



Washoe County School District

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Board of Trustees: **Katy Simon Holland, President * Malena Raymond, Vice President * John Mayer, Clerk ***
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13 July 2018

Mr. William Dunkelberger
Forest Supervisor
Humboldt-Toiyabe National Forest
1200 Franklin Way
Sparks, NV 89431

Ms. Irene Davidson
Carson District Ranger
Humboldt-Toiyabe National Forest
1536 S. Carson Street
Carson City, NV 89701

Please update the Washoe County School District (WCSD) Arrowcreek ELGA application with the attached final Plan of Development (POD), July 2018. The POD reflects the most recent WCSD middle school development plans and modifies the acres in the application as reflected in the attachment.

Sincerely,

Mike Boster
School Planner
Capital Projects
Washoe County School District
775.789.3810
mboster@washoeschools.net



Certificate No. 6143

Plan of Development
Washoe County School District Arrowcreek School Campus ELGA Application
Revised July 2018

Introduction

This document serves as the Washoe County School District (WCSD) final Plan of Development (POD) for the Arrowcreek School Campus and documents the changes to the project proposal that have been incorporated as a result of public input and the collection of additional site-specific geologic data.

The July 2018 final POD modifies the scope of the project development by eliminating the originally proposed Phases 2 and 3 and revises the proposed location of the middle school (Phase 1). The revised school location within the parcel is based on additional geologic data collected since filing the December POD, which indicated that portions of the property are unsuitable for development based on proximity to seismic faults and the ability to adequately convey surface water runoff.

The final POD also eliminates the application request for the conveyance of 6.46 acres for use as Phase 2. The removal the Phase 2 from the project proposal results in a reduction of total project acreage to 51.49 acres located entirely west of Thomas Creek Road.

Project Location

Based on these revisions in the July 2018 POD, the WCSD application has been modified to include an updated legal description as follows:

All that certain real property situated within a portion of the Southeast One-Quarter (SE 1/4) of Section Twenty-four (24), Township Eighteen (18) North, Range Nine-teen (19) East, Mount Diablo Base Meridian, County of Washoe, State of Nevada, being a portion of the Dependent Resurvey of Section 24 as shown on Record of Survey Map No. 5323, recorded April 18, 2011, as File No. 3994351, Official Records of Washoe County, Nevada, and being more particularly described as follows:

BEING the N1/2 SW1/4 SE1/4, N1/2 SE1/4 SE1/4, N1/2 51/2 SW1/4 SE1/4, N1/2 51/2 SE1/4 SE 1/4, Section Twenty-four (24), Township Eighteen (18) North, Range Nineteen (19) East, Mount Diablo Base Meridian, County of Washoe, State of Nevada.

EXCEPTING therefrom all that certain real property lying easterly of the westerly right-of-way line of Thomas Creek Road as described within Deed Document No. 1549971, recorded February 28, 1992, Official Records of Washoe County, Nevada.

Containing 51.49 acres of land, more or less.

The July 2018 POD update also includes the addition of a background section describing the parcel history and the WCSD's long-term interest in developing a school campus on the parcel, as well as additional information on the need for a middle school.

Background

The WCSD's interest in the subject parcel for use as a school facility stems back to the mid-1960's. The following is a brief history of the site ownership and a summary of the WCSD's interest in obtaining the site for public use.

- March 17, 1966, a Bureau of Land Management (BLM) Recreation and Public Purpose Lease (Nev-066123) of the parcel was issued to the WCSD for use as a school campus. The lease expired on March 16, 1986 without the land being developed.
- On April 26, 1989, the parcel was transferred from the BLM to the US Forest Service pursuant to National Forest and Public Lands of Nevada Enhancement Act of 1988 (Public Law 100-550, 102 STAT. 2749).

The 1988 Act called for all transferred lands shall to continue to be managed in accordance with plans in effect on the date of enactment of the Nevada Enhancement Act until considered in plans developed under applicable provisions of law.

