



Lazy 5 – Slope and Landscape Easement



Washoe County Open Space and Regional Parks Commission
April 5, 2022



Proposal

- 3:1 Slope and Landscape Easement: $\pm 13,017$ sf
- Temporary Construction Easement (18 months): $\pm 78,439$ sf
- Mitigation:
 - Trail construction in conformance with the Lazy 5 Regional Park Master Plan
 - Landscaping and irrigation
- Preserve existing mature trees

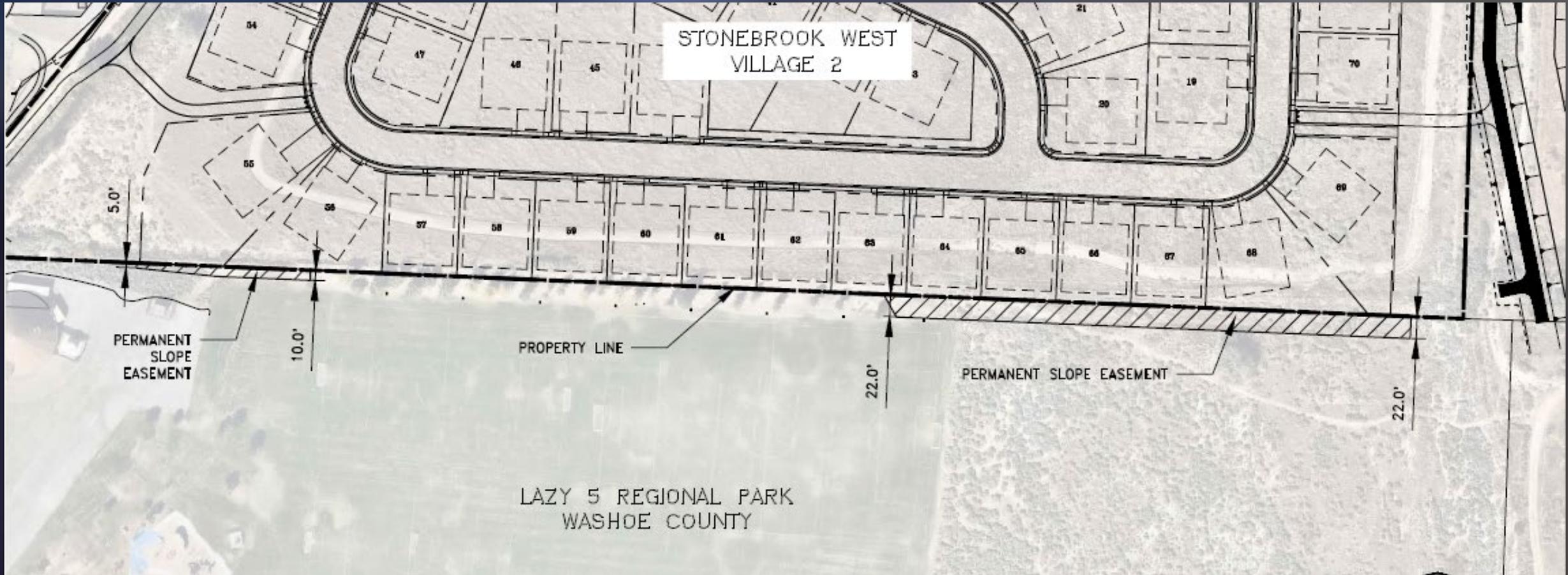


Proposal





Proposal





Proposal





Background

- City of Sparks approved the Stonebrook West Housing Development with a 6' fence atop a 6' retaining wall along the length of the property boundary between Lazy 5 Regional Park and the subdivision.



