

Easement Exchange Agreement with Sunny Hills Ranchos



Washoe County Open Space and Regional Parks Commission

May 22, 2024

Background of Tank Project



- **The Washoe County Utility owns and operates the South Truckee Meadows Water Reclamation Facility (STMWRF).**
- **The STMWRF is a zero-discharge facility and all highly treated effluent is used for either irrigation (parks, schools, golf courses, streetscape, etc.) or to support construction activities.**
- **The treated effluent is very high quality (Class A) and is widely used throughout the STM.**
- **The STMWRF is undergoing an expansion to meet future growth in the South Truckee Meadows and the County is currently planning for the additional effluent that will be generated from the expansion.**
- **Washoe County Hidden Valley Regional Park has been identified as one of these project sites.**



Previous Actions for Tank Project

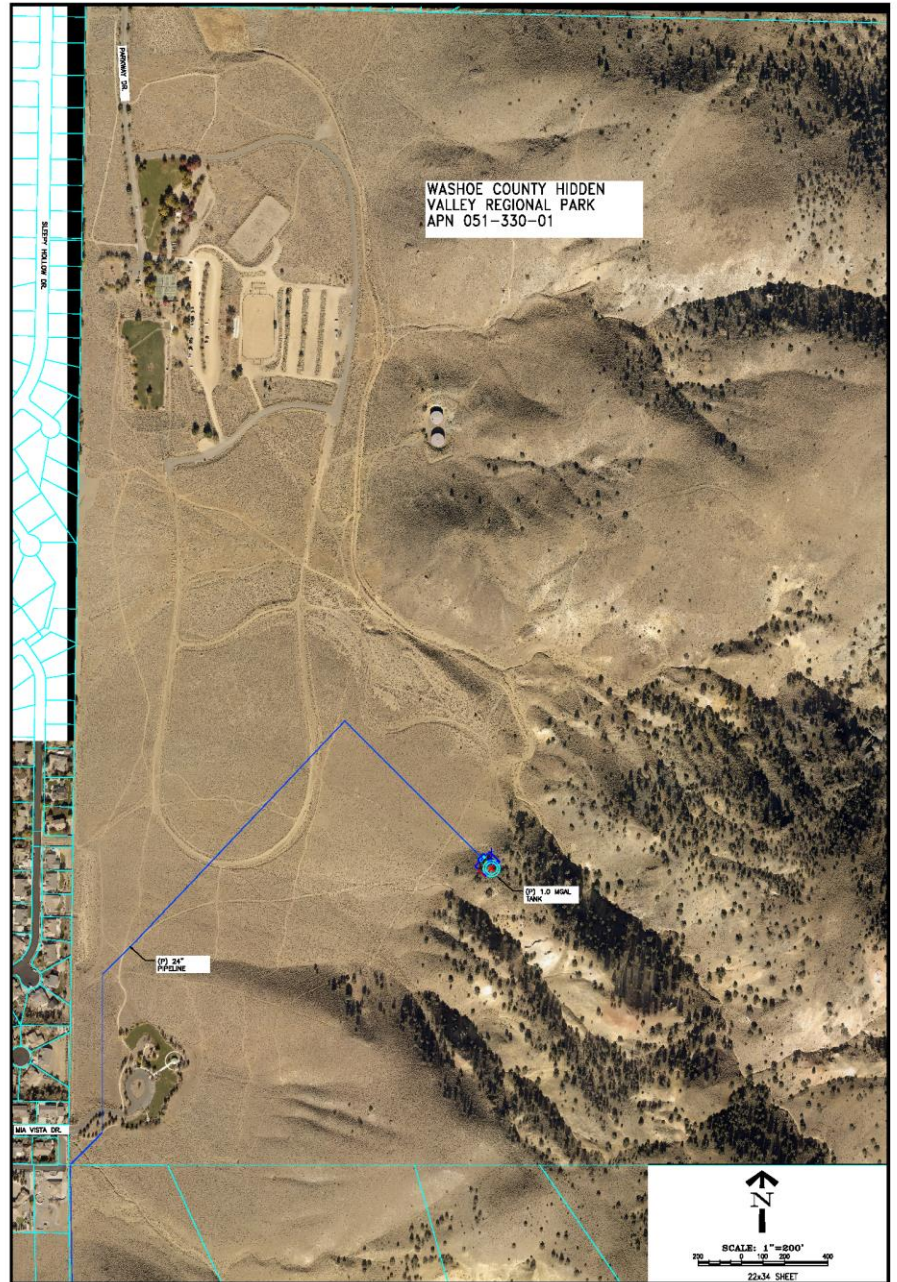
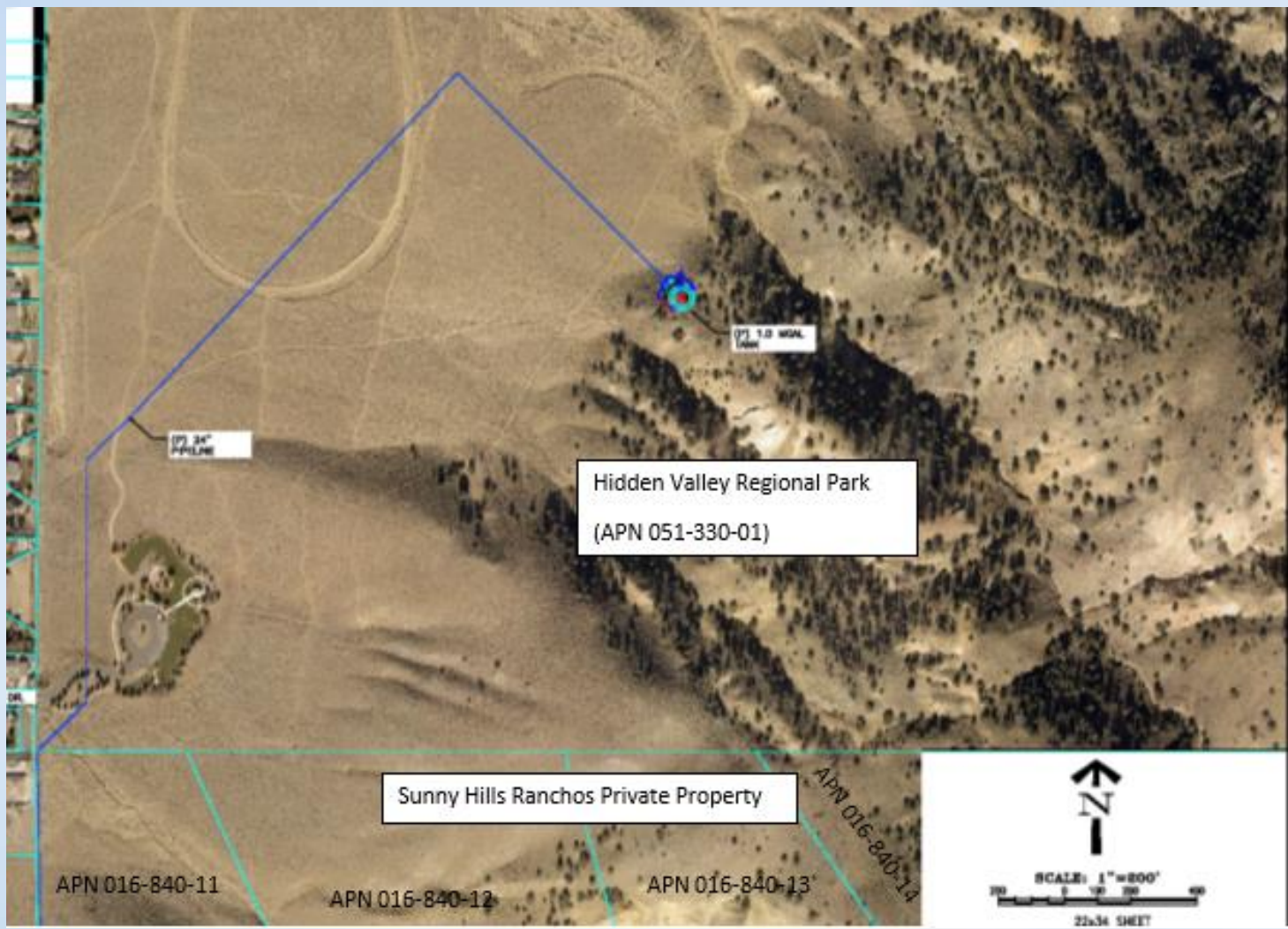
- **February 2, 2021** – Park Commission recommended that CSD staff apply for a special use permit to construct a one-million gallon water tank and associate infrastructure at Hidden Valley Regional Park
- **September 2, 2021** – Special Use Permit was obtained
- **January 28, 2022** – A non-exclusive and usage agreement was obtained by CSD staff to enter Sunny Hills Ranchos property (APN 016-840-11) to begin geotechnical and survey work for the tank project design
- **August 2, 2022** – BLM approved construction of the water tank project at Hidden Valley Regional Park
- **February 2, 2023** – Building permit was approved for construction of the water tank and associated infrastructure

