## Parkland Easement Application: TMWA Water Main Request At Lazy 5 Regional Park

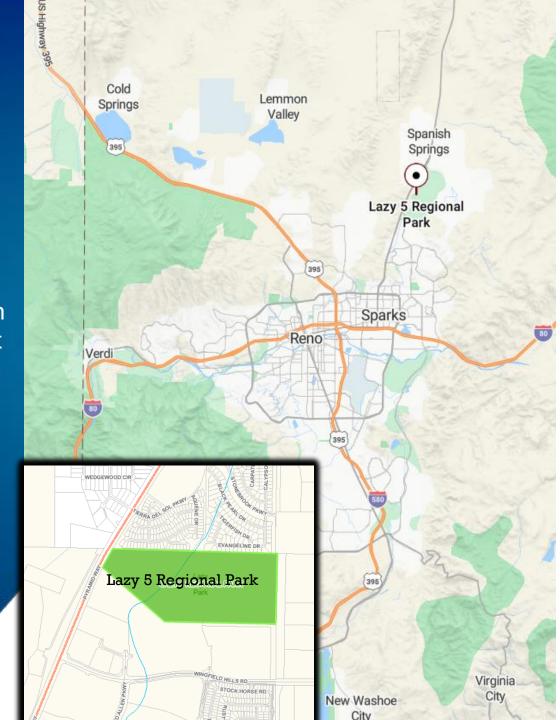


Washoe County Open Space and Regional Parks Commission

November 19, 2025

### Location & Request

- 7100 Pyramid Way, APN 083-024-06
- Land is owned by Washoe County in Spanish Springs
- Lazy 5 Regional Park is ~85 acres
- Proposal: TMWA is requesting to construct a 10-inch water main within an easement of approximately 20 x 20 feet
- Purpose: To create a looped water system for redundancy and reliability during maintenance or emergency work





### Background



- <u>January 2010</u> Interlocal Agreement occurred between Washoe County and Truckee Meadows Water Authority (TMWA) to begin the merge of Washoe County Department of Water Resources Water Utility into TMWA.
- October 2014 Washoe County and TMWA executed a Resolution approving the consolidation of the Washoe County Water Utility with TMWA.
- <u>December 2014</u> Grant of Water Facility Easement and Access Easements were recorded per document number 4422987. includes providing TMWA Water Facility Easements at Lazy 5 Regional Park among many other County properties.

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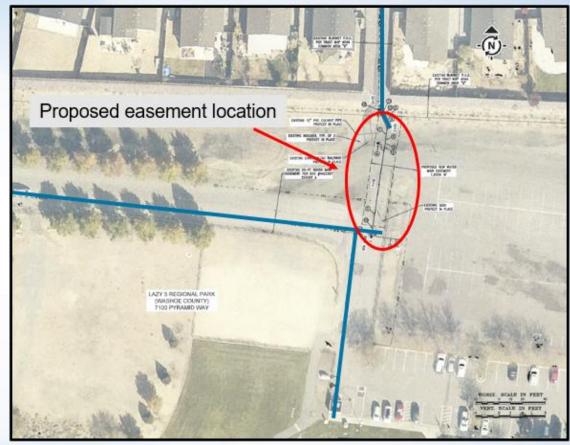


- Request: TMWA is requesting a permanent 20-foot-wide Water Facilities Easement to install a 10-inch water main.
- Purpose: Address NAC 445A.6712 requirements to eliminate dead ends within TMWA's water system.
  - Both Lazy 5 Regional Park and the adjacent northern residential community of Tierra Del Sol (consisting of 107 homes) have existing dead end systems identified by TMWA.
- Proposal: Create a looped water system by connecting the two dead end systems via a 10-inch water main
- Benefit of the proposed looped water system:
  - Redundancy and reliability
  - Address public health and safety concerns related to potential outages due to maintenance and emergency work on the water system

### **Location of Proposed TMWA Water Main Easement**







### **Location of Proposed TMWA Water Main Easement**









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#### **Alternative Alignments:**

- No alternative alignments
- A secondary proposed connection route to eliminate the two dead end systems is not feasible

#### **Impacts to Lazy 5 Regional Park:**

- All proposed water facilities will be underground
- Construction proposed in March/April 2026 for approximately 10 working days
- park access will be maintained during construction
- Any disturbed surfaces within the parking lot will be reconstructed and patched
- Proposed water main will be protected in place within the ditch crossing section to not interfere with ongoing ditch maintenance

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#### **Fiscal Impacts:**

- No fiscal impacts to Washoe County
- Cost of the Parkland Easement Application fee, construction and maintenance of the proposed easement is the responsibility of TMWA

#### **Value Proposition:**

- Nevada Revised Statute 277.053 authorizes the Board of County Commissioners to convey real property to another political subdivision without charge if the property is to be used for a public purpose.
- Both Lazy 5 Regional Park and the adjacent northern residential community of Tierra Del Sol (consisting of 107 homes) would benefit from the proposed looped water system for redundancy during maintenance or emergency work.

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#### **Recommendation:**

Should Open Space and Regional Parks Commission agree with staff's recommendation, a possible motion would be:

"Move to recommend that the Board of County Commissioners approve an easement deed between Washoe County (grantor) and Truckee Meadows Water Authority (TMWA) (grantee), to support the instillation of a 10-inch water main to eliminate the existing deadend distribution system and create a looped system per NAC 445A.6712 via a permanent Water Facilities Easement totaling ± 1,933 square feet on Assessor Parcel Number (APN) 083-024-06, part of Lazy 5 Regional Park; for no charge pursuant to NRS 277.053. The project will benefit Lazy 5 Regional Park by creating a looped water system for redundancy during maintenance or emergency work."

# Questions?

