



STAFF REPORT

Report To: Board of Supervisors

Meeting Date: March 2, 2017

Staff Contact: Ann Bollinger, Open Space Administrator

Agenda Title: For Possible Action: To authorize the Parks, Recreation, and Open Space Department to submit a grant application to the Community Forest and Open Space Program, administered through the Nevada Division of Forestry for a fee-title acquisition 20 acres along U.S. Highway 50 near the Clear Creek Interchange (APN 007-051-81) from W. Michael Fagen for open space and passive recreation purposes. (Ann Bollinger, abollinger@carson.org)

Staff Summary: The Community Forest and Open Space Conservation Program is a federal grant program managed by the United States Forest Service and locally administered by Nevada Division of Forestry. There is approximately \$2 million that will be awarded through a competitive process on a nationwide basis with a maximum award of \$400,000 per application. The Parks, Recreation and Open Space Department is seeking the Board of Supervisors approval to submit an application.

Agenda Action: Formal Action/Motion

Time Requested: 10 Minutes

Proposed Motion

I move to authorize the Parks, Recreation, and Open Space Department to submit a grant application to the Community Forest and Open Space Program, administered through the Nevada Division of Forestry for a fee-title acquisition 20 acres along U.S. Highway 50 near the Clear Creek Interchange (APN 007-051-81) from W. Michael Fagen for open space and passive recreation purposes..

Board's Strategic Goal

Quality of Life

Previous Action

January 15, 2015 - The Board of Supervisors moved to direct staff to compile a list of appropriate trade parcels and continue a conversation with the owner (Mr. Fagen) of APN 007-051-81 to see if we can come to a mutual agreement on a trade parcel.

July 7, 2016 - The Board of Supervisors accepted the recommendation from the Parks and Recreation Commission to pursue a land exchange with Mr. Michael Fagen for 20 acres of land he owns on the U.S. Highway 50 near the Clear Creek Interchange APN 007-051-81 for 0.81 acres of vacant park property located between Karin Drive and Sunland Court, APN 002-373-07 with the condition that costs towards acquisition do not exceed 20 percent of the estimated value of the park property.

October 17, 2016 - The Open Space Advisory Committee recommended to the Board of Supervisors submittal of a grant application to the Community Forest and Open Space Program for fee-title acquisition of 20 acres, APN 007-051-81 located along Highway 50 and owned by W. Michael Fagen.

January 19, 2017 - The Board of Supervisors moved to authorize the Parks, Recreation and Open Space Department to submit three separate Land and Water Conservation Fund grant applications for the following

projects: 1. Disc Golf Course Complex site improvements (portion of APN 010-691-04); 2. Ross Gold Park Playground Replacement (APN 009-166-010); 3. Purchase through a fee-title acquisition 20-acres of land along U.S. Highway 50 near the Clear Creek Interchange (APN 007-051-81) from W. Michael Fagen for open space and passive recreation purposes.

Background/Issues & Analysis

Community forest projects seek to protect forest land which has been identified as a national, regional, or local priority for protection and to assist communities in acquiring forestland that will provide public recreation, environmental and economic benefits, and forest-based educational programs. Not only does land acquisition of this property meet priority criteria for Carson City, it and the Carson Range are identified as a priority landscape in the State’s Natural Resource Strategy (2010). The approximate cost for the land acquisition is \$200,000. In addition, there are costs towards a preliminary title search, appraisal, cultural resources survey, Phase I survey, closing fees, and other possible costs. The approximate total cost is \$225,000-\$285,000.

Applicable Statute, Code, Policy, Rule or Regulation

The City’s grant policy requires any grant applications over \$50,000 be approved by the Board of Supervisors prior to a grant application submittal by City staff and NRS 354.598005(3).