Tank Project Elements



- **STMWRF Hidden Valley Regional Park Tank Project Includes:**
 - **One-million-gallon water storage tank**
 - 77 feet in diameter and 36 feet tall
 - Partially buried, pre-stressed concrete tank
 - Total disturbed area for the tank and access road would be ± 2.5 acres, of which ± 1.6 acres would be revegetated.
 - **Tank access road**
 - 15 feet wide
 - **Pipeline to connect the new tank to the STMWRF and the park's irrigation system**
 - 24-inch pipeline
 - Approximately 3,400 feet long
 - Total disturbed area for the pipeline would be ± 2.4 acres. This entire area would be revegetated.

Tank Site



engineering
775-223-0822
886 CITADEL WAY
RENO, NV 89503

WASHOE COUNTY COMMUNITY SERVICES
PROPOSED RECLAIM FACILITY ADDITIONS - HIDDEN VALLEY REGIONAL PARK

DATE: _____
DRAWN BY: _____
WORK ORDER #: _____
SCALE: 1" = 200'

EXHIBIT
A

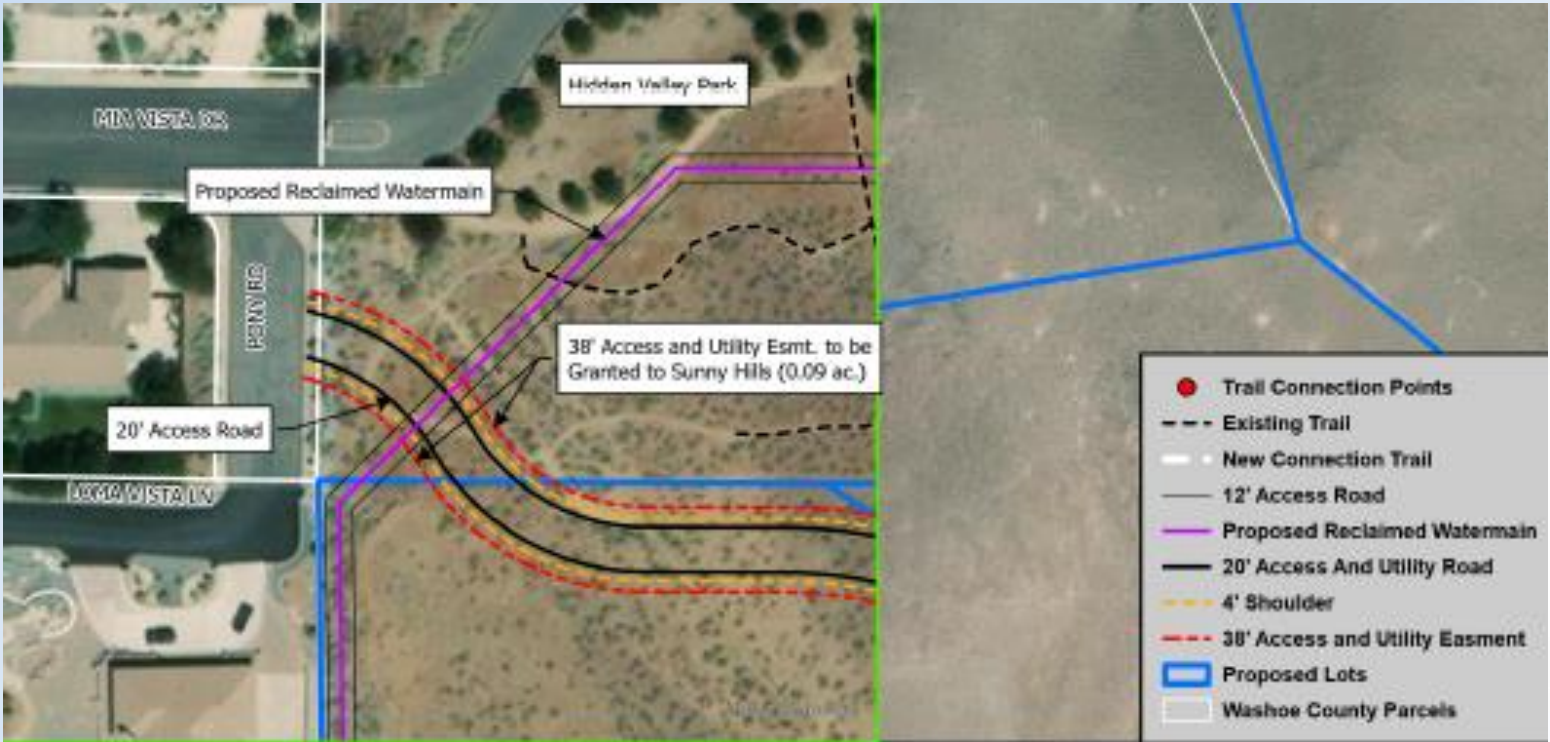
Park Benefits of Water Tank Project



- Onsite reclaim water offers the ability to expand green areas within the park at a lower cost.
- Irrigating with reclaim water maximizes an existing resource and preserves potable water.
- Converting existing irrigation to reclaim water has a lower monthly/annual cost and allows for potential expanded irrigated areas.
- Existing potable water rights may be reviewed for options.



