



WASHOE COUNTY

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STAFF REPORT

BOARD MEETING DATE: June 25, 2024

DATE: May 23, 2024

TO: Washoe County Board of County Commissioners

FROM: Faye-Marie Pekar, Park Planner
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THROUGH: Aaron Smith, Operations Division Director
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SUBJECT: Recommendation to approve the following easement deeds between Washoe County and the City of Reno to support Phase II Plumas Street Sidewalk Improvement Project: a temporary construction easement totaling $\pm 32,284$ square feet and a permanent public use easement totaling $\pm 2,116$ square feet on Assessor's Parcel Number (APN) 019-140-12, part of Washoe Golf Course; for no charge pursuant to NRS 277.053. The project will benefit the Washoe Golf Course by adding an accessible pedestrian route. (Commission District 1.)

SUMMARY

The City of Reno requires a temporary construction easement and a permanent public use easement impacting the Washoe Golf Course for the implementation of Phase II Plumas Street Sidewalk Improvement Project. This project, which will create an Americans with Disabilities (ADA) accessible pedestrian route on the west side of Plumas Street to connect Moana Lane to the Plumas Tennis Center, is being completed with the use of NDOT grant funds issued under the Bipartisan Infrastructure Law Transportation Alternatives Set-asides received by City of Reno. The project will benefit the Washoe Golf Course by improving and increasing pedestrian access.

Washoe County Strategic Objective supported by this item: Economic Impacts: Support a thriving community.

PREVIOUS ACTION

May 22, 2024 – The Washoe County Open Space and Regional Parks Commission recommended that the Board of County Commissioners (Board) approve the following easement deeds between Washoe County and the City of Reno to support Phase II Plumas Street Sidewalk Improvement Project: a temporary construction easement totaling $\pm 32,284$ square feet and a permanent public use easement totaling $\pm 2,116$ square feet on Assessor's Parcel Number (APN) 019-140-12, part of Washoe Golf Course; for no charge pursuant to NRS 277.053. The project will benefit the Washoe Golf Course by adding an accessible pedestrian route.

AGENDA ITEM # _____

June 27, 2023 – The Board approved the following easement deeds between Washoe County and the City of Reno to support the Plumas Street and Urban Road Sidewalk and Drainage Improvement Project (Phase I): a temporary construction easement totaling $\pm 3,044$ square feet on APN 019-140-12, part of Washoe Golf Course; a temporary construction easement totaling $\pm 8,004$ square feet, a drainage easement ± 180 square feet, and a public use easement totaling $\pm 3,423$ square feet on APN 019-140-13, part of the Reno Tennis Center.

May 24, 2023 – The Washoe County Open Space and Regional Parks Commission recommended that the Board of County Commissioners approve the following easement deeds between Washoe County and the City of Reno to support the Plumas Street and Urban Road Sidewalk and Drainage Improvement Project (Phase 1): a temporary construction easement totaling $\pm 3,044$ square feet on APN 019-140-12, part of Washoe Golf Course; a temporary construction easement totaling $\pm 8,004$ square feet, a drainage easement ± 180 square feet, and a public use easement totaling $\pm 3,423$ square feet on APN 019-140-13, part of the Reno Tennis Center.

BACKGROUND

Washoe County, through its Community Services Department, has received a Parkland Easement Application request from the City of Reno for phase II of a sidewalk improvement project on the west side of Plumas Street. This phase will connect Moana Lane to the Tennis Center located on APN 019-140-12, commonly known as Washoe Golf Course.

The City of Reno Phase II Plumas Street Sidewalk Improvement Project will create a new minimum 5' width ADA accessible pedestrian route sidewalk on the westside of Plumas Street within a section currently absent of sidewalk improvements between the Plumas Tennis Center and Moana Lane. The purpose of the project is to create a continuous ADA accessible pedestrian route and improve pedestrian safety on the west side of Plumas Street that connects Moana Lane to the Reno Tennis Center. The site currently has pedestrians walking on the roadway or dirt shoulder adjacent to Washoe Golf Course. The sidewalk alignment will run along the back of curb on the west side of Plumas Street and reside mainly within City of Reno Right of Way with some encroachment into the Washoe Golf Course between the Plumas Tennis Center and to the southernmost section of the Golf Course. Washoe Golf Course will benefit from the increased pedestrian access as this project provides an ADA accessible pedestrian route and improves pedestrian safety along the west side of Plumas Street.

To complete the project, the City of Reno is requesting a temporary construction easement on APN 019-140-12 (Washoe Golf Course) $\pm 32,284$ square feet, and a permanent public use easement totaling $\pm 2,116$ square feet. The permanent public use easement would be deeded to the City of Reno and would ultimately become part of the right-of-way to be maintained by City of Reno.

In May 2023, the Open Space and Regional Park Commission previously approved a temporary construction easement, drainage easement and a permanent public use easement to City of Reno for Phase I of the Plumas Steet Sidewalk Improvements that created a new sidewalk and drainage improvements on the west side of Plumas Street from Urban Road to the Plumas Tennis Center. The Board of County Commissioners also

approved these easements in June 2023. The Board has approved and executed previous utility easements with varying agencies in the past on the Washoe Golf Course (APN 019-140-12) including; a public utility easement with Truckee Meadows Water Authority in 2015, approved and executed an easement for utility facilities in 2009 with Sierra Pacific Power Company, and a lease agreement with Version Wireless in 2008.

If approved, Nevada Revised Statute 277.053 authorizes the Board of County Commissioners (Board) to convey real property to another political subdivision without charge if the property is to be used for a public purpose. Washoe Golf Course will also benefit from the increased pedestrian access as this project will provide ADA compliant sidewalks along the westside of Plumas Street spanning from the West Moana Lane intersection to the Urban Road intersection.

Parkland Impacts

The project is anticipated to last approximately 30 days, with an approximate start date of August 12, 2024 and expected completion date of September 20, 2024. Visitor impacts during construction may include increased travel time to and from the Washoe Golf Course and Tennis Court facilities and noise impacts. Access to the Washoe Golf Course and Reno Tennis Center will be maintained at all times.

Consistency with the Parkland Easement Policy

Staff have determined that the proposed easements are consistent with the Parkland Easement Policy as there are no feasible or prudent alternatives and the project is complementary with existing uses on the subject site by improving connectivity and access. The project will also provide a benefit to the general public by providing an ADA accessible pedestrian route and improve pedestrian safety along the west side of Plumas Street.

FISCAL IMPACT

No fiscal impact to Washoe County. Construction and maintenance of the public use easement, and parkland easement application fee associated with the project would be the responsibility of the City of Reno.

RECOMMENDATION

It is recommended that the Board of County Commissioners approve the following easement deeds between Washoe County and the City of Reno to support Phase II Plumas Street Sidewalk Improvement Project: a temporary construction easement totaling ±32,284 square feet and a permanent public use easement totaling ±2,116 square feet on APN 019-140-12, part of Washoe Golf Course; for no charge pursuant to NRS 277.053. The project will benefit the Washoe Golf Course by adding an accessible pedestrian route.

POSSIBLE MOTION

Should the Commission agree with staff's recommendation, a possible motion would be: "Move to approve the following easement deeds between Washoe County and the City of Reno to support Phase II Plumas Street Sidewalk Improvement Project: a temporary construction easement totaling ±32,284 square feet and a permanent public use easement totaling ±2,116 square feet on APN 019-140-12, part of Washoe Golf Course; for no charge pursuant to NRS 277.053. The project will benefit the Washoe Golf Course by adding an accessible pedestrian route."