



# WASHOE COUNTY

Integrity Communication Service

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## STAFF REPORT

BOARD MEETING DATE: May 22, 2024

**DATE:** May 7, 2024

**TO:** Open Space and Regional Parks Commission

**FROM:** Faye-Marie Pekar, Park Planner  
Community Services Dept., 328-3623, [fpekar@washoecounty.gov](mailto:fpekar@washoecounty.gov)

**THROUGH:** Aaron Smith, Operations Division Director  
Community Services Dept, 328-2172, [aasmith@washoecounty.gov](mailto:aasmith@washoecounty.gov)

**SUBJECT:** Presentation, discussion, and possible recommendation to Board of County Commissioners to approve the following easement deeds between Washoe County and the City of Reno to support Phase II Plumas Street Sidewalk Improvement Project: a temporary construction easement totaling  $\pm 32,284$  square feet and a permanent public use easement totaling  $\pm 2,116$  square feet on Assessor's Parcel Number (APN) 019-140-12, part of Washoe Golf Course; for no charge pursuant to NRS 277.053. The project will benefit the Washoe Golf Course by adding an accessible pedestrian route. (Commission District 1.)

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### SUMMARY

The City of Reno requires a temporary construction easement and a permanent public use easement impacting the Washoe Golf Course for the implementation of Phase II Plumas Street Sidewalk Improvement Project. This project, which will create an American with Disabilities (ADA) accessible pedestrian route on the west side of Plumas Street to connect Moana Lane 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 pedestrian access.

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

### PREVIOUS ACTION

**June 27, 2023** – The Board of County Commissioners approved 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 (Phase I): 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  $\pm 180$  square feet, and a public use easement totaling  $\pm 3,423$  square feet on APN 019-140-13, part of the Reno Tennis Center.

**May 24, 2023** – The Washoe County Open Space and Regional Parks Commission recommended that the Board of County Commissioners approve the following easement

AGENDA ITEM # \_\_\_\_\_

deeds between Washoe County and the City of Reno to support the Plumas Street and Urban Road Sidewalk and Drainage Improvement Project (Phase 1): 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  $\pm 180$  square feet, and a public use easement totaling  $\pm 3,423$  square feet on APN 019-140-13, part of the Reno Tennis Center.

## **BACKGROUND**

Washoe County, through its Community Services Department, has received a Parkland Easement Application request from the City of Reno for phase II of a sidewalk improvement project on the west side of Plumas Street. This phase will connect Moana Lane to the Tennis Center located on APN 019-140-12, commonly known as Washoe Golf Course.

The City of Reno Phase II Plumas Street Sidewalk Improvement Project will create a new minimum 5' width ADA accessible pedestrian route sidewalk on the westside of Plumas Street within a section currently absent of sidewalk improvements between the Plumas Tennis Center and Moana Lane. The purpose of the project is to create a continuous ADA accessible pedestrian route and improve pedestrian safety on the west side of Plumas Street that connects Moana Lane to the Reno Tennis Center. The site currently has pedestrians walking on the roadway or dirt shoulder adjacent to Washoe Golf Course. The sidewalk alignment will run along the back of curb on the west side of Plumas Street and reside mainly within City of Reno Right of Way with some encroachment into the Washoe Golf Course between the Plumas Tennis Center and to the southernmost section of the Golf Course. Washoe Golf Course will benefit from the increased pedestrian access as this project provides an ADA accessible pedestrian route and improves pedestrian safety along the west side of Plumas Street.

To complete the project, the City of Reno is requesting a temporary construction easement on APN 019-140-12 (Washoe Golf Course)  $\pm 32,284$  square feet, and a permanent public use easement totaling  $\pm 2,116$  square feet. The permanent public use easement would be deeded to the City of Reno and would ultimately become part of the right-of-way to be maintained by City of Reno.

In May 2023, the Open Space and Regional Park Commission previously approved a temporary construction easement, drainage easement and a permanent public use easement to City of Reno for Phase I of the Plumas Steet Sidewalk Improvements that created a new sidewalk and drainage improvements on the west side of Plumas Street from Urban Road to the Plumas Tennis Center. The Board of County Commissioners also approved these easements in June 2023. 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. Washoe Golf Course will also benefit from the increased pedestrian access.

*Parkland Impacts*

The project is anticipated to last approximately 30 days, with an approximate start date of August 12, 2024 and expected completion date of September 20, 2024. 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 west side of Plumas Street.