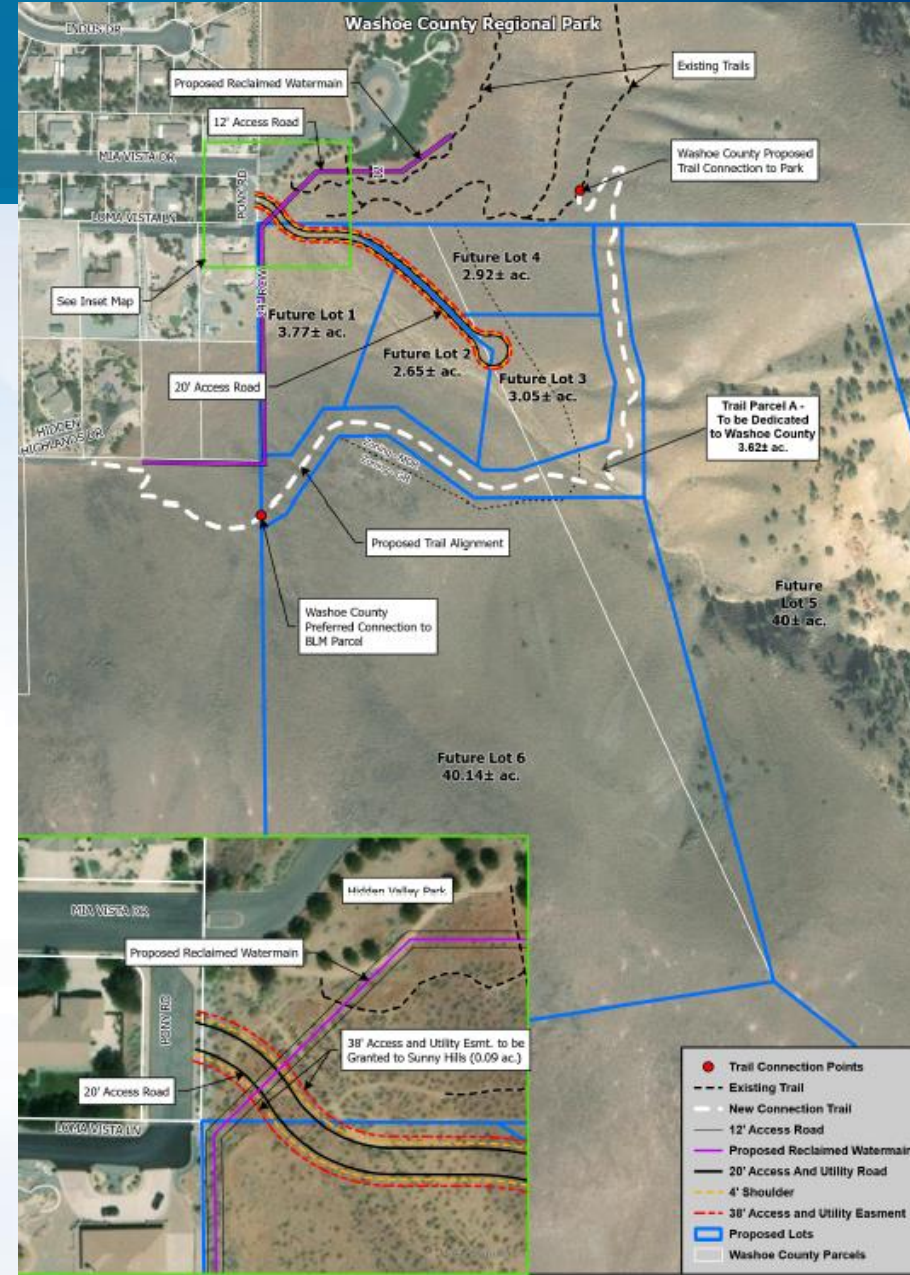
Sunny Hills Ranchos Exchange Request



- Trail Connection Points
- - - Existing Trail
- - - New Connection Trail
- 12' Access Road
- Proposed Reclaimed Watermain
- 20' Access And Utility Road
- 4' Shoulder
- - - 38' Access and Utility Easment
- ▭ Proposed Lots
- ▭ Washoe County Parcels



**SUNNY HILLS / HIDDEN VALLEY PARK
TRAIL PARCEL AND EASEMENT EXCHANGE**
SUNNY HILLS
WASHOE COUNTY, NV
FEBRUARY 2024



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Easement Exchange Request Impacts



- Deed Restrictions exist on Hidden Valley Regional Park
 - Bureau of Land Management (BLM) Deed Restrictions
 - Washoe County Holds a Recreation & Public Purpose (R&PP) Act patents since 1960's
 - Any Park Development would need to be reviewed and approved by BLM to ensure that the development is consistent with the R&PP legislation
 - Land and Water Conservation Fund (LWCF) Deed Restrictions
 - Propose access easement would require an LWCF Land Conversion
 - Land of equal value is required to be exchanged, Trail Parcel is proposed to serve as the exchange land
 - NV State Parks will receive this documentation and will submit to National Parks Service for review
- Investment of staff time would be required to work with BLM and NV State Parks

Easement Exchange Request Benefits



- Proposed Trail Access Parcel to be dedicated to Washoe County as part of the LWCF Land Conversion process is supported by the 2022 Hidden Valley Regional Park Master Plan as it creates new trail connections to the park from adjacent public lands
- The Virginia Range Trail Plan Corridor Plan anticipates future trail needs from Hidden Valley Regional Park trail system south of Geiger Grade and aims to support recreation within this area
 - Future proposed Virginia Range Trail Corridor Plan design overseen by Truckee Meadows Parks Foundations received \$50,000 in funding pledged by City of Reno
