



# WASHOE COUNTY

Integrity Communication Service

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## STAFF REPORT

BOARD MEETING DATE: November 19, 2024

**DATE:** October 10, 2024

**TO:** Board of County Commissioners

**FROM:** Faye-Marie Pekar, Park Planner,  
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**THROUGH:** Aaron Smith, Operations Division Director  
Community Services Dept, 328-2172, [aasmith@washoecounty.gov](mailto:aasmith@washoecounty.gov)

**SUBJECT:** Recommendation to approve an Easement Deed between Washoe County (grantor) and NV Energy (grantee), granting an easement totaling  $\pm 1,863$  square feet to NV Energy on Assessor Parcel Number 162-010-20, in the Southwest Truckee Meadows Planning Area, for the realignment of an existing overhead power line and power pole on Whites Creek Open Space. Community Services. (Commission District 2.) FOR POSSIBLE ACTION

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### SUMMARY

Washoe County owns a  $\pm 10.35$  acre site (APN 162-010-20) located on Whites Creek Open Space between Zolezzi Lane and Jeppson Lane in the Southwest Truckee Meadows Planning Area. NV Energy is requesting a permanent easement totaling  $\pm 1,863$  square feet to realign an existing overhead power line from an existing pole on Washoe County's Whites Creek Open Space to a new pole on the adjacent private parcel (APN 162-010-16) owned by Sierra Nevada Montessori School.

The Board of County Commissioners approved the original easement request by NV Energy on December 19, 2023. Since that time, Sierra Nevada Montessori School conducted a redesign for their site improvements and the alignment of the approved NV energy easement is no longer viable. NV Energy is requesting a new easement with a more southern realignment of the overhead power line that connects from the existing power pole on Whites Creek Open Space to a future proposed power pole on Sierra Nevada Montessori School. The easement granted on December 19, 2023, will be abandoned after the approval of this easement request.

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

### PREVIOUS ACTION

**December 19, 2023** – The Board of County Commissioners approved an Easement Deed between Washoe County (grantor) and NV Energy (grantee): granting an easement totaling  $\pm 1,856$  square feet to NV Energy on Assessor Parcel Number 162-010-20, in the Southwest Truckee Meadows Planning Area, for the realignment of an existing overhead power line and power pole on Whites Creek Open Space.

AGENDA ITEM # \_\_\_\_\_

**November 29, 2023** – The Washoe County Open Space and Regional Parks Commission recommended that the Board of County Commissioners grant an Easement Deed totaling  $\pm 1,856$  square feet to NV Energy on APN 162-010-20, in the Southwest Truckee Meadows Planning Area, for the placement of a new pole anchor to support the change in wire alignment of an existing power pole on Whites Creek Open Space.

**December 15, 1944** – Prior to Washoe County ownership of Whites Creek Open Space APN 162-010-20, an easement was granted between F.W. Eccles (Grantor) and Sierra Pacific Power Company (Grantee) for a power line extension to the Pacheco Ranch south of Reno.

### **BACKGROUND**

Washoe County through its Community Services Department received a parkland easement request from NV Energy for a permanent easement on Whites Creek Open Space (APN 162-010-20) to install a new pole anchor and realign an existing overhead power line on an existing power pole. The request was prompted by Sierra Nevada Montessori School owns the adjacent parcel (APN 162-010-16) and is planning site improvements to their property. This easement would support the school's future site improvements as the existing pole on the school's property is leaning and must be replaced and relocated on site. With the power pole relocation on the Sierra Nevada Montessori School property, the alignment of the overhead wire will need to adjust to connect to the new pole location. The existing pole on Washoe County Whites Creek Open Space will need an additional anchor installed to accommodate the new alignment of the overhead wire that will lead to the new pole location at Sierra Nevada Montessori School.

After evaluation, staff have determined that the proposed easement is consistent with the Parkland Easement Policy as it is complementary with planned uses and will benefit public safety and welfare. No appraisal was required as it will not limit any future uses and the cost of conducting the appraisal would have been significantly greater than the value of the easement area itself. Additionally, this project serves a public benefit.

The Board of County Commissioners approved the original easement request by NV Energy on December 19, 2023. Since that time, Sierra Nevada Montessori School conducted a redesign for their site improvements and the alignment of the approved NV energy easement is no longer viable. NV Energy is requesting a new easement with a more southern realignment of the overhead power line that connects from the existing power pole on Whites Creek Open Space to a future proposed power pole on Sierra Nevada Montessori School. The easement granted on December 19, 2023 will be abandoned after the approval of this easement request.

### **FISCAL IMPACT**

No fiscal impact.

### **RECOMMENDATION**

It is recommended that the Board of County Commissioners approve an Easement Deed between Washoe County (grantor) and NV Energy (grantee): granting an easement totaling  $\pm 1,863$  square feet to NV Energy on Assessor Parcel Number 162-010-20, in the

Southwest Truckee Meadows Planning Area, for the realignment of an existing overhead power line and power pole on Whites Creek Open Space.

**POSSIBLE MOTION**

Should the Board agree with staff's recommendation, a possible motion would be: "Move to recommend that the Board of County Commissioners approve an Easement Deed between Washoe County (grantor) and NV Energy (grantee): granting an easement totaling ±1,863 square feet to NV Energy on Assessor Parcel Number 162-010-20, in the Southwest Truckee Meadows Planning Area, for the realignment of an existing overhead power line and power pole on Whites Creek Open Space."