway to gather commitments from other stakeholders to participate in the management process.

**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 voted to support the acquisition to protect the historic and natural resources represented through this nomination December 11, 2007.

- B. Is the acquisition supported by environmental, recreational, and/or scientific groups?** Yes. Environmental, recreational and scientific groups support the acquisition to protect the historic and natural resources represented through this nomination. The State Historical Preservation Office, Truckee Meadows Trails Association, Keep Truckee Meadows Beautiful, International Mountain Bike Association, Rock Art Foundation and Friends of Nevada Wilderness have all provided letters supporting the nomination acquisition

- C. Is the acquisition supported by Fish & Wildlife Service Ecological Services, State Historic Preservation Office, or other federal, state or tribal governmental entities?** Yes. The State Historical Preservation Office supports the acquisition to protect the historic and natural resources represented through this nomination

- D. Does the acquisition further goals and objectives of the County/local government land use plan or goals/objectives contained in some other official County/local government document?** Yes. Washoe County is updating its regional open space plan and acquisition of these private lands for public management that will support watershed, recreation and wildlife objectives identified by the public and local officials.

The following three policies are from the recently updated South Valleys Area Plan. The area plan is a part of the Washoe County Master Plan that includes the area around the proposed acquisition.

SV.3.5 Potential historic and cultural resources exist throughout the Steamboat Valley Community. Development should be preceded by efforts to identify cultural and historical resources and provide for their conservation

SV.11.1 Washoe County will continue to pursue opportunities for the public acquisition of lands in the planning area that contain key resources necessary for the long term preservation and enhancement of the area's character.

SV.14.2 Washoe County will cooperate and participate with state, federal and Native American agencies in the planning and conservation activities of those agencies related to cultural and historic resources.

## **8. Other Considerations**

- A. Would the acquisition prevent planned development or other incompatible uses? YES
- B. **Is the acquisition the Acquiring Federal Agency's number one priority?** [This question will be answered by the acquiring agency at a later date.]

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

#### **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.** No one will be impacted by the acquisition due to employment associated with the land.

**2. Amount of annual property taxes.** \$2,316

**3. A description of the existing use(s) of the property.** The property is mountainous and undeveloped. It is used as habitat for a variety of wildlife, walking, hiking, biking, and off-roading along Toll Road.

**4. Amount of annual revenue generated from enterprises associated with the land.** The land does not generate revenue.

**5. A summary of local public services being utilized on and provided to the subject property.** Telephone and power transmission right-of-way easements exist over the property, and the historic Geiger Grade road, now Toll Road, cut across the northwestern section of land.

**6. A summary of local contractors being utilized on the subject property.** No local contractors are employed or utilized on the subject property.

**7. Identify the current city or county land use plan designation(s) for the subject property.** The land is zoned General Rural by Washoe County.

**8. Provide a list of all water rights appurtenant to the land.** No water rights are included or associated with the land.

**9. Provide a list of known mineral rights associated with the land.** When my family acquired the land from the United States in 1944 it included all the mineral rights. The mineral rights have never been separated from this land are included in the nomination.

**SUBSEQUENT OWNER STATEMENT  
INDICATING WILLINGNESS TO CONSIDER SALE TO THE FEDERAL GOVERNMENT**

TO: Don Hicks, Field Manager  
Bureau of Land Management  
Carson City Field Office  
5665 Morgan Mill Rd.  
Carson City, NV 89701

Dear Mr. Hicks:

I, Allan Bain Tanner, am the legal owner of the approximately 230 acres of real property known as the Toll Road Canyon property located south of Toll Road, Reno, Nevada; APNs 050-030-03 (partial), 050-030-06 (partial) and 050-030-10. I understand that the property is being nominated for acquisition by a Federal agency under Round 9 of the Southern Nevada Public Land Management Act (SNPLMA) which is also Round 5 of the Federal Land Transaction Facilitation Act (FLTFA).

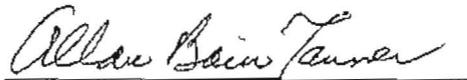
The subject property is not located in a Federally Designated Area as defined in FLTFA. At the request of the Bureau of Land Management (BLM), the USDI Appraisal Services Directorate (ASD) has conducted a Preliminary Estimate of Value (PEV) for this property since its initial nomination. I understand that the PEV found data of sufficient quantity and quality for use in a sales comparison approach analysis to form an opinion as to the reasonable range of market value for the subject property. Based on the scope of appraisal work performed, the market data evaluated, and the appraiser's knowledge of the market, a credible range of value for the fee acquisition of the subject property as of January 14, 2008 is \$300,000 to \$500,000. I am willing to have the nomination move forward with a revised asking price of \$500,000.

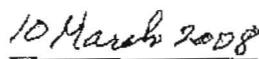
I have read the document entitled "Federal Acquisition Process" and understand the basic process that the Federal government will follow if the above property is selected for acquisition under the SNPLMA or FLTFA. I am willing to consider sale of the above property to the Federal government according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

I understand that the purchase price would be the value determined by a federally obtained and 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.

