



# Sugarloaf Peak Open Space Easements



**Washoe County Open Space and Regional Parks Commission  
December 7, 2021**



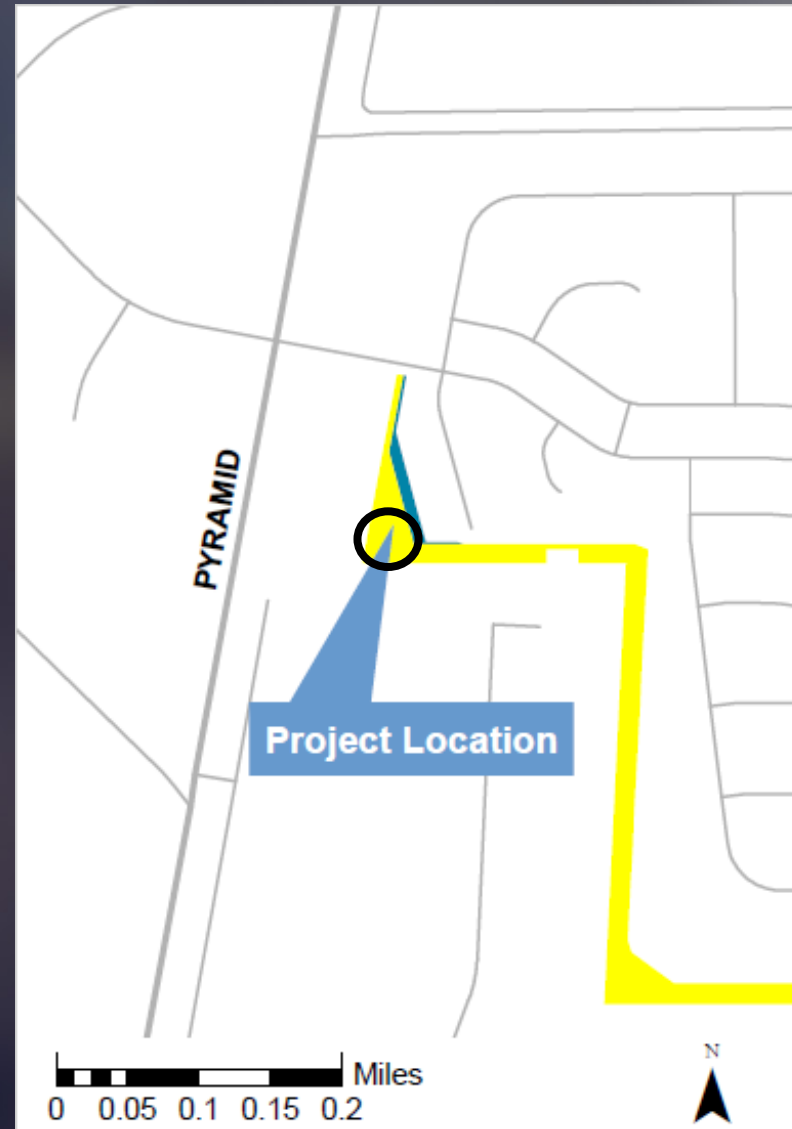
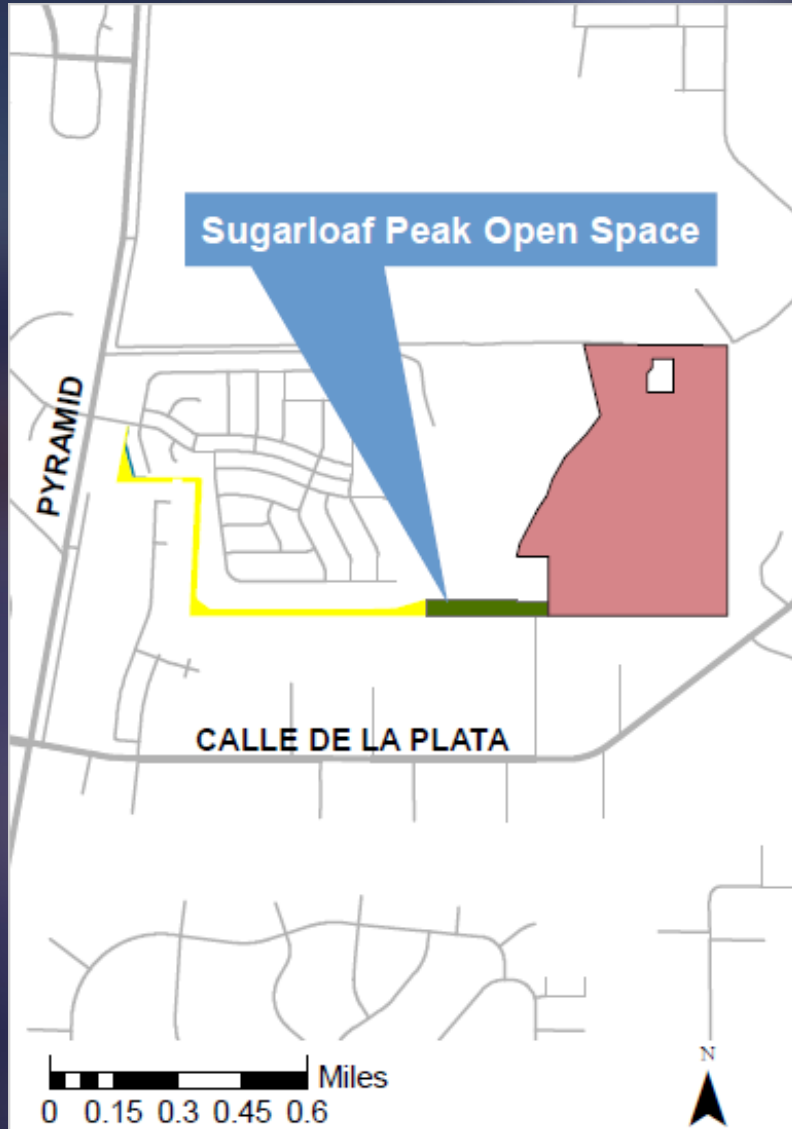