At the time of transfer from the BLM, the 1985 Lahontan Area Resource Management Plan (RMP) and 1987 Amendment to that RMP, identified the parcel, along with many other parcels in the BLM resource area, for disposal from federal ownership. Additionally, at the time of transfer, the parcel remained classified for disposal by the BLM under authority of the Taylor Grazing Act of 1934 in association with the 1966 BLM lease.

- In December 2004, the WCSD filed an ELGA application for the 100-acre Thomas Creek Road School Site, and the application was acknowledged by the Humboldt-Toiyabe NF Supervisor on January 19, 2005.
- In 2016, the subject parcel was identified on the draft Washoe County Public Lands Bill Map #2 – Land Transfer Request. The map identified federal lands that have been requested for transfer from BLM and USFS jurisdiction to local jurisdiction, such as Sparks, Washoe County or to public entities such as the WCSD or the Truckee Meadows Water Authority for a variety of public purposes. Public outreach included:
 - Two open house events for the public to learn more about the Public Lands Bill were hosted by Washoe County in September 2016, and
 - A Public Lands Open Forum was held at the Reno-Sparks Convention Center on Nov. 2, 2016.
- In March 2017, the WCSD withdrew the 2004 ELGA application in favor of filing a new application.
- On April 26, 2017, WCSD filed an ELGA application covering 60 acres for the development of the Arrowcreek School Campus.

Project Need

The WCSD has experienced high enrollment growth over the last three years due to very high levels of residential construction and economic growth throughout Washoe County. Much of this new growth has been directed toward outlying suburban areas in Southwest Reno, including the Double Diamond, Damonte, and Bella Vista subdivisions. Because of this concentration of growth, WCSD schools are close to, at, or over capacity. WCSD enrollment levels have historically grown at 3.5% per year (equivalent to 1,619 students/year). Over the last three years, however, enrollment in WCSD slowed and then stabilized to between 0.5-1.0% per year and is forecast to rise by at least 1.7% per year (1,300 students/year) annually for the next several years. In addition to the overcrowding, the facility needs of the WCSD continue to grow as older schools become less viable in a technology-dependent world and newer schools remain crowded.

The Arrowcreek Middle School would also relieve overcrowding in elementary schools located in south Reno as they would be able to transfer sixth graders currently attending the elementary school to the various middle schools within their school zone.

With the passage of WC-1 in 2016, the WCSD now has a dedicated funding source to repair older schools and build new schools to address overcrowding.

Specifically, regarding new middle schools, the current WCSD model include grades 6-8 as opposed to the older middle school platforms that only accommodated 7th and 8th graders. By bringing 6th graders up to the middle school level, every new middle school built can provide relief to not only to existing overcrowded middle schools, but also to several elementary schools located within the attendance boundary of the middle school. Detailed statements regarding each school that will receive overcrowding relief with the construction of the Arrowcreek Middle School are listed below.

Middle School Overcrowding Relief:

- **Depoali Middle School** (this area's nearest middle school) is currently at 89% of capacity with projections indicating maximum capacities exceeding in the 2019/2020 school year.
- Depoali is projected to exceed 120% of maximum capacity by the 2025/26 school year
 - 120% of maximum capacity is the point at which the WCSD will consider applying double sessions (one session in the morning for some students, one session in the evening for others) or other extreme measures to address severe overcrowding at middle schools and high schools.
- **Pine Middle School** (the middle school that a middle school at this property will impact/relieve most) is currently operating at 96% of capacity and is projected to exceed capacity in the 2019/2020 school year. At the point of exceeding capacity, Pine Middle will not have sufficient capacity to accept additional students by rezoning measures should a middle school in the Southern portion of the district fail to be developed.

Elementary School Overcrowding Relief:

- **Hunsberger Elementary School** is over-capacity at present and is projected to reach 112% of maximum capacity by 2027.

