



STAFF REPORT

Report To: Board of Supervisors

Meeting Date: May 5, 2016

Staff Contact: Ann Bollinger, Open Space Administrator (abollinger@carson.org)

Agenda Title: For Possible Action: To authorize the Mayor to sign a letter of support for the Dangberg Home Ranch Conservation Easement located in Douglas County, Nevada, for consideration in Round 16 of the Southern Nevada Public Land Management Act grant program - Environmentally Sensitive Land Acquisition category.

Staff Summary: The Dangberg Home Ranch Conservation Easement will protect 2,835+/- acres owned by Park Ranch Holdings, LLC. This property surrounds the Dangberg Home Ranch Historic Park, formerly a State Park, and will include a donation to the public of an additional 32-acre river park. Legacy Land and Water, LLC is the applicant on behalf of the landowner and the Bureau of Land Management would hold the conservation easement. Carson City is not eligible to submit a funding request under this category.

Agenda Action: Formal Action/Motion

Time Requested: 10 minutes

Proposed Motion

I move to authorize the Mayor to sign a letter of support for the Dangberg Home Ranch Conservation Easement located in Douglas County, Nevada, for consideration in Round 16 of the Southern Nevada Public Land Management Act grant program - Environmentally Sensitive Land Acquisition category.

Board's Strategic Goal

Safety

Previous Action

N/A

Background/Issues & Analysis

The Southern Nevada Public Lands Management Act (SNPLMA) became law in October 1998. It allows the Bureau of Land Management to sell public land in southern Nevada with some of the revenue derived from land sales being used for environmentally sensitive land acquisitions and conservation easements. Nominations are open for Round 16.

The Dangberg Home Ranch consists of irrigated pastures, wet meadows, wetlands, and riparian habitat along 3.75 miles of the East Fork of the Carson River. The Dangberg Home Ranch Conservation Easement will create a vast expanse of unfragmented open space and agricultural land critical to the natural floodplain functions that protect local and downstream communities, including Carson City. In flood events, and even in normal runoff periods, the Dangberg Home Ranch allows both the East and West Forks of the Carson River to leave its normal channel and attenuate the flow into Carson City. This reduces the peak flow downstream, and releases water over a longer time period than if it simply "flashed" through the Carson Valley. Maybe even more importantly this ranch is critical to the groundwater recharge of the region, and helps create a sustainable water supply

around Minden, a supply on which the residents of Carson City now depend. This Carson Valley water recharge system will prove to be critical for our region of Nevada forever, as we now all depend on its sustainability.

Applicable Statute, Code, Policy, Rule or Regulation

Carson City Municipal Code 12.09 Flood Damage Protection

Carson City Municipal Code 13.06 Open Space

Carson River Watershed Regional Floodplain Management Plan (Carson Water Subconservancy District, 2008)

Carson River Watershed Adaptive Stewardship Plan (Carson Water Subconservancy District, 2007)

Financial Information

Is there a fiscal impact? Yes No

If yes, account name/number:

Is it currently budgeted? Yes No

Explanation of Fiscal Impact:

Alternatives

Not approve.

Board Action Taken:

Motion: _____

1) _____

Aye/Nay

2) _____

(Vote Recorded By)

