



WASHOE COUNTY

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STAFF REPORT

COMMISSION MEETING DATE: July 13, 2017

DATE: July 11, 2017
TO: Open Space and Regional Parks Commission
FROM: Dennis Troy, Park Planner
328.2059, dtroy@washoecounty.us
THROUGH: Colleen Wallace Barnum, Park Operations Superintendent
328-2181, cwallace@washoecounty.us

SUBJECT: Review, discussion and possible recommendation to the Board of County Commissioners regarding a proposed reclaimed waterline and sewer force main alignment by Heinz Ranch Company (HRC) on APN 087-031-13, commonly known as Cold Springs Park (3355 White Lake Parkway).

SUMMARY

Washoe County, through its Community Services Department, owns and manages an 13.46± acre site [APN 087-031-13] commonly known as Cold Springs Park. Heinz Ranch Company is requesting a permanent easement totaling 4,100± square feet.

Strategic Objective supported by this item: Safe, secure and healthy communities

PREVIOUS ACTION

November 13, 2012- The Board of County Commissioners approved an update to Parkland Easement Policy

BACKGROUND

HRC Proposal: HRC and its agent Lumos & Associates submitted an easement application (attached) to Washoe County in March requesting a proposed easement on parcel number 087-031-13, as part of the future Stonegate Master Plan Community. The 4,100± square feet easement would include a reclaimed waterline and sewer force main. A site plan is included in the packet.

Process and Review: After initial review by Parks staff and Engineering/Public Works staff, it was determined that the request was compliant with the approved Washoe County Parkland Easement Policy. Washoe County Engineering and Public Works has requested that the applicant construct a 12' wide all weather surface road on top of the alignment for future maintenance access. The disturbed area will be reseeded with a native seed mix and temporary irrigation will be put in place until the vegetation has established.

AGENDA ITEM # _____

As prescribed in the easement policy, the Washoe County Open Space and Regional Parks Commission will now review the project, identify mitigations measures if applicable and provide recommendations to the Board as appropriate. Following action by the Open Space and Regional Parks Commission, agreements can then be drafted and appropriate compensation shall be determined by a third party appraiser.

Cost Analysis and Project Alternatives:

HRC evaluated several alignments for the reclaimed waterline and sewer force main. The location selected for the alignment was based on the minimal impacts to existing infrastructure including roads and sidewalks. The location of the easement was further selected for the ability to make 90 degree cuts across Village Parkway and White Lake Parkway rather than running the lines lineally further impacting the road and sidewalk infrastructure. The alignments will also mitigate potential road re-routing and closures during construction and future maintenance needs.

Compatibility with Cold Springs Park Master Plan

Cold Springs Park APN#087-031-13, was acquired by Washoe County in June of 1982. Since that date numerous park improvements including the Cold Springs Community center, picnic sites, children's playground, basketball and volleyball courts, horseshoe pits, skateboard park and utility filed. The proposed easement alignment cuts through the vacant southwest portion of the park site. The Cold Springs Master Plan does not show any park improvements taking place within this area. The area is primarily natural vegetation and a drainage course.

Staff Evaluation

Because the proposed easement will have minimal impact to the exiting uses and minimal impact on the future uses as identified within the Cold Springs Park master plan, staff is recommending approval of the easement alignment as proposed, accepting the landscaping and irrigation plan and moving forward with having the property appraised.

FISCAL IMPACT

Should the easements be approved, purchase of the easements, construction, revegetation maintenance, and permitting associated with the project would be the responsibility of the applicant. The easement proceeds will be deposited into the appropriate park district, compliant with the parklands easement policy guidelines.

RECOMMENDATION

Staff recommends that the Open Space and Regional Park Commission recommend to the Board of County Commissioners to approve the sale of a reclaimed waterline and sewer force main easement [totaling 4,100± square feet] by Heinz Ranch Land Company on APN# 087-031-13, commonly known as Cold Springs Park per the Parkland Easement Policy.

POSSIBLE MOTION

Should the Board agree with the staff recommendation, a possible motion would be:

“Move recommend to the Board of County Commissioners to approve the sale of a reclaimed waterline and sewer force main easement [totaling 4,100± square feet] by Heinz Ranch Land Company on APN# 087-031-13, commonly known as Cold Springs Park per the Parkland Easement Policy.”