- None of Hunsberger's neighboring elementary schools have sufficient capacity to accept any significant number of additional students:
 - **Lenz Elementary** – currently at 90% capacity, projected to reach 93% by 2027.
 - **Brown Elementary** – currently at 139% of capacity, projected to reach 97% in 2027 (after the opening of Poulakidas Elementary in 2019/2020).
 - **Double Diamond Elementary** – currently at 132% of capacity, projected to reach 97% in 2027 (after the opening of **Nick Poulakidas Elementary** in 2019).
- Without a feasible rezoning option, the only way to relieve Hunsberger is to elevate the school's 6th grade to the middle school it feeds into, which is currently Pine Middle School.
 - As noted above, Pine MS lacks sufficient capacity to accept any significant number of additional students.
- The new proposed middle school will provide overcrowding relief for both Pine and Depoali Middle Schools.
- 6th graders from both Hunsberger and Lenz will be elevated to the new middle school, reducing enrollments at both elementary schools.

In addition to the construction of new schools, the WCSD is also implementing the following strategies District-wide to enhance capacities at every grade level.

- Attendance boundary changes are underway District-wide that will provide for more safe, efficient, and improved distribution of enrollment throughout the District, which will help every WCSD school.
- Wherever possible throughout the District, 6th grade students in elementary schools will be moved up to their corresponding middle school as capacity permits. This is in alignment with the WCSD goal of a 6-8 middle school model throughout the District.
- The State of Nevada (SB 515 in 2015) approved class size flexibility for grades 1-3 that allows up to 2 additional students per classroom, which increases capacity at those schools.
- Funds from the voter-approved WC-1 sales tax initiative provide a dedicated funding source for new school construction, including the purchase of land and the building of new schools and additions to existing schools. If a school is determined to be needed anywhere in the District, WCSD will acquire the land and build a school upon approval by the Board of Trustees and the independent Capital Funding Protection Committee.

Even with the implementation of these strategies, additional new classroom space is needed District-wide to address current overcrowding and projected growth over the next several years.

To produce the foregoing information, the District uses the most recent demographics based on actual student counts and projections generated from WCSD geo-coded student data, University of Nevada Small Business Development Center quarterly information regarding approved-unbuilt residential projects, and Truckee Meadows Regional Planning Agency research and statistics on residential growth in the region.

Plan of Development Arrowcreek School Campus

The middle school campus POD addresses WCSD's immediate need for a new middle school and sports fields in this portion of the County. The proposed campus will be designed in 2018 following completion of more site-specific traffic, geotechnical, and drainage studies. Construction is anticipated to begin in 2019 and operational in 2020 or 2021 depending on the timeline for conveyance and County permitting.

The design of the middle school will be adapted from the existing WCSD Depoali Middle School. The elements of the middle school generally remain the same, but the footprint for the school and access roads will be modified to best fit the Arrowcreek site. Final design plans for the middle school will incorporate County design standards to reduce impacts from noise and lighting, address surface runoff, and minimize traffic congestion. The 51.49-acre campus will be fenced along the parcel boundaries and mowed fire-breaks will be maintained along the fence line.

Detailed engineering and construction plans will be developed by WCSD post conveyance and will require review and approval by Washoe County Community Development for consistency with Washoe County codes, regulations, and standards, including the environmental controls to be applied during construction.

The middle school will be constructed to include:

- Approximately 190,000 – 200,000 square feet
- 2-stories
- 1400 student capacity
- 48 classrooms
- Music Room
- Gymnasium
- Library
- Multi-purpose room/cafeteria
- Outdoor basketball courts
- Outdoor track & sports fields
- Separate parking and loading areas for staff, buses, parents and visitors

Reference Attachment 1 of the conceptual layout.

Access and Utilities

Access and utilities will be from the existing Thomas Creek Road, Crossbow Court and Arrowcreek Parkway county roads. No additional Forest Service lands outside the application area will be needed for access or utilities.

Third Party Rights and Survey and Boundary Delineation

Post conveyance the WCSD will have a licensed registered surveyor complete, as necessary the surveys to post the boundaries of the 51.49 acres. It is anticipated that school facilities will be fenced for security purposes.

See Attachment 3 for a survey plat of project that depicts property boundaries and exiting easements.

The conveyance would also be subject to valid and existing rights.