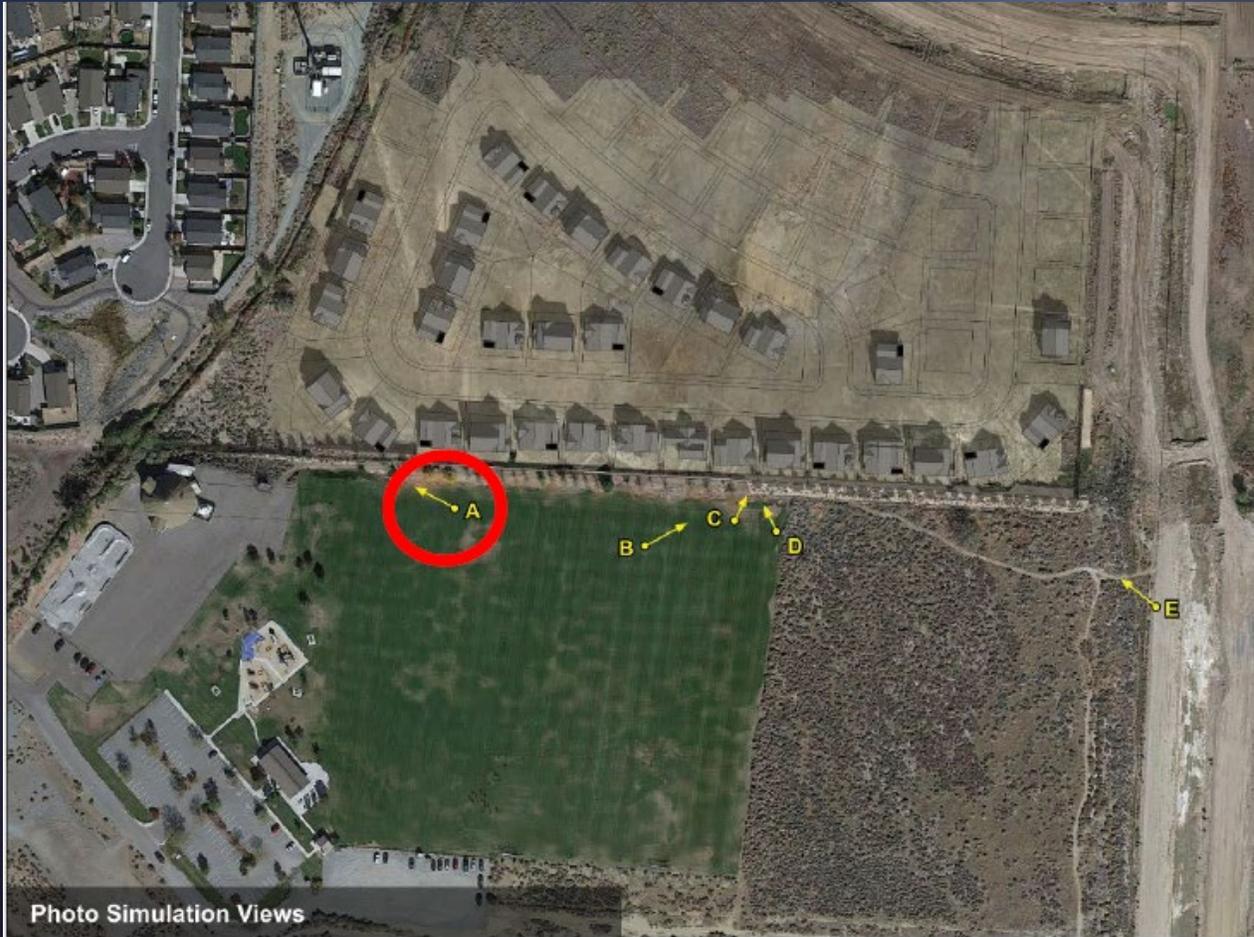
Photo Simulation Views



Photo Simulation Views



Photo Simulation Views – Location A



View A: Existing Conditions



Photo Simulation Views – Location A



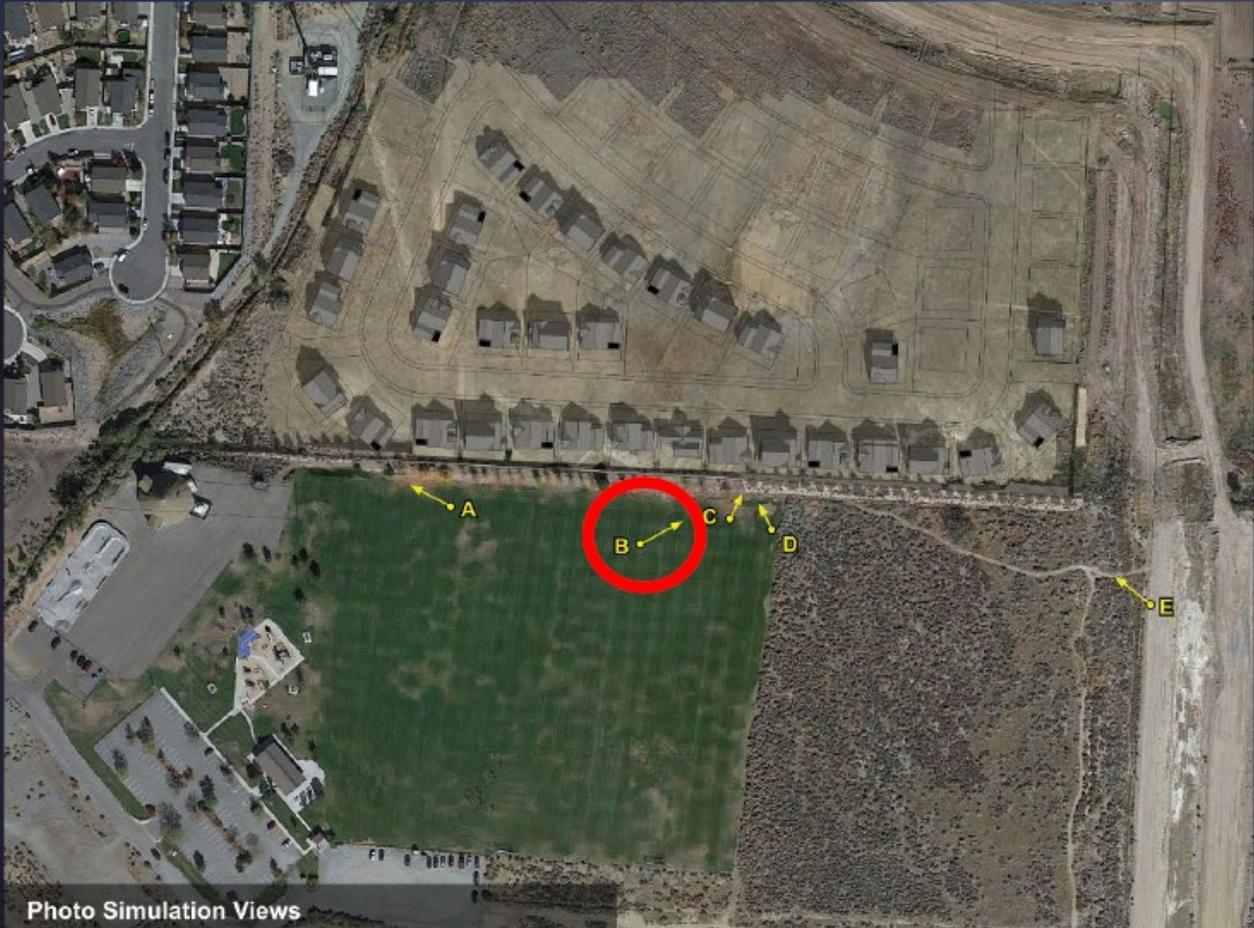
View A: Slope Option with Landscaping



View A: Wall Option



Photo Simulation Views – Location B



View B: Existing Conditions



Photo Simulation Views – Location B



View B: Slope Option with Landscaping



View B: Wall Option



Photo Simulation Views – Location C

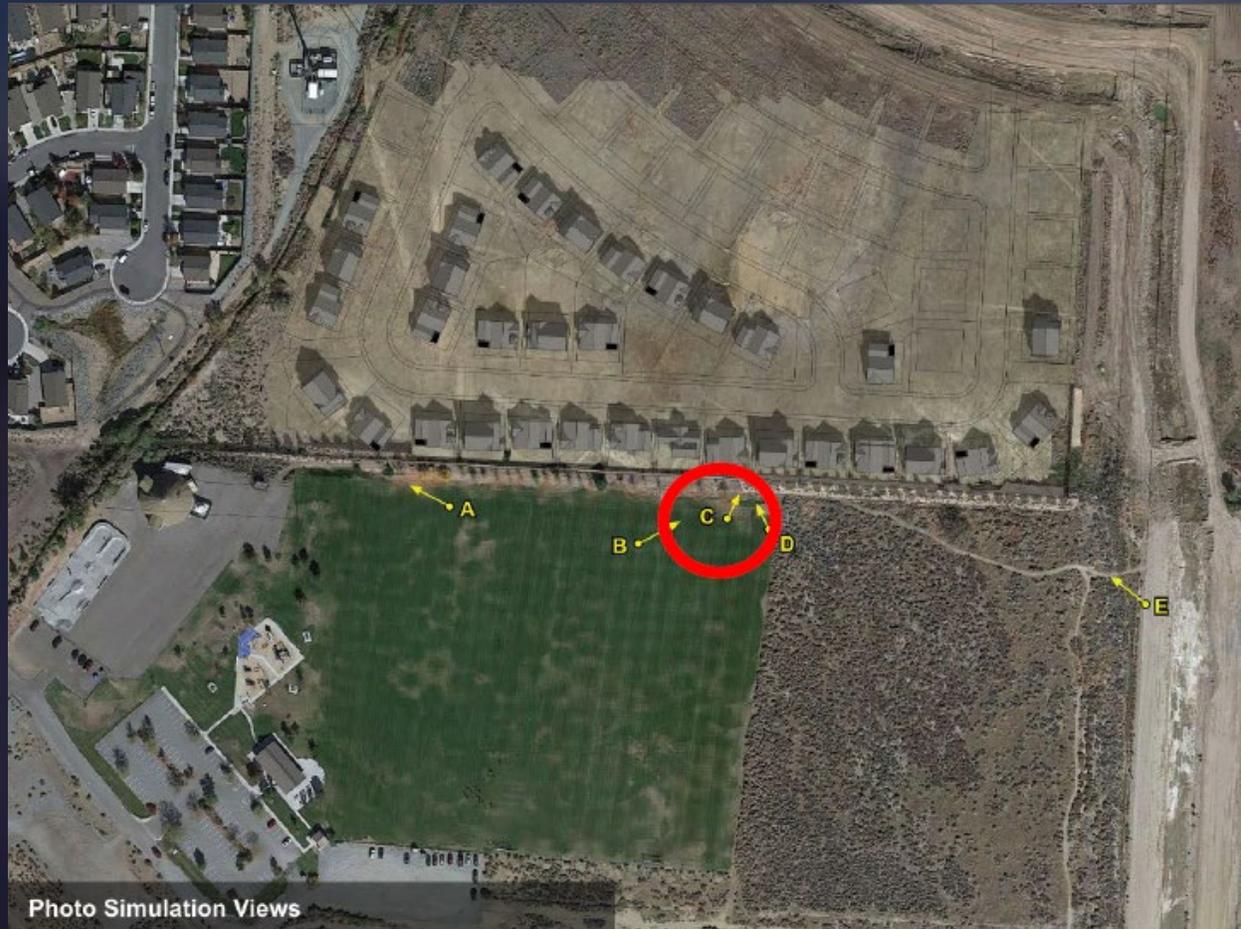


