



WASHOE COUNTY

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STAFF REPORT

COMMISSION MEETING DATE: August 4, 2015

DATE: July 27, 2015

TO: Open Space and Regional Parks Commission

FROM: Jennifer Budge, CPRP, Park Operations Superintendent
823.6513, jbudge@washoecounty.us

THROUGH: Eric Crump, Operations Division Director
328.2182, ecrump@washoecounty.us

SUBJECT: Review, discussion and possible recommendation to the Board of County Commissioners regarding possible purchase of two permanent Public Utility Easements [totaling 11,400 square feet] by Truckee Meadows Water Authority on APN#019-140-12, commonly known as Washoe Golf Course, at the appraised value of \$8,217. (Commission District 1)

SUMMARY

Washoe County, through its Community Services Department, owns and manages a 161.59-acre park site [APN 019-140-12] commonly known as Washoe Golf Course. Truckee Meadows Water Authority (TMWA) is requesting two permanent Public Utility Easements [totaling 11,400 square feet]. A public notice was sent out to 26 adjacent property owners and a copy of the notice is provided.

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

TWMA Proposal: TMWA submitted an easement application to Washoe County in January requesting two proposed public utility easements at Washoe Golf Course, as part of new public health requirements as outlined in the Nevada Administrative Code. The Plumas/Urban easement is a corrective easement to cover an existing below-grade regulator station and associated pipe infrastructure (approx. 6,200sf); and the Urban/Arlington Easement (approx. 5,200) would include above ground booster pump station to replace an existing underground facility. Photo simulations of the above ground facility are shown in the attached presentation provided by TMWA.

Process and Review: After initial review by Parks staff, and the District Attorney's office, it was determined that the request was compliant with the approved Washoe County Parkland Easement Policy and did not conflict with existing deed restrictions. As prescribed in the easement policy, TMWA then submitted an independent appraisal to provide a property history and a monetary valuation of the easements requested. Anthony Wren, MAI, SRA issued an appraisal report on February 9, 2015 that recommended just

AGENDA ITEM # _____

compensation for the proposed alternatives based upon Market Value: Plumas/Urban and Urban/Arlington Easements: \$8,217.00 [11,400 square feet]

Public Outreach:

Public notices (enclosed were also sent to 26 adjacent property owners requesting public comment at the Regional Open Space and Park Commission and Board of County Commissioners meetings.

Cost Analysis and Project Alternatives:

TMWA has identified no viable alternative alignments or locations for this project based on site constraints and NAC requirements.

Compatibility with Golf Course Park Master Plan

Washoe Golf Course Park Master Plan does not identify any improvements in the proposed easement areas. While the Master Plan is a guide for future development, it is a dynamic document that can be updated to accommodate the needs of the surrounding neighborhood. Should the easements be approved, no permanent structures will be permitted within the easement boundary, with the exception of utilities. Permanent structures refer to buildings, houses, rock walls, larger structures, etc.

Staff Evaluation

Since there will be minimal impact to the course or the surrounding neighborhood, staff is not recommending any mitigation in addition to the appraised value of the easements besides possible revegetation and relocation of existing irrigation. TMWA will be required to secure the Arlington/Urban site, relocate irrigation and install landscaping. Staff recommends approval of the application to ensure public health and safety requirements are met in compliance with Nevada Administrative Code.

FISCAL IMPACT

Should the easements be approved, purchase of the easements, construction, maintenance revegetation and irrigation relocation costs and mitigation associated with the project would be the responsibility of the applicant. The easement proceeds will be deposited into the golf course fund, compliant with the parklands easement policy guidelines.

RECOMMENDATION

Staff recommends that the Open Space and Regional Park Commission recommend to the Board of County Commissioners purchase of two permanent Public Utility Easements [totaling 11,400 square feet] by Truckee Meadows Water Authority on APN#019-140-12, commonly known as Washoe Golf Course, at the appraised value of \$8,217.

POSSIBLE MOTION

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

“Move to recommend to the Board of County Commissioners purchase of two permanent Public Utility Easements [totaling 11,400 square feet] by Truckee Meadows Water Authority on APN#019-140-12, commonly known as Washoe Golf Course, at the appraised value of \$8,217.