DANGBERG HOME RANCH CONSERVATION EASEMENT



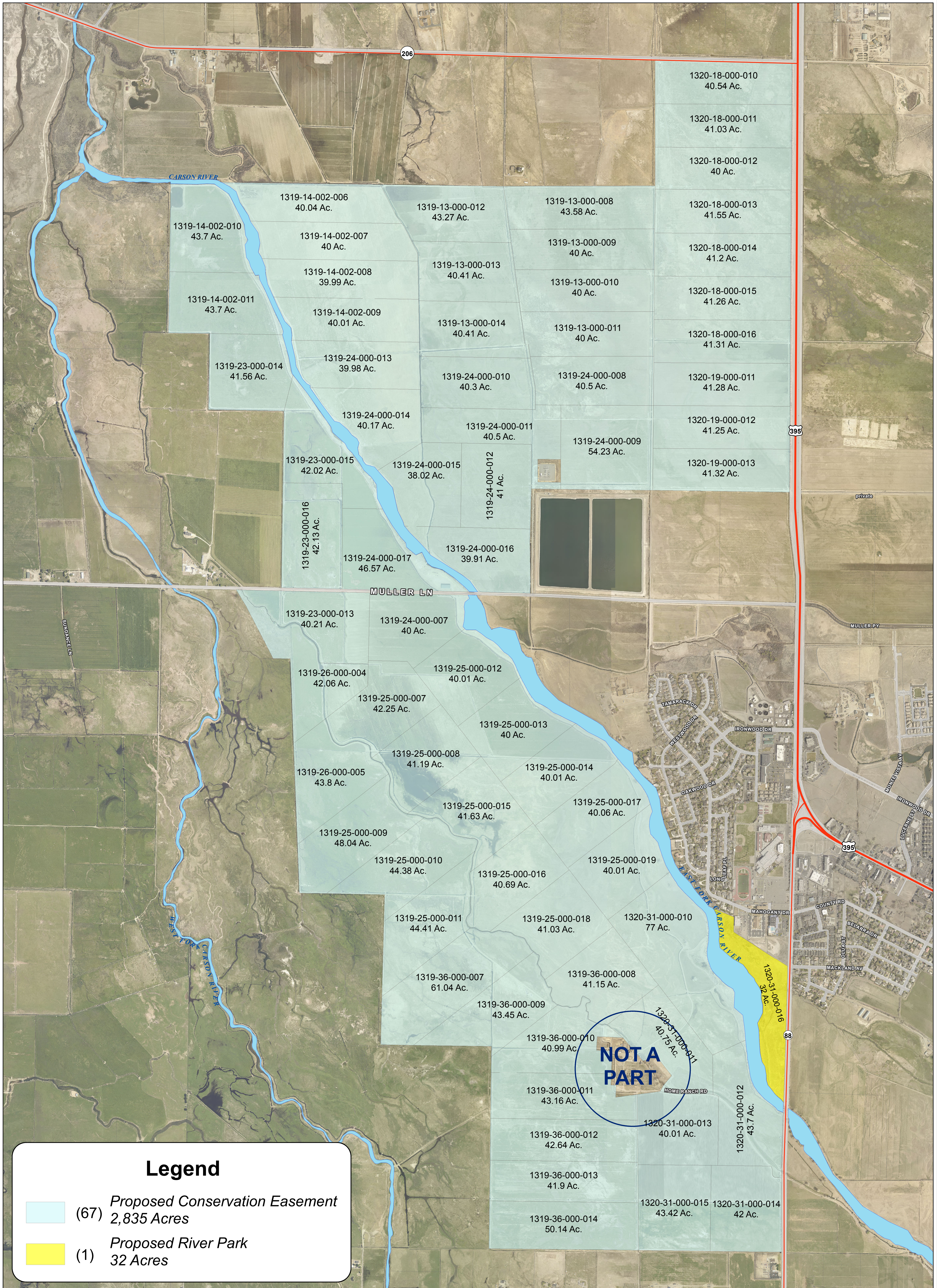
Southern Nevada Public Land Management Act Environmentally Sensitive Land Acquisition Round 16

Property Name:	Dangberg Home Ranch
Owner:	Park Ranch Holdings, LLC
Conservation Easement:	2,835+/- Acres
River Park Donation:	32 Acres
Location:	Douglas County, Nevada
Acquiring Agency:	Bureau of Land Management

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

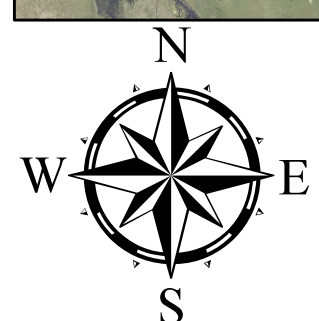
Today, Dangberg descendants continue to manage the Dangberg Home Ranch as a ranching and agricultural operation. In addition to the culture, history, and lore of Carson Valley, the Dangberg Home Ranch exhibits tremendous agricultural and natural resource values. The Dangberg Home Ranch consists of irrigated pastures, wet meadows, wetlands, and riparian habitat along 3.75 miles of the East Fork of the Carson River, from Minden nearly to Genoa. With one fell swoop, the Dangberg Home Ranch Conservation Easement will forever protect 2,835 acres of prime agricultural and floodplain lands that are critical to protecting Carson Valley residents and other downstream communities during flood events. The Dangberg Home Ranch connects with other existing conservation easements to create a vast unfragmented expanse of open space and agricultural land. The owner will provide a multi-use trail easement to help connect the towns of Minden and Genoa, and will donate a public 32-acre river front park. The Dangberg Home Ranch Conservation Easement will protect the natural resources, quality of life, and rural character of Douglas County, and ensure its continued economic agricultural viability.

Dangberg Home Ranch



Legend

- (67) *Proposed Conservation Easement*
2,835 Acres
- (1) *Proposed River Park*
32 Acres



