



WASHOE COUNTY

Integrity Communication Service

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STAFF REPORT

BOARD MEETING DATE: December 9, 2025

DATE: November 10, 2025

TO: Board of County Commissioners

FROM: Aaron Smith, Division Director, Operations,
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THROUGH: Eric Crump, Director,
Community Services, 775-328-3625, ecrump@washoecounty.gov

SUBJECT: Recommendation to approve the Orr Ditch at Wildcreek Maintenance Agreement between Washoe County and Northern Nevada Youth Golf Foundation, doing business as, First Tee Northern Nevada (Youth Golf Foundation). This agreement clarifies and partially assigns Washoe County's maintenance responsibilities for Orr Ditch infrastructure at 3500 Sullivan Lane, Assessor's Parcel Number 027-011-12, to First Tee Northern Nevada (Youth Golf Foundation). (Commission District 5.) FOR POSSIBLE ACTION

SUMMARY

Community Services Department staff is requesting the Board of County Commissioners (Board) approve the *Orr Ditch at Wildcreek Maintenance Agreement* between Washoe County and Northern Nevada Youth Golf Foundation, d/b/a First Tee Northern Nevada (Youth Golf Foundation). This action formalizes the responsibilities for maintenance and operation of the Orr Ditch as it traverses the Wildcreek Golf Course property, which is now operated by the Youth Golf Foundation for charitable and affordable golf purposes. Under the agreement, First Tee Northern Nevada (Youth Golf Foundation) shall fulfill Washoe County's Orr Ditch maintenance responsibilities, with exception of the syphon facility. The proposed agreement is structured to support long-term sustainability of the golf course and the surrounding community infrastructure, while also protecting the County's interests as the ultimate responsible party for the ditch's maintenance and compliance with applicable laws and easements.

Washoe County Strategic Objective supported by this item: Economic Impacts: Support a thriving community.

PREVIOUS ACTION

On January 14, 2025 – At a scheduled public hearing, the Board approved the Ground Lease between Northern Nevada Youth Golf Foundation, d/b/a First Tee Northern Nevada, a corporation for public benefit under NRS chapter 82, approximately 39.05 acres of land commonly known as the Wildcreek Golf Course on Sullivan Lane in

AGENDA ITEM # _____

Sparks, Nevada (a portion of APN 035-080-04) without consideration as authorized in NRS 244.284 for an initial term of 30 years; approved Amendment #1 to the Golf Course Development Agreement dated July 25, 2022, between Washoe County and Northern Nevada Youth Golf Foundation, d/b/a as First Tee Northern Nevada; and approved that First Tee will continue to be required to operate the golf course for charitable and affordable golf for the community on the terms specified in the purchase and sale agreement and related documents, and if the property ever ceases being so used, it will revert automatically to Washoe County.

On December 17, 2024 – The Board approved a resolution declaring Washoe County’s intent to lease to the Northern Nevada Youth Golf Foundation, d/b/a First Tee Northern Nevada, a corporation for public benefit under NRS chapter 82, approximately 118 acres of land commonly known as the Wildcreek Golf Course on Sullivan Lane in Sparks, Nevada (APN 035-080-04) without consideration as authorized in NRS 244.284 and set the date for a hearing to be held on January 14, 2025, at which objections could be heard with other matters properly related thereto. Once approved, the lease would allow development of Wildcreek Golf Course as authorized by the Golf Course Development Agreement dated July 25, 2022, between Washoe County and Northern Nevada Youth Golf Foundation, d/b/a First Tee Northern Nevada. The First Tee was required to operate the golf course for charitable or civic purposes for the community on terms specified in a purchase and sale agreement and related documents, and if the property ever ceased being so used, it would revert automatically to the county.

On July 12, 2022 – The Board approved a Golf Course Development Agreement between Washoe County and the Northern Nevada Youth Golf Foundation, a Nevada non-profit corporation, d/b/a First Tee Northern Nevada for the development of Wildcreek Golf Course (APN 027-011-12) in Sparks, Nevada for affordable and charitable golf recreation. The purpose of the Development Agreement was to provide for the immediate transfer of APN 027-011-12 to the Northern Nevada Youth Golf Foundation under Board action in October 2021 while Washoe County purchases approximately 40 Acres of APN 035-080-04 from the Bureau of Land Management to be added to APN 027-011-12 when purchase is complete. Of monies committed to the improvement of Wildcreek Golf Course, \$900,000 was held by Washoe County to purchase the approximate 40 acres, allowing a remaining \$2,200,000 to be used for a 1:1 match for Northern Nevada Youth Golf Foundation’s fundraising efforts to improve the golf course.

On October 12, 2021 – The Board approved the purchase and sale between Washoe County and the Northern Nevada Youth Golf Foundation, d/b/a First Tee Northern Nevada, a corporation for public benefit under NRS chapter 82, for the transfer of the property commonly known as the Wildcreek Golf Course on Sullivan Lane in Sparks, Nevada (APN 027-011-09) (approximately 110.72 acres) as authorized in NRS 244.284; and required First Tee to operate the golf course for charitable or civic purposes for the community on terms specified in the purchase and sale agreement and related documents, and if the property ever ceases being so used, it will revert automatically to Washoe County; and authorized the balance of the funds associated with the Wildcreek Golf Cost Center (680100) on the actual date of transfer be utilized as a 1:1 match for fundraising efforts by First Tee for improvements necessary for reconfiguration of the golf course for their needs; and further authorized the County Manager to execute any and all required

documents necessary for the property transfer.

