

**OPEN SPACE ADVISORY COMMITTEE  
STAFF REPORT**

**MEETING DATE:** December 15, 2014

**AGENDA ITEM NUMBER:** 3D

**STAFF:** Ann Bollinger, Open Space Administrator

**REQUEST:** **Discussion and Possible Action:** To recommend (or not recommend) to the Board of Supervisors the possible acquisition of 20 acres, APN 007-051-81, consider a trade of other parcel(s), and the expenditure up to \$30,000 for appraisals from the Open Space budget.

**GENERAL DISCUSSION:**

In September 2014, the owner of the subject parcel, Mr. W. Michael Fagen, submitted written correspondence to staff offering the sale of 20 acres, APN 007-051-81, located on the north side of U.S. Highway 50 just east of the Clear Creek Intersection, to the Open Space Program. An email dated September 8, 2014 stated his discussions with MAI appraiser Bill Kimmel who had commented that \$250,000 is a fair price for the parcel. Upon learning the current financial limitations, Mr. Fagen stated he would consider trade of another property in Carson City – if available and to be determined.

As recommended by the Committee at the Special OSAC meeting on September 15, 2014, staff completed the open space evaluation form (see attached). According to the evaluation, the subject parcel meets a few criteria. According to the Open Space Plan, this parcel is in an area important for hillside protection (refer to pages 27-30). 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.

Perhaps the most noteworthy potential relates trails and trail connectivity. The Carson City 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.

If a property trade is an option, the Open Space Program would be responsible to pay for all the appraisal(s). Another item to consider is whether the OSAC is willing to pay the difference if the identified trade is appraised at a lower value than the 20-acre subject parcel.

**RECOMMENDED ACTION:** I move to recommend (or not recommend) to the Board of Supervisors the possible acquisition of 20 acres, APN 007-051-81, consider a trade of other parcel(s), and the expenditure up to \$30,000 for appraisals from the Open Space budget.

## Ann Bollinger

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**From:** W. Michael Fagen <wmfagen@hotmail.com>  
**Sent:** Monday, September 08, 2014 4:51 PM  
**To:** Ann Bollinger  
**Subject:** Price on 50 & Horsecreek

Ann--

I've have spoken to MAI appraiser Bill Kimmel who did the original appraisal on Horsecreek. He says \$250k is a fair price for the 20 acre parcel on Highway 50, and \$3 million for the 201 acres at Horsecreek.

I want to be able to help CC buy the 20 acres in the short term, so I will reduce my price from \$350k to \$250k and also be willing to rebate a 10% endowment for that parcel (up to \$25k). We can also discuss HC if you think that is a sales possibility too.

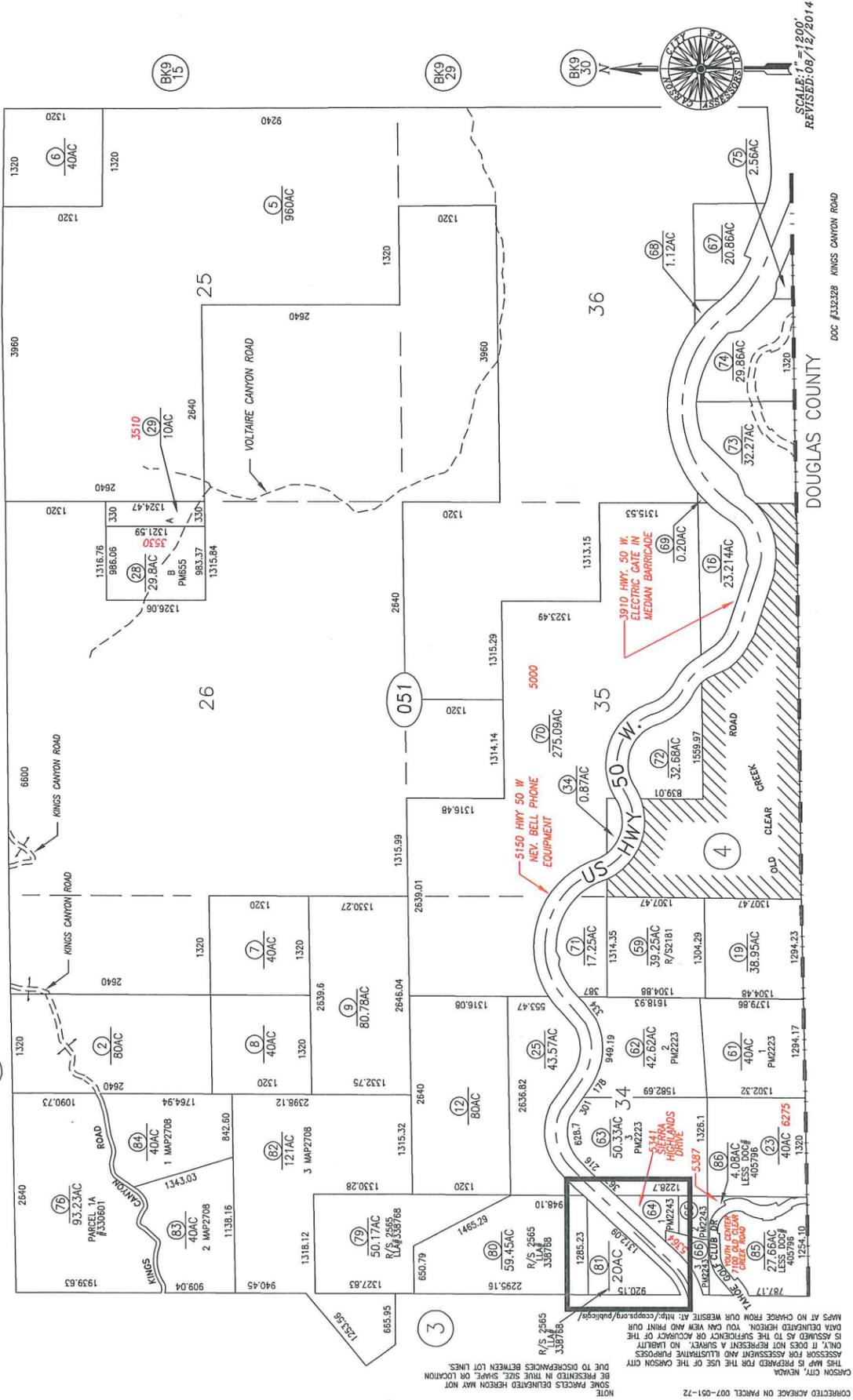
If you need something more formal in the way of a letter for the committee, please let me know.

Thanks for your help,

*Michael*

W. Michael Fagen  
15925 Caswell Lane #4  
Reno, NV 89511  
tel: +1 (775) 849-0615  
fax: +1 (866) 590-8237  
cell: +1 (775) 338-0172  
email: [wmfagen@hotmail.com](mailto:wmfagen@hotmail.com)

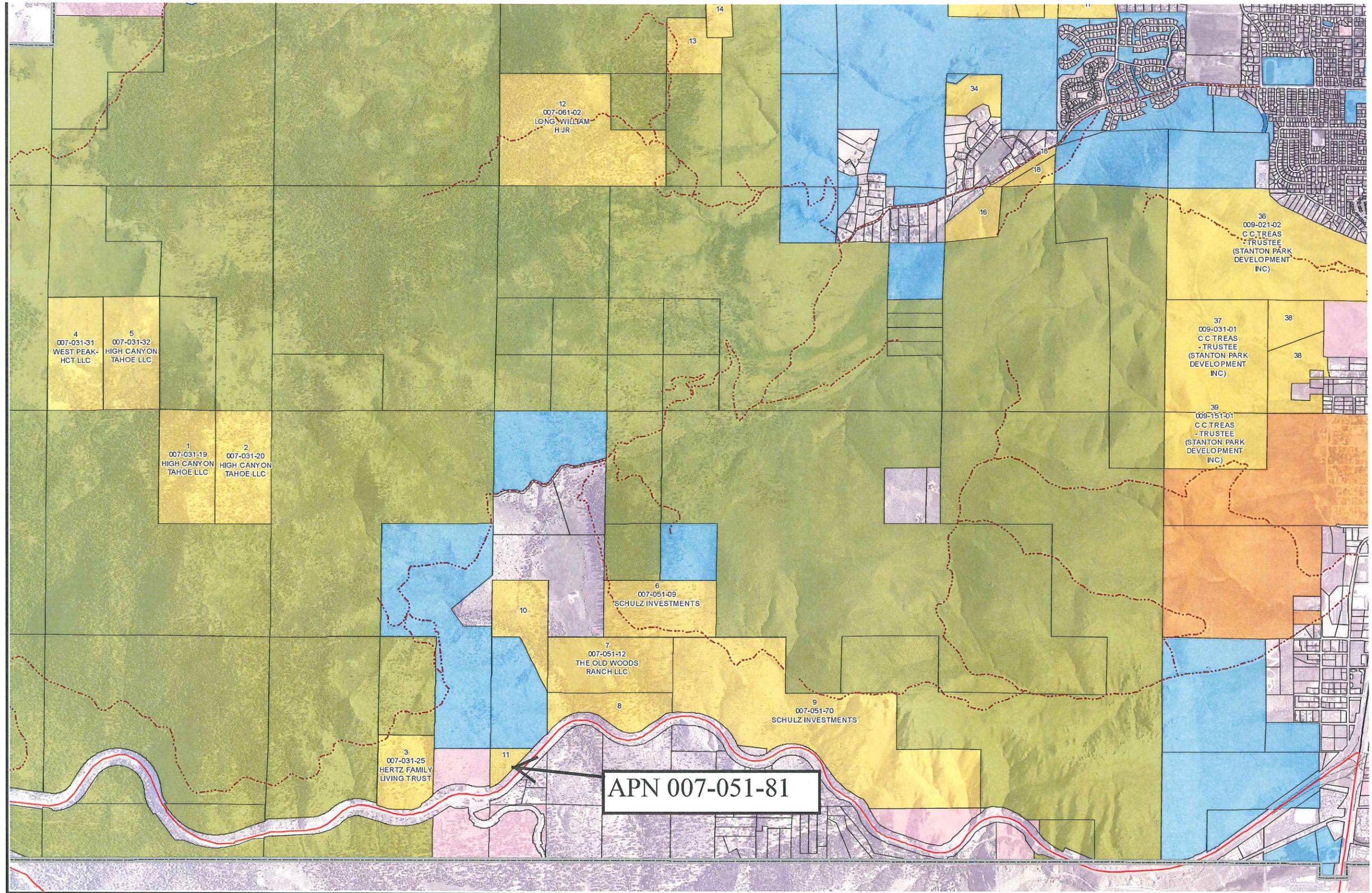
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NOTE: CORRECTED ACREAGE ON PARCEL 007-051-72  
 THIS MAP IS PREPARED FOR THE USE OF THE CARSON CITY  
 ASSESSOR FOR ASSESSMENT AND ILLUSTRATIVE PURPOSES  
 ONLY. IT DOES NOT REPRESENT A SURVEY. NO LIABILITY  
 IS ASSUMED BY THE CITY OF CARSON CITY OR THE  
 DATA DELINEATED HEREON. YOU CAN VIEW AND PRINT OUR  
 MAPS AT NO CHARGE FROM OUR WEBSITE AT: <http://ccops.org/publicinfo/>

