



WASHOE COUNTY

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STAFF REPORT

COMMISSION MEETING DATE: April 3, 2018

DATE: March 19, 2018
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 water, gas and sewer lines and emergency vehicle access alignment by KDH Builders (KDH) on APN 534-450-05, commonly known as Sugarloaf Peak Open Space and Trail System (0 Horizon View Ave).

SUMMARY

Washoe County, through its Community Services Department, owns and manages an 11.39± acre site [APN 534-450-05] commonly known as Sugarloaf Peak Open Space. KDH Builders is requesting a permanent easement totaling 2,100± 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

KDH Proposal: KDH and its agent Axion Engineering/Karl Matzoll submitted a parkland easement application (attached) to Washoe County in February requesting a proposed easement on parcel number 534-450-05, as part of the future Blackstone Estates Community. The 2,100± square feet easement would include a 8" waterline, 4" gas main, 8" sewer main and emergency vehicle access road (30' wide). 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. The emergency vehicle access road and utility easement was a condition of approval associated with the approved Tentative Map. The 30' wide road all weather surface road meets this condition.

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:

KDH Builders and its engineers developed the layout of the Tentative Map to tie into the adjacent Donnvan Ranch Development to the north. The two developments are separate and will not act as one. The proposed utility easement/emergency vehicle access road will be gated and not provide vehicular access. The location selected for the alignment was based on existing utility alignments and the minimal impacts to the Sugarloaf Peak trail system. The easement crosses the trail perpendicularly limiting the impacts. The access road will be constructed of road base and at the same elevation as the trail as to provide smooth transition. The conditions of approval within the tentative map required these utility tie ins and emergency vehicle access. This specific condition limits the project alternatives.

Compatibility with Sugarloaf Peak Open Space Master Plan

Sugarloaf Peak Open Space APN#534-450-05, was acquired by Washoe County in September of 2007. Since that date the Sugarloaf Peak trail system was developed throughout the parcel. This trail system connects the surrounding neighborhood to Sugarloaf Peak. The proposed easement alignment cuts perpendicularly through the trail system but also provides direct access to the trail from both Donnvan Ranch and the future Blackstone Estates development. The Sugarloaf Peak Open Space Master Plan does not show any additional park improvements taking place within this area other than the trail. Aside from the path, the area is primarily natural vegetation. The proposed easement is at one of the westernmost portions of the trail.

Staff Evaluation

Because the proposed easement is a condition of approval it will have minimal impact to the exiting trail system and no impact on the future uses as identified within the Sugarloaf Peak Open Space master plan, staff is recommending approval of the easement alignment as proposed, and moving forward with having the property appraised. Any additional areas disturbed outside the construction footprint will be reseeded with a native seed mix and temporary irrigation will be put in place until the vegetation has established.

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 approval of the sale of a water, gas and sewer lines and emergency vehicle access easement [totaling 2,100± square feet] by KDH Builders on APN# 534-450-05, commonly known as Sugarloaf Peak Open Space and per the Parkland Easement Policy.

POSSIBLE MOTION

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

“Move to recommend to the Board of County Commissioners approval of the sale of a water, gas and sewer lines and emergency vehicle access easement [totaling 2,100± square feet] by KDH Builders on APN# 534-450-05, commonly known as Sugarloaf Peak Open Space and per the Parkland Easement Policy.”



**WASHOE COUNTY
COMMUNITY SERVICES DEPARTMENT**



PARKLAND EASEMENT APPLICATION

APPLICATION INFORMATION

Applicant Name:	KDH Builders	Application Date:	2 / 2 0 / 1 8
Applicant Representative:	Axion Engineering/Karl Matzoll	Contact Number:	775-690-9925
Mailing Address:	681 Edison Way Reno, Nevada 89502		
Email:	kmatzoll@mdc-krush.com	Fax:	NONE PLEASE EMAIL/PDF

SITE INFORMATION

APN(s)	534-450-05		
Name of Park/Open Space	Sugar Loaf Trail/Donovan Ranch		
Easement Type:	Utility/Emergency Access	Proposed Start Date:	Late August
Length of Construction:	4 months over all for the project - construction time within the easement 3 weeks total		

DESCRIPTION OF PROPOSED ACTIVITY

Construct underground utilities: gas, water, and sanitary sewer. Construct surface improvements: paved 30' access as required by Washoe County Utility District, Truckee Meadows Water Authority (20') and NV energy (20') for access to their respective utilities. Secondary Emergency access (24') as required by the conditions of approval.

STATEMENT OF NEED AND JUSTIFICATION REQUEST

The Approved Tentative Map TM15-001 indicated that the sewer and water will be connected into Donovan Ranch Estates. The conditions of approval require a tie into the path; this will satisfy the condition. The conditions of approval also required outlets to the detention basins with access to the outlet conveyance system. This easement application is consistent with the approved tentative map, conditions of approval and Washoe County design criteria.

ALTERNATIVE ALIGNMENTS CONSIDERED BY APPLICANT

None: Sewer- there is no other gravity sewer or storm drain system in the area to tie into. Water and Gas - both are required to have redundant service tie ins (two sources), these tie ins satisfy the requirement. Access- the conditions of approval require a secondary emergency access (24'). Washoe County requires a 30' paved access to the sanitary sewer, which also serves as the secondary emergency and utility access to the gas and water.