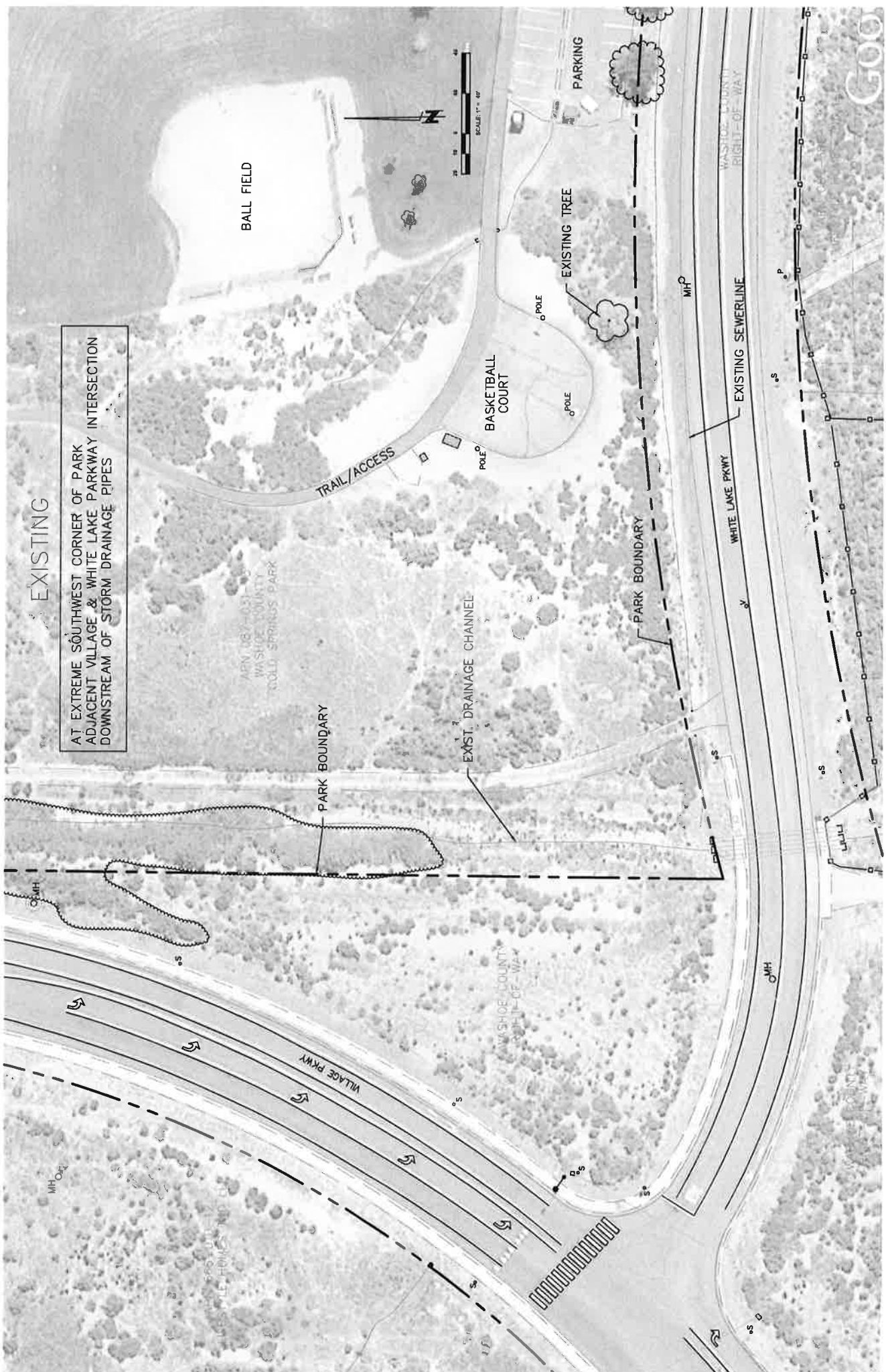


COLD SPRINGS PARK MASTER PLAN



EXISTING

AT EXTREME SOUTHWEST CORNER OF PARK
ADJACENT VILLAGE & WHITE LAKE PARKWAY INTERSECTION
DOWNSTREAM OF STORM DRAINAGE PIPES



PROPOSED

APPROXIMATE DISTURBED AREA, ON-SITE: 4,100 sf
DISTURBED AREA TO BE RE-SEED IN THE FALL
WITH TEMPORARY IRRIGATION UNTIL ESTABLISHED
ALL-WEATHER SURFACE OVER MOST OF DISTURBED AREA