- Construction of the water tank and pipeline would allow for the conversion of the park's existing potable water irrigation system to a reclaimed water irrigation system

Next Steps



- Board of County Commission Approval of Easement Exchange Agreement
- Sunny Hills Ranchos submits a Parkland Easement Application to be reviewed by Park Commission at a future meeting
- Washoe County CSD staff in coordination with Sunny Hills Ranchos submit documentation to BLM for review of proposed access easement
- Washoe County staff in coordination with Sunny Hills Ranchos submit documentation to NV State Park for LWCF Land Conversion
- Sunny Hills Rancho submits application to CSD for proposed re-zoning and parcel map application to create future Lot 1, 2, 3, and 4 and the Trail Access Parcel
- Dedication of Trail Access Parcel to Washoe County
- When requested access parcel is free of deed restrictions, Washoe County can grant an access easement to Sunny Hills Ranchos



Possible Motion

- Should the Commission agree with the recommendation a possible motion would be: “Move to recommend that the Board of County Commissioners approve an Easement Exchange Agreement with Sunny Hills LLC over Hidden Valley Regional Park Assessor’s Parcel Number (APN) 051-330-01; to provide access to Sunny Hills Ranchos property Assessor’s Parcel Number (APN) 016-840-11, 016-840-12, 016-840-13 and 016-840-14 in exchange for a Facilities Easement to Washoe County that supports the construction of a water tank and associated infrastructure at Hidden Valley Regional Park for the storage and distribution of treated effluent water from the South Truckee Meadows Water Reclamation Facility and; direct staff to apply for an NV State Park LWCF land conversion and Bureau of Land Management Reversionary Interest application for the proposed access parcel.”

Thank you