Washoe County COMMUNITY SERVICES DEPARTMENT

OFFICIAL NOTICE OF PUBLIC MEETING

Re: Proposed Public Utility Easements at Washoe Golf Course

You are hereby notified that a public meeting is scheduled regarding two potential Public Utility Easements at Washoe Golf Course. Staff will present a project update and solicit public input at these meetings:

WASHOE COUNTY OPEN SPACE AND REGIONAL PARK COMMISSION

2:30pm, TUESDAY, AUGUST 4, 2015

WASHOE COUNTY COMMISSION CHAMBERS, 1001 EAST 9TH STREET, RENO – NV

-AND-

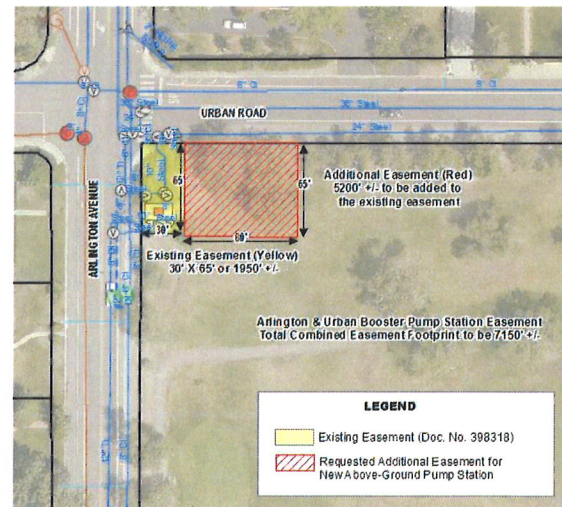
BOARD OF COUNTY COMMISSIONERS

10:00 A.M., TUESDAY, SEPTEMBER 8, 2015

WASHOE COUNTY COMMISSION CHAMBERS, 1001 EAST 9TH STREET, RENO-NV

Description: Truckee Meadows Water Authority (TMWA) has requested an easement to construct a Booster Pump Station above-ground at Washoe Golf Course at Urban & Arlington to replace an existing underground facility. TMWA has also requested an additional grant of easement at Plumas & Urban to correct the easement to cover an existing below-grade Regulator station and associated pipes.

As an owner of property in the vicinity, you are invited to hear an update on this proposed project and present testimony relative to this matter.