Financial Information

Is there a fiscal impact? Yes No

If yes, account name/number: Not Applicable

Is it currently budgeted? Yes No

Explanation of Fiscal Impact: There is no fiscal impact at this time because the City will only be submitting the grant application. If awarded, the match requirement is 50% which would be provided from the Quality of Life / Open Space land acquisition account. The land acquisition has a current balance of \$897,357.

Alternatives

Not approve the submittal of the grant application

Board Action Taken:

Motion: _____

1) _____

Aye/Nay

2) _____

(Vote Recorded By)

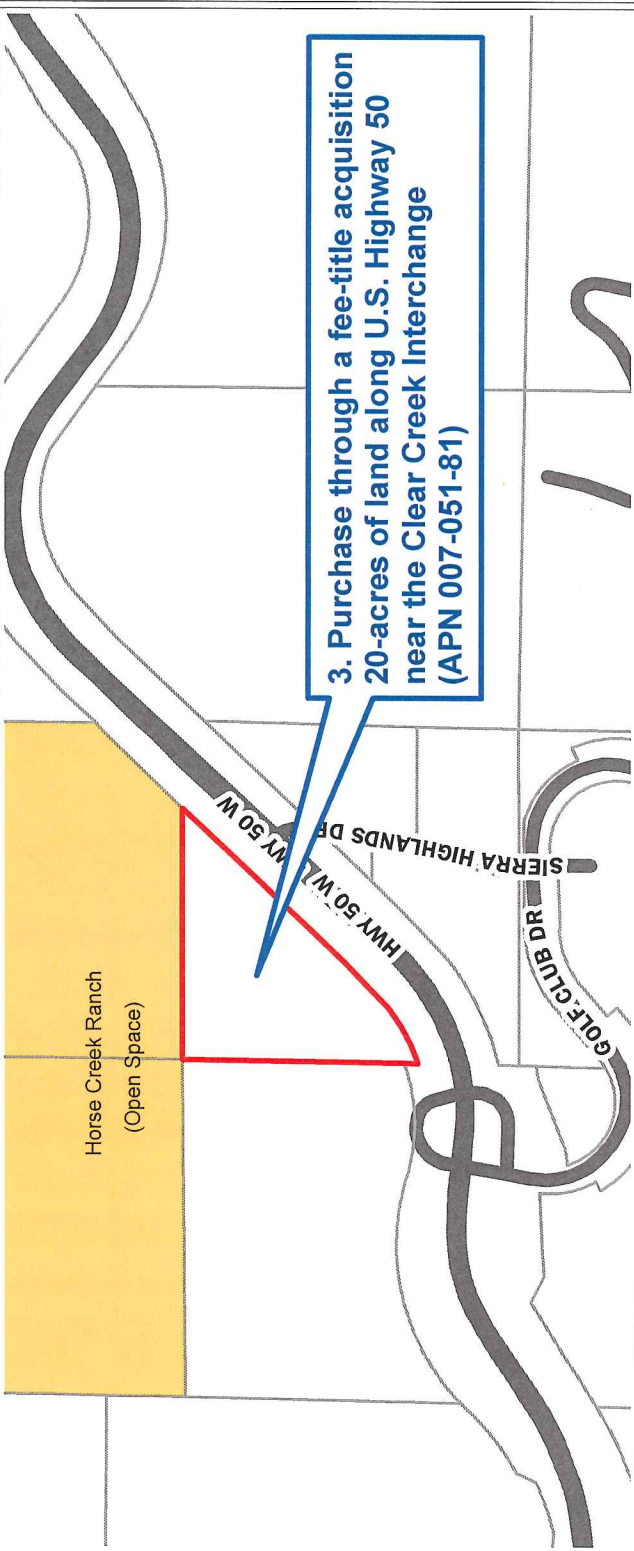
Horse Creek Ranch
(Open Space)

3. Purchase through a fee-title acquisition
20-acres of land along U.S. Highway 50
near the Clear Creek Interchange
(APN 007-051-81)