Allan Bain Tanner  
3509 Northampton Street NW  
Washington, DC 20015-2552  
703-798-9268

  
Signature

  
Date

VOID AS OF 3/10/08. SEE SUBSEQUENT OWNER STATEMENT WITH  
REVISED ASKING PRICE.

**5. Owner Statement**

12/18/2007 05:55 FAX

004

**Owner Statement  
Indicating Willingness to Consider Sale to the Federal Government**

To: Alicia Reban, Executive Director  
Nevada Land Conservancy  
P.O. Box 20288  
Reno, NV 89515

I, Allan B. Tanner, the legal owner of the approximately 230 acres of real property with Washoe County, Nevada, also known as Assessor Parcel Numbers 050-030-03 81.11 acres – Partial (50 acres), 050-030-06 120.78 acres – Partial (100 acres), 050-030-10 (80.44 acres) – All. I understand that the property is being nominated for acquisition under Round 9 of the Southern Nevada Public Land Management Act (SNPLMA) or 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 SNPLMA or 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.

I understand that the purchase price would be based on an 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.

Allan Bain Tanner  
3509 Northampton Street NW  
Washington, DC 20015-2551  
703-798-9268

  
Allan B. Tanner  
Owner

18 December 2007 \_\_\_\_\_  
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.

12/18/2007 05:55 FAX

003

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

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

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

Allan B. Tanner, Owner

Allan Bair Tanner

Signature

18 December 2007

Date

SEE SUBSEQUENT AGENCY STATEMENT RELATIVE TO  
ITEM #11, OWNER'S ASKING PRICE.

I, Donald T. Hicks, Manager, Bureau of Land Management, Carson City Field Office, hereby certify that where the Toll Road Canyon property is concerned:

- 1) A representative of the BLM Carson City Field Office has conducted an initial inspection on November 30, 2007. 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 of Federal lands in the Toll Road area by providing greater opportunities for public access to existing public lands. The property is located north of and adjacent to public lands in the Virginia Range south of the City of Reno. These lands are managed principally for open space, passive recreation and view shed for the southern Truckee Meadows area.
- 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.
- 5) Not Applicable.
- 6) The planned use for the property is to manage the land 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 directed in the Land Use Plan.
- 7) The initial assessment of the information in this nomination package, including the title reports, 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 Natural Heritage, State Historic Preservation Office, Washoe County, BLM and the US Fish and Wildlife Service.

- 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 anticipated (asking) price and compared that to a Preliminary Estimate of Value prepared by the USDI Appraisal Services Directorate and has determined that the values differ but not substantially. The agency has contacted the owner regarding the difference in value. At this time, the owner, in consideration of the lower PEV value, is willing to proceed with the nomination process. The agency considers the asking price to be reasonable.
- 12) The agency has attached a cost estimate sheet which estimates the acquisition cost, including necessary expenses as \$836,000.  
(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 nonfederal 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.
- 14) The agency is prepared to accept management responsibility for the Toll Road Canyon property on the date purchase is completed.
- 15) The agency has the staffing 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.
- 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.

By:

*Donald T. Hicks*

Donald T. Hicks  
Manager  
Bureau of Land Management, Carson City Field Office

Date 1/30/2008

ACQUIRING AGENCY'S SUBSEQUENT AUTHORIZED OFFICER CERTIFICATION

I Donald T. Hicks of the Bureau of Land Management, Carson City Field Office, hereby certify that where the Toll Road Canyon property is concerned:

All statements and responses provided in the Acquiring Agency Authorized Officer Certification dated January 30, 2008 provided as part of the nomination package remain true and in effect except for the following items:

11. The agency reviewed the owner's asking price and in January 2008 obtained a preliminary estimate of value (PEV) in accordance with Policy NBCM-AS-6800-001, Establishing consistency in the Development of Preliminary Estimates of Value for the Department of Interior Land Management Agencies, dated July 18, 2007. The PEV was performed by the Department of the Interior Appraisal Services Directorate (ASD).

ASD found data of sufficient quantity and quality that could be used in a sales comparison approach analysis to form a credible opinion as to a reasonable range of market value for the subject property. Based on the scope of appraisal work performed, the market data evaluated, and the appraiser's knowledge of the market, a range of value of the fee simple interest for the property, as of January 14, 2008, was \$300,000 to \$500,000.

The landowner reviewed the PEV and signed an owner's subsequent statement confirming their understanding that the purchase price would be the value determined by a federal agency-approved real property appraisal that meets industry-wide and Federal appraisal standards and agreeing to move forward with the nomination at a revised asking price of \$500,000. The agency finds the revised asking price to be reasonable as compared to the PEV range.

12. The agency has attached a revised cost estimate sheet based on the revised asking price and an estimate of other necessary expenses to complete the acquisition.

