

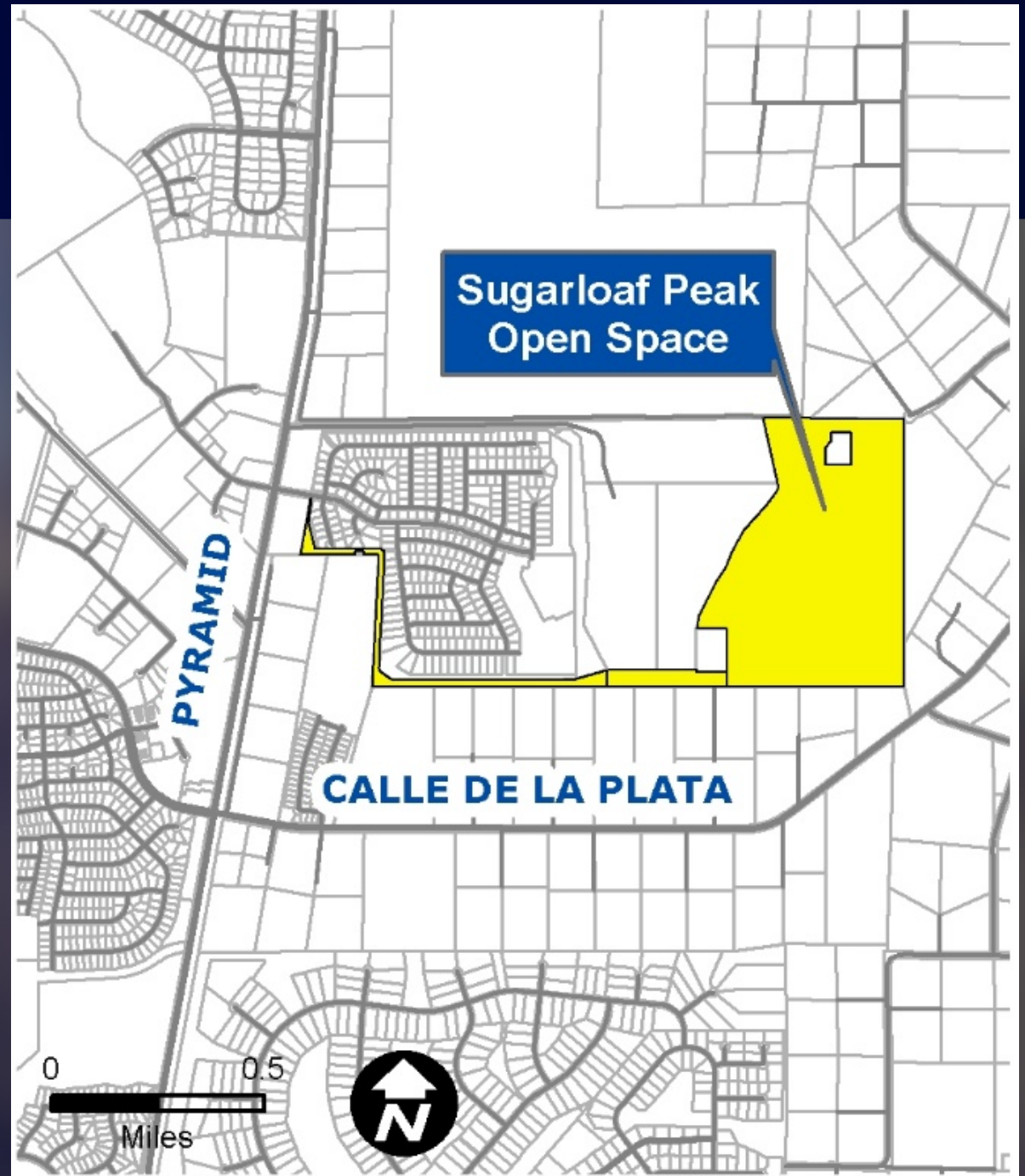


Sugarloaf Peak Open Space Easement





Location





Request

- TMWA is requesting an access and water facilities easement on Washoe County's Sugarloaf Peak Open Space
- Construct a new underground waterline and access road
- Purpose: To provide system redundancy and potable water supply to the approved Harris Ranch Subdivision