On September 14, 2021 – The Board approved a resolution declaring Washoe County’s intent to convey to the Northern Nevada Youth Golf Foundation, d/b/a First Tee of Northern Nevada, a corporation for public benefit under NRS chapter 82, the property commonly known as the Wildcreek Golf Course on Sullivan Lane in Sparks, Nevada (APN 027-011-09) (approximately 110.72 acres) without consideration as authorized in NRS 244.284 and set a date for a hearing at which objections could be heard and other matters properly related thereto. Once approved, First Tee would be required to operate the golf course for charitable or civic purposes for the community on terms specified in a purchase and sale agreement and related documents, and if the property ever ceased being so used, it would revert automatically to the county.

On April 13, 2021 – The Board directed staff to begin stage two of the unsolicited-proposal policy with First Tee of Northern Nevada.

January 5, 2021 – The Open Space and Regional Park Commission recommended the Board of County Commissioners direct staff, with the District Attorney’s Office assistance, to begin stage two of the unsolicited-proposal policy by completing all necessary documents including leases and a term sheet for the proposal from MAZZ Golf Management for continuation of golf operations at Wildcreek Golf Course.

On February 12, 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 approved a resolution declaring Washoe County’s intent to convey to the Washoe County School District a portion of the property commonly known as the Wildcreek Golf Course on Sullivan Lane in Sparks, Nevada

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

BACKGROUND

The Wildcreek Golf Course site has long served as a public recreational asset in Washoe County. Originally developed and operated by the Reno-Sparks Convention and Visitors Authority (RSCVA), the property underwent significant changes beginning in 2017, when the Washoe County School District (WCSD) identified a portion of the site as suitable for a new high school. This prompted a series of cooperative agreements among Washoe County, RSCVA, WCSD, and other stakeholders to facilitate the transfer and reconfiguration of land, water rights, and supporting infrastructure, including the Orr Ditch, which traverses the property. The School District’s due diligence included comprehensive assessments of site suitability, environmental constraints, and infrastructure needs, with the findings made publicly available to ensure transparency and informed decision-making.

As part of the property realignment, the Orr Ditch and Extensions Water Company, which owns and operates the ditch system, required that any realignment or undergrounding of the ditch, such as the construction of a siphon facility to accommodate new development, be accompanied by clear delineation of maintenance responsibilities and indemnification for liabilities associated with the ditch's operation. These requirements were formalized in a series of agreements, including the Siphon Facilities and Access Easement and Notice of Description of Relocated Easement Area, which established the County's ongoing obligations for maintenance and access.

In January of 2021 the Open Space and Regional Park Commission recommended the Board of County Commissioners direct staff to begin stage two of the unsolicited-proposal policy for the continuation of golf operations at Wildcreek Golf Course by MAZZ Golf and First Tee, and in April of 2021 the Board provided this direction.

Through this process it was determined that the best opportunity for both First Tee and Washoe County to provide affordable golf at Wildcreek was through a transfer of the property to First Tee. In October of 2021, the Board approved the transfer of Wildcreek through a purchase and sale agreement with reverter. The First Tee now owns and operates Wildcreek and is required to operate the golf course for charitable or civic purposes for the community on terms specified in the purchase and sale agreement and related documents, and if the property ever ceased being so used, it would revert automatically to the County.

The Golf Course Development Agreement (Development Agreement) between Washoe County and First Tee was approved in July of 2022. At the same time Washoe County and Orr Ditch and Extensions Water Company entered into the Siphon Facility and Access Easement And Notice of Description of Relocated Easement Area, which defined the responsibilities of the Orr Ditch and to-be constructed Siphon Facility. The intent of the Development Agreement was to assign the Orr Ditch Maintenance responsibilities to First Tee but was not formalized in writing. In March 2025, Washoe County completed overdue maintenance on the Orr Ditch canal. This brought the condition to maintainable standards in preparation of assigning future responsibilities to First Tee through the proposed Orr Ditch at Wildcreek Maintenance Agreement.

FISCAL IMPACT

No Fiscal Impact

RECOMMENDATION

It is recommended that the Board of County Commissioners approve the Orr Ditch at Wildcreek Maintenance Agreement between Washoe County and Northern Nevada Youth Golf Foundation, d/b/a First Tee Northern Nevada (Youth Golf Foundation). This agreement clarifies and partially assigns Washoe County's maintenance responsibilities for Orr Ditch infrastructure at 3500 Sullivan Ln, Assessor's Parcel Number 027-011-12, to First Tee Northern Nevada (Youth Golf Foundation).

POSSIBLE MOTION

Should the Board agree with staff's recommendation, a possible motion would be: "Move to approve the Orr Ditch at Wildcreek Maintenance Agreement between Washoe County and Northern Nevada Youth Golf Foundation, d/b/a First Tee Northern Nevada

(Youth Golf Foundation). This agreement clarifies and partially assigns Washoe County's maintenance responsibilities for Orr Ditch infrastructure at 3500 Sullivan Ln, Assessor's Parcel Number 027-011-12, to First Tee Northern Nevada (Youth Golf Foundation)."