STAFF: Jennifer Budge, Park Operations Superintendent – Washoe County

775.328.2181 or jbudge@washoecounty.us

Heather Edmunson, Land Agent – Truckee Meadows Water Authority

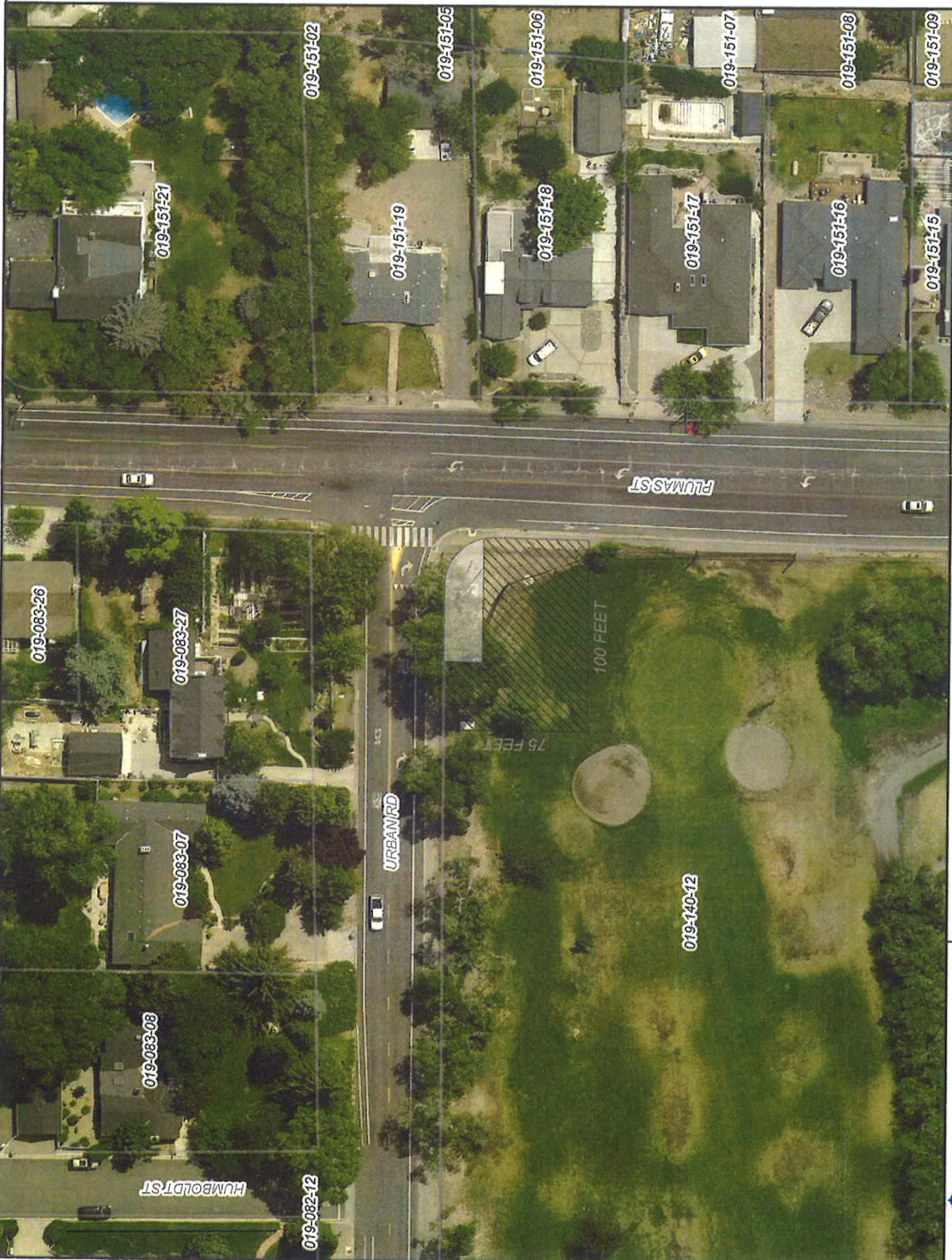
775.834.8071 or hedmunson@tmwa.com

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WASHOE GOLF COURSE &
WASHOE TENNIS CENTER






ARLINGTON BPS - NORTHEAST
COMMENTS AND NOTES

-  Existing Easement
-  Parcel Outlines
-  Proposed Addition

DATE: 7/11/2013
 MAP BY: KEVIN BOND
 REQUESTED BY: LK JE
 SCALE: 1 inch = 50 feet

N
 NORTH
 NAD 83 NEVADA STATE
 PLANE NAD 83 TEST




2013 BPS Land Acquisition Inquiries
ARLINGTON BPS



TRUCKEE MEADOWS WATER
 AUTHORITY
Quality. Delivered.



ARLINGTON BPS - NORTHWEST
COMMENTS AND NOTES

-  Existing Easement
-  Parcel Outlines
-  Proposed Addition

DATE: 7/11/2013
 MAP BY: KEVIN BOND
 REQUESTED BY: K. JE
 SCALE: 1 inch = 53 feet
 NAD 83 NORTHERN STATE PLANE, WEST ZONE

2013 BPS Land Acquisition Inquiries
ARLINGTON BPS



TRUCKEE MEADOWS WATER
 AUTHORITY
Quality. Delivered.