Photo Simulation Views



View C: Existing Conditions



Photo Simulation Views – Location C



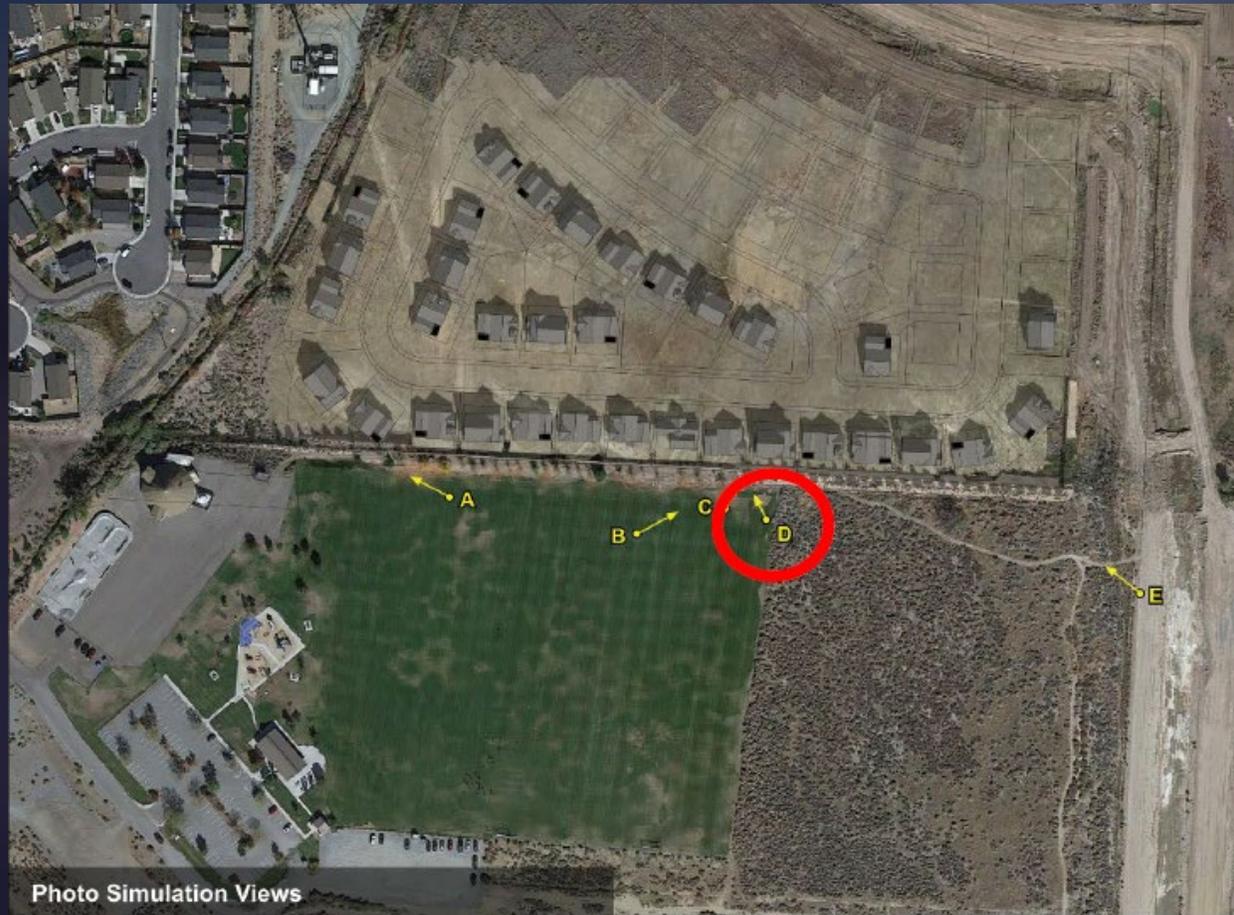
View C: Slope Option with Landscaping



View C: Wall Option



Photo Simulation Views – Location D



View D: Existing Conditions



Photo Simulation Views – Location D



View D: Slope Option with Landscaping



View D: Wall Option



Photo Simulation Views – Location E



View E: Existing Conditions



Photo Simulation Views – Location E



View E: Slope Option with Landscaping



View E: Wall Option