HWY 50 W

SIERRA HIGHLANDS DR

GOLF CLUB DR



3. Purchase through a fee-title acquisition 20-acres of land along U.S. Highway 50 near the Clear Creek Interchange (APN 007-051-81)

West Side Open Space Opportunities For Carson City, Nevada

APN	OWNER	ACRES (±)	APN	OWNER	ACRES
007-051-01	THE CARSON TRACT, LLC	1.2	007-051-10	THE CARSON TRACT, LLC	1.2
007-051-02	THE CARSON TRACT, LLC	1.2	007-051-11	THE CARSON TRACT, LLC	1.2
007-051-03	THE CARSON TRACT, LLC	1.2	007-051-12	THE CARSON TRACT, LLC	1.2
007-051-04	THE CARSON TRACT, LLC	1.2	007-051-13	THE CARSON TRACT, LLC	1.2
007-051-05	THE CARSON TRACT, LLC	1.2	007-051-14	THE CARSON TRACT, LLC	1.2
007-051-06	THE CARSON TRACT, LLC	1.2	007-051-15	THE CARSON TRACT, LLC	1.2
007-051-07	THE CARSON TRACT, LLC	1.2	007-051-16	THE CARSON TRACT, LLC	1.2
007-051-08	THE CARSON TRACT, LLC	1.2	007-051-17	THE CARSON TRACT, LLC	1.2
007-051-09	THE CARSON TRACT, LLC	1.2	007-051-18	THE CARSON TRACT, LLC	1.2
007-051-10	THE CARSON TRACT, LLC	1.2	007-051-19	THE CARSON TRACT, LLC	1.2
007-051-11	THE CARSON TRACT, LLC	1.2	007-051-20	THE CARSON TRACT, LLC	1.2
007-051-12	THE CARSON TRACT, LLC	1.2	007-051-21	THE CARSON TRACT, LLC	1.2
007-051-13	THE CARSON TRACT, LLC	1.2	007-051-22	THE CARSON TRACT, LLC	1.2
007-051-14	THE CARSON TRACT, LLC	1.2	007-051-23	THE CARSON TRACT, LLC	1.2
007-051-15	THE CARSON TRACT, LLC	1.2	007-051-24	THE CARSON TRACT, LLC	1.2
007-051-16	THE CARSON TRACT, LLC	1.2	007-051-25	THE CARSON TRACT, LLC	1.2
007-051-17	THE CARSON TRACT, LLC	1.2	007-051-26	THE CARSON TRACT, LLC	1.2
007-051-18	THE CARSON TRACT, LLC	1.2	007-051-27	THE CARSON TRACT, LLC	1.2
007-051-19	THE CARSON TRACT, LLC	1.2	007-051-28	THE CARSON TRACT, LLC	1.2
007-051-20	THE CARSON TRACT, LLC	1.2	007-051-29	THE CARSON TRACT, LLC	1.2
007-051-21	THE CARSON TRACT, LLC	1.2	007-051-30	THE CARSON TRACT, LLC	1.2
007-051-22	THE CARSON TRACT, LLC	1.2	007-051-31	THE CARSON TRACT, LLC	1.2
007-051-23	THE CARSON TRACT, LLC	1.2	007-051-32	THE CARSON TRACT, LLC	1.2
007-051-24	THE CARSON TRACT, LLC	1.2	007-051-33	THE CARSON TRACT, LLC	1.2
007-051-25	THE CARSON TRACT, LLC	1.2	007-051-34	THE CARSON TRACT, LLC	1.2
007-051-26	THE CARSON TRACT, LLC	1.2	007-051-35	THE CARSON TRACT, LLC	1.2
007-051-27	THE CARSON TRACT, LLC	1.2	007-051-36	THE CARSON TRACT, LLC	1.2
007-051-28	THE CARSON TRACT, LLC	1.2	007-051-37	THE CARSON TRACT, LLC	1.2
007-051-29	THE CARSON TRACT, LLC	1.2	007-051-38	THE CARSON TRACT, LLC	1.2
007-051-30	THE CARSON TRACT, LLC	1.2	007-051-39	THE CARSON TRACT, LLC	1.2
007-051-31	THE CARSON TRACT, LLC	1.2	007-051-40	THE CARSON TRACT, LLC	1.2
007-051-32	THE CARSON TRACT, LLC	1.2	007-051-41	THE CARSON TRACT, LLC	1.2
007-051-33	THE CARSON TRACT, LLC	1.2	007-051-42	THE CARSON TRACT, LLC	1.2
007-051-34	THE CARSON TRACT, LLC	1.2	007-051-43	THE CARSON TRACT, LLC	1.2
007-051-35	THE CARSON TRACT, LLC	1.2	007-051-44	THE CARSON TRACT, LLC	1.2
007-051-36	THE CARSON TRACT, LLC	1.2	007-051-45	THE CARSON TRACT, LLC	1.2
007-051-37	THE CARSON TRACT, LLC	1.2	007-051-46	THE CARSON TRACT, LLC	1.2
007-051-38	THE CARSON TRACT, LLC	1.2	007-051-47	THE CARSON TRACT, LLC	1.2
007-051-39	THE CARSON TRACT, LLC	1.2	007-051-48	THE CARSON TRACT, LLC	1.2
007-051-40	THE CARSON TRACT, LLC	1.2	007-051-49	THE CARSON TRACT, LLC	1.2
007-051-41	THE CARSON TRACT, LLC	1.2	007-051-50	THE CARSON TRACT, LLC	1.2

