



# WASHOE COUNTY

Integrity Communication Service

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## STAFF REPORT

BOARD MEETING DATE: May 28, 2019

**DATE:** April 10, 2019  
**TO:** Board of County Commissioners  
**FROM:** Vahid Behmaram, Water Management Planner Coordinator,  
Community Services Dept., 954-4647, [vbehmaram@washoecounty.us](mailto:vbehmaram@washoecounty.us)  
**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 Water Rights Deed to re-convey 25.36  
acre-feet of water rights from Washoe County to the Trust Agreement of  
Norine M. Gallagher, dated May 30, 2006. (Commission District 2.)

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### SUMMARY

The Subject water rights have been banked with Washoe County since 2006. Due to the merger of the Washoe County water operations with TMWA, most development which may utilize these water rights will now be within the TMWA service area in Washoe Valley, formerly known as Old Washoe Water System. TMWA service area is exempt from the provisions of Washoe County Development Code as it relates to water rights.

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

### PREVIOUS ACTION

On September 12, 2006, a Water Rights Deed and Water Rights Banking Agreement were approved by the Board of County Commissioners and recorded with the Washoe County Recorder as document numbers 3440268 and 3440269 (for 25.36 acre-feet).

### BACKGROUND

The subject water rights were deeded to Washoe County by the Trust Agreement of Norine M. Gallagher, dated May 30, 2006, and are the subject of a Banking Agreement between Washoe County and the Gallagher Trust. The Trust Agreement of Norine M. Gallagher, dated May 30, 2006, owns certain parcels of land in the northern portion of Washoe Valley which, if developed prior to TMWA merger, would have received water service from Washoe County's Old Washoe Water System. However, development of these parcels has not occurred to date. The subject water rights are being re-conveyed to the owners so that they may take on the responsibility of owning and managing said water rights.

### FISCAL IMPACT

There is no fiscal impact.

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

**RECOMMENDATION**

It is recommended the Board of County Commissioners approve a Water Rights Deed to re-convey 25.36 acre-feet of water rights from Washoe County to the Trust Agreement of Norine M. Gallagher, dated May 30, 2006.

**POSSIBLE MOTION**

Should the Board agree with staff's recommendation, a possible motion would be:  
"Move to approve a Water Rights Deed to re-convey 25.36 acre-feet of water rights from Washoe County to the Trust Agreement of Norine M. Gallagher, dated May 30, 2006."