By:

Donald T. Hicks

Donald T. Hicks  
Field Manager  
Bureau of Land Management, Carson City Field Office

Date 3/12/2008

Jo Hufnagle/ Dan Jacquet  
Local agency contact person for this nomination

**SNPLMA LAND ACQUISITION PROJECT  
REVISED ESTIMATED NECESSARY EXPENSES**

Property Name: Toll Road Canyon Agency: CCFO-BLM Date: 3/12/2008  
 Project #: \_\_\_\_\_ Priority #: \_\_\_\_\_  
 Prepared by: J. Hufnagle CCFO-BLM Phone #: 775 885-6144

**Amount Approved by the Secretary:** \$ -

**Bureaus agree to furnish the necessary equipment, materials, facilities, services, personnel, and other costs except as specified below:**

<b>1. Land Purchase Price</b> (Not to exceed fair market value)	\$ <u>500,000.00</u>	_____
<b>2. Appraisal</b>	\$ <u>20,000.00</u>	_____
<b>3. Land/Boundary Survey</b>	\$ <u>5,000.00</u>	_____
<b>4. Environmental Site Assessment and NEPA</b>	\$ <u>10,000.00</u>	_____
<b>5. FWS Consultation—Endangered Species Act</b>	\$ <u>-</u>	_____
<b>6. Water Rights or Mineral Analysis</b> (for Title Purposes)	\$ <u>-</u>	_____
<b>7. Mineral Potential Report</b> (Prior approval required)	\$ <u>-</u>	_____
<b>8. Title Report, Escrow Fees, Misc. Closing Costs</b>	\$ <u>2,500.00</u>	_____
<b>9. Recording Fees</b>	\$ <u>500.00</u>	_____
<b>10. Pro-rata Share of Any Pre-Paid Property Taxes or Assessments</b>		_____
<b>11. Penalty Costs and Other Charges</b> for prepayment of pre-existing recorded mortgage, deeds of trust or other security instrument that encumbers the real property.	\$ <u>1,000.00</u>	_____
<b>12. Relocation Payments to Eligible Tenants</b>	\$ <u>-</u>	_____
<b>13. Direct Labor or Contracted Labor Costs:</b> 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.	\$ <u>25,000.00</u>	_____
<b>14. Travel</b> including per diem, when official travel status is required for agency personnel to perform case management (e.g., experts to review contracted appraisals, etc.)	\$ <u>5,000.00</u>	_____
<b>15. Official Vehicle Use</b> (pro rata cost for use of Official Vehicles when required to carry out case management)	\$ <u>2,000.00</u>	_____
<b>16. Other Necessary Expenses</b> (See Appendix B-9)	\$ <u>15,000.00</u>	_____
<b>17. Balance of Contingency Funds</b> (This line is not used during the nomination process; use only following Secretarial approval when requesting an IGO/task order or 1151		_____
<b>TOTAL*:</b>	<b>\$ <u>586,000.00</u></b>	_____

\*Total dollar percentage may be 100% of amount approved by the Secretary plus any contingency percentage approved by the Secretary for projects in a given round.

COMMENTS: \_\_\_\_\_  
 \_\_\_\_\_  
 \_\_\_\_\_  
 \_\_\_\_\_

VOID AS OF 3/12/08.

SEE REVISED COST

ESTIMATE SHEET.

Appendix B-1

SNPLMA LAND ACQUISITION PROJECT  
ESTIMATED NECESSARY EXPENSES

Property Name: Toll Road Canyon Agency: CCFO-BLM Date: 1/23/2008  
 Project #: \_\_\_\_\_ Priority #: \_\_\_\_\_  
 Prepared by: J. Hufnagle CCFO-BLM Phone #: 775 885-6144

<b>Amount Approved by the Secretary:</b>	<b>\$ -</b>
--	-------------

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

<b>1. Land Purchase Price</b> (Not to exceed fair market value)	\$ 750,000.00	_____
<b>2. Appraisal</b>	\$ 20,000.00	_____
<b>3. Land/Boundary Survey</b>	\$ 5,000.00	_____
<b>4. Environmental Site Assessment and NEPA</b>	\$ 10,000.00	_____
<b>5. FWS Consultation—Endangered Species Act</b>	\$ -	_____
<b>6. Water Rights or Mineral Analysis</b> (for Title Purposes)	\$ -	_____
<b>7. Mineral Potential Report</b> (Prior approval required)	\$ -	_____
<b>8. Title Report, Escrow Fees, Misc. Closing Costs</b>	\$ 2,500.00	_____
<b>9. Recording Fees</b>	\$ 500.00	_____
<b>10. Pro-rata Share of Any Pre-Paid Property Taxes or Assessments</b>		_____
<b>11. Penalty Costs and Other Charges</b> for prepayment of pre-existing recorded mortgage, deeds of trust or other security instrument that encumbers the real property.	\$ 1,000.00	_____
<b>12. Relocation Payments to Eligible Tenants</b>	\$ -	_____
<b>13. Direct Labor or Contracted Labor Costs:</b> 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.	\$ 25,000.00	_____
<b>14. Travel</b> including per diem, when official travel status is required for agency personnel to perform case management (e.g., experts to review contracted appraisals, etc.)	\$ 5,000.00	_____
<b>15. Official Vehicle Use</b> (pro rata cost for use of Official Vehicles when required to carry out case management)	\$ 2,000.00	_____
<b>16. Other Necessary Expenses</b> (See Appendix B-9)	\$ 15,000.00	_____
<b>17. Balance of Contingency Funds</b> (This line is not used during the nomination process; use only following Secretarial approval when requesting an IGO/task order or 1151 transfer. <b>FOR NOMINATION COST ESTIMATES NO ENTER HERE</b> )	\$ <del>(836,000.00)</del>	_____
<b>TOTAL*:</b>	<b>\$ 836,000</b>	_____

