



WASHOE COUNTY

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STAFF REPORT

BOARD MEETING: July 12, 2022

DATE: May 31, 2022

TO: Board of County Commissioners

FROM: Dave Solaro, Arch., P.E., Assistant County Manager
Community Services Department, 328-3600,
dsolaro@washoecounty.gov

THROUGH: Eric Brown, County Manager

SUBJECT: Recommendation to approve a Siphon Facilities and Access Easement and Notice of Description of Relocated Easement Area agreement between Washoe County and the Orr Ditch and Extensions Water Company as a result of the relocation and undergrounding of a portion of the Orr Ditch located on a portion of the Wildcreek Golf Course (Assessor's Parcel Numbers 027-011-10, 027-011-12, 027-011-14) in Sparks, Nevada. (Commission District 3.)

SUMMARY

Washoe County, the Washoe County School District (WCSD), and the Reno Sparks Convention and Visitors' Authority (RSCVA) entered into a cooperative agreement for the transfer of property rights relating to the property used as the Wildcreek Golf Course. A part of the transfers from RSCVA to Washoe County, included a maintenance agreement with the Orr Ditch and Extensions Water Company for the maintenance of the portion of the Orr Ditch across the property.

With the construction of the new Proctor Hug High School, the WCSD realigned the Orr Ditch into a siphon facility located on a Washoe County parcel associated with the golf course. This item is an easement agreement between the parties to define the realignment work for the Orr Ditch, and abandonment of portions of the Orr Ditch right of way.

This item was discovered as an outstanding item from the transfer of property from RSCVA to Washoe County and the WCSD and is a necessary item to complete and finalize the transfer of property to First Tee of Northern Nevada. The fully executed Orr Ditch Maintenance Agreement is attached as Exhibit D.

Washoe County Strategic Objective supported by this item: Economic Impacts. Support a Thriving Community.

PREVIOUS ACTION

On October 12, 2021, the Board of County Commissioners (Board) approved a purchase and sale agreement between Washoe County and First Tee of Northern Nevada for approximately 110.72 acres of land for the operation of the golf course for charitable or civic purposes.

AGENDA ITEM # _____

On May 28, 2019, the Board approved an agreement between Washoe County, the Washoe County School District, Orr Ditch and Extensions Company, and the Reno Sparks Convention and Visitors' Authority for relocation and undergrounding a portion of the Orr Ditch.

On February 19, 2019, the Board heard a presentation and update by Pete Etchart, Chief Operations Officer, from the Washoe County School District on the Wildcreek Area High School.

On February 19, 2019, the Board adopted a resolution approving a cooperative agreement between Washoe County, the Washoe County School District and the Reno-Sparks Convention and Visitors' Authority for the transfer of portions of Wildcreek Golf course on Sullivan Lane in Sparks, Nevada, comprising the parcels of Parcel Map No. 5369, and rights and obligations related to those parcels including: personal property, water rights, rights to an effluent agreement, rights to a golf management agreement and a ditch maintenance agreement and matters properly related thereto.

On January 15, 2019, the Board adopted a resolution of intent and, on the basis of the recitals stated therein and all the evidence and testimony on the record of the meetings of the Board, declared it is in the best interests of Washoe County and its citizens to convey Parcel 2 (a portion of the Wildcreek Site) to the School District, and thereby declared its intent to do so.

On May 1, 2017, the Board approved at a concurrent meeting, a letter of intent to cooperate in the planning, development and construction of new high school on a portion of the Wildcreek Site.

BACKGROUND

On May 1, 2017, the governing boards of Washoe County, the City of Reno, the City of Sparks, the Washoe County School District Board of Trustees and the Reno Sparks Convention and Visitors' Authority ("RSCVA") approved a letter of intent to cooperate in the planning, development and construction of a new high school on a portion of the Wildcreek Site. The School District engaged a team of planning, engineering, legal, construction and real estate consultants to conduct a due diligence report of Wildcreek as a school site and the work included evaluations of drainage, soil conditions, environmental constraints (including wetlands studies), utilities, soils, flight path, traffic and site plan alternatives (the "Due Diligence Report"). The report is available on the School District website:

[https://www.boarddocs.com/nv/washoe/Board.nsf/files/AT6RF369A5A4/\\$file/Attachment_A-Wildcreek_HS_Due_Diligence_Report.pdf](https://www.boarddocs.com/nv/washoe/Board.nsf/files/AT6RF369A5A4/$file/Attachment_A-Wildcreek_HS_Due_Diligence_Report.pdf)

The School District's plans allow for the continuation of a redesigned and reconstructed public golf course on a remainder portion of the Wildcreek Site which Washoe County is in the process of finalizing transfer of the property to First Tee of Northern Nevada. The Orr Ditch has traversed the Wildcreek Golf Course Site for many decades. The ditch is owned by the Orr Ditch and Extensions Water Company which has the right to operate the ditch and agreed to the relocation of the ditch for the school and golf course purposes.

As Washoe County staff continues to work through the terms and conditions for the transfer of the property to First Tee of Northern Nevada items will come before the Board for potential approval as they are completed. The short list of items outstanding are as follows:

- Washoe County is working with the Bureau of Land Management for the purchase of +/- 40 acres of APN 035-080-04 to be purchased with funds received from the Washoe County School District for the sale of property and water rights associated with the new Proctor Hug High School to be combined by boundary line adjustment to APN 027-011-12.
 - Timing with the Bureau of Land Management has created a need to complete a development funding agreement between Washoe County and First Tee of Northern Nevada to close the sale of land in parts.
- Washoe County is finalizing an agreement with the City of Sparks for effluent water supply to the Golf Course utilizing water rights associated with the golf course.
- Remaining funds associated with the sale of land and water rights from the Washoe County School District will be utilized at a 1:1 match for fundraising efforts by First Tee for improvements necessary for reconfiguration of the golf course for their needs.

It is anticipated that items necessary for the transfer of the property to First Tee will be complete by the end of July 2022. The only outstanding item will be the finalization of purchase and boundary line adjustment for approximately 40 acres from APN 035-080-04 which will be completed on a schedule to be determined by the Bureau of Land Management.

FISCAL IMPACT

Under previous agreement Washoe County will continue to be responsible for the costs of certain maintenance for the operation of the ditch across the County parcel which has been accounted for in the Community Services Department operating budget for road operations.

RECOMMENDATION

It is recommended the Board of County Commissioners approve a Siphon Facilities and Access Easement and Notice of Description of Relocated Easement Area agreement between Washoe County and the Orr Ditch and Extensions Water Company as a result of the relocation and undergrounding of a portion of the Orr Ditch located on a portion of the Wildcreek Golf Course (Assessor's Parcel Numbers 027-011-10, 027-011-12, 027-011-14) in Sparks, Nevada.

POSSIBLE MOTION

Should the Board agree with staff's recommendation, a possible motion would be: "Move to approve a Siphon Facilities and Access Easement and Notice of Description of Relocated Easement Area agreement between Washoe County and the Orr Ditch and Extensions Water Company as a result of the relocation and undergrounding of a portion of the Orr Ditch located on a portion of the Wildcreek Golf Course (Assessor's Parcel Numbers 027-011-10, 027-011-12, 027-011-14) in Sparks, Nevada."