0 0.125 0.25 0.5 0.75 1 Miles

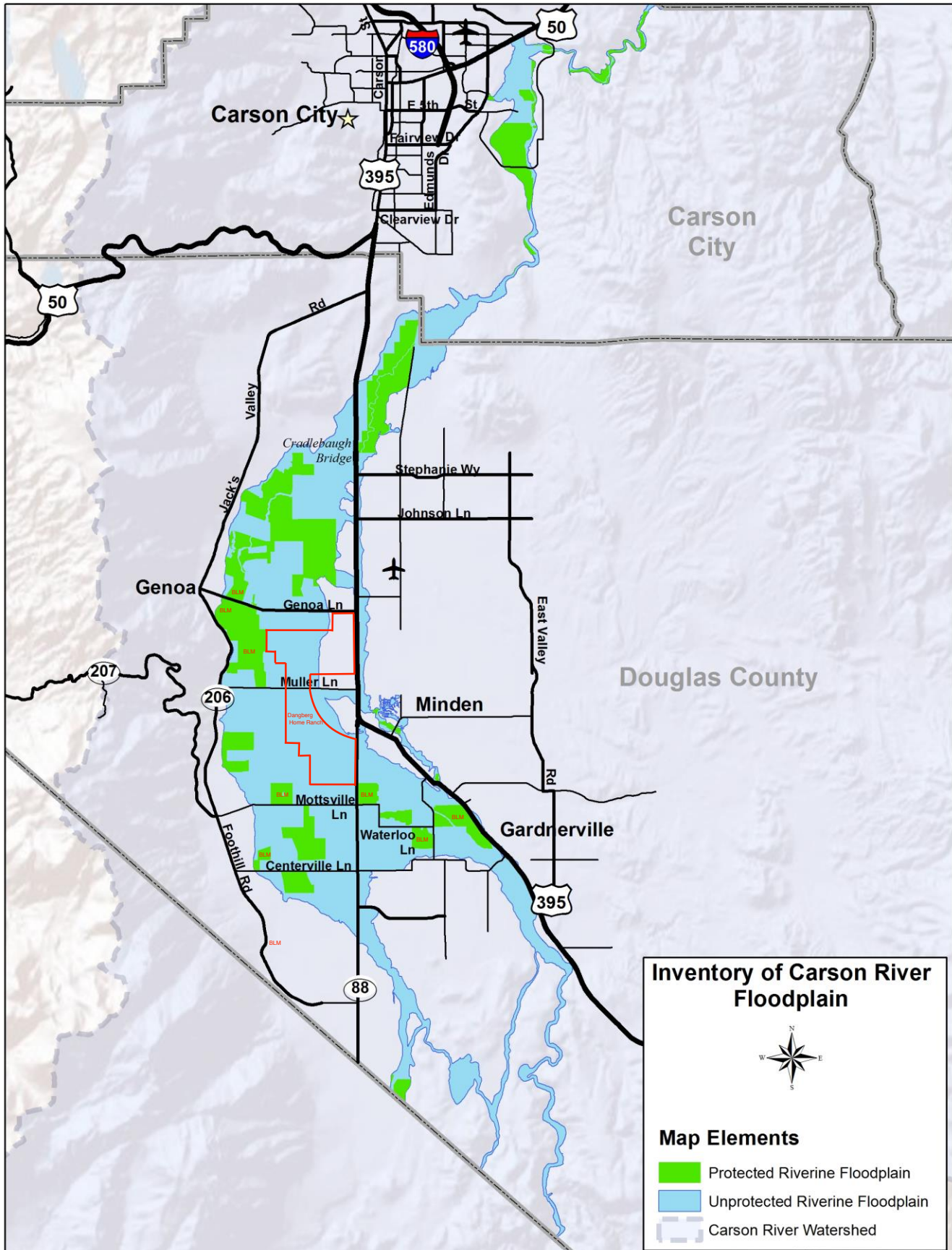
1 inch = 700 feet

Print Date: 3/28/2016 -- File Name: ParkHoldings_24x36P_Z1571

The data contained herein has been compiled on a geographic information system for the use of Douglas County. The data does not represent survey delineation and should not be construed as a replacement for the authoritative source, plat maps, deeds, resurveys, etc. No liability is assumed by Douglas County as to the sufficiency or accuracy of the data.



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



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

May 5, 2016

Re: Support for the Dangberg Home Ranch Conservation Easement

Dear Ms. White,

On behalf of the Carson City, I would like to express our support and request your uppermost consideration for the Dangberg Home Ranch Conservation Easement.

Private ownership of this property benefits the local agencies by keeping it on the property tax roll and yet a conservation easement held by the Bureau of Land Management will assist in the protection of our Carson River floodplain. In flood events, and even in normal runoff periods, the Dangberg Home Ranch allows both the East and West Forks of the Carson River to leave its normal channel and attenuate the flow into Carson City. This reduces the peak flow downstream, and releases water over a longer time period than if it simply “flashed” through the Carson Valley. Maybe even more importantly this ranch is critical to the groundwater recharge of the region, and helps create a sustainable water supply around Minden, a supply on which the residents of Carson City now depend. This Carson Valley water recharge system will prove to be critical for our region of Nevada forever, as we now all depend on its sustainability.

As you may be aware, SNPLMA funding has been awarded towards other land acquisitions throughout Carson City. Our community is grateful for these opportunities, and therefore we continue to encourage your favorable recommendation for Dangberg Home Ranch Conservation Easement.

Sincerely,

Robert L. Crowell
Mayor