



# WASHOE COUNTY

Integrity Communication Service

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## STAFF REPORT

COMMISSION MEETING DATE: December 3, 2019

**DATE:** November 8, 2019

**TO:** Open Space and Regional Parks Commission

**FROM:** Sophia Kirschenman, Park Planner,  
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**THROUGH:** Eric Crump, Operations Division Director,  
Community Services Department, 328-2182, [ECrump@washoecounty.us](mailto:ECrump@washoecounty.us)

**SUBJECT:** Presentation, discussion and possible recommendation to the Board of County Commissioners to approve an easement agreement and easement deed between Washoe County and TMWA for a water facilities easement totaling  $\pm 967$  square feet and a temporary construction easement totaling  $\pm 2,585$  square feet on APNs 152-051-22 and 150-121-25, part of Arrowcreek Open Space [at the negotiated value of \$967]. (Commission District 2.)

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### SUMMARY

Washoe County owns two parcels (APNs 152-051-22 and 150-121-25), totaling  $\pm 17.5$  acres, situated adjacent to Arrowcreek Park and just north of Thomas Creek. The subject parcels are part of Washoe County's larger Arrowcreek Open Space area, which expands westward and northward from the parcels in question. A portion of the Lower Thomas Creek Trail traverses these parcels, meandering along the creek. Additionally, TMWA has an existing access and waterline easement across these parcels that transports water from several nearby water facilities, including STMGID 5 Well.

TMWA is requesting an additional water facilities easement to allow for the construction, installation, and maintenance of a pump to waste drain line and rock-lined channel. These improvements would bring STMGID 5 Well into compliance with current Nevada Administrative Codes (NAC).

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

### BACKGROUND

In 2014 and 2015, the Washoe County Department of Water Resources' Water Utility merged into TMWA. This included transferring many of Washoe County's water facilities to TMWA, such as STMGID 5 and 6 Wells, which are currently located on APN 152-430-19, a parcel primarily surrounded by Washoe County's Arrowcreek Open Space. As part of the merger, Washoe County also provided TMWA with a number of easements to access the newly-acquired water facilities, including an easement which

crosses Arrowcreek Open Space to provide access to the water facilities on APN 152-430-19.

TMWA is now requesting an additional water facilities easement, totaling  $\pm 967$  square feet to allow for the construction and maintenance of a pump to waste drain line and rock-lined channel. These STMGID 5 Well improvements are required by current NAC codes. Additionally, TMWA is requesting a temporary construction easement, totaling  $\pm 2,585$  square feet to allow for the installation of said water facilities improvements. If approved, the temporary construction easement would expire upon completion of the improvements or within six (6) months from the date of the recording of the easement deed in the office of the Washoe County Recorder, whichever occurs first.

The new culvert pipe would be installed underneath a portion of the existing Thomas Creek Trail. This is the only component of the project that will affect trail users. The construction of these specific improvements is anticipated to take two weeks maximum, during which time TMWA will post a signed detour to divert trail users to the existing tank/well access road. Trail users can reconnect to the trail at a road crossing approximately 1,900 feet southwest of the proposed work zone. Additionally, the proposed timeframe for construction is between January and February, so minimal hiker traffic is anticipated.

Under the agreement, construction shall only occur between 8:00 am and 7:00 pm, Monday through Friday, to mitigate noise impacts on surrounding property owners, golfers and trail users. TMWA will also be required to secure any Nevada Department of Environmental Protection permits prior to construction of the water facilities improvements, as necessary. Additionally, the agreement requires TMWA to revegetate and hydroseed the disturbed area utilizing a native seed mix and to monitor revegetation efforts to ensure that minimum revegetation coverage criteria are met. If revegetation efforts are unsuccessful, additional hydroseeding applications shall be required.

The Community Services Department has determined that the proposed project is compliant with the approved Washoe County Parkland Easement Policy as it is complementary with other planned and existing park uses at the subject site, and there is no feasible or prudent alternative.

### **FISCAL IMPACT**

Should the easement be approved, proceeds of \$967.00 will be deposited into the Parks Capital Fund (404), District 1C South Valley (900130).

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

### **RECOMMENDATION**

It is recommended that the Park Commission recommend to the Board of County Commissioners approval of an easement agreement and easement deed between Washoe County and TMWA for a water facilities easement totaling  $\pm 967$  square feet and a temporary construction easement totaling  $\pm 2,585$  square feet on APNs 152-051-22 and 150-121-25, part of Arrowcreek Open Space [at the negotiated value of \$967].

**POSSIBLE MOTION**

Should the Commission agree with staff's recommendation, a possible motion would be:

“Move to recommend to the Board of County Commissioners approval of an easement agreement and easement deed between Washoe County and TMWA for a water facilities easement totaling ±967 square feet and a temporary construction easement totaling ±2,585 square feet on APNs 152-051-22 and 150-121-25, part of Arrowcreek Open Space [at the negotiated value of \$967].”