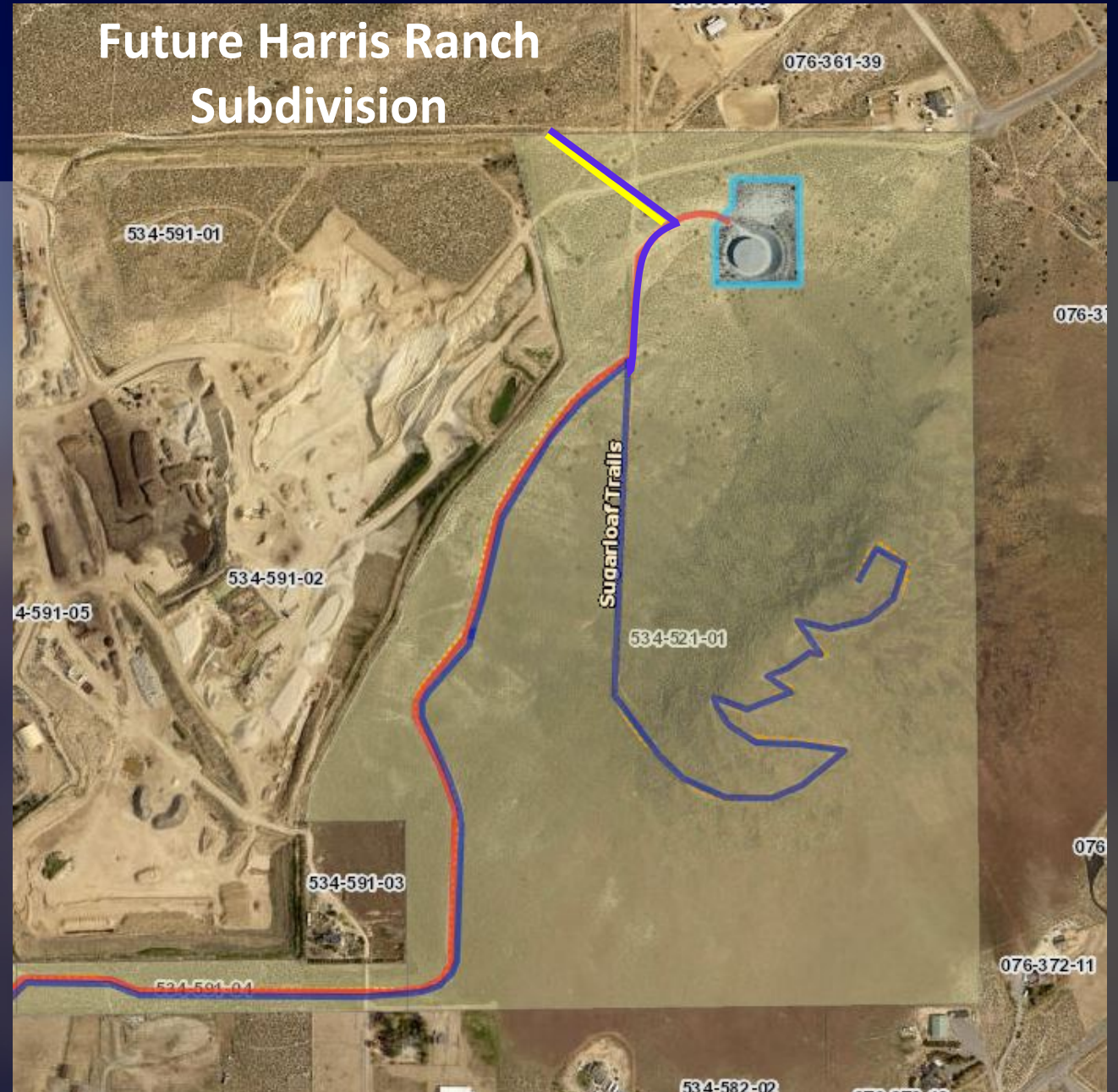
Alternatives



- Existing waterline in the subdivision to the west of Sugarloaf Peak
 - Does not have the capacity to serve the Harris Ranch Subdivision on top of current demand
- Existing waterline in the subdivision on west side of Pyramid Hwy
 - In a lower pressure zone than the future Harris Ranch Subdivision



