



WASHOE COUNTY

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STAFF REPORT

BOARD MEETING DATE: November 19, 2025

DATE: November 10, 2025

TO: Open Space and Regional Parks Commission

FROM: Faye-Marie Pekar, Park Planner
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THROUGH: Aaron Smith, Operations Division Director
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SUBJECT: Presentation, discussion, and possible recommendation to Board of County Commissioners to 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 dead-end distribution system and create a looped system per NAC 445A.6712 via a permanent Water Facilities Easement totaling $\pm$ 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. (Commission District 4.)

SUMMARY

Washoe County, through its Regional Parks and Open Space Division, owns and manages a ~85 acre park site (APN 083-024-06) commonly known as Lazy 5 Regional Park. Truckee Meadows Water Authority (TMWA) is requesting a 20-foot-wide ($\pm$ 1,933 square feet) permanent Water Facilities easement to install a 10-inch water main across a portion of Lazy 5 Regional Park (See Exhibit "A"). The proposed TMWA water main is to address NAC 445A.6712 requirements by eliminating dead-end systems and creating looped systems for redundancy and reliability, and to address public health and safety concerns related to potential outages due to maintenance or emergency work on the water system. This project will eliminate the existing dead-end system within Lazy 5 Regional Park and the dead-end system in the adjacent residential community of Tierra Del Sol located north of Lazy 5 Regional Park by connecting the two existing water systems. The proposed easement will connect the former Washoe County Department of Water Resources legacy water facilities inherited by TMWA to the existing TMWA facilities.

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

PREVIOUS ACTION

October 28, 2014 – Washoe County and TMWA executed a Resolution approving the consolidation of the Washoe County Water Utility with the Truckee Meadows Water Authority on Dec 31, 2014, per document number 4422987.

January 29, 2010 – Washoe County and TMWA executed the Interlocal Agreement Governing the Merger of the Washoe County Department of Water Resources Water Utility into TMWA.

BACKGROUND

Washoe County and TMWA entered into an Interlocal Agreement in 2010 to accomplish the merger of the Washoe County Department of Water Resources Water Utility into the Truckee Meadows Water Authority (“Merger ILA”). Pursuant to Section 5.2 of the Merger ILA, the parties agreed to prepare an addendum to the Merger ILA upon the completion of due diligence, which addendum would set forth the schedules identifying the transferred assets, excluded assets, assumed liabilities, and excluded liabilities and disclosures of conditions as set forth in Article VI of the Merger ILA. The Merger ILA and the addendum contain all the essential terms of the agreement.

Washoe County and TMWA executed a Resolution approving the consolidation of the Washoe County Water Utility with the Truckee Meadows Water Authority on Dec 31, 2014, per document number 4422987. The Resolution authorized actions necessary to effectuate the 2010 Merger Agreement and the closing of various transactions necessary for the merger, stating the intent of county to suspend the application of certain ordinances related to the county’s operation of a water utility following the merger, authorizing county officials to make edits and corrections to the agreements and related documents involving the merger, authorizing county officials to make accounting and budget entries and changes necessary in the water resources fund and other funds that are deemed necessary due to the merger, and providing other matters relating thereto.

TMWA submitted a Parkland Easement application on August 27, 2025 requesting a permanent 20-foot-wide Water Facilities easement (±1,933 square feet easement) to install a permanent 10-inch water main across a portion of Lazy 5 Regional Park (See Exhibit “A”). The proposed water main by TMWA is to address NAC 445A.6712 requirements to eliminate existing dead-end systems and creating looped systems for redundancy and reliability, and to address public health and safety concerns related to potential outages due to maintenance or emergency work on the water system. This project will eliminate the existing dead-end system TMWA inherited from the Merger ILA within Lazy 5 Regional Park and the dead-end system in the adjacent residential community of Tierra Del Sol located north of Lazy 5 Regional Park by connecting the two existing water systems. The proposed easement will connect the former Washoe County Department of Water Resources legacy water facilities inherited by TMWA to the existing TMWA facilities.