County Permits Required

Washoe County will be the primary local government entity providing permitting oversight for the construction and operation of the school campus. It is anticipated that Washoe County will require the WCSD to obtain a Special Use Permit, Grading Permit, and Building Permit and that there will be further opportunities for public involvement throughout the Washoe permitting processes. Additionally, through the permitting process, Washoe County will require construction best management practices and long-term operational design features that would avoid and minimize environmental impacts.

Proposed Arrowcreek Campus Financial Plan

Revenue

WCSD receives \$0.3885 for every \$100 of assessed valuation through property tax collections in Washoe County. In 2015, the Nevada State Legislature authorized the WCSD to issue rollover bonds against this revenue source for up to ten years for the construction and renovation of school facilities. This revenue source is estimated to be approximately \$30 million annually. Additionally, in 2016 the citizens of Washoe County approved a permanent sales tax increase of 0.54% to be dedicated solely to WCSD capital projects. This sales tax is estimated to produce a direct revenue stream of approximately \$50 million annually. Between the property tax and sales tax revenues within Washoe County, the WCSD anticipates issuing over \$1 billion in bonds specifically dedicated to school capital projects and renewal.

Estimated Development Costs: \$65,000,000 - \$70,000,000

At the June 12, 2018 meeting of the Washoe County School District Board of Trustees, a Resolution of Intent was adopted as part of the authorization process for up to \$300 million in general obligation bonds which will be repaid from Sales Tax revenues (hereafter referred to as "Sales Tax Bonds"). The resolution set forth the notices that were published in the newspaper beginning the 90-day petition period and notifying the public of a public hearing at the July 24th Board Meeting. These steps are required since the Sales Tax Bonds are not part of the District's rollover bond authorization. The Sales Tax Bonds may be issued without an election unless a petition is presented to the Board prior to the end of the 90-day period signed by not less than 5% of the registered voters of Washoe County.

This \$300 million will be used to finance the acquisition, construction, repair and renovation of

school facilities, pursuant to the District's Capital Improvement Plan. These projects will primarily consist of a new middle school in the Arrowcreek area, a new elementary school in the Spanish Springs area, and a new high school in the Wildcreek area. The projects will be presented to the Capital Funding Protection Committee by Capital Facilities for their approval and subsequently to the Board of Trustees for their approval in the coming months. If any of the above projects are not approved or construction is delayed due to any number of factors, the Sales Tax Bonds will not be issued until the relevant issues are resolved. The Sales Tax Bonds are expected to be issued in multiple series over the next 18 months based on the timing of projects and cash flow needs.

In November 2016, Washoe County voters approved the levy of a .54% sales tax for the acquisition, construction, repair and renovation of school facilities. These sales taxes may be pledged to the Sales Tax Bonds to finance the acquisition, construction, repair and renovation of school facilities. Funds not required for bond repayment will be used to provide any required reserves and/or cash funding for capital projects. Issuance of the proposed Sales Tax Bonds was approved by the Washoe County Debt Management Commission on May 18, 2018.

In 2017, the District issued \$200 million of bonds payable from the sales tax revenues. With the issuance of the additional \$300 million of Sales Tax Bonds, annual debt service payments are expected to be approximately \$30.7 million. The sales tax is estimated to have generated approximately \$43 million in FY18.

The Sales Tax Bonds are subject to a different authorization process than the District's rollover bonds. The Sales Tax Bonds are subject to a 90-day petition period and a public hearing before any bonds may be issued. Various publications and notices must be made prior to and during the 90-day petition period. The Resolution of Intent was approved at the June 12, 2018 meeting and the required notices have been published, including publication of the notice of the public hearing.

Conformance with Education Land Grant Act

In conformance with the ELGA, WCSD proposes to use the conveyed land for development of a middle school campus which is described in detail above and illustrated on Attachments 1 and 2. The ELGA application applies to National Forest System lands where the objective is to rearrange ownership patterns to benefit both public and private interest. The parcel is currently surrounded on three sides by private land and is not needed for any type of special management. The public interest is served better by conveying this land for use as a school than to continue to be an isolated parcel of National Forest System land.

