



# WASHOE COUNTY

"Dedicated To Excellence in Public Service"

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## STAFF REPORT

COMMISSION MEETING DATE: November 29, 2018

**DATE:** November 21, 2018  
**TO:** Open Space and Regional Parks Commission  
**FROM:** Eric Crump, Operations Division Director  
328-3625, [ecrump@washoecounty.us](mailto:ecrump@washoecounty.us)  
**THROUGH:** Dave Solaro, Assistant County Manger  
328-3624, [DSolaro@washoecounty.us](mailto:DSolaro@washoecounty.us)  
**SUBJECT:** Review, discussion and possible recommendation to the Board of County Commissioners regarding possible purchase of a permanent storm drain and drainage easement [totaling approximately 10,426 square feet] by DR Horton on APN 162-010-20, a parcel owned by Washoe County.

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### SUMMARY

Washoe County, through its Community Services Department, owns and manages a 10.35± acre site [APN 162-010-20] along Whites Creek. DR Horton is requesting a permanent easement totaling 10,426± square feet for drainage and a storm drain associated with a proposed development adjacent to Washoe County's parcel.

**Strategic Objective supported by this item:** Safe, secure and healthy communities

### PREVIOUS ACTION

**November 13, 2012-** The Board of County Commissioners approved an update to Parkland Easement Policy

### BACKGROUND

*DR Horton proposal:* DR Horton and its agent Summit Engineering /Thomas Warley submitted a parkland easement application (attached) to Washoe County in May requesting an easement on parcel number 162-010-20, as part of the future Autumn Wood Subdivision. The applicant has provided two alternatives for the drainage infrastructure. The two alternatives encompass a 10,426± square feet easement. The first alternative includes a storm drain channel, flow line and spreader, cobble in the flowline, riprap in the channel and spreader. The second alternative includes an underground pipe with outfall headwall with rip rap spreader at the end. A site plan is included in the packet.

*Process and Review:* After initial review by Parks staff, it was determined that the request was compliant with the approved Washoe County Parkland Easement Policy. The parcel owned by Washoe County is currently vacant. While there are no

improvements on the parcel, there is an informal vehicular dirt road on the north side of the creek and several social trails.

As prescribed in the easement policy, the Washoe County Open Space and Regional Parks Commission will review the project, identify mitigations measures if applicable and provide recommendations to the Board as appropriate. Following action by the Open Space and Regional Parks Commission, agreements can then be drafted and appropriate compensation shall be determined by a third party appraiser.

*Cost Analysis and Project Alternatives:*

DR Horton and its engineers developed the layout of the Tentative Map to have the stormwater detention pond adjacent to Whites Creek. A Special Use Permit for the construction of the detention pond has been approved by the Washoe County Planning Commission. It is permissible to discharge outflow from the detention pond into Whites Creek during flood events.

The applicant considered alternatives that would not require an encroachment into the Washoe County Parks parcel, however this was not possible. The alternative would require a significant expansion of the detention basin that would require fill within the 100-year flood plain. Due to the location of the development and the proximity to the creek, the outfall will need to discharge into the creek.

The applicant considered two construction alternatives with the discharge improvements within the Washoe County open space parcel. The first alternative is a surface flow drainage system that installs a riprap flow line and spreader at the end. The second alternative is a subterranean feature which pipes the outfall underground and then discharges at a spreader adjacent to the stream. The surface flow outfall will cost approximately \$23,988.00 to construct. The subterranean outfall structure will cost approximately \$35,665.00 to construct.

*Compatibility with Open Space and Natural Resource Management Plan*

The Whites Creek Open Space parcel APN#162-010-20 was acquired by Washoe County in January 2003 from the Roman Catholic Bishop of Reno. The parcel was originally part of the Eccles Ranch Estates. Since the date that the County acquired the parcel it has remained unimproved. The creek bisects the parcel. Currently on the north side of the river there is a dirt vehicular road and several social trails that are used by the neighborhood and students at the adjacent Bishop Minogue High School. The County has a long history of developing trail systems and connectors along the Whites Creek drainage.

*Staff Evaluation*

Because the proposed easement is a condition of approval and will have minimal impacts to the parcel, staff is recommending approval of the subterranean stormwater outfall easement alignment as proposed, and moving forward with having the property appraised. The subterranean alignment will have minimal impacts on the property and will allow for future recreation opportunities along the open space parcel. Pursuant to the Parkland Easement Policy, the applicant will be responsible for restoring all areas disturbed to pre-disturbance condition and function to the maximum extent possible.

