



WASHOE COUNTY

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STAFF REPORT

BOARD MEETING DATE: July 23, 2019

DATE: July 1, 2019

TO: Board of County Commissioners

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

THROUGH: Dave Solaro, Assistant County Manager
Office of County Manager, 328-3624, dsolaro@washoecounty.us

SUBJECT: Recommendation to approve an Easement Purchase and Sale Agreement and Easement Deed between Washoe County and D.R. Horton, Inc., for a permanent, non-exclusive drainage easement totaling 10,426± square feet on APN 162-010-20, [at the appraised value of \$3,000]. (Commission District 2.)

SUMMARY

Washoe County, through its Community Services Department, owns and manages a 10.35± acre site [APN 162-010-20] along Whites Creek near Zolezzi Lane. D.R. Horton, Inc., (D.R. Horton) is requesting a permanent, non-exclusive drainage easement used to access, construct, reconstruct, maintain, inspect and repair drainage facilities or appurtenances deemed necessary for operation of the facilities totaling 10,426± square feet.

Strategic Objective supported by this item: Safe, secure and healthy communities

PREVIOUS ACTION

On November 29, 2018, the Open Space and Regional Park Commission (Commission) moved to recommend the Board of County Commissioners (Board) approve the purchase of the permanent drainage easement [totaling approximately 10,426 sq. ft.] by D.R. Horton on APN 162-010-20, a parcel owned by Washoe County.

On November 13, 2012, the Board approved an update to Parkland Easement Policy.

BACKGROUND

DR Horton proposal: DR Horton and its agent Summit Engineering /Thomas Warley submitted a parkland easement application to Washoe County in May 2018 requesting an easement on parcel number 162-010-20, as part of the future Autumn Wood Subdivision. The applicant has provided two alternatives for the drainage infrastructure. The two alternatives encompass a 10,426± square foot easement. The first alternative includes a storm drain channel, flow line and spreader, cobble in the flowline, riprap in the channel and spreader. The second alternative includes an underground pipe with outfall headwall with rip rap spreader at the end.

Process and Review: After initial review by Parks staff, it was determined that the request was compliant with the approved Washoe County Parkland Easement Policy. The parcel

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owned by Washoe County is currently vacant. While there are no improvements on the parcel, there is an informal vehicular dirt road on the north side of the creek and several social trails.

As prescribed in the easement policy, the Washoe County Open Space and Regional Parks Commission reviewed the project and provided a recommendations to the Board for approval. Following action by the Open Space and Regional Parks Commission, the Purchase and Sale agreement was drafted and compensation was determined by a third party appraiser.

Cost Analysis and Project Alternatives:

DR Horton and its engineers developed the layout of the Tentative Map to have the stormwater detention pond adjacent to Whites Creek. A Special Use Permit for the construction of the detention pond has been approved by the Washoe County Planning Commission. It is permissible to discharge outflow from the detention pond into Whites Creek during flood events.

The applicant considered alternatives that would not require an encroachment into the Washoe County Parks parcel, however this was not possible. The alternative would require a significant expansion of the detention basin that would require fill within the 100-year flood plain. Due to the location of the development and the proximity to the creek, the outfall will need to discharge into the creek.

The applicant considered two construction alternatives with the discharge improvements within the Washoe County open space parcel. The first alternative was a surface flow drainage system that installs a riprap flow line and spreader at the end. The second alternative was a subterranean feature which pipes the outfall underground and then discharges at a spreader adjacent to the stream. The construction cost estimate for the surface flow outfall is estimated at \$23,988.00, and subterranean outfall structure (i.e., pipe) is estimated at \$35,665.00 to construct.

Compatibility with Open Space and Natural Resource Management Plan

The Whites Creek Open Space parcel APN#162-010-20 was acquired by Washoe County in January 2003 from the Roman Catholic Bishop of Reno. The parcel was originally part of the Eccles Ranch Estates. Since the date that the County acquired the parcel it has remained unimproved. The creek bisects the parcel. Currently on the north side of the river there is a dirt vehicular road and several social trails that are used by the neighborhood and students at the adjacent Bishop Minogue High School. The County has a long history of developing trail systems and connectors along the Whites Creek drainage.

Staff Evaluation

Because the proposed easement is a condition of approval and will have minimal impacts to the parcel, staff is recommending approval of the subterranean stormwater outfall easement alignment as proposed. The subterranean alignment will have minimal impacts on the property and will allow for future recreation opportunities along the open space parcel. Pursuant to the Parkland Easement Policy, the applicant will be responsible for restoring all areas disturbed to pre-disturbance condition and function to the maximum extent possible.

FISCAL IMPACT

Should the easement be approved, purchase of the easement, construction, revegetation maintenance, and permitting associated with the project would be the responsibility of the applicant. The easement proceeds of \$3,000.00 will be deposited into Park District 1C, Fund 404-4403, C900130-485191, compliant with the parklands easement policy.

RECOMMENDATION

It is recommended the Board of County Commissioners approve an Easement Purchase and Sale Agreement and Easement Deed between Washoe County and D.R. Horton, Inc., for a permanent, non-exclusive drainage easement totaling 10,426± square feet on APN 162-010-20, [at the appraised value of \$3,000].

POSSIBLE MOTION

Should the Board agree with staff's recommendation, a possible motion would be: "Move to approve an Easement Purchase and Sale Agreement and Easement Deed between Washoe County and D.R. Horton, Inc., for a permanent, non-exclusive drainage easement totaling 10,426± square feet on APN 162-010-20, [at the appraised value of \$3,000]."