



WASHOE COUNTY

Integrity Communication Service

www.washoecounty.us

CM/ACM _____

Finance _____

DA _____

Risk Mgt _____

HR N/A _____

Comptroller _____

STAFF REPORT

BOARD MEETING DATE: November 14, 2017

DATE: October 20, 2017

TO: Board of County Commissioners

FROM: Colleen Wallace Barnum, Park Operations Superintendent,
Community Services Department, 328-2181, cwallace@washoecounty.us

THROUGH: Eric Crump, Division Director, Operations
Community Services Department, 328-2182, ecrump@washoecounty.us

SUBJECT: Approve a Maintenance Agreement between Washoe County and the Sugarloaf Peak Landscape Maintenance Association to construct trail system improvements, landscaping and landscape maintenance provisions within a portion of a County owned parcel APN 534-450-05. (Commission District 4.)

SUMMARY

Washoe County, through its Community Services Department (CSD), owns and manages an 11.5-acre parcel [APN 534-450-05] which ties a trail system into the Sugarloaf Peak Open Space. If approved, this item would authorize the Sugarloaf Peak Landscape Maintenance Association to construct trail system improvements, landscaping and landscape maintenance provisions within a portion of a County owned parcel. The Sugarloaf Peak Landscape Maintenance Association is the maintenance association for the Donovan Ranch development directly adjacent to the subject parcel.

Washoe County Strategic Objective supported by this item: Stewardship of our Community.

PREVIOUS ACTION

There is no previous action regarding the subject property.

BACKGROUND

Property Acquisition: In 2007, Washoe County Regional Parks and Open Space acquired the subject 11.5-acre parcel from the grantor, Shadow Ridge 192, LLC. The parcel was granted to the County for the construction of a trail system connecting the adjacent parcel(s) to the Sugarloaf Peak Open Space and Trail system. The property currently has a trail system within the parcel, Washoe County Regional Parks and Open Space has no plans to develop this site outside of existing trail improvements.

History: The Donovan Ranch Tentative Map was originally approved in 2002. Subsequent time extensions were filed in the following years. The applicant's representative submitted a grading permit for Donovan Ranch Phase 5 in May of 2014.

AGENDA ITEM # _____

This grading plan showed improvements taking place on a portion of the County owned parcel (APN 534-450-05); these improvements were consistent with the previously approved tentative map TM-4001. The applicant was notified that the improvements on the County owned parcel would require: 1) Right of Entry to complete the work shown in Exhibit C; and 2) A Maintenance Agreement for the trail and landscaping/irrigation improvements on the County owned parcel.

Staff Evaluation

The grading to take place on the County owned parcel will be minimal. The landscaping proposed will provide an enhancement to the trail network and a benefit to all users. The construction impacts to the property and the surrounding parcels will be temporary in nature and any short term construction impacts will be mitigated in the long term by the standards set forth in the Maintenance Agreement. Staff is not recommending any additional mitigation in addition to what is outlined within the Maintenance Agreement specifically shown in the scope of services, Exhibit B.

FISCAL IMPACT

Should the Maintenance Agreement be approved all future construction, maintenance, and revegetation costs associated with the improvements will be the responsibility of the Sugarloaf Peak Landscape Maintenance Association.

RECOMMENDATION

It is recommended the Board of County Commissioners Approve a Maintenance Agreement between Washoe County and the Sugarloaf Peak Landscape Maintenance Association to construct trail system improvements, landscaping and landscape maintenance provisions within a portion of a County owned parcel APN 534-450-05.

POSSIBLE MOTION

Should the Board agree with staff's recommendation, a possible motion would be:
"Move to Approve a Maintenance Agreement between Washoe County and the Sugarloaf Peak Landscape Maintenance Association to construct trail system improvements, landscaping and landscape maintenance provisions within a portion of a County owned parcel APN 534-450-05."