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. Lazy 5 Regional Park will benefit from the proposed looped system as well as the adjacent 107 homes within the Tierra Del Sol Subdivision.

Consideration of Alternative Alignments

No Alternative alignments have been considered. Should the easement request be denied, TMWA will be required to follow NAC 445A.6712 requirements for where a dead-end system cannot be eliminated. This option would not include the creation of a looped water system for redundancy during maintenance or emergency work.

Parkland Impacts

Construction of the water main is anticipated to occur in Winter or Spring of 2026. TMWA will work with Washoe County staff to coordinate construction work during off-peak times to reduce visitor impacts to the park. Access to the park will be maintained.

Exhibit A



Majority of the work will occur within the existing paved upper parking lot area. All disturbed surfaces will be reconstructed and patched to existing conditions. The existing drainage channel will be restored to its existing condition and grade and the watermain will be protected in place to allow ongoing maintenance of the drainage ditch.

Consistency with the Parkland Easement Policy

Staff has determined that the proposed easement request is consistent with the Parkland Easement Policy as there are no feasible or prudent alternatives and the project will benefit the public by addressing and eliminating two areas with dead-end water main systems within Washoe County Lazy 5 Regional Park and the Tierra Del Sol Subdivision.

FISCAL IMPACT

No fiscal impact to Washoe County. Construction and maintenance of the permanent Water Facilities easement, and parkland easement application fee associated with the project would be the responsibility of the TMWA.

RECOMMENDATION

It is recommended that the Open Space and Regional Parks Commission 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 dead-end distribution system and create a looped system per NAC 445A.6712 via a permanent Water Facilities Easement totaling $\pm$ 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.

POSSIBLE MOTION

Should the Commission agree with staff's recommendation, a possible motion would be: "Move to recommend that the Board of County Commissioners to 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 dead-end distribution system and create a looped system per NAC 445A.6712 via a permanent Water Facilities Easement totaling $\pm$ 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."

**EXHIBIT A
LAND DESCRIPTION FOR A
20' WIDE WATER FACILITIES EASEMENT**

All that certain real property situate within a portion of the Northeast One-Quarter (NE 1/4) of Section Ten (10), Township Twenty (20) North, Range Twenty (20) East, Mount Diablo Meridian, County of Washoe, State of Nevada, being a portion of that certain real property as described as Parcel 2-A within Deed Document No. 2353624, and further shown as Parcel 2-A on Record of Survey Map No. 3627, File No. 2353625, both documents being recorded June 22, 1999, Official Records of Washoe County, Nevada, and being more particularly described as follows:

COMMENCING at the north quarter-corner of said Section 10, said corner being a point coincident with the northerly boundary line of aforesaid Parcel 2-A;

THENCE easterly coincident with said northerly boundary line, South 87°35'27" East, 219.51 feet to the **POINT OF BEGINNING**;

THENCE easterly coincident with said northerly boundary line, South 87°35'27" East, 20.13 feet;

THENCE southerly departing said northerly boundary line, South 8°56'18" West, 97.78 feet to a point coincident with the northerly sideline of an existing 20-foot Water Main Easement as described within that Grant of Easement Document No. 4422987, recorded December 31, 2014, Official Records of Washoe County, Nevada;

THENCE westerly coincident with said northerly sideline, North 81°03'42" West, 20.00 feet;

THENCE northerly departing said northerly sideline, North 8°56'18" East, 95.50 feet to the **POINT OF BEGINNING** and the end of this description.

Containing 1,933 square feet of land, more or less.

SEE EXHIBIT A-1 attached hereto and made a part hereof.

BASIS OF BEARINGS for this description is based on the Nevada State Plane Coordinate System of 1983, West Zone, NAD 83/94 as shown on Record of Survey Map No. 3627, File No. 2353625, recorded June 22, 1999, Official Records of Washoe County, Nevada.

Prepared By:

JKA Design

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