Legend

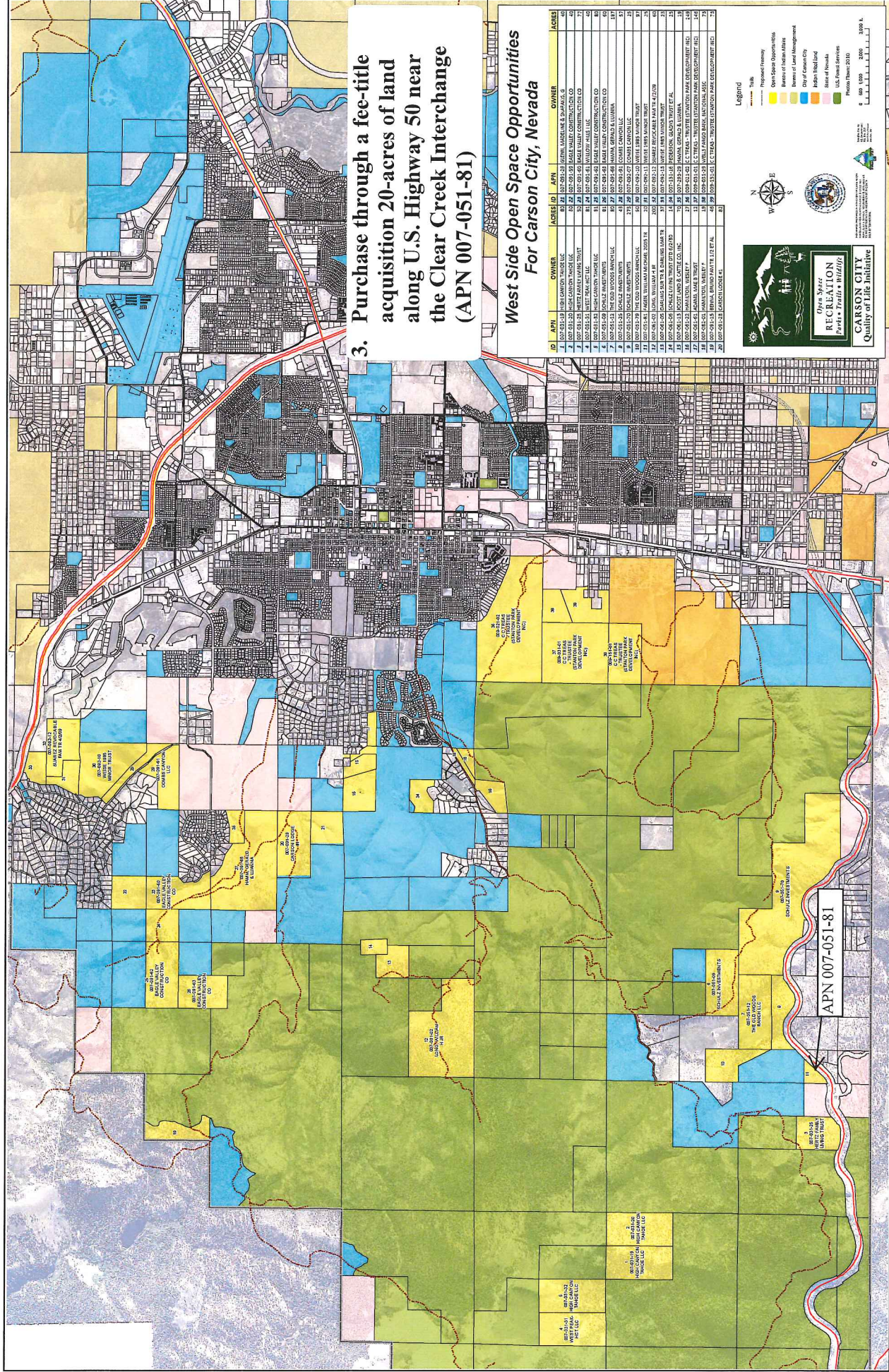
- Proposed Feasibility
- Open Space Opportunities
- Barriers to Land Management
- City of Carson City
- Indian Tribal Land
- State of Nevada
- UCP Forest Services

