

STAFF REPORT

Date: November 15, 2023

To: Mayor and City Council

Thru: Doug Thornley, City Manager

Subject: Staff Report (For Possible Action): Approval of Grant of Easement for Water Facilities and Access Road and Grant of Temporary Access and Construction License to Truckee Meadows Water Authority for water facilities over City owned parcels including Assessor Parcel Numbers (APNs) 204-600-04 and 208-471-24, located north of Avenida De Landa and west of Mahogany Ridge Drive. [Ward 5]

From: Angela Fuss, Assistant Director of Development Services

Department: Development Services

Summary:

The Truckee Meadows Water Authority (TMWA) is requesting a waterline easement over two parcels located in northwest Reno that are City owned open space. The proposed water infrastructure and associated easements/licenses will allow TMWA to provide reliable service to Reno residents through a redundant water system. TMWA will also be creating an access road for maintenance of the waterline, which will provide a new trail connection between two existing subdivisions. Staff is recommending Council approve the grant of an easement for water facilities and an access road and the grant of a temporary access and construction license to allow TMWA to construct the water facilities.

Alignment with Strategic Plan:

Infrastructure, Climate Change, and Environmental Sustainability

Previous Council Action:

There is no recent Council action relevant to this item.

Background:

TMWA is requesting a waterline easement on two parcels that are owned by the City of Reno (APN's 204-600-04 and 208-471-24) to serve customers in northwest Reno. The area is not currently served by a storage tank and instead requires constant pumping of water. If the pumps were to stop working, residents would be required to boil the water. The proposed infrastructure

improvements would eliminate the need for the continuous pump zones and tie the water line into an existing water tank, which provides redundancy to two TMWA pressure zones and provides a reliable water service to Reno residents.

TMWA is also requesting a temporary access and construction license over the designated area to carry out the construction and mobilization of the project. The permanent access and waterline easement would be in place once the project is complete.

TMWA presented the project to the Recreation and Parks Commission at the August 15, 2023 meeting, and the Commission unanimously approved the request to allow the TMWA easement through the two parcels that are City controlled open space. The proposed 20 foot wide access road will enhance the trail network and provide a trail connection between the Granite Ridge Subdivision and the Northgate Subdivision. TMWA will construct and maintain the access road.

Discussion:

The attached documents grant an easement and temporary construction license to allow TMWA to install water facilities through City owned parcels. The proposed TMWA project adds a new water line within the boundary of two parcels owned by the City of Reno, which are zoned Parks, Greenways and Open Space (PGOS). The new line would start at Mahogany Ridge Drive on the east side and connect to Moose Ridge Drive to the west. Once the waterline is constructed, TMWA will be responsible for maintenance and will utilize a 20 foot wide access road that will also serve as a trail connection between two existing residential subdivisions.

Financial Implications:

No fees will be charged for the easement. Construction of the waterline will benefit the residents of Reno by providing a reliable water source. The associated access road also benefits the residents of Reno by providing a trail connection between existing residential developments that will be constructed and maintained by TMWA.

Legal Implications:

Legal review completed for compliance with City procedures and Nevada law.

Recommendation:

Staff recommends that Council approve the Grant of Easement for Water Facilities and Access Road and Grant of a Temporary Access and Construction License to Truckee Meadows Water Authority for water facilities over the two City-owned parcels.

Proposed Motion:

I move to approve the staff recommendation.

Attachments:

Vicinity Map with Water Line

Zoning Map

Moose Ridge Easement Maps

Recreation and Parks Commission Approved Minutes from August 15 2023

Grant of Easement for Water Facilities and Access Road

Temporary License for Access and Construction