\*Total dollar percentage may be 100% of amount approved by the Secretary plus any contingency percentage approved by the Secretary for projects in a given round.

COMMENTS: \_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

7. Cooperating Entity Statement: N/A

8. Notification to County Government



Officers

Donald B. Wilkerson, Chair  
Craig Scriber, Vice Chair  
Harry Parsons, Treasurer  
Tina Nappé, Secretary

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Karen Demmon  
Candace Ernst  
Jim Grail  
Kirk Odensvantz  
Karen Ross  
Bob Rook  
Trent Schmidt  
Katy Singlaub

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Stephen Acsavage  
Tom Baker  
Chris Barrett  
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Jack Byron  
Jean Carbon  
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Joe Crowley  
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Virian Freeman  
Ginnie Kersey  
John McClain  
Alan Meaus  
Willie Molini  
David E. Moore  
William J. Ruggie  
Gene Sullivan  
William Thurston  
Sun Wagner  
Gregg Zize

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John Hester – City of Reno  
Randy Mellinger – City of Sparks  
Doug Donlittie – Washoe County  
Ed Monzig – U.S. Forest Service

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Alicia M. Rehan, CFRE  
Executive Director  
Sonya Hem  
Deputy Director  
Patricia McChary  
Conservation Director  
Becky Stock  
Projects Director  
Terri Riotta  
Membership & Administration

December 17, 2007

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 "Toll Canyon" in Southeast Washoe County and its 230 acres of environmentally sensitive land for acquisition under the South Nevada Public Lands Management Act. The present owner and point of contact is Allan Bain Tanner. A list of the APNs is attached.

As you learned during the December 11<sup>th</sup> Commission meeting this project covers the south side of the scenic Toll Road canyon and sits adjacent to federally-owned lands managed by the U.S. Department of the Interior. The offered lands are part of the Bain Springs Ranch, which was acquired by the owner's grandparents in 1944. Prominent features include Owl Rock and the historic Old Geiger Grade.

Vegetation is predominantly pinion-juniper woodland, and includes Nevada sensitive species altered andesite buckwheat, altered andesite popcorn flower, Sierra Valley mousetails, and Steamboat monkeyflower as identified by Nevada Natural Heritage. Acquisition will improve recreational opportunities to link with the Laborde/Jumbo Grade public lands, acquired in 2000, creating a possible loop trail and improving access to these public lands from the north. The lands currently provide habitat for mule deer, mountain lion, black bear, Townsend's big-eared bat, fringed myotis, chukar, California quail and historic sage grouse habitat.

The parcels impact the ephemeral Newton Creek watersheds and seasonal springs and seeps are present in many areas of the property and include an intermittent stream along Toll Road.

The Nevada Land Conservancy looks forward to protecting the "Toll Canyon" for wildlife habitat, recreational activities, and its historical values.

Very truly yours,

*Becky Stock*  
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*

2000 Del Monte Lane Reno, Nevada • Phone 775-851-5180 • Fax 775-851-5182 • Mailing: P.O. Box 20288 Reno, NV 89515 • www.nvlc.org

**Rights being offered**  
Fee Acquisition of Land

**APNs & Acreage**

050-030-03	81.11	acres – Partial (50 acres)
050-030-06	120.78	acres – Partial (100 acres)
050-030-10	80.44	acres - All

Total: 230 acres

**Legal Description**

PARCELS 3 THROUGH 8 AND 10 AS SET FORTH IN THE MAP OF DIVISION INTO LARGE PARCELS FOR THE ESTATE OF MARY WRIGHT BAIN, LAND MAP NO. 81, FILE NO. 1039534, OFFICIAL RECORDS OF WASHOE COUNTY, NEVADA, AS ADJUSTED BY THE DEED OF BOUNDARY LINE ADJUSTMENT RECORDED JUNE 10, 1987, IN THE HEREINABOVE OFFICE AS DOCUMENT NO. 1169357, OFFICIAL RECORDS, AND AS MODIFIED BY THE ADMINISTRATRIX'S DEED RECORDED AUGUST 28, 1987, IN THE HEREINABOVE OFFICE AS DOCUMENT NO. 1188751, OFFICIAL RECORDS.

