

City of Carson City  
Agenda Report

Item # 18B

**Date Submitted:** March 10, 2009

**Agenda Date Requested:** March 19, 2009

**Time Requested:** 15 Minutes

**To:** Mayor and Supervisors

**From:** Parks and Recreation Department

**Subject Title:** Action to authorize Mayor Crowell and the Open Space Manager to execute the documents necessary to enter into a conservation easement with Mr. Michael Fagen on approximately 176 acres of land known as Horsecreek Ranch, located 2.5 miles west of the paved terminus of Kings Canyon Road, APNs 7-051-82, -83, and -84.

**Staff Summary:** This action will result in Carson City purchasing an agricultural conservation easement on 176 acres of Horsecreek Ranch, located at the historic Lincoln Highway. The estimated cost is for \$1,100,000. The easement limits the development of non-agricultural structures; ensures that the water rights remain tied to the irrigation of the meadow; protects the Clear Creek aquifer; and protects scenic, historic, and wildlife habitat values. The easement does not provide public access into the meadow.

**Type of Action Requested:** (check one)

Resolution

Ordinance

Formal Action/Motion

Other (Specify)

**Does This Action Require A Business Impact Statement:**  Yes  No

**Recommended Board Action:** Move to authorize Mayor Crowell and the Open Space Manager to execute the documents necessary to enter into a conservation easement with Mr. Michael Fagen on approximately 176 acres of land known as Horsecreek Ranch, located 2.5 miles west of the paved terminus of Kings Canyon Road, APNs 7-051-82, -83, and -84.

**Explanation for Recommended Board Action:** The attached conservation easement is the second part of a real estate transaction initiated 5 years ago with Carson City's fee title purchase of 372 acres of land surrounding the meadow. The Board of Supervisors is asked to approve the easement transaction by authorizing the Mayor and Open Space Manager to execute documents to complete the transaction.

**Applicable Statute, Code, Policy, Rule or Regulation:**

Carson City Open Space Plan and Chapter 13.06 of the Carson City Municipal Code  
N.R.S. 111.410, Easements for Conservation

**Fiscal Impact:** The value of the easement is \$1,100,000 plus miscellaneous escrow related costs to complete the transaction.

**Explanation of Impact:** There will be a \$1.5 million State of Nevada, Question-1 grant reimbursement for the fee title plus the conservation easement of this project.

**Funding Source:** The Open Space Acquisition Account with a present balance of \$2.1 million.

**Alternatives:** Not to approve the easement