The application includes only the acreage reasonably necessary for the proposed project development. The conveyance of the 51.49-acre parcel will allow WCSD to complete the final architectural and engineering designs in a manner that meets educational facility needs and standards, minimizes adverse effects to neighbors and the neighborhood, and avoids the geologic and topographic areas of the project that have been found to be either unsuitable for development based on proximity to fault lines or have inadequate surface water drainage.

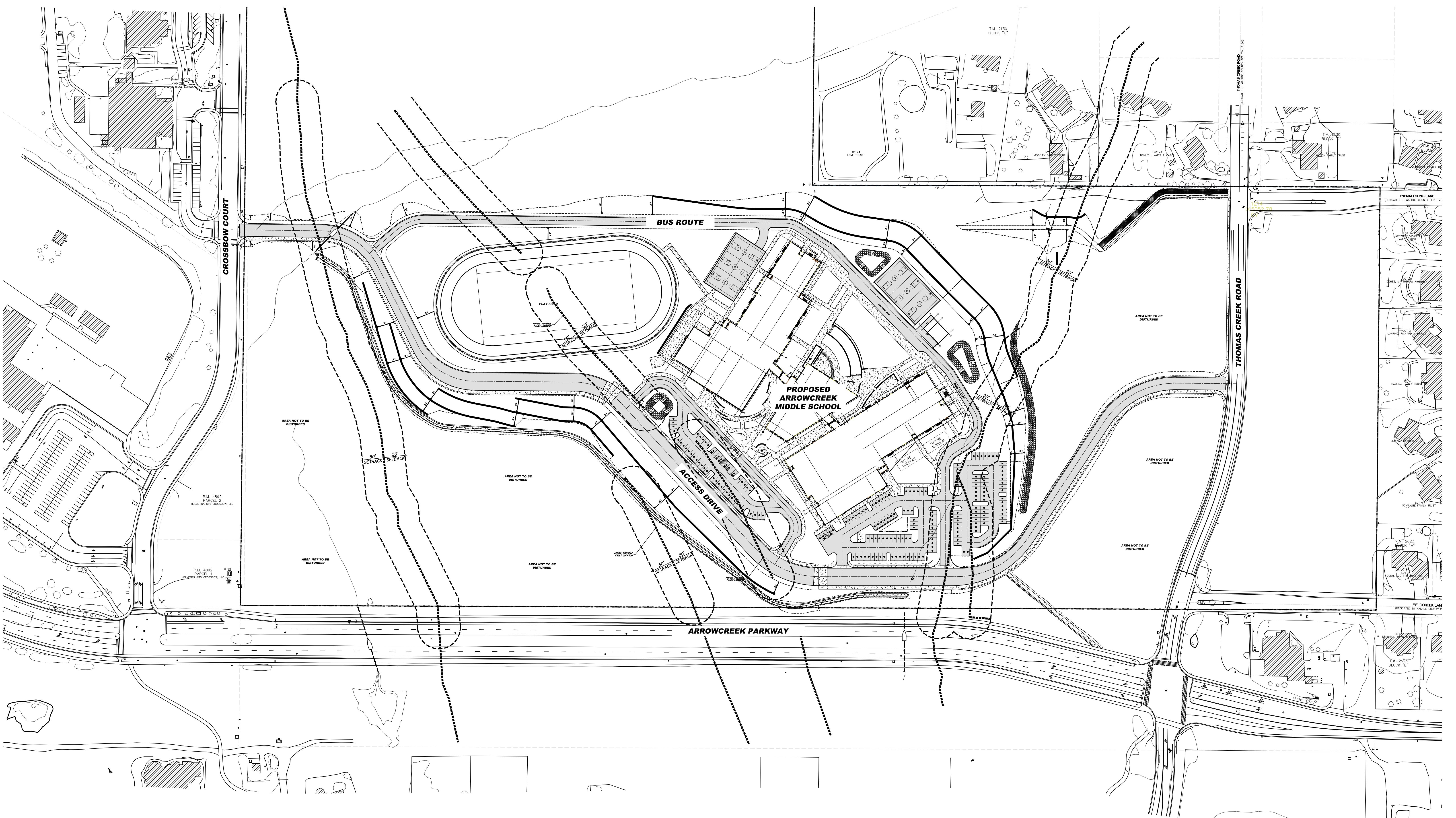
Conveyance of the land from the Forest to WCSD would be in the public's best interest. The WCSD has identified a need for greater capacity to meet the educational needs of Washoe County students. Enrollment rates have historically grown by 3.5% (or 1,619 students) per year and are