EXCEPTING THEREFROM ALL THAT CERTAIN PARCEL OF LAND SITUATE IN THE SOUTHEAST 1/4 OF THE NORTHEAST 1/4 OF SECTION 1, TOWNSHIP 17 NORTH, RANGE 20 EAST, MOUNT DIABLO MERIDIAN, BEING MORE SPECIFICALLY DESCRIBED AS LOT 9, AS SHOWN AND SO DESIGNATED ON THAT MAP OF DIVISION INTO LARGE PARCELS FOR THE ESTATE OF MARY WRIGHT BAIN, LAND MAP NO. 81, FILE O. 1039354, OFFICIAL RECORDS OF WASHOE COUNTY, NEVADA.

**Acquiring Federal Agency**  
Carson City BLM Field Office

**Owner**  
Allan B. Tanner

**Purpose**  
To protect land within the "Toll Canyon" for wildlife habitat, recreational activities, and its historical values

U.S. Postal Service™ <b>CERTIFIED MAIL™ RECEIPT</b> <small>(Domestic Mail Only; No Insurance Coverage Provided)</small>		
<small>For delivery information visit our website at <a href="http://www.usps.com">www.usps.com</a></small>		
EL PASO TX 88520		
Postage	\$ 0.41	0610 29 Postmark Here  12/17/2007
Certified Fee	\$2.65	
Return Receipt Fee <small>(Endorsement Required)</small>	\$2.15	
Restricted Delivery Fee <small>(Endorsement Required)</small>	\$0.00	
Total Postage & Fees	\$ 5.21	
<b>OFFICIAL USE</b>		
<small>Sent To</small> Washoe Co. Bob Larkin		
<small>Street, Apt. No., or PO Box No.</small> P.O. Box 1130		
<small>City, State, ZIP+4</small> Reno NV 89520		
<small>PS Form 3800, August 2006</small>		<small>See Reverse for Instructions</small>

7007 1490 0004 2397 7819

**RESOLUTION**  
**SOUTHERN NEVADA PUBLIC LAND MANAGEMENT ACT – ROUND IX**

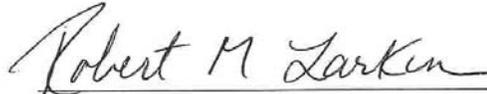
WHEREAS, The Southern Nevada Public Land Management Act of 1998 provides, from proceeds derived from the orderly disposal of certain Federal lands in Clark County, Nevada, acquisition opportunities for environmentally sensitive lands throughout the State of Nevada; and

WHEREAS, The scenic Toll Road canyon sits in the southeast portion of southern Washoe County adjacent to federally owned lands managed by the Bureau of Land Management. The offered lands are part of the Bain Springs Ranch and contain prominent historic features of interest including Owl Rock, Old Geiger Grade and connections to the Comstock Lode. The Canyon contains significant cultural and hydrological resources, is home to sensitive plant species, and has abundant outdoor recreation opportunities.

WHEREAS, There is broad public support for the protection of the above property 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 11<sup>th</sup> day of December, 2007

  
\_\_\_\_\_  
Robert M. Larkin, Chairman  
Washoe County Commission

ATTEST:

