



WASHOE COUNTY

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STAFF REPORT

BOARD MEETING DATE: November 17, 2020

DATE: October 16, 2020
TO: Board of County Commissioners
FROM: Eric Crump, Operations Division Director
Community Services Dept., 328-3625, ECrump@washoecounty.us
THROUGH: Dave Solaro, Arch., P.E., Assistant County Manager
SUBJECT: Recommendation to approve an Easement Agreement and Easement Deed between Washoe County and Silverado Eagle Canyon LLC, for a permanent, non-exclusive easement (totaling ±28,385 square feet) on APN 532-020-04 in Sparks, Nevada for construction and use of a Slope Easement. (Commission District 4.)

SUMMARY

Washoe County owns a 94.987-acre site (APN 532-020-04) located in Sparks as part of the North Spanish Springs Flood Detention Facility. Silverado Eagle Canyon LLC is requesting a permanent, non-exclusive easement totaling ±28,385 square feet to construct and use a graded slope and associated improvements. The approval of the slope easement would permit the construction of a fill slope onto the property in lieu of the construction of a retaining wall along the rear lots of abutting parcels in Eagle Canyon Ranch Unit 7. The proposed slope is a preferred alternative to the retaining wall for both the initial construction cost standpoint and elimination of long-term maintenance responsibilities of individual property owners. The proposed fill slope will not have any adverse impacts to the property or Washoe County.

Washoe County Strategic Objective supported by this item: Safe, Secure and Healthy Communities.

PREVIOUS ACTION

None

BACKGROUND

Washoe County owns a 94.987-acre site (APN 532-020-04) as part of the North Spanish Springs Flood Detention Facility. Silverado Eagle Canyon LLC is developing parcels in Eagle Canyon Ranch Unit 7 abutting the County parcel. The proposed slope easement, totaling ±28,385 square feet would grant Silverado Eagle Canyon LLC a non-exclusive easement in gross in, on, over, under, and across the Slope Easement Area for the purposes of constructing, installing and using a graded and compacted earthwork slope and related engineer to facilitate grading for residential development within the Property.

AGENDA ITEM #

The Easement Agreement will also grant a temporary construction easement over, under, and across the County parcel for purposes of constructing the slope easement improvements. The temporary construction easement will expire on completion of the slope easement improvements or nine months from the date of recording of the agreement, whichever is earlier. The Slope Easement was determined to be the preferred alternative and will not interfere with the County's use of the property as a flood detention facility.

FISCAL IMPACT

Should the easement be approved, there would be no fiscal impact to Washoe County.

RECOMMENDATION

It is recommended that the Board of County Commissioners approve an Easement Agreement and Easement Deed between Washoe County and Silverado Eagle Canyon LLC, for a permanent, non-exclusive easement (totaling ±28,385 square feet) on APN 532-020-04 in Sparks, Nevada for construction and use of a Slope Easement.

POSSIBLE MOTION

Should the Board agree with staff's recommendation, a possible motion would be: "Move to approve an Easement Agreement and Easement Deed between Washoe County and Silverado Eagle Canyon LLC, for a permanent, non-exclusive easement (totaling ±28,385 square feet) on APN 532-020-04 in Sparks, Nevada for construction and use of a Slope Easement."