Photos from 2010

0 500 1000 2000 3000 ft.

Carson City Recreation Parks & Trails & Wildlife

CARSON CITY
Quality of Life Initiative



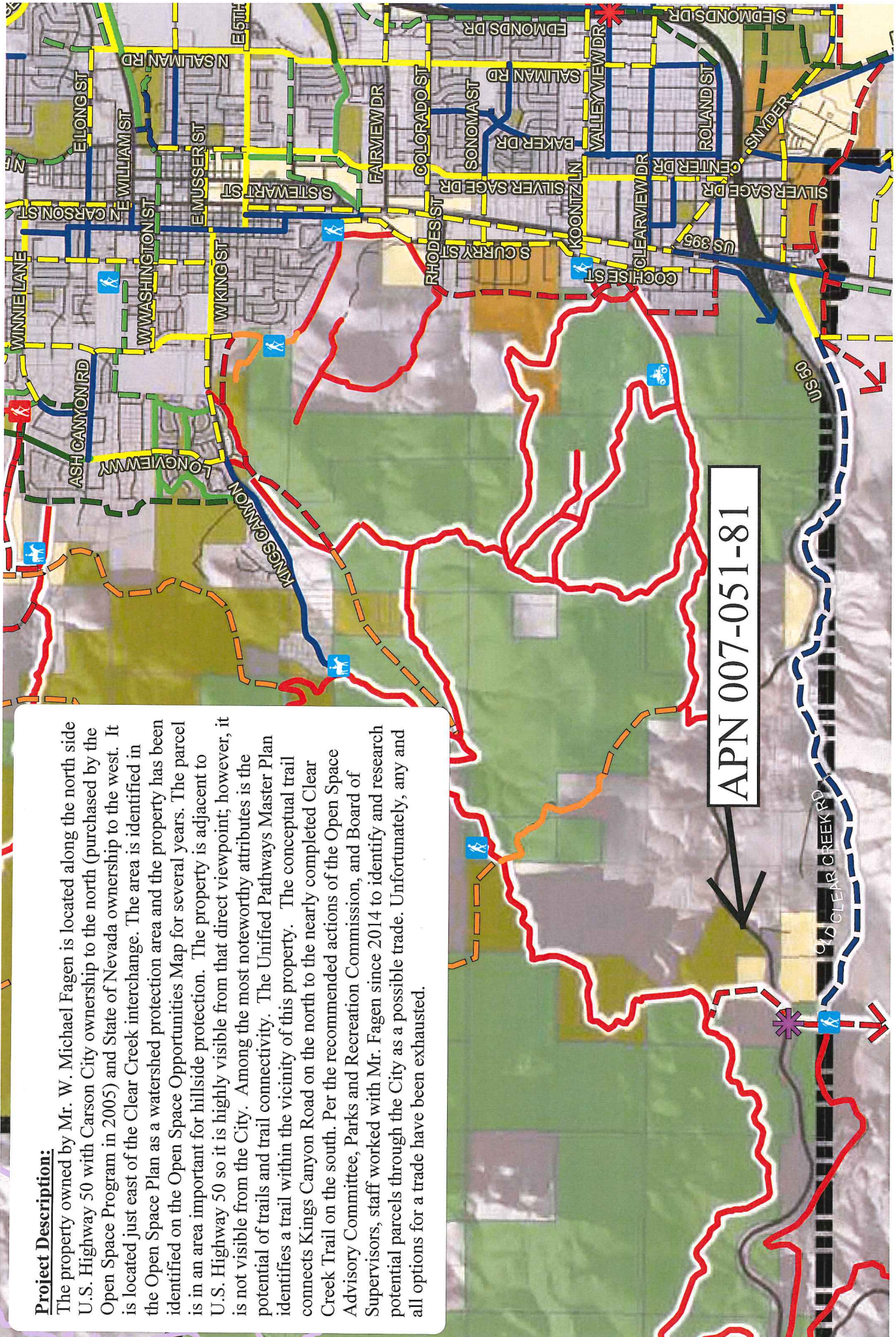
APN 007-051-81

APNs are subject to change. For the most current information, please visit the Carson City Planning Department website at www.carsoncity.com/planning.

Project Description:

The property owned by Mr. W. Michael Fagen is located along the north side U.S. Highway 50 with Carson City ownership to the north (purchased by the Open Space Program in 2005) and State of Nevada ownership to the west. It is located just east of the Clear Creek interchange. The area is identified in the Open Space Plan as a watershed protection area and the property has been identified on the Open Space Opportunities Map for several years. The parcel is in an area important for hillside protection. The property is adjacent to U.S. Highway 50 so it is highly visible from that direct viewpoint; however, it is not visible from the City. Among the most noteworthy attributes is the potential of trails and trail connectivity. The Unified Pathways Master Plan identifies a trail within the vicinity of this property. The conceptual trail connects Kings Canyon Road on the north to the nearly completed Clear Creek Trail on the south. Per the recommended actions of the Open Space Advisory Committee, Parks and Recreation Commission, and Board of Supervisors, staff worked with Mr. Fagen since 2014 to identify and research potential parcels through the City as a possible trade. Unfortunately, any and all options for a trade have been exhausted.

APN 007-051-81



OPEN SPACE EVALUATION FORM

Landowner William Michael Fagen 2005 Trust

Assessor's Parcel Number 007-051-81

Location U.S. Highway 50 west; Sec 34 15/19 NW4 SW4

Access U.S. Highway 50 west

Zoning Conservation Reserve

Master Plan Single Family

Table A. Physical Characteristics

For each parcel, select the highest value for each physical feature. If none apply, leave blank.