  
Amy Harvey, County Clerk

11/13

**9. Photographs**



**Toll Road mule deer**



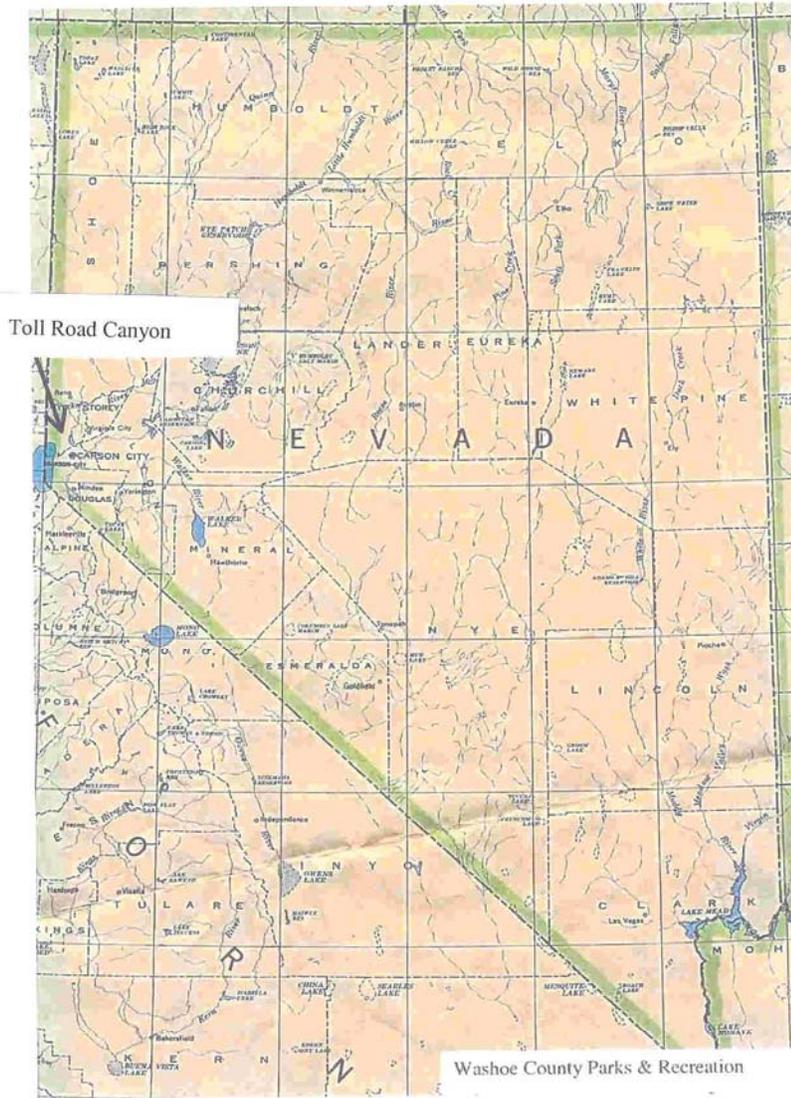
**Owl Rock**



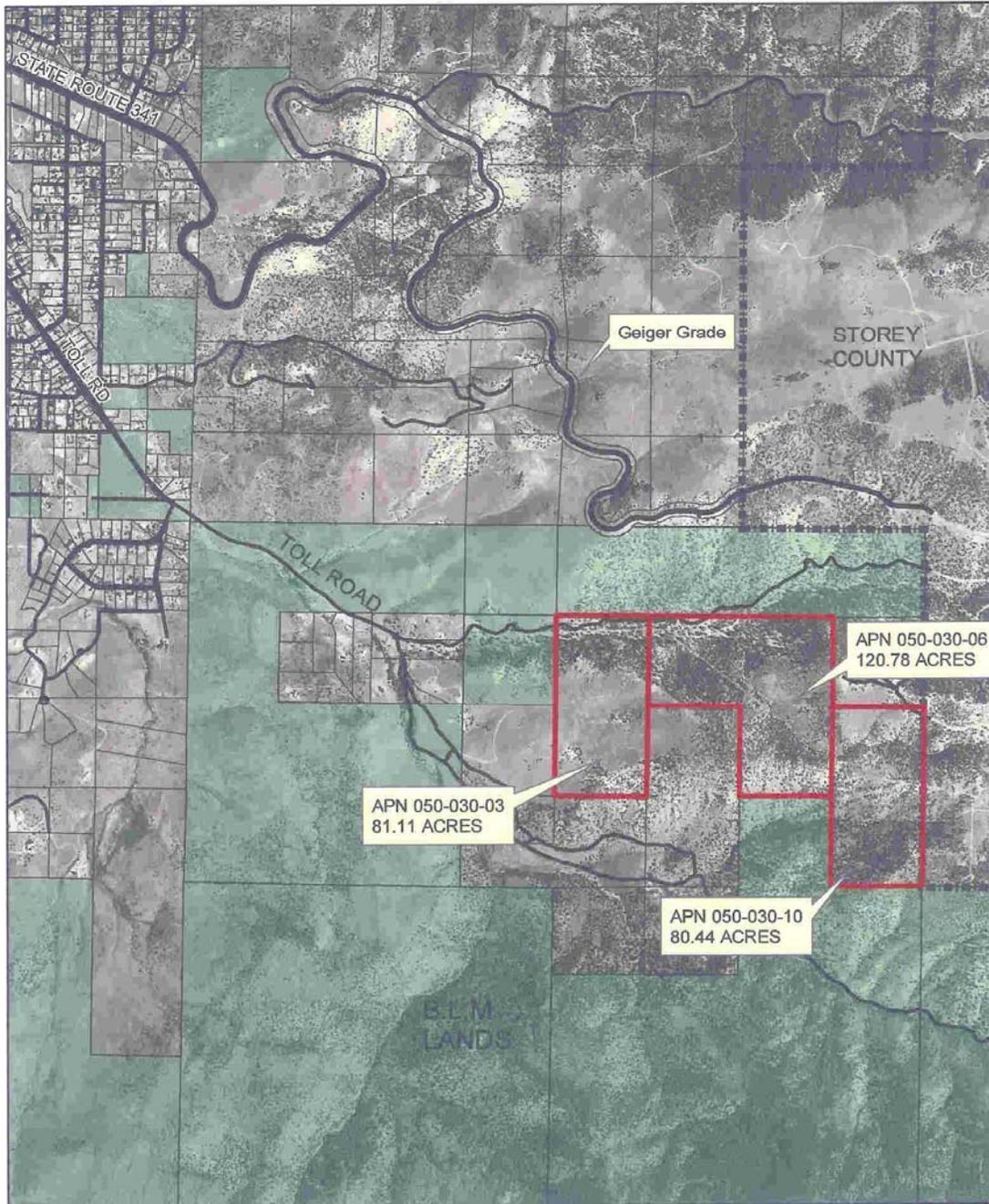
**Toll Road Canyon APN 050-030-03**

**10. Aerial Photograph – Not available.**

11. State Map: A page-size map of Nevada depicting the general location of the subject property.



**12. Location Map:** A page-size map depicting the specific location of the property, including the proximity to a federally designated area, if applicable.