**FISCAL IMPACT**

Should the easements be approved, purchase of the easements, construction, revegetation maintenance, and permitting associated with the project would be the responsibility of the applicant. The easement proceeds including the appraised value and any additional financial mitigation along will be deposited into the appropriate park district, compliant with the Parkland Easement Policy.

**RECOMMENDATION**

Staff recommends that the Open Space and Regional Park Commission recommend to the Board of County Commissioners to approve the purchase of a permanent storm drain and drainage easement [totaling approximately 10,426 square feet] by DR Horton on APN 162-010-20, a parcel owned by Washoe County.

**POSSIBLE MOTION**

Should the Board agree with the staff recommendation, a possible motion would be:

“Move to recommend to the Board of County Commissioners to approve the purchase of a permanent storm drain and drainage easement [totaling approximately 10,426 square feet] by DR Horton on APN 162-010-20, a parcel owned by Washoe County.



**WASHOE COUNTY  
COMMUNITY SERVICES DEPARTMENT**

**PARKLAND EASEMENT APPLICATION**

**APPLICATION INFORMATION**

Applicant Name:	D R H o r t o n	Application Date:	5 / 3 1 / 1 8
Applicant Representative:	T h o m a s W a r l e y	Contact Number:	( 7 7 5 ) 6 8 3 - 9 0 3 0
Mailing Address:	5 5 8 8 L o n g l e y L a n e R e n o , N e v a d a 8 9 5 1 1		
Email:	<a href="mailto:THWarley@drhorton.com">T H W a r l e y @ d r h o r t o n . c o m</a>	Fax:	(844) 566-3365

**SITE INFORMATION**

APN(s)	1 6 2 - 0 1 0 - 2 0									
Name of Park/Open Space	W h i t e s C r e e k ( E c c l e s R a n c h E s t a t e s 1 )									
Easement Type:	Storm drainage, construction, access and maintenance	Proposed Start Date:	1 0 / 0 1 / 2 0 1 8							
Length of Construction:	1 m o n t h									

**DESCRIPTION OF PROPOSED ACTIVITY**

Clear and grub existing ground, cut storm drain channel, flow line, and spreader, add cobble in flowline and riprap in channel and spreader, revegetate the cut slopes.

**STATEMENT OF NEED AND JUSTIFICATION REQUEST**

The detention ponds provide retention for stormwater that is collected in the area, and detention for overland flows. The stormwater that is detained must be released into Whites Creek. The ditch that encroaches in the Washoe County Parks parcel allows for the runoff to be spread into the creek. The drainage improvements allow for overland flow to be detained, and protect the proposed and existing homes to the east from flooding during major storm events.

**ALTERNATIVE ALIGNMENTS CONSIDERED BY APPLICANT**

The applicant has considered alternative alignments that would not require construction to encroach into the Washoe County Parks parcel. They are not feasible because they would require to fill in the flood zone, which would work against the main purpose of these detention basins, namely reduction of overland flows, while maintaining the 100-year flood waters in Whites Creek at the same preexisting level. Even with those alignments the project would still need a drainage easement through the Washoe County Parks parcel. It is also the preference of Washoe County Engineering to grade a ditch to safely convey the drainage flows towards the creek.

**ENVIRONMENTAL IMPACTS (Natural, cultural, historical resources)**

The drainage improvements encroach in the 150' sensitive stream buffer (permitted) but do not encroach in the 30' critical stream buffer. A Special Use Permit for the detention ponds WSUP18-0005 is currently being processed by Washoe County. No cultural or historical resources are known to be impacted.

**VISITOR USE IMPACTS**

No impacts to the occasional visitor's use are anticipated.

**IMPACTS TO EXISTING UTILITIES OR STRUCTURES**

An existing Reclaimed Water Main, owned by Washoe County, needs to be lowered at the intersection with the storm drain in question. This would happen on the adjacent parcel, APN 162-010-31 and would not impact the Washoe County Parks parcel. No existing structures are present.

**PROPOSED RESTORATION PLAN**

At the storm drain outlet there will be a riprap flow spreader, the flow line of the channel will have a 3 foot deep cobble bed, and all remaining areas (minimal) that will be disturbed will be revegetated to the original/existing state.

**ADDITIONAL ITEMS TO BE SUPPLIED BY APPLICANT**

- 2 copies of proposed site plans/maps (Minimum size 8 1/2" x 11 - maximum size 11" x 17")
- \$100 non-refundable application fee (checks, money orders payable to Washoe County. Credit card payments accepted in person only.)