ENVIRONMENTAL IMPACTS (Natural, cultural, historical resources)

none

VISITOR USE IMPACTS

None – will give access to existing trail

IMPACTS TO EXISTING UTILITIES OR STRUCTURES

None

PROPOSED RESTORATION PLAN

the area disturbed for the gas, water and sewer will be covered by road base so none needed in that area. Any additional impacts will be revegetated to its natural state

ADDITIONAL ITEMS TO BE SUPPLIED BY APPLICANT

- 2 copies of proposed site plans/maps (Minimum size 8 1/2" x 11 - maximum size 11" x 17")
- \$100 non-refundable application fee (checks, money orders payable to Washoe County. Credit card payments accepted in person only.)

Karl C. Meyer
Signature

REPRESENTATIVE
Title

Please submit original application with payment attn.:
Dennis Troy, Park Planner
Washoe County Community Services Department
PO Box 11130, Reno, NV 89520
dtroy@washoecounty.us

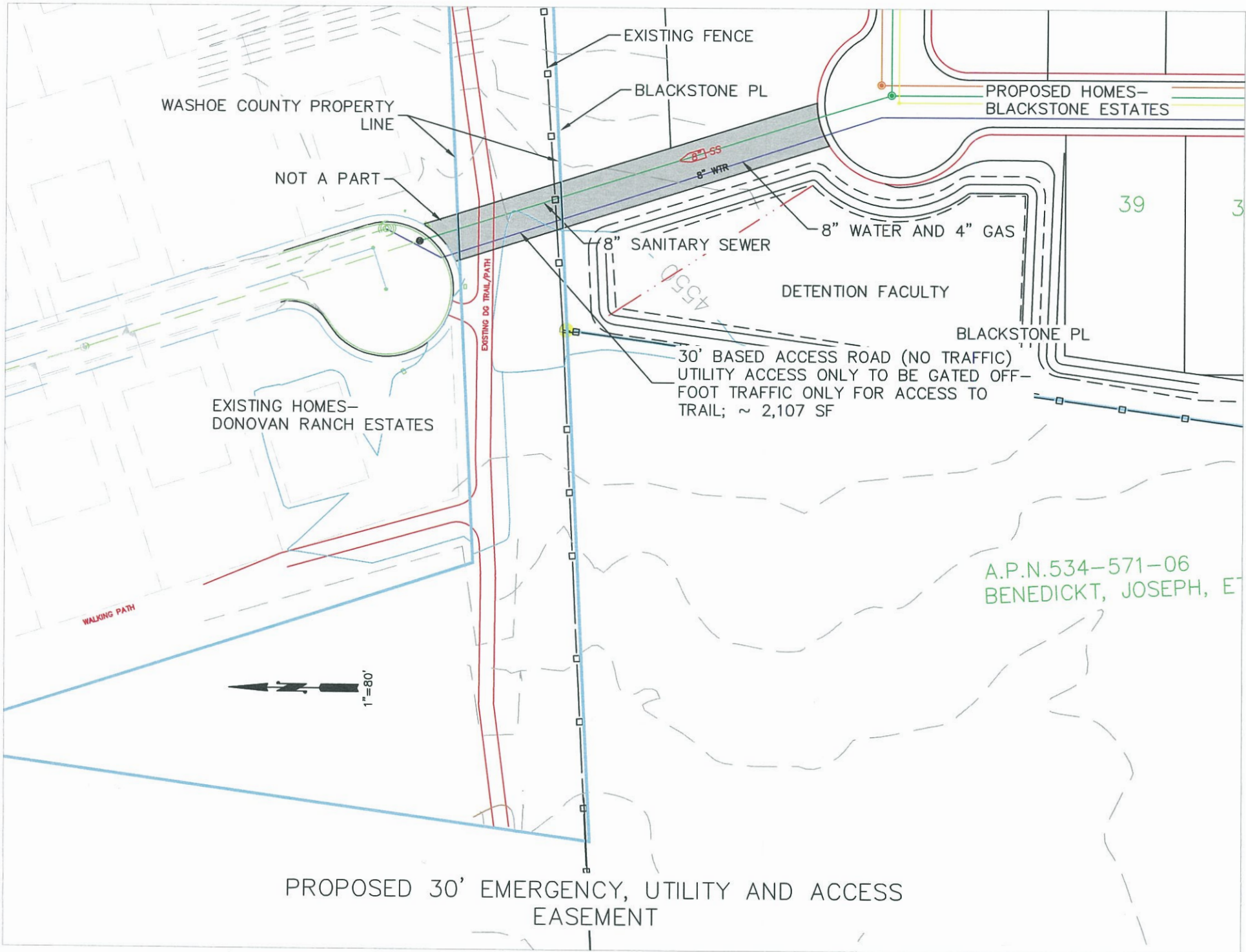
To obtain an electronic version of this application visit: www.washoecountyparks.com

Please be advised that your application could take up to 10 days for initial review.

