



WASHOE COUNTY

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STAFF REPORT

BOARD MEETING DATE: May 24, 2023

DATE: May 15, 2023

TO: Washoe County Open Space and Regional Parks Commission

FROM: Faye-Marie Pekar, Park Planner,
Community Services Dept., 328-3623, fpekar@washoecounty.gov

THROUGH: Eric Crump, Operations Division Director
Community Services Dept, 328-3625, ecrump@washoecounty.gov

SUBJECT: Presentation, discussion and possible recommendation to the Board of County Commissioners to approve the following easement deeds between Washoe County and the City of Reno to support the Plumas Street and Urban Road Sidewalk and Drainage Improvement Project: a temporary construction easement totaling $\pm 3,044$ square feet on APN 019-140-12, part of Washoe Golf Course; a temporary construction easement totaling $\pm 8,004$ square feet, a drainage easement ± 180 square feet, and a public use easement totaling $\pm 3,423$ square feet on APN 019-140-13, part of the Reno Tennis Center (Commission District 1).

SUMMARY

The City of Reno requires a temporary construction easement, drainage easement and public use easement impacting the Washoe Golf Course and Reno Tennis Center for the implementation of the Plumas Street and Urban Road Sidewalk and Drainage Improvement Project. This project, which will create an American with Disabilities (ADA) accessible pedestrian route on the west side of Plumas Street to connect Urban Road to the Plumas Tennis Center, is being completed with the use of NDOT grant funds issued under the Bipartisan Infrastructure Law Transportation Alternatives Set-asides received by City of Reno. The project will benefit the Washoe Golf Course by improving and increasing access.

Washoe County Strategic Objective supported by this item: Economic Impacts: Support a thriving community.

PREVIOUS ACTION

None

BACKGROUND

Washoe County, through its Community Services Department, has received a parkland easement request from City of Reno for a sidewalk improvement project on the west side of Plumas Street that will connect Urban Road to the Tennis Center located on APN 019-140-12, commonly known as Washoe Golf Course and APN 019-140-13, commonly known as the Reno Tennis Center.

The City of Reno Plumas Street and Urban Road Sidewalk and Drainage Improvement Project will create a new minimum 5' width ADA accessible pedestrian route sidewalk on the westside of Plumas Street. Other improvements include mitigation of seasonal flooding issues at the intersection of Plumas Street and Country Club Drive. The purpose of the project is to create an ADA accessible pedestrian route and improve pedestrian safety on the west side of Plumas Street to connect Urban Road to the Reno Tennis Center as the site currently has pedestrians walking on the roadway or dirt shoulder. The City of Reno considered alternative sidewalk alignments such as continuing the path behind the curb on Plumas Street but was not a viable option as it would conflict with existing irrigation system and mature tree roots. Washoe Golf Course will benefit from the increased pedestrian access.

In order to complete the project, City of Reno is requesting a temporary construction easement on APN 019-140-12 (Washoe Golf Course) ±3,044 square feet, and APN 019-140-13 (Reno Tennis Center) ±8,004 square feet. Additionally for APN 019-140-13 (Reno Tennis Center), a permanent public use easement totaling ±3,423 square feet, and a drainage easement ±180 square feet has been requested. The permanent public use easement and drainage easement would be deeded to the City of Reno and would ultimately become part of the right-of-way to be maintained by the City of Reno.

While no related previous actions have occurred between Washoe County and City of Reno on the Washoe Golf Course or Reno Tennis Center parcels, the Board of County Commissioners has approved and executed previous utility easements with varying agencies in the past on the Washoe Golf Course (APN 019-140-12) including; a public utility easement with Truckee Meadows Water Authority in 2015, approved and executed an easement for utility facilities in 2009 with Sierra Pacific Power Company, and a lease agreement with Version Wireless in 2008.

If approved, Nevada Revised Statute 277.053 authorizes the Board of County Commissioners (Board) to convey real property to another political subdivision without charge if the property is to be used for a public purpose.

Parkland Impacts

The project is anticipated to start August 7, 2023 and is expected to be completed by October 2, 2023. Visitor impacts during construction may include increased travel time to and from the Washoe Golf Course and Tennis Court facilities and noise impacts. Access to the Washoe Golf Course and Reno Tennis Center will be maintained at all times.

Consistency with the Parkland Easement Policy

Staff have determined that the proposed easements are consistent with the Parkland Easement Policy as there are no feasible or prudent alternatives and the project is complementary with existing uses on the subject site by improving connectivity and access. The project will also provide a benefit to the general public by providing an ADA accessible pedestrian route and improve pedestrian safety along the westside of Plumas Street.

FISCAL IMPACT

No fiscal impact to Washoe County. Construction and maintenance of the public use easement, drainage easement, and parkland easement application fee associated with the project would be the responsibility of the City of Reno.

RECOMMENDATION

It is recommended that the Open Space and Regional Parks Commission recommend that the Board of County Commissioners approve the following easement deeds between Washoe County and the City of Reno to support the Plumas Street and Urban Road Sidewalk and Drainage Improvement Project: a temporary construction easement totaling ±3,044 square feet on APN 019-140-12, part of Washoe Golf Course; a temporary construction easement totaling ±8,004 square feet, a drainage easement ±180 square feet, and a public use easement totaling ±3,423 square feet on APN 019-140-13, part of the Reno Tennis Center.

POSSIBLE MOTION

Should the Commission agree with staff's recommendation, a possible motion would be: "Move to recommend that the Board of County Commissioners approve the following easement deeds between Washoe County and the City of Reno to support the Plumas Street and Urban Road Sidewalk and Drainage Improvement Project: a temporary construction easement totaling ±3,044 square feet on APN 019-140-12, part of Washoe Golf Course; a temporary construction easement totaling ±8,004 square feet, a drainage easement ±180 square feet, and a public use easement totaling ±3,423 square feet on APN 019-140-13, part of the Reno Tennis Center."