



# WASHOE COUNTY

Integrity Communication Service

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## STAFF REPORT

BOARD MEETING DATE: April 9, 2019

**DATE:** February 26, 2019

**TO:** Board of County Commissioners

**FROM:** Vahid Behmaram, Water Management Planner Coordinator,  
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**THROUGH:** Dave Solaro, Arch., P.E., Assistant County Manager  
Community Services Department, 328-3600, [dsolaro@washoecounty.us](mailto:dsolaro@washoecounty.us)

**SUBJECT:** Recommendation to approve a Cancellation Agreement and associated Water Rights Deed to terminate a Water Sale Agreement between Washoe County and Stremmel Capital Group, LLC, and re-convey 28.73 acre-feet of water rights from Washoe County to Stremmel Capital Group, LLC. (Commission District 5).

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### SUMMARY

Pursuant to amendments to Washoe County Development Code, Chapter 110, Article 422, adopted on December 12, 2017, Washoe County is terminating a Water Sale Agreement between Washoe County and Stremmel Capital Group, LLC, and re-convey 28.73 acre-feet of water rights from Washoe County to Stremmel Capital Group, LLC.

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

### PREVIOUS ACTION

On January 23, 2001, a Water Rights Deed and Water Sale Agreement were recorded with the Washoe County Recorder as document numbers 2517705 and 2517706 (for 28.73 acre-feet).

On October 29, 2001, a Water Rights Correction deed was recorded with the Washoe County Recorder's office as document number 2609997.

### BACKGROUND

In accordance with Article 422 of Washoe County Development Code, Stremmel Capital Group, LLC, dedicated 28.73 acre-feet of ground water rights in support of Gold Ranch RV Park in the Verdi area. By means of the Water Sale Agreement, Washoe County made the dedicated water rights available to Stremmel Capital Group, LLC to be used in support of water service associated with the project.

Washoe County amended its code to remove the mandate for the water rights dedication process and allow for re-conveyance of previously dedicated water rights. The documents

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

attached herewith accomplish the termination of the agreement between Washoe County and Stremmel Capital Group, LLC and transfers title to said water rights to Stremmel Capital Group, LLC.

**FISCAL IMPACT**

There is no fiscal impact.

**RECOMMENDATION**

It is recommended the Board of County Commissioners approve a Cancellation Agreement and associated Water Rights Deed to terminate a Water Sale Agreement between Washoe County and Stremmel Capital Group, LLC, and re-convey 28.73 acre-feet of water rights from Washoe County to Stremmel Capital Group, LLC.

**POSSIBLE MOTION**

Should the Board agree with staff's recommendation, a possible motion would be: "Move to approve a Cancellation Agreement and associated Water Rights Deed to terminate a Water Sale Agreement between Washoe County and Stremmel Capital Group, LLC, and re-convey 28.73 acre-feet of water rights from Washoe County to Stremmel Capital Group, LLC."