

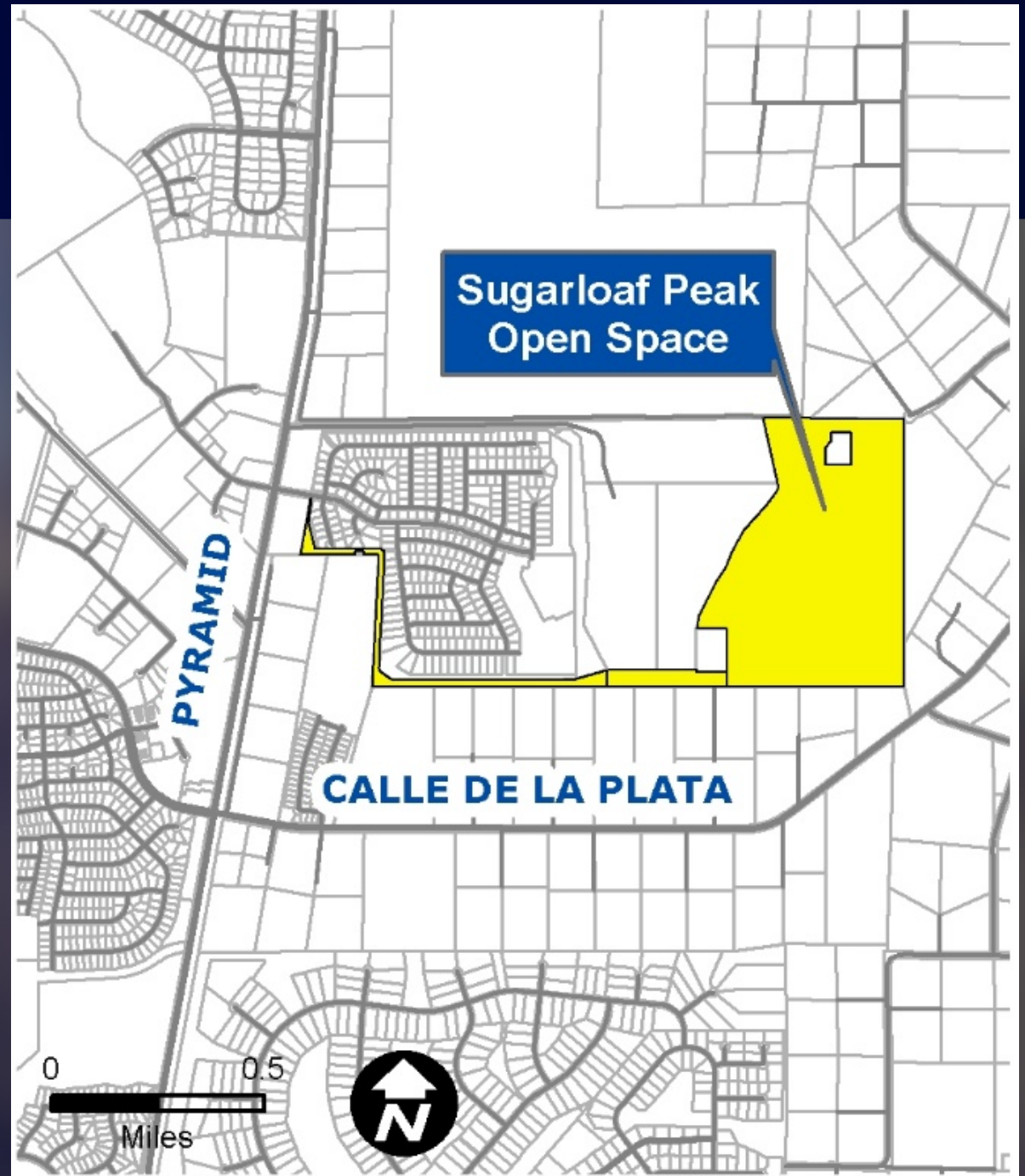


# Sugarloaf Peak Open Space Easement Amendments





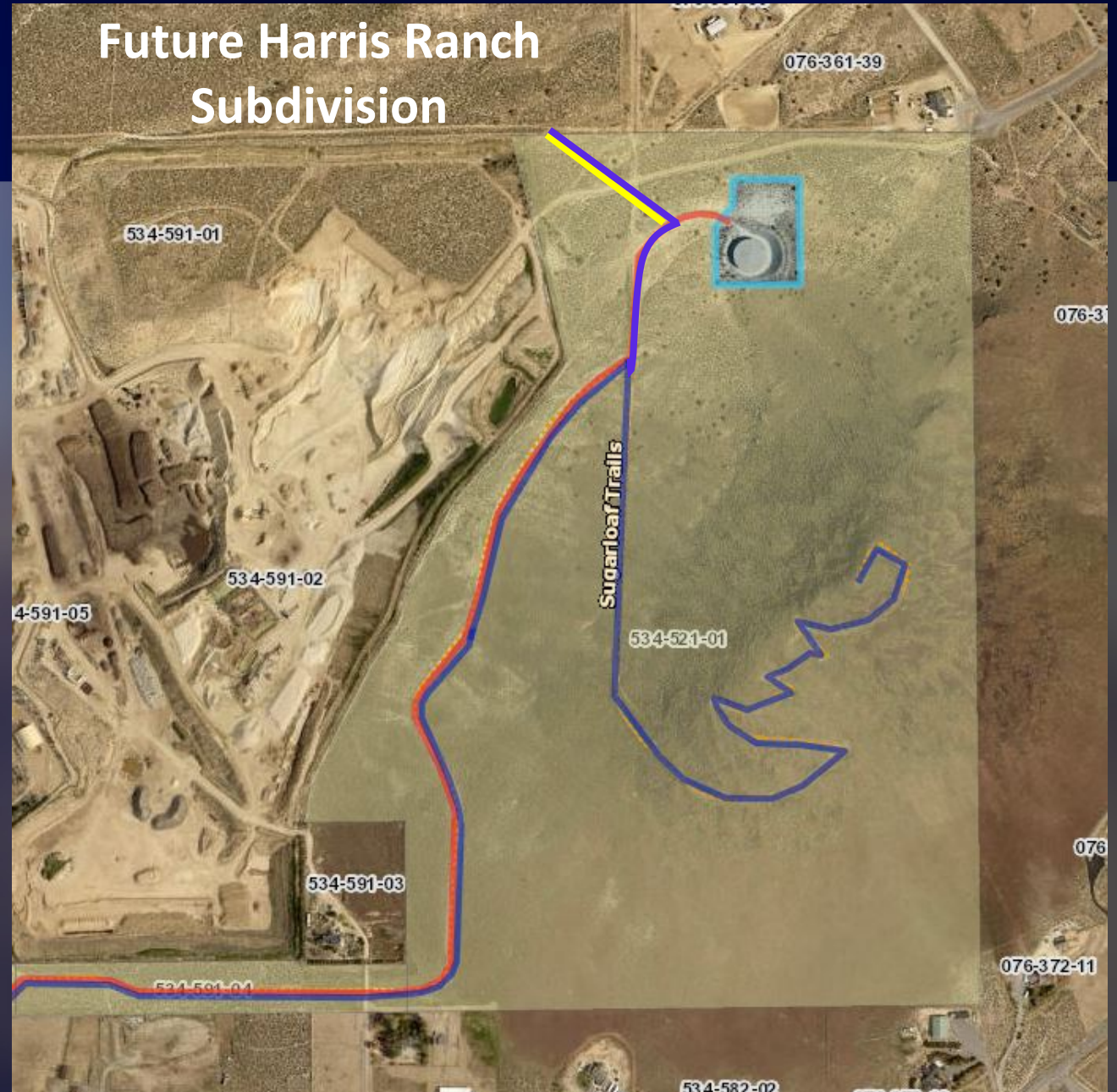
# Location





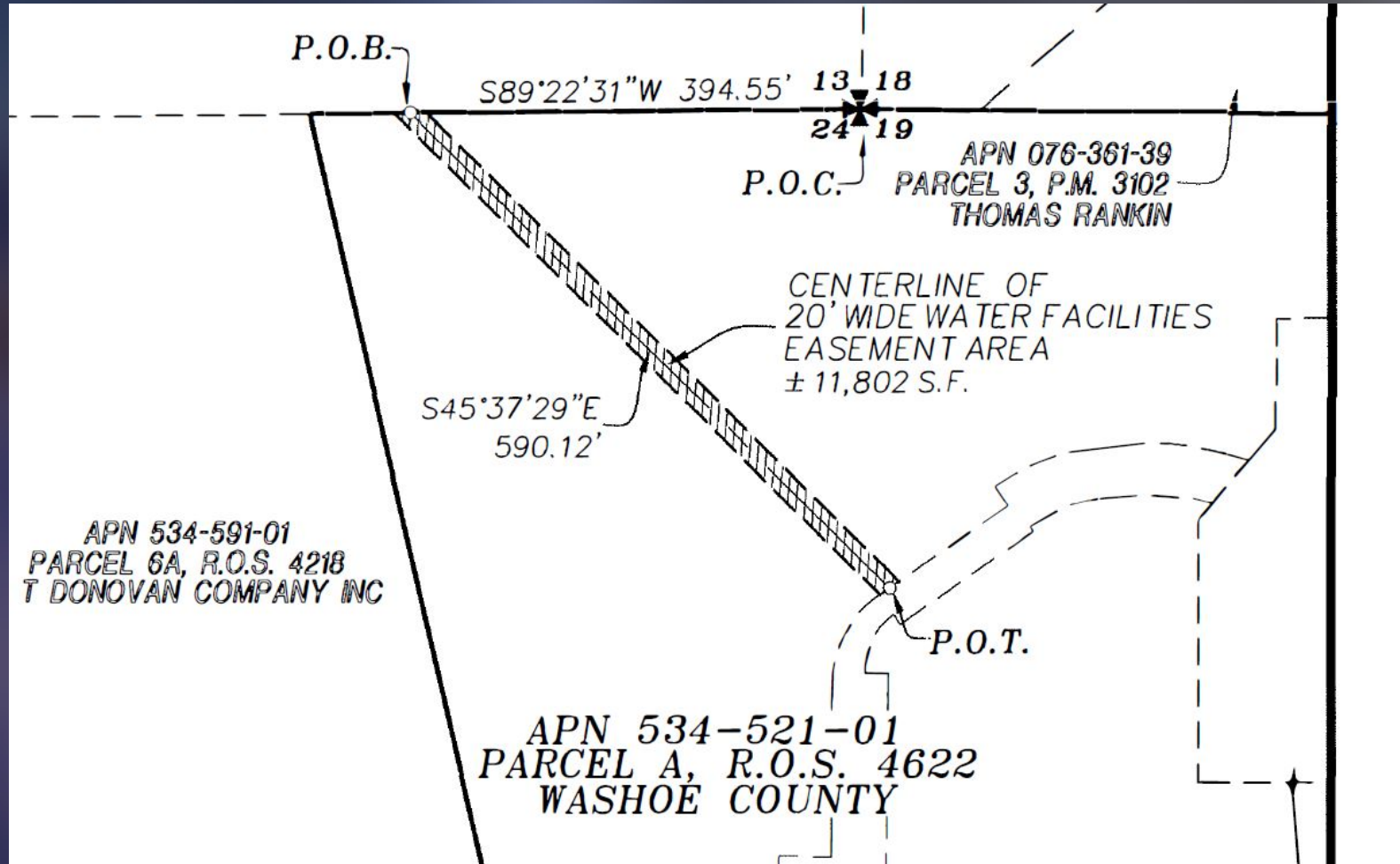
# Background

- Washoe County granted to TMWA:
  - Permanent Access and Water Facilities Easement:  $\pm 11,802$  SF
  - Temporary Construction Easement:  $\pm 23,588$  SF
  - Appraised Value: \$2,033.00





# Background





# Request

- TMWA is requesting an amendment of the permanent access and water facilities easement from  $\pm 11,802$  sf to  $\pm 20,425$  sf.
  - To accommodate Washoe County Engineering requirements.
- TMWA is also requesting to amend the  $\pm 23,588$  sf temporary construction easement.
  - To allow for the installation, operation, and maintenance of an additional temporary underground waterline to support construction activities for the Harris Ranch subdivision.





# Alternatives



- Existing waterline in the subdivision to the west of Sugarloaf Peak
  - Does not have the capacity to serve the Harris Ranch Subdivision on top of current demand
- Existing waterline in the subdivision on west side of Pyramid Hwy
  - In a lower pressure zone than the future Harris Ranch Subdivision



# Impacts and Mitigation

- **The trail will not be impeded or closed during construction.**
- **Construction hours limited to: M-F from 8:00 am – 7:00 pm**
- **All undeveloped, disturbed areas will be revegetated according to an approved Revegetation Plan (both temporary revegetation and permanent revegetation will be required).**



# Recommendation

**“Move to recommend that the Board of County Commissioners execute an amended easement agreement and amended easement deed between Washoe County and the Truckee Meadows Water Authority to change an existing access and water facilities easement from  $\pm 11,802$  square feet to  $\pm 20,425$  square feet and to amend the terms of a temporary easement totaling  $\pm 23,588$  square feet to allow for the construction, installation and maintenance of a temporary below-ground waterline on APN 534-521-01, part of Sugarloaf Peak Open Space [at the additional appraised value of \$1,485.00].”**