projected to rise by 1.7% annually for the next several years. Development of a middle school will eliminate or substantially reduce current or projected overcrowding over the next decade for eight elementary and two middle schools. In doing so, it will also open up a significant number of classrooms that can be used for expansion of special education and other programs in the affected schools. The County voters approved a bond issue to fund school construction to meet this need, and construction of the Arrowcreek Middle School was identified as high priority.

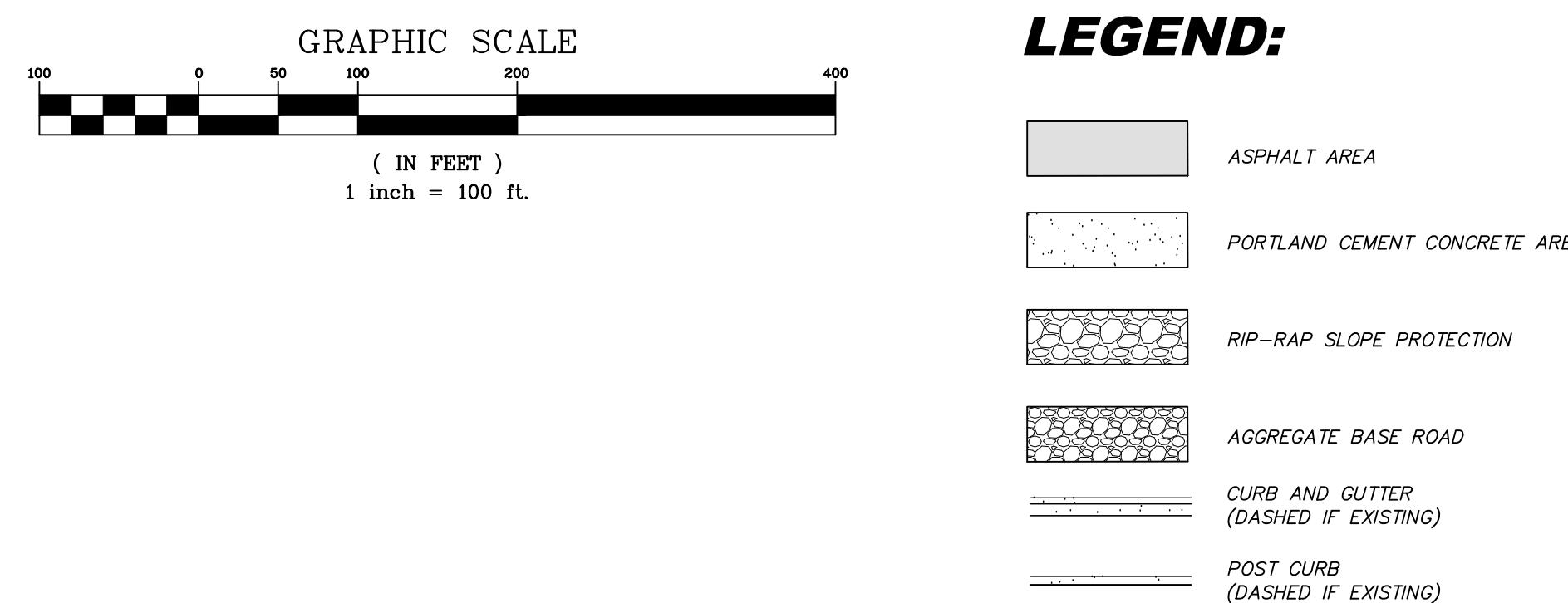
WASHOE COUNTY SCHOOL DