



CHURCHILL COUNTY AGENDA REPORT

Date Submitted: September 9, 2021

Meeting Date Requested: September 15, 2021

To: Board of County Commissioners

From: Jim R. Barbee, County Manager

Subject Title: Consideration and possible action re: Approval of an Agreement for purchase of a Conservation/Restrictive Use Easement with Randall Brent Evans and Kristen Arlene Evans, Co-Trustees of the QUAG Family Trust udo November 3, 2005 (formerly held under The Paulsen Family Trust), on Assessor's Parcel Number 007-911-53, totaling 144.40 acres with 96.79 irrigated acres

Type of Action Requested: Formal Action/Motion

Does this action require a Business Impact Statement? No

Motion to approve purchase of a Conservation Easement and 169

Recommend Board Action: Transferable Development Rights from the approved Sending Site, Assessor's Parcel Number 007-911-53.

Discussion: The subject property is under the ownership of Randall Brent Evans and Kristen Arlene Evans, Co-Trustees of the QUAG Family Trust udo November 3, 2005 (formerly held under The Paulsen Family Trust) and is an approved Sending Site. The Sending Site Application includes 144.40 acres of land, with 96.79 acres of water rights. Easement on this property and development rights transferred to designated receiving sites will preserve agriculture and facilitate Naval Air station Fallon's plan to minimize urban growth on lands surrounding the base. This purchase meets Churchill County TDR Program goals.

Alternatives: Many alternatives exist in land acquisition. However, most of these alternatives offer several constraints to landowners. The easements proposed by Churchill County/Navy are less restrictive to farmers and allow them to continue managing the land in compliance with local practices.

Fiscal Impact: Estimated Total Cost: \$290,000, plus closing costs, to be divided 90% Navy and 10% Churchill County. Churchill County's portion to be paid from the Water Resource Fund.

Explanation of Impact: Approving these expenditures will support the Transfer of Development Rights (TDR) Program for Churchill County, protect productive agricultural lands, and reduce the ability for urban growth to encroach upon NAS Fallon. The reduction of encroachment upon NAS Fallon will protect one of our community's most important economic assets, while also keeping water in our valley. The TDR Program offers community benefit and potentially facilitates the ability of developers to bear some of the fiscal responsibility of urban growth.

Funding Source: U.S. Navy and Water Resources Fund (380-380-76631)

The submission of this agenda report by county officials is not intended, necessarily, to reflect agreement as to a particular course of action to be taken by the board; rather, the submission hereof is intended, merely, to signify completion of all appropriate review processes in readiness of the matter for consideration and action by the board.

Prepared By: Julie B. Guerrero, Administrative Services Manager

Reviewed By: Jim R. Barbee, County Manager

Benjamin Shawcroft, Chief Deputy DA

Sherry Wideman, Comptroller

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