Washoe Golf Course Easements

- ❖ Chris Struffert/Senior Engineer
834-8047 or cstruffert@tmwa.com
- with
- ❖ Heather Edmunson/Land Agent
834-8071 or hedmunson@tmwa.com
- ❖ Amanda Duncan/Land Agent
834-8035 or aduncan@tmwa.com

Washoe Golf Course Easements

❖ Justification

1. SE Corner Arlington & Urban
 - Replacement of Existing Underground BPS Reaching its Service Life (Built 1975)
 - NAC 445A.66965 Requires New Installations to be Above-Ground
2. SW Corner Plumas & Urban
 - Easement Corrections to Match Alignment of Existing Facilities

Arlington/Urban

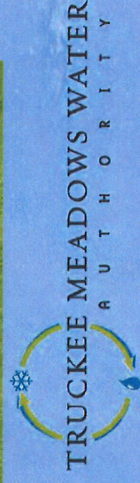


Site Map Showing Easements

Arlington/Urban



Existing View Looking North



Arlington/Urban

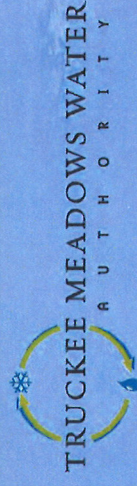


Proposed View Looking North

Arlington/Urban



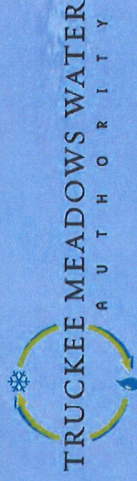
Existing View Looking West



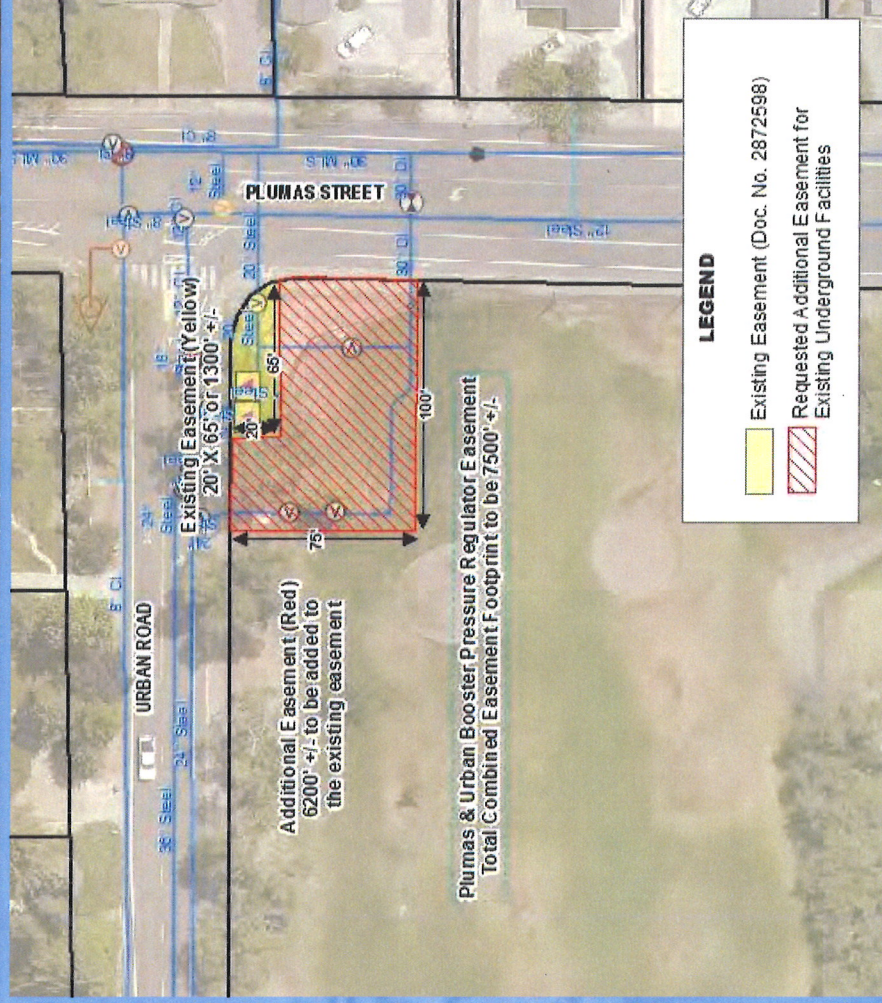
Arlington/Urban



Proposed View Looking West



Plumas/Urban



Thank You!

Questions?