  
Signature

LANDS DEVELOPMENT MANAGER  
Title

Please submit original application with payment attn.:

Dennis Troy, Park Planner  
Washoe County Community Services Department  
PO Box 11130, Reno, NV 89520  
[dtroy@washoecounty.us](mailto:dtroy@washoecounty.us)

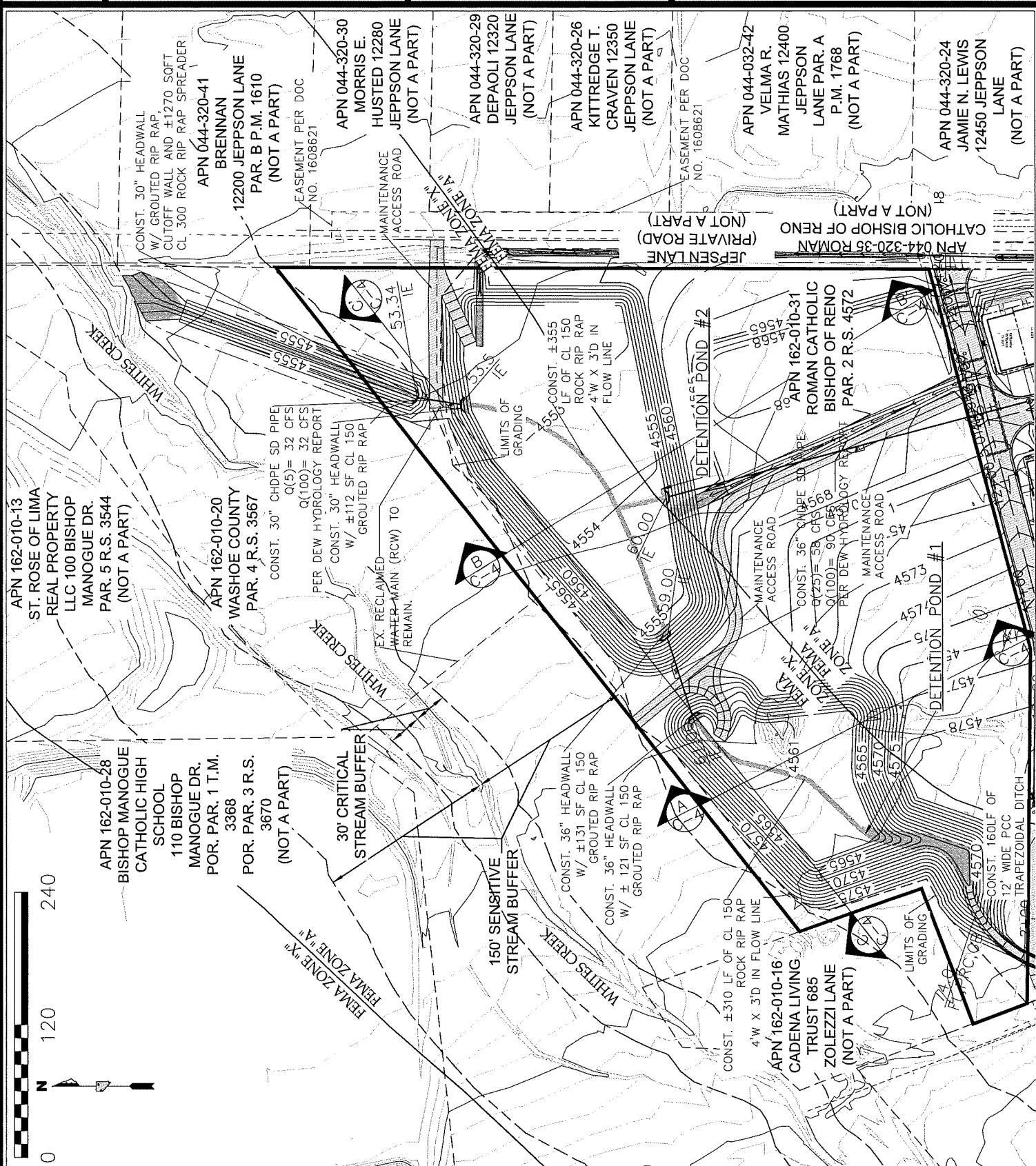
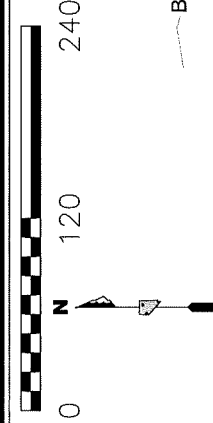
To obtain an electronic version of this application visit: [www.washoecountyparks.com](http://www.washoecountyparks.com)

Please be advised that your application could take up to 10 days for initial review.