Physical Feature	Defining Authorities	Characteristics (check if present or applicable)	Value
Wildlife Habitats / Corridors	US Fish & Wildlife Service, NV Dept of Wildlife, or documented scientific observation	<input type="checkbox"/> Contains habitat or corridor for threatened or endangered (T&E) species <input checked="" type="checkbox"/> Contains high value habitat for non-T&E species <input type="checkbox"/> Contains migration corridor <input checked="" type="checkbox"/> Observed presence of wildlife or fish	<input type="checkbox"/> Very High <input checked="" type="checkbox"/> High <input type="checkbox"/> Medium <input checked="" type="checkbox"/> Moderate

The habitat value ranges from medium to high. With U.S. Highway 50 lying adjacent to the property, one would expect wildlife impacts due to traffic, noise, and a fragmented landscape. To the north, the adjacent parcel is owned by Carson City (Open Space) and most of the surrounding area is also Carson City (Open Space) or U.S. Forest Service. These undeveloped areas generally provide an unfragmented landscape, thereby providing better conditions for wildlife.

The property includes a diverse plant community with a mixed-age class of conifers. The bitterbrush is a preferred browse for mule deer and provides good cover for a number of mammals and birds.

Wildlife was not actually observed; however rabbit scat was plentiful.

Natural Communities	US Army Corps of Eng. or competent specialist, such as the Nevada Natural Heritage Program	<input type="checkbox"/> Has healthy, sustainable riparian area <input checked="" type="checkbox"/> Presence of mature canopy trees, shrubs <input type="checkbox"/> Majority of parcel with healthy native grasses <input type="checkbox"/> Contains jurisdictional (ACOE) wetlands	<input type="checkbox"/> High <input checked="" type="checkbox"/> Medium <input type="checkbox"/> Moderate <input type="checkbox"/> Low
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The plant community is diverse with shrubs (bitterbrush, sagebrush, and manzanita), a mixed-age class of conifers (Jeffery Pine and Ponderosa Pine) with an average of two trees per acres, and a minor component of grasses (squirreltail and bluegrass) and forbs (arrowleaf balsamroot). Cheatgrass is present but not abundant.

Landform / Scenic Quality	Committee, staff, consultants	<input type="checkbox"/> Open water (lakes, ponds, river, stream) <input checked="" type="checkbox"/> Contains ridge or promontory with long views <input type="checkbox"/> Contains a valley that provides enclosure / privacy	<input type="checkbox"/> High <input checked="" type="checkbox"/> High <input type="checkbox"/> Medium
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The property generally consists of steep topography. A lower bench provides long views to the Carson Valley.

Visibility	Committee, staff, consultants	<input checked="" type="checkbox"/> Visible from major roads <input type="checkbox"/> Visible only from local roads <input type="checkbox"/> Visible primarily from adjacent residences	<input checked="" type="checkbox"/> High <input type="checkbox"/> Medium <input type="checkbox"/> Low
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The property is adjacent to U.S. Highway 50.

Size	Staff	<input type="checkbox"/> Large than 40 acres <input checked="" type="checkbox"/> 20 to 40 acres <input type="checkbox"/> 10 to 20 acres	<input type="checkbox"/> High <input checked="" type="checkbox"/> Medium <input type="checkbox"/> Low
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20 acres

Accessibility	Committee, staff, consultants	<input checked="" type="checkbox"/> Significant portions can be opened to public <input type="checkbox"/> Limited portions opened to public use	<input checked="" type="checkbox"/> High <input type="checkbox"/> Medium
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While significant portions can be open to the public, access would need to be developed.

Historic / Cultural	State Historic Preservation Office	<input type="checkbox"/> Known or high potential archaeological resource <input type="checkbox"/> Historic designation (national, state, or local) <input type="checkbox"/> Significant local cultural feature (physical landmark, working farm, unique structure, etc.)	<input type="checkbox"/> High <input type="checkbox"/> Medium <input type="checkbox"/> Moderate
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At this time, the historic and cultural resources are unknown but they are also unlikely.