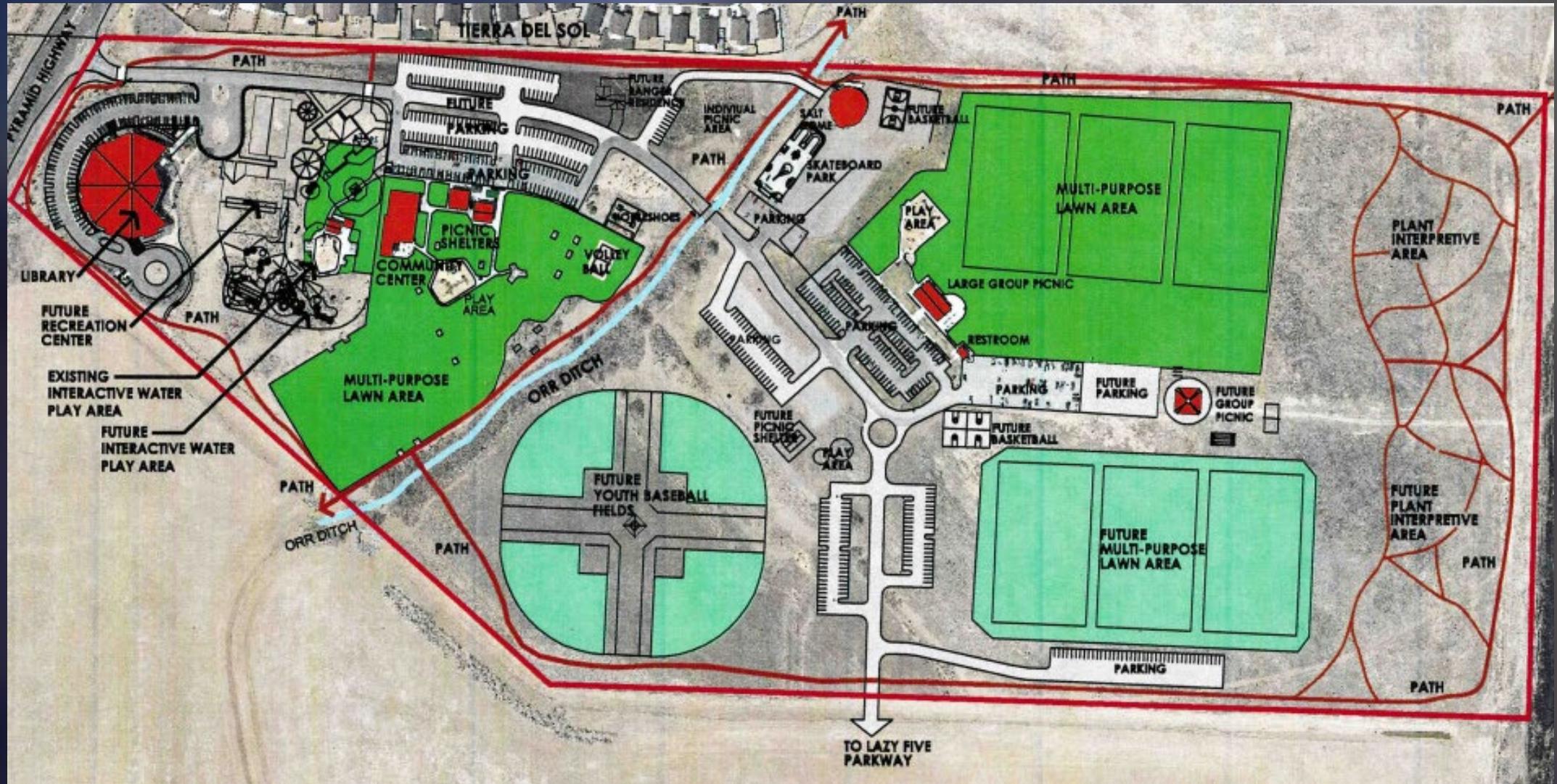


Park Mitigation

- Landscaping and Irrigation: Native vegetation and trees at a rate of 1 tree per 50 linear feet
- Maintenance of the landscaping, irrigation and retaining wall by the HOA in perpetuity
- Trail construction from the skate park area to the northeast property boundary
 - Provides connectivity to the subdivision, and two City of Sparks trail corridors
- Compacted dirt trail (4" – 6" above grade)
- 3'-wide directly north of the field transitioning to a 4'-wide trail to the northeast, at the request of staff for maintenance purposes



Park Mitigation





Impacts

- Noise and visual impacts during construction.
- Slope grading is expected to take 3 months. Slope to be revegetated and landscaped.
- Toll to coordinate with County staff to ensure that construction does not conflict with field activities.



Parkland Easement Policy

- Net benefit to park users and the general public by improving connectivity, access and visual resources within the park.
- Consistent with the Lazy 5 Regional Park Master Plan (complementary with existing and planned uses).
- Trail connectivity to provide long-term benefit to the community.





Motion

Move to recommend that the Board of County Commissioners grant a Slope and Landscape Easement totaling $\pm 13,017$ square feet and a Temporary Construction Easement totaling $\pm 78,439$ square feet to Toll North Reno, LLC on APN 083-024-06, commonly known as Lazy 5 Regional Park, for the purposes of constructing and maintaining a 3:1 landscaped slope to support the neighboring Stonebrook West housing development, as well as associated mitigation in the form of trail construction.

