



WASHOE COUNTY

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STAFF REPORT

BOARD MEETING DATE: January 14, 2020

DATE: December 13, 2019

TO: Board of County Commissioners

FROM: Sophia Kirschenman, Park Planner,
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THROUGH: Eric Crump, Operations Division Director
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SUBJECT: Recommendation to adopt a Resolution of Intent to execute an easement agreement and easement deed between Washoe County and the Truckee Meadows Water Authority for an access and water facilities easement totaling $\pm 11,802$ square feet and a temporary construction easement totaling $\pm 23,588$ square feet on APN 534-521-01, part of Sugarloaf Peak Open Space [at the appraised value of \$2,033.00]; and if adopted, set a public hearing on the matter for January 28, 2020. (Commission District 4.)

SUMMARY

Nevada Revised Statute 277.050 authorizes the Board of County Commissioners (Board) to sell to another public agency any real property belonging to it, by adopting a resolution declaring its intention to sell and to hold a public hearing to consider objections to the proposed easement agreement. If this resolution is adopted, the public hearing on this matter is to be set for January 28, 2020.

The Truckee Meadows Water Authority (TMWA) owns certain real property, currently identified APN 534-521-02, which is entirely surrounded by Washoe County's Sugarloaf Peak Open Space, currently identified as APN 534-521-01. TMWA's parcel contains a water tank, the Spring 6 Creek Tank. TMWA has an existing easement across Washoe County's Sugarloaf Peak Open Space for the purpose of accessing and maintaining the water tank. At present, TMWA is requesting an additional access and water facilities easement to allow for the construction, installation, and maintenance of a new underground waterline and access road on Sugarloaf Peak Open Space to provide system redundancy and potable water supply to the approved Harris Ranch Subdivision.

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

PREVIOUS ACTION

On January 7, 2020, the Open Space and Regional Park Commission reviewed the water facilities easement agreement and easement deed in question. At the time that this staff report was drafted, the Open Space and Regional Park Commission meeting had yet to occur, so the outcome of that meeting is not included.

AGENDA ITEM # _____

On June 12, 2007, the Washoe County Board of County Commissioners accepted two quitclaim deeds, which dedicated the Sugarloaf Peak Open Space area to Washoe County.

BACKGROUND

Under Nevada Revised Statute 277.050, the Board may sell to another public agency any real property belonging to it. Washoe County owns certain real property, currently identified as APN 534-521-01, part of Sugarloaf Peak Open Space, located approximately one (1) mile east of Pyramid Highway in Spanish Springs, Nevada. This parcel is characterized by a trail that traverses the property, culminating at the top of the peak. Additionally, the Truckee Meadows Water Authority (TMWA) owns a parcel, currently identified as APN 534-521-02, entirely surrounded by Sugarloaf Peak Open Space. The TMWA property contains a water tank, called the Spring 6 Creek Tank. TMWA also has an existing access, waterline and slope maintenance easement across Washoe County's Sugarloaf Peak Open Space for the purposes of accessing and maintaining the water tank and delivering water for municipal water purposes.

TMWA is requesting an additional access and water facilities easement to allow for the construction, installation, and maintenance of a new underground waterline and access road on Sugarloaf Peak Open Space to provide system redundancy and potable water supply to the approved Harris Ranch Subdivision. According to TMWA, the existing waterline that runs through the subdivision to the west of Sugarloaf Peak Open Space does not have the capacity to serve the Harris Ranch Subdivision on top of its current demand. Additionally, the Pebble Creek Subdivision, on the west side of Pyramid Highway, has an existing water system. However, due to pressure differences, this lower pressure water system is unable to serve the higher pressure zone in which the Harris Ranch Subdivision will be located. As such, TMWA finds that there is currently no feasible alternative for providing municipal water supply to this area.

TMWA has agreed to allow the public to utilize the new access road to connect to the existing trail system. This connection would allow residents of the future Harris Ranch Subdivision and the broader public to have another trail access point, thereby improving recreational opportunities in this area. This additional road/trail alignment is consistent with the terms of the deed that conveyed Sugarloaf Peak Open Space to the County as well as the Washoe County Parkland Easement Policy.

Construction activities are expected to last for approximately 3-4 weeks. Trail users may experience some minor noise and visual impacts, but the Sugarloaf Peak trail system will not be impeded during this time. To mitigate noise impacts on neighboring properties, construction hours will be limited to Monday – Friday from 8:00 am – 7:00 pm. Additionally, all disturbed areas must be reseeded with a native vegetation mix, as reviewed and approved by the Washoe County Community Services Department.

Consistency with the Washoe County Parkland Easement Policy

Staff have determined that the proposed easement is consistent with the Parkland Easement Policy as there are no feasible or prudent alternatives and the project is complementary with existing park uses as the subject site.

FISCAL IMPACT

Should the easement be approved, proceeds of \$2,033.00 will be deposited into the Parks Capital Fund (404), District 2C Spanish Springs-East Truckee (900280).

Purchase of the easement, construction, revegetation maintenance, and permitting associated with the project would be the responsibility of the TMWA.

RECOMMENDATION

It is recommended the Board of County Commissioners adopt a Resolution of Intent to execute an easement agreement and easement deed between Washoe County and TMWA for an access and water facilities easement totaling $\pm 11,802$ square feet and a temporary construction easement totaling $\pm 23,588$ square feet on APN 534-521-01, part of Sugarloaf Peak Open Space [at the appraised value of \$2,033.00]; and if adopted, set a public hearing on the matter for January 28, 2020.

POSSIBLE MOTION

Should the Board agree with staff's recommendation, a possible motion would be:
"Move to adopt a Resolution of Intent to execute an easement agreement and easement deed between Washoe County and TMWA for an access and water facilities easement totaling $\pm 11,802$ square feet and a temporary construction easement totaling $\pm 23,588$ square feet on APN 534-521-01, part of Sugarloaf Peak Open Space [at the appraised value of \$2,033.00]; and if adopted, set a public hearing on the matter for January 28, 2020."