Water Protection	CC Public Works	<input type="checkbox"/> Within 5 year well protection zone <input type="checkbox"/> Within 10 year well protection zone <input checked="" type="checkbox"/> Contains high-infiltration soils within watershed protection area	<input type="checkbox"/> High <input type="checkbox"/> High <input checked="" type="checkbox"/> Medium
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According to the Open Space Plan, the "Health / Safety Considerations" map found in the appendix identifies the property in the watershed protection area.

Flood Hazard	Federal Emergency Management Agency	<input type="checkbox"/> Within FEMA-designated 100 year floodplain <input type="checkbox"/> Within area of known flooding	<input type="checkbox"/> Low <input type="checkbox"/> Medium
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None

Prime Farmland	US Dept of Agriculture	<input type="checkbox"/> Land has statewide agricultural importance (irrigated farmland)	<input type="checkbox"/> High
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None

Submitted by: _____

Date: _____

Table B. Prioritizing Factors

This part of the evaluation assumes that some form of acquisition is necessary to protect the parcel(s) not otherwise protected by existing City, State or Federal regulation (wetlands, floodplain, easements, etc.)

For each parcel check the most appropriate priority factor for each category below.

Category	Definition (check if present)	Priority
Uniqueness of Habitat Type	<input type="checkbox"/> One of few remaining examples of at least one characteristic in Table A	<input type="checkbox"/> High
	<input type="checkbox"/> Habitat or physical setting is relatively rare in Carson City	<input type="checkbox"/> Low

No

Ease of Acquisition	<input type="checkbox"/> Landowner motivated to sell at less cost than market value	<input type="checkbox"/> High
	<input checked="" type="checkbox"/> Can be acquired with terms (options, payment structure, trade, etc.) favorable to the city	<input checked="" type="checkbox"/> Medium
	<input type="checkbox"/> Cost is not greater than appraised value, terms are not unfavorable	<input type="checkbox"/> Low

The land owner is interested in a sale to the Open Space Program and willing to consider a trade.

Potential To Share Cost	<input type="checkbox"/> Likely significant participation of non-city funding partners	<input type="checkbox"/> High
	<input type="checkbox"/> Likely participation from other funding sources	<input type="checkbox"/> Medium
	<input checked="" type="checkbox"/> Likely significant participation from other city departments	<input checked="" type="checkbox"/> Low

If a trade is available, it's likely that participation from another city department will be required. A trade could provide a cost savings in the actual purchase price.

Urgency	<input type="checkbox"/> Development is imminent	<input type="checkbox"/> High
	<input type="checkbox"/> For sale (acquisition / development likely)	<input type="checkbox"/> Medium
	<input checked="" type="checkbox"/> Private negotiation, not on open market	<input checked="" type="checkbox"/> Low

At the present time, the transaction is a private negotiation. However, if the OSAC does not wish to pursue acquisition, it is anticipated the property will be placed for sale.

Is a Significant Part of Open Space Plan	<input checked="" type="checkbox"/> Located within an Open Space priority area	<input checked="" type="checkbox"/> High
	<input checked="" type="checkbox"/> Parcel is designated on current Open Space master plan	<input checked="" type="checkbox"/> Medium
	<input checked="" type="checkbox"/> Adjacent to or can be linked to other Open Space parcel(s), trail(s), or park(s)	<input checked="" type="checkbox"/> Medium

Hillside Priority Area

Citizen Support	<input type="checkbox"/> Has city-wide citizen support / advocacy	<input type="checkbox"/> High
	<input type="checkbox"/> Has local citizen support	<input type="checkbox"/> Medium
	<input checked="" type="checkbox"/> No significant opposition	<input checked="" type="checkbox"/> Low

Submitted by: _____

Date: _____

Photo Point 1: View to the west.



Photo Point 2: View to the northeast, taken from across U.S. Highway 50. For reference, note the U.S. Forest Service entrance sign for the Humboldt-Toiyabe National Forest.



Photo Point 3: View to the northwest, taken from across U.S. Highway 50.