**FISCAL IMPACT**

No fiscal impact to Washoe County. Construction and maintenance of the public use 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 Phase II Plumas Street Sidewalk Improvement Project: a temporary construction easement totaling ±32,284 square feet and a permanent public use easement totaling ±2,116 square feet on Assessor's Parcel Number (APN) 019-140-12, part of Washoe Golf Course; for no charge pursuant to NRS 277.053. The project will benefit the Washoe Golf Course by adding an accessible pedestrian route.

**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 Phase II Plumas Street Sidewalk Improvement Project: a temporary construction easement totaling ±32,284 square feet and a permanent public use easement totaling ±2,116 square feet on Assessor's Parcel Number (APN) 019-140-12, part of Washoe Golf Course; for no charge pursuant to NRS 277.053. The project will benefit the Washoe Golf Course by adding an accessible pedestrian route."

**EXHIBIT "A"**  
**LEGAL DESCRIPTION OF PERMANENT EASEMENT**  
**APN: 019-140-12**

A permanent easement, situated within a portion of the South East 1/4 of Section 23, Township 19 North, Range 19 East, Mount Diablo Base and Meridian, City of Reno, State of Nevada, more particularly described as follows:

Beginning at the centerline intersection of Brinkby Avenue and Plumas Street as shown on the Second Parcel Map for L. Hugh Hutchins, recorded in the official records of Washoe County Recorder's Office on December 07, 1994, as Document File # 1855001, Parcel Map # 2854;

Thence South 00°56'14" West 137.28 feet along the centerline of Plumas Street;

Thence departing the centerline of Plumas Street, North 89°03'46" West 40.00 feet to the **true point of beginning**, said point being the north east corner of Parcel "A" as shown on the Parcel Map for David P. Sinai, recorded in the official records of Washoe County Recorder's Office on September 17, 1986, as Document File # 1100941, Parcel Map # 2025;

Thence North 89°30'43" West 1.95 feet along the north boundary line of said parcel;

Thence departing the north boundary line of said parcel, North 00°58'08" East 137.29 feet;

Thence North 00°58'20" East 734.99 feet;

Thence North 01°09'35" East 384.82 feet to a point on the south boundary line of a parcel of land shown on the Map to Support Petition to Annex Certain Lands to the City of Reno, recorded in the official records of Washoe County Recorder's Office on January 04, 1979, as Document File # 580707, Tract Map # 1806;

Thence South 89°55'48" East 0.48 feet along the south boundary line of said parcel to the south east corner of said parcel, said point being parallel and 40.00 feet west of the centerline of Plumas Street;

Thence South 00°56'46" West 384.83 feet along the west right-of-way line of Plumas Street;

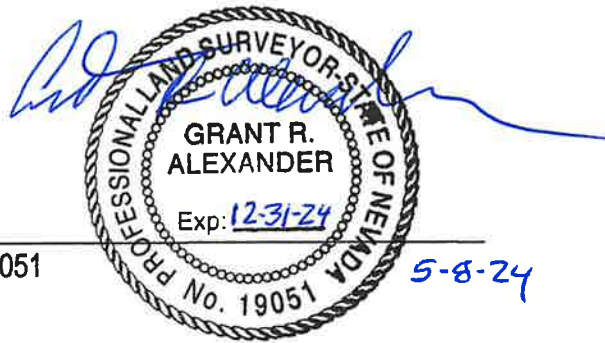
Thence South 00°58'32" West 734.99 feet along the west right-of-way line of Plumas Street;

Thence South 00°56'14" West 137.28 feet along the west right-of-way line of Plumas Street to the **true point of beginning**, containing 2,116 square feet, more or less.

**Basis of Bearings:** NAD 83(94) Nevada State Plane Coordinate System, West Zone (2703).

All distances shown are ground distances.

See Exhibit "B" attached hereto.

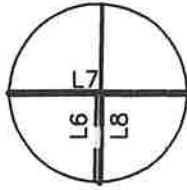


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Grant R. Alexander, P.L.S. 19051  
Battle Born Ventures, LLC  
600 Gleeson Way  
Sparks, NV 89431

EXHIBIT "B"

DETAIL "B"  
NOT TO SCALE



APN: 019-140-13  
WASHOE COUNTY

SEE DETAIL "B"

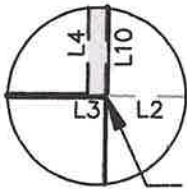
APN: 019-140-12  
WASHOE COUNTY

FOUND 1.5" COPPER  
MONUMENT, NO PLS NUMBER OR  
PUNCH

PERMANENT EASEMENT  
AREA = 2,116 SQ. FT. +/-

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POINT OF BEGINNING  
NORTH EAST CORNER  
PARCEL "A" PM 2025

APN: 019-140-14  
BREA RENO LLC

POINT OF BEGINNING  
SEE DETAIL "A"

MOUNTAIN VIEW DR.

