# WASHOE COUNTY

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## STAFF REPORT
**BOARD MEETING DATE: June 10, 2025**

**DATE:** April 8, 2025

**TO:** Board of County Commissioners

**FROM:** Aaron Smith, Div. Director Operations, Community Services Department, 775-328-2172, aasmith@washoecounty.gov

**THROUGH:** Eric Crump, Director, Community Services Department, 775-328-3625, ecrump@washoecounty.gov

**SUBJECT:** Recommendation to approve an Easement Deed – Access and Utility Easement and Temporary Construction Easement between Washoe County (grantor) and Sierra Pacific Power Company doing business as NV Energy (grantee), on a portion of Sierra Sage Golf Course, Assessor Parcel Number 554-010-01, granting a temporary construction easement for gas mains totaling ±7.64 acres and a permanent easement for a gas regulator station totaling ±24,636 square feet [at the appraised value of $10,887.00 in addition to improvements to the property's access road valued at $14,342.00]. If approved these easements will support NV Energy's gas distribution utility services to the Stead and North Valleys areas of Washoe County. (Commission District 5.)

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## SUMMARY

Sierra Pacific Power Company, doing business as NV Energy requires a temporary construction easement impacting Washoe County owned Sierra Sage Golf Course (APN 554-010-01) for the installation of a gas main within an existing permanent easement held by NV Energy granted in 2009 per document number 3824246, as well as a permanent public use easement for a new gas regulator.

NV Energy is proposing to utilize the existing 3000' long and 20' wide easement (approximately 58,576 square feet) to install a new permanent gas line and is also requesting a new permanent easement for the required accompanying gas regulator to service Stead and the surrounding area. Continued growth in the Stead and North Valleys is placing a strain on the existing gas delivery system. The proposed piped system will help re-balance the delivery of natural gas in the area and enable continued development. This utility alignment exists in a designated utility corridor and alternative alignments are cost prohibitive. Sierra Sage Golf Course operator, Mazz Golf Management, LLC, has collaborated on the Easement Deed and is in support. The easement is in an area that is not directly in the area of play and no closures or limitations on rounds of play are expected.

An appraisal was conducted on February 11, 2025, by Scott Q. Griffin, Nevada Certified General Appraise with Johnson Perkins Griddin Real Estate Appraisers and Consultants, License Number A.0003504-CG. The permanent non-exclusive easement was valued at $6,277 and the Temporary Construction Easement was valued at $4,610. NV Energy and

Washoe County negotiated the terms for compensation. Agreement was made for payment from NV Energy in the appraised amount of $10,887 and improvements to 2,200 feet of access road and cart path valued at $14,342.00. Improvements include removal and replacement of existing dirt/gravel road with compacted type 2 base and restore adjacent existing drainage facilities such as earthen swales and culverts to existing or better condition.

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

## PREVIOUS ACTION

**March 26, 2025 -** The Open Space and Regional Parks Commission recommended the Board of County Commissioners (Board) approve the temporary construction easement and permanent easement between Washoe County (grantor) and NV Energy (grantee) to support the instillation of a gas main and gas regulator housing, for payment of the appraised value, $10,887, or improvements of equal value in lieu of payment; and authorize the Division Director of Operations to establish the terms of an easement agreement with NV Energy.

## BACKGROUND

Washoe County, through its Community Services Department received a Parkland Easement Application request from NV Energy for a gas main and gas regulator installation on APN 554-010-01, commonly known as Sierra Sage Golf Course. Continued growth in the Stead and North Valleys area is placing a strain on the existing gas delivery system. The proposed piped system will help re-balance the delivery of gas in the area and enable continued development.

Proposed work by NV Energy is to install a gas main within the existing 3000’ long and 20’ wide permanent easement (approximately 58,576 square feet) held by NV Energy since 2009 per document number 3824246. The temporary construction easement request is for ±7.64 acres to perform work within and adjacent to the permanent easement footprint. The gas main will be underground with no permanent above ground features to interfere with the usability of the golf course with surfaces restored to pre-existing conditions. The second request by NV Energy on Sierra Sage Golf Course is for the construction of a proposed permanent gas regulator that is required for the use of the proposed gas main. The approximate location of the proposed gas regulator is shown below in Exhibit A as the yellow square inside the red border. Access to the regulator housing exists between Moya Boulevard and the site.

Exhibit A

To complete the project, NV Energy is requesting a temporary construction easement on APN 554-010-01 (Sierra Sage Golf Course) ±7.64 acres for temporary construction of the new gas line, and a permanent public use easement totaling ±24,636 square feet for the accompanying gas regulator.

*Parkland Impacts*

The entire project is expected to last ten to twelve weeks, with approximately six to eight weeks of work anticipated within the golf course itself. An approximate start date of June 2025 is anticipated. Visitor impacts during construction include limited access points across the work site with existing cart paths, however, it is not anticipated to adversely impact rounds of golf played. NV Energy plans to allow course use on the existing cart paths and will allow reasonable crossings between fairways. The gas line work includes trenching, placement of bedding material, installation and testing of the pipe, reburying the pipe and surface restoration.

*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 will benefit the public. An appraisal was conducted on February 11, 2025, by Scott Q. Griffin, Nevada Certified General Appraise with Johnson Perkins Griddin Real Estate Appraisers and Consultants, License Number A.0003504-CG. The permanent non-exclusive easement was valued at $6,277 and Temporary Construction Easement was valued at $4,610.

On March 26, 2025, the Open Space and Regional Parks Commission recommended the Board approve the temporary construction easement and permanent easements for payment of appraised value, $10,887, or improvements of equal value in lieu of payment; and authorize the Division Director of Operations to establish the terms of an easement agreement with NV Energy.

The Division Director of Operations and NV Energy agreed on the final terms for compensation. Agreement was made for payment from NV Energy in the appraised amount of $10,887 plus improvements to the access road and cart path valued at $14,342.00. This amount is more than appraised value and is justified by the impact to the golf course and Washoe County opportunities costs of future development.

## FISCAL IMPACT

Should the easement be approved, proceeds of $10,887 will be deposited into the Golf Fund (520), Sierra Sage Golf Course (680300), GL County Property Sales (485191). The improvements associated with the project would be the responsibility of NV Energy.

## RECOMMENDATION

It is recommended the Board of County Commissioners approve an Easement Deed – Access and Utility Easement and Temporary Construction Easement between Washoe County (grantor) and Sierra Pacific Power Company doing business as NV Energy (grantee), on a portion of Sierra Sage Golf Course, Assessor Parcel Number 554-010-01, granting a temporary construction easement for gas mains totaling ±7.64 acres and a permanent easement for a gas regulator station totaling ±24,636 square feet [at the appraised value of $10,887.00 in addition to improvements to the property's access road valued at $14,342.00]. If approved these easements will support NV Energy's gas distribution utility services to the Stead and North Valleys areas of Washoe County.

## POSSIBLE MOTION

Should the Board agree with staff's recommendation, a possible motion would be:
"Move to approve an Easement Deed – Access and Utility Easement and Temporary Construction Easement between Washoe County (grantor) and Sierra Pacific Power Company doing business as NV Energy (grantee), on a portion of Sierra Sage Golf Course, Assessor Parcel Number 554-010-01, granting a temporary construction easement for gas mains totaling ±7.64 acres and a permanent easement for a gas regulator station totaling ±24,636 square feet [at the appraised value of $10,887.00 in addition to improvements to the property's access road valued at $14,342.00]. If approved these easements will support NV Energy's gas distribution utility services to the Stead and North Valleys areas of Washoe County."