<u>Interoffice Use Only</u>	
Easement # _____	Date Rec'd _____
Park Name _____	
Park District _____	
JB _____	DS _____ EC _____ BW _____
PC _____	BCC _____







GRADING SPECIAL USE PERMIT FOR  
 JEPSSON LANE DETENTION BASIN  
 SITE AND GRADING PLAN

SCALE: 1" = 120'  
 APN 162-010-31  
 ROMAN CATHOLIC BISHOP OF RENO  
 Copyright SUMMIT ENG 2018

**SUMMIT**  
 ENGINEERING  
 CORPORATION  
 5405 MAE ANNE AVENUE, RENO, NV, 89523  
 PHONE: (775) 747-8550 FAX: (775) 747-8559

N:\DWG\30509\_DRH\010n\_Zolezzi\0\_FINAL\_PLANS\SPCIAL USE PERMIT\RTURN WOOD\_SUP.DWG ~ 7:44 AM \* 15-MAY-2018





**EXHIBIT "A"**  
**LEGAL DESCRIPTION: STORM DRAIN & DRAINAGE EASEMENT**  
**PORTION OF APN 162-010-20**

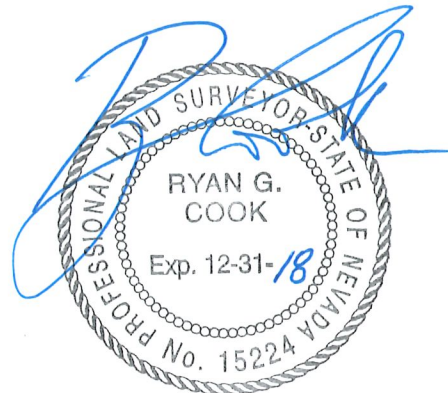
An easement, forty-three feet in width, within a portion of Parcel 4 as shown in Record of Survey Map No. 3567 recorded February 23, 1999 as File No. 2309548 on file in the office of the County Recorder, Washoe County, Nevada, located within the Southwest Quarter of Section 17, Township 18 North, Range 20 East, MDM, Washoe County, Nevada, being more particularly described as follows:

Beginning at a point on the Easterly boundary of said Parcel 4 from which the South Quarter corner of said Section 17 bears South 00°12'21" West a distance of 1192.53 feet; thence departing said Easterly boundary South 20°13'53" West a distance of 207.37 feet to a point on the Southerly boundary of said Parcel 4; thence along said Southerly boundary South 51°43'17" West a distance of 82.32 feet; thence departing said Southerly boundary North 20°13'53" East a distance of 277.57 feet; thence South 69°46'07" East a distance of 43.00 feet to the Point of Beginning.

Said parcel contains an area of approximately 10,426 square feet.

Basis of Bearings: Nevada State Plane Coordinate System, West Zone (NAD 83/94)

*Description Prepared By:*  
*Ryan G. Cook, PLS 15224*  
*Summit Engineering Corp.*  
*5405 Mae Anne Avenue*  
*Reno, Nevada 89523*  
*(775) 747-8550*  
*ryan@summitnv.com*



5-25-2018

**COST ESTIMATE  
PARKS EASEMENT APPLICATION  
PIPE ALTERNATIVE**

**PROJECT:** Autumn Wood **ENG. FIRM:** SUMMIT ENGINEERING  
**DEVELOPER:** DR HORTON **PREPARED BY:** Robert Gelu, PE

ITEM	NO.	DESCRIPTION	QUANTITY	UNIT	UNIT PRICE	TOTAL
STORM DRAIN	1	STORM DRAIN 30" DIAMETER RCP	255	L.F.	\$ 75.00	\$ 19,125.00
	2	ROCK RIP RAP 6"-12" DEPTH	1862	S.F.	\$ 4.00	\$ 7,448.00
	3	SINGLE HEADWALL	2	EACH	\$ 3,650.00	\$ 7,300.00
	4	GROUTED ROCK RIP RAP	224	S.F.	\$ 8.00	\$ 1,792.00
					<b>TOTAL</b>	<b>\$ 35,665.00</b>



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