SCALE: 1"=100'  
 REVISED: 08/12/2014

DOUGLAS COUNTY  
 DOC #132328 KINGS CANYON ROAD



## OPEN SPACE EVALUATION FORM

<b>Landowner</b>	William Michael Fagen 2005 Trust
<b>Assessor's Parcel Number</b>	007-051-81
<b>Location</b>	U.S. Highway 50 west; Sec 34 15/19 NW4 SW4
<b>Access</b>	U.S. Highway 50 west
<b>Zoning</b>	Conservation Reserve
<b>Master Plan</b>	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
<b>Wildlife Habitats / Corridors</b>	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.

<b>Natural Communities</b>	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.



**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
<b>Uniqueness of Habitat Type</b>	<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

<b>Ease of Acquisition</b>	<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.

<b>Potential To Share Cost</b>	<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.

<b>Urgency</b>	<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.

<b>Is a Significant Part of Open Space Plan</b>	<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

<b>Citizen Support</b>	<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

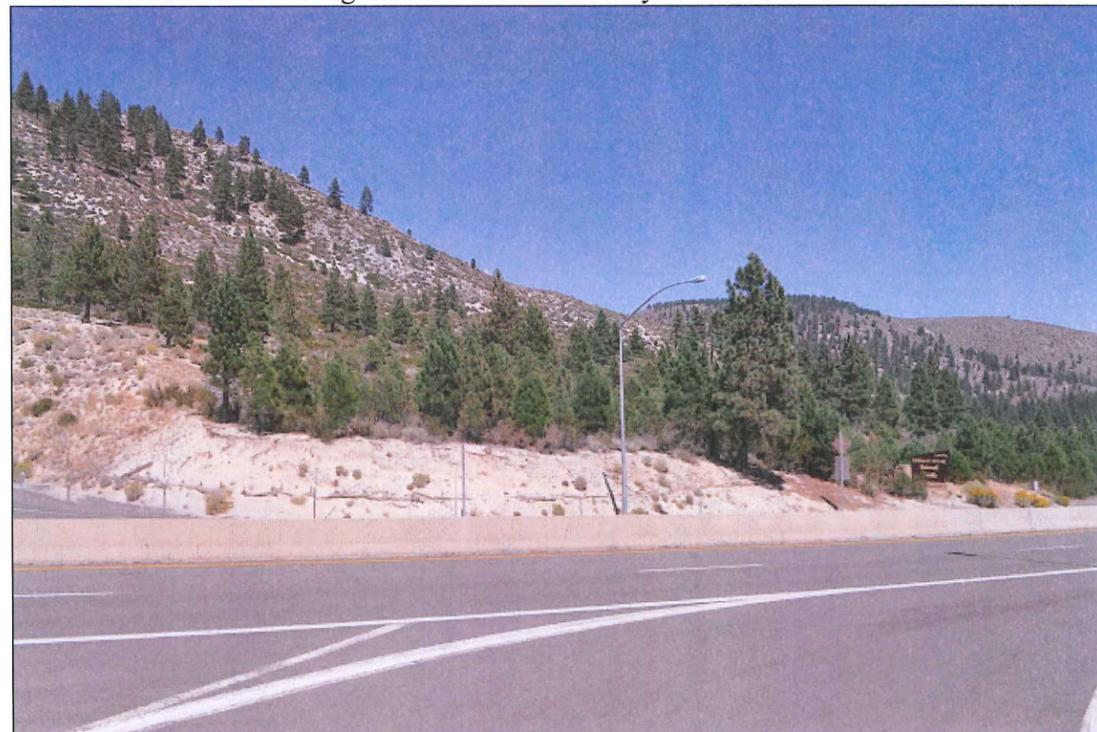
Submitted by: A. Buckley

Date: 12/9/14

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.



Photos taken September 12, 2014

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