APN: 019-490-00  
OWNERS OF PLUMAS  
SOUTH CONDOS

APN: 019-410-00  
OWNERS OF  
SALEM PLAZA

SALEM PLACE

PLUMAS STREET

APN: 019-432-13  
UW 2796  
PLUMAS LLC

APN: 019-432-14  
PLUMAS GARDEN  
PARTNERS

BRINKBY AVE.

APN: 019-303-65  
BETTENCOURT  
LIVING TRUST,  
JAMES P.



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600 GLEESON WAY  
SPARKS, NEVADA 89431  
www.battlebornventures.com

**Land Surveyors - Civil Engineers**

W.O. #: 2024\_COR

BY: GRA

DATE: 04/19/2024

SCALE: 1" = 200'

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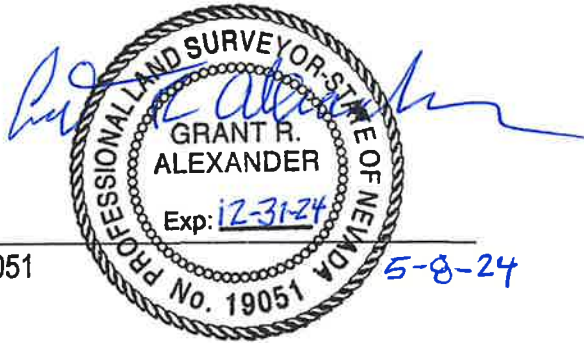
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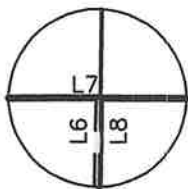
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5-8-24



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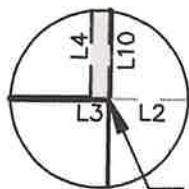
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NORTH EAST CORNER  
PARCEL "A" PM 2025

APN: 019-140-14  
BREA RENO LLC

POINT OF BEGINNING  
SEE DETAIL "A"

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OWNERS OF PLUMAS  
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**Land Surveyors - Civil Engineers**

W.O. #: 2024\_COR

BY: GRA

DATE: 04/19/2024

SCALE: 1" = 200'

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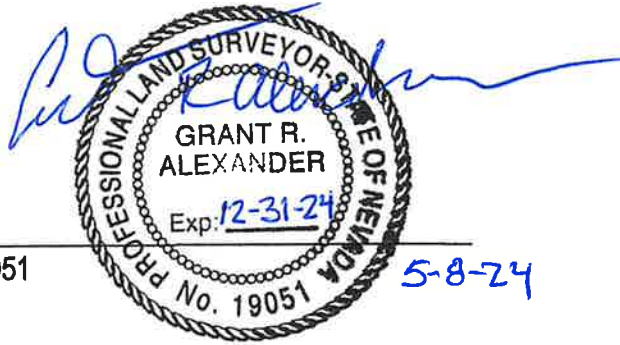
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**Basis of Bearings:** NAD 83(94) Nevada State Plane Coordinate System, West Zone (2703).

All distances shown are ground distances.

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600 Gleeson Way  
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WASHOE COUNTY

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WASHOE COUNTY

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PUNCH  
TEMPORARY CONSTRUCTION  
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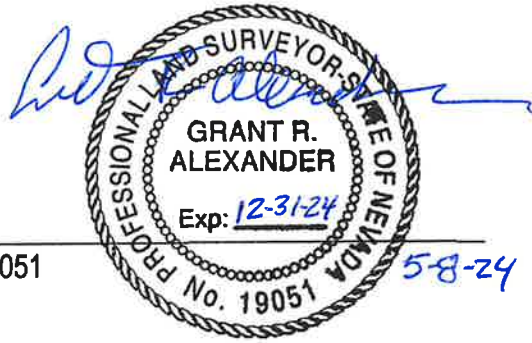
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600 Gleeson Way  
Sparks, NV 89431

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WASHOE COUNTY

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WASHOE COUNTY

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PARCEL "A" PM 2025

MOUNTAIN VIEW DR.

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