# Background





# Location







# Request

- Consent to Use Agreement
- Exploratory Well Easement:  $\pm 4$  square feet
- Conditional Permanent Production Well and Wellhouse Easement:  $\pm 10,000$  square feet
- Temporary Construction Easement:  $\pm 22,415$  square feet
- Purpose: A new production well is needed for the community's water supply



# Consent to Use Agreement

- Sugarloaf Peak Open Space parcels were granted to Washoe County in 2007.
- "...conveyance is given expressly upon the condition that the Property shall be designated by the Grantee, in perpetuity, as a public trail and open space area for the benefit of the general public..."
- Syncon Homes, manager and trustee of the company that granted Sugarloaf Peak OS to Washoe County, signed the Consent to Use Agreement stating that there is no conflict between the proposal and the deed restriction.







# Conditional Water Facilities and Temporary Construction Easements

- Only granted if results from the exploratory well testing indicate that the site is favorable for a production well
- Water Facilities Easement:  $\pm 10,000$  square feet
- Production well and wellhouse
- Temporary Construction Easement:  $\pm 22,415$  square feet
- Appraised value of \$3,450.00





# Alternatives

- West side of Pyramid Hwy: High production rates, but unsuitable water quality.
- Spanish Springs Airport: May be impacted by nitrate over time.
- East of proposed location: Not acceptable geologically and may impact domestic wells.
- South of proposed location: Too close to domestic wells and potentially high in nitrate.
- Proposed location: TMWA already has a well nearby with good water quality, suitable distance from domestic wells, close to existing infrastructure, sufficient access to the parcel and wouldn't impact the Sugarloaf Trail.





# Impacts and Mitigation

- Trail would not be impacted.
- Exploratory well: 3-4 weeks to drill, develop and test.
- Production well: 3-4 weeks to drill, develop and test.
- Wellhouse and piping would be designed after the production well is tested. This is expected to take place sometime in early summer of 2022.
- Revegetation of the undeveloped, disturbed portions of the site would be required in conformance with an approved Revegetation Plan.