Washoe County Department of  
Regional Parks and Open Space  
2601 Plumas St.  
Reno, NV 89509



TOLL ROAD CANYON

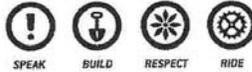




## 14. Support Letters

12/17/2007 MON 12:28 FAX 775 823 5224 Wood Rodgers

003/003



December 17, 2007

Acquisitions Team (NV-055)  
 SNPLMA Division, Bureau of Land Management  
 4701 Torrey Pines Drive  
 Las Vegas, NV 89130

RE: Toll Canyon Round IX SNPLMA

To Whom It May Concern:

As a representative of the International Mountain Bike Association (IMBA), I am submitting this written comment in support of the SNPLMA Round 9 Nevada Land Conservancy nomination of 230 acres of environmentally sensitive and scenic lands along the historic Toll Road to Virginia City.

The International Mountain Bicycling Association is a non-profit educational association whose mission is to create, enhance and preserve great trail experiences for mountain bikers worldwide. Since 1988, IMBA has been bringing out the best in mountain biking by encouraging low-impact riding, volunteer trail work participation, cooperation among different trail user groups, grassroots advocacy and innovative trail management solutions.

In 2000 we partnered with the BLM in hosting an IMBA Epic Ride in Virginia City. In subsequent meetings with the BLM, Virginia City, the National Park Service, and other area user groups, we explored the potential for non-motorized trails in the Virginia Range. All parties involved felt this area has the potential to provide residents and visitors alike with a destination trail network of the highest quality.

This land acquisition would be a wonderful addition to the BLM lands in the Virginia Range. It would make possible more recreational opportunities, provide and ensure access to public lands, and help preserve the Toll Road Canyon historical and natural resources.

Sincerely,

Dale Beesmer  
 IMBA Nevada State Representative  
 1990 Arcane Avenue  
 Reno, NV 89503



DEC 14 2007



Becky Stock  
Nevada Land Conservancy  
P.O. Box 20288  
Reno, NV 89515

Re: Toll Canyon SNPLMA Nomination

The NEVADA ROCK ART FOUNDATION is a non-profit 501(c)(3) organization that actively promotes the protection and public awareness of rock art in Nevada and surrounding areas. The Mission of the Nevada Rock Art Foundation is to identify, document, preserve, and protect rock art in Nevada and surrounding areas. This mission includes promoting public awareness and appreciation of Nevada rock art and other heritage resources.

In accordance with our mission, we support the Nevada Land Conservancy's Round 9 SNPLMA nomination to acquire environmentally sensitive lands in Toll Canyon, Washoe County. These lands contain significant historic properties, the protection and management of which would benefit from the proposed nomination of this property to public lands.

Sincerely,

A handwritten signature in black ink, appearing to be "AR" followed by a long horizontal stroke.

---

Dr Angus R. Quinlan, RPA  
Executive Director  
THE NEVADA ROCK ART FOUNDATION

WWW.NEVADAROCKART.ORG  
226 California Ave Reno, NV 89509-1621 Tel. 775 323 6723 [info@nevadarockart.org](mailto:info@nevadarockart.org)



## KEEP TRUCKEE MEADOWS BEAUTIFUL

*Creating a cleaner, more beautiful region through education and active community involvement*

P.O. Box 7412  
Reno, NV 89510-7412  
(775) 851-5185 phone  
(775) 851-5182 fax  
[staff@beautiful.reno.nv.us](mailto:staff@beautiful.reno.nv.us)  
[www.ktmb.org](http://www.ktmb.org)

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Chuck Sweeney  
Manal Topozada  
Erica Treat

### STAFF

Christi Cakiroglu,  
Executive Director  
Maia Dickerson,  
Program Director  
Jeannine Desmond  
Program Assistant  
Mindy Davis  
Community Program Intern

December 13, 2007

Acquisitions Team (NV-055)  
SNPLMA Division, Bureau of Land Management  
4701 Torrey Pines Drive  
Las Vegas, NV 89130

RE: Toll Canyon Round IX SNPLMA

To Whom It May Concern:

Keep Truckee Meadows Beautiful supports the SNPLMA Round 9 Nevada Land Conservancy nomination of 230 acres of environmentally sensitive and scenic lands along the historic Toll Road. The scenic Toll Road canyon nomination sits in the southeast portion of southern Washoe County adjacent to federally owned lands managed by the Bureau of Land Management. The nominated lands contain prominent historic features of interest including Owl Rock, Old Geiger Grade and connections to the Comstock Lode. The Canyon contains significant cultural and hydrological resources, is home to sensitive plant species, and has abundant outdoor recreation opportunities.