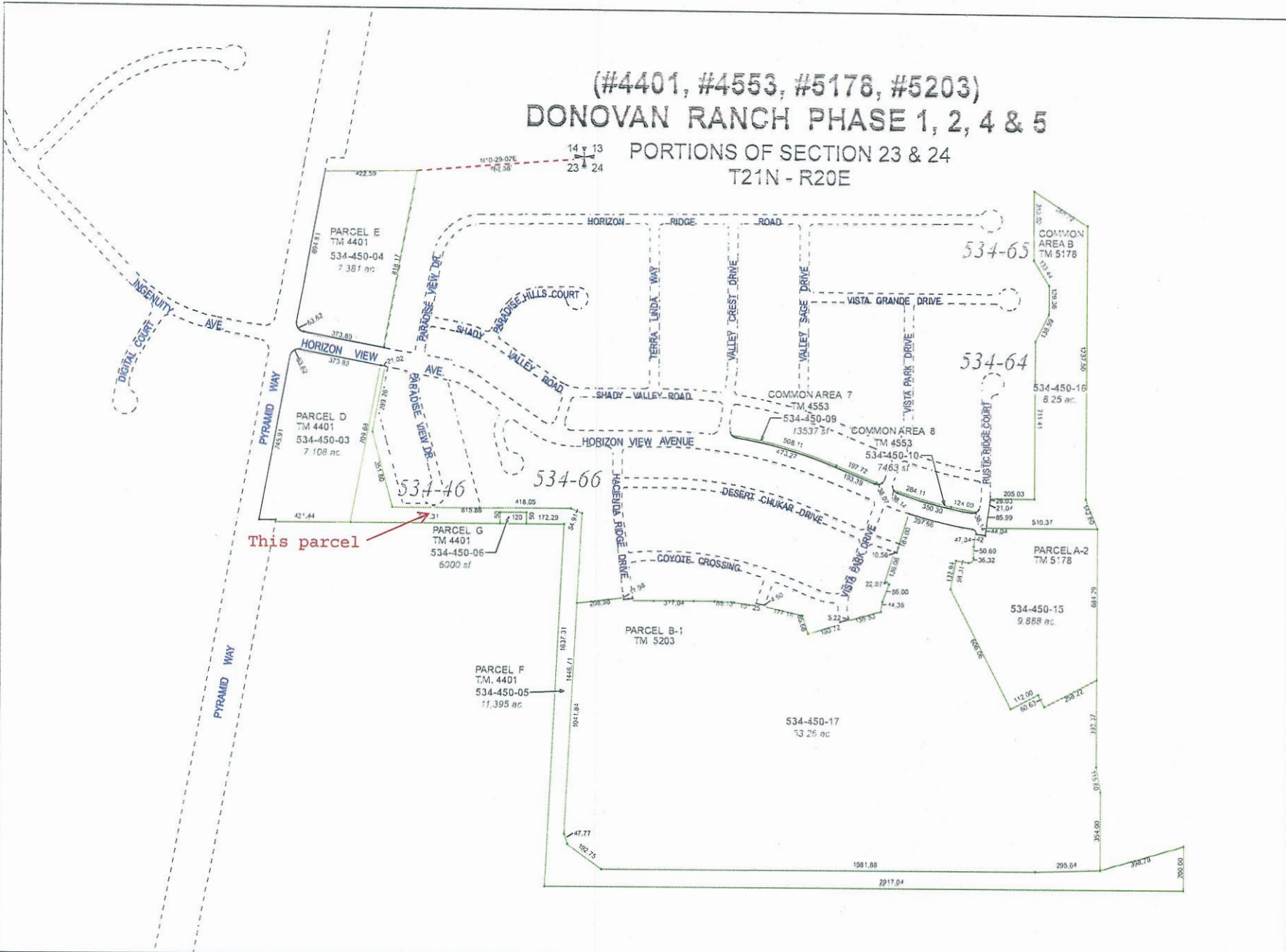
<u>Interoffice Use Only</u>			
Easement #	Data Rec'd		
Park Name	_____		
Park District	_____		
JB	DS	EC	BW
PC	BCC		

Easement Location





(#4401, #4553, #5178, #5203)
DONOVAN RANCH PHASE 1, 2, 4 & 5
 PORTIONS OF SECTION 23 & 24
 T21N - R20E



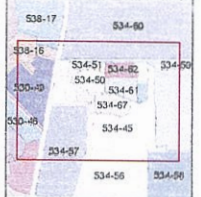
Assessor's Map Number
534-45

STATE OF NEVADA
WASHOE COUNTY
 ASSESSOR'S OFFICE
 Michael E. Clark, Assessor

1001 East Ninth Street
 Building D
 Reno, Nevada 89512
 (775) 328-2231



Feet
 0 100 200 300 400
 1 inch = 400 feet



created by: **EMG 04/29/2015**
 last updated: **EMG 8/19/16 SR 5/30/17**
 area previously shown on maps)
976-40

NOTE: This map was prepared for the use of the Washoe County Assessor for assessment and illustrative purposes only. It does not represent a survey of the premises. No liability is assumed as to the sufficiency or accuracy of the data delineated hereon.