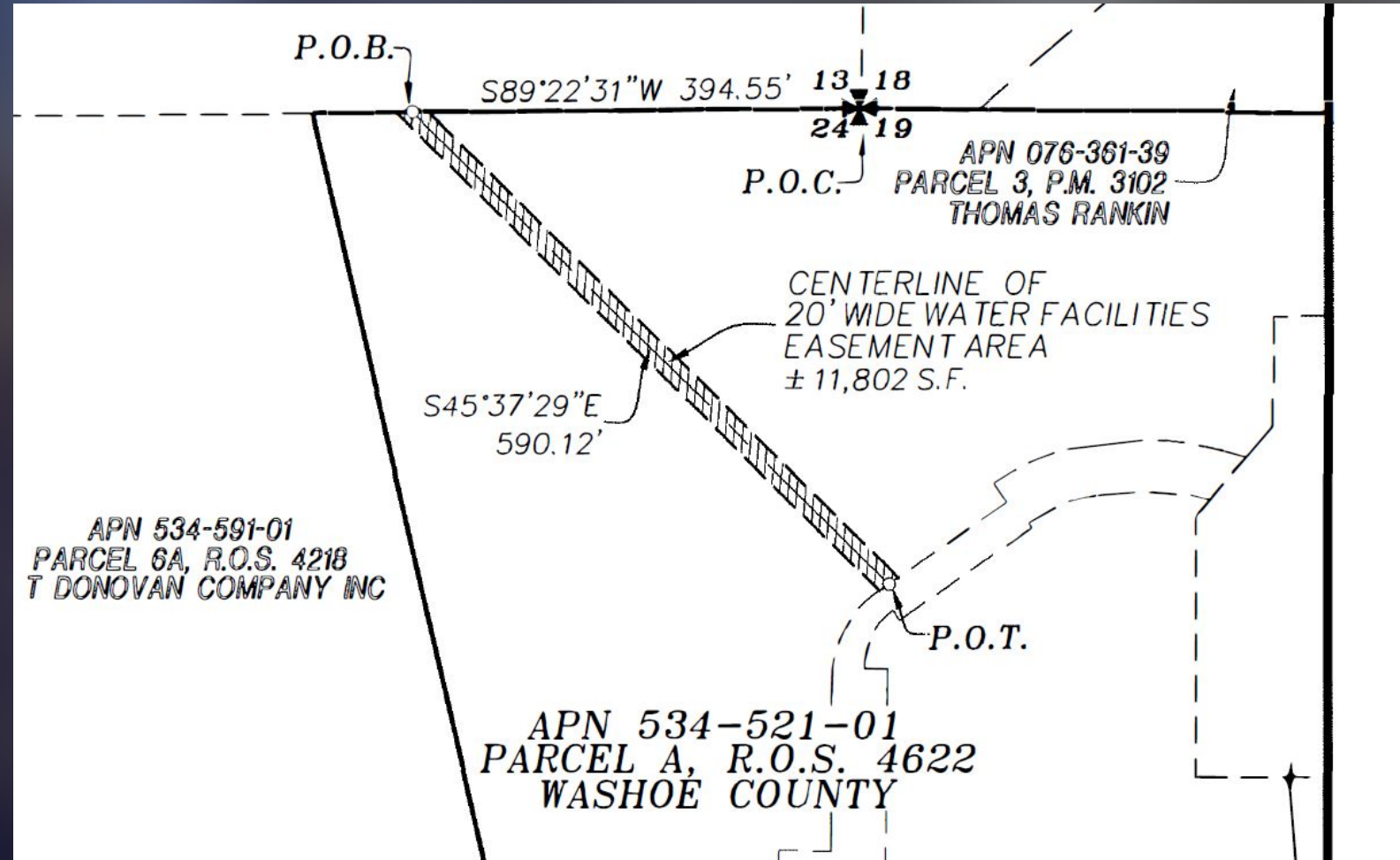
Background





Easement Area

- Permanent Access and Water Facilities Easement: ±11,802 SF
- Temporary Construction Easement: ±23,588 SF
- Appraised Value: \$2,033.00





Impacts and Mitigation

- **The trail will not be impeded or closed during construction.**
- **Construction hours limited to: M-F from 8:00 am – 7:00 pm**
- **All undeveloped, disturbed areas will be reseeded with a native vegetation mix, as approved by Washoe County.**
 - **Monitoring reports submitted to the County one (1) and three (3) years after revegetation.**
 - **After 1 year: At least 30% coverage (with shrub species present)**
 - **After 3 years: At least 50% coverage with a third of the revegetated area populated by shrubs.**



Recommendation

- **Staff is recommending that the Park Commission recommends approval of the easement to the Board of County Commissioners:**
 - **TMWA has agreed to provide trail access**
 - **There are no viable alternatives**
 - **Revegetation would be required**
 - **The waterline would provide a public benefit**