Keep Truckee Meadows Beautiful is a private nonprofit dedicated to creating a cleaner, more beautiful region through education and active community involvement. Our current beautification efforts revolve around the Great Truckee Meadows Community Cleanup which last year engaged over 500 volunteers who removed over 144 tons of trash from open space areas, and the coordination of the Illegal Dumping Task Force which is a collaborative of local agencies working to address the issue of illegal dumping. We would be very interested in working with other local and federal agencies to address the issue of illegal dumping in the Toll Road area.

Sincerely,

Christi Cakiroglu  
Executive Director



December 4, 2007

Acquisitions Team (NV-055)  
SNPLMA Division, Bureau of Land Management  
4701 Torrey Pines Drive  
Las Vegas, NV 89130

RE: Toll Canyon Round IX SNPLMA

To Whom It May Concern:

Truckee Meadows Trails Association is submitting written comment supporting the SNPLMA Round 9 Nevada Land Conservancy nomination of 230 acres of environmentally sensitive and scenic lands along the historic Toll Road. The scenic Toll Road canyon nomination sits in the southeast portion of southern Washoe County adjacent to federally owned lands managed by the Bureau of Land Management. The nominated lands contain prominent historic features of interest including Owl Rock, Old Geiger Grade and connections to the Comstock Lode. The Canyon contains significant cultural and hydrological resources, is home to sensitive plant species, and has abundant outdoor recreation opportunities.

Truckee Meadows Trails Association is a non profit organization committed to trail advocacy and access issues, cooperative trail building and maintenance with government and other philanthropic entities, and encouraging trail use by producing and distributing trail maps and descriptive literature on non-motorized hiking and biking trails and outdoor appreciation.

Sincerely,

A handwritten signature in cursive script that reads "Jeff Dean".

Jeff Dean, Chairman  
Truckee Meadows Trails Association

**P.O. Box 265, Reno NV 89504**



JIM GIBBONS  
Governor

MICHAEL E. FISCHER  
Department Director

STATE OF NEVADA  
DEPARTMENT OF CULTURAL AFFAIRS  
State Historic Preservation Office  
100 N. Stewart Street  
Carson City, Nevada 89701  
(775) 684-3448 • Fax (775) 684-3442  
www.nvshpo.org

RONALD M. JAMES  
State Historic Preservation Officer

December 14, 2007

Acquisitions Team (NV-055)  
SNPLMA Division, Bureau of Land Management  
4701 Torrey Pines Drive  
Las Vegas, NV 89130

RE: Toll Canyon Round IX SNPLMA

To Whom It May Concern:

The Nevada State Historic Preservation Office supports the SNPLMA Round 9 Nevada Land Conservancy nomination of 230 acres of environmentally sensitive and scenic lands along the historic Toll Road in Washoe County, Nevada. The Toll Road anyon nomination sits in the southeast portion of southern Washoe County adjacent to federally owned lands managed by the Bureau of Land Management. The proposed acquisition encompasses a portion of the historic toll road also known as old Geiger Grade, constructed in 1862 as the most direct connection between the Comstock Lode and the Truckee Meadows. Freight wagons and stage coaches utilized this route extensively until the construction of the Virginia Truckee Railroad diverted cargo and passengers. The toll road was still in use as the main highway between Reno and Virginia City until 1936 when it was replaced with a new paved Geiger Grade that parallels the older toll road.

The Nevada State Historic Preservation Office is a state agency that works with federal, and state agencies, local governments and non-profit organizations to recognize and preserve historic properties around the State. The Toll Road is an important part of Comstock and Nevada history and worthy of long term preservation.

Sincerely,

A handwritten signature in cursive script that reads "Alice M. Baldrice".

ALICE M. BALDRICA, Deputy  
State Historic Preservation Officer



December 15, 2007

Acquisitions Team (NV-055)  
SNPLMA Division, Bureau of Land Management  
4701 Torrey Pines Drive  
Las Vegas, NV 89130

Re: support for Historic Bains Spring Ranch acquisition proposal under Round 9 of SNPLMA

Dear Acquisitions Team,

I am writing to support the acquisition of the Historic Bains Spring Ranch by the BLM during round 9 of the Southern Nevada Public Lands Management Act. The public lands surrounding and including this parcel do not qualify for wilderness. However, the high ecological, recreational, scenic and historic values in this area make a strong case for these private lands to be placed in the public trust and managed for the long-term benefit of the public. The acquisition of these lands by the BLM will help conserve an important piece of the natural beauty that makes Northern Nevada a wonderful place to live.

Sincerely,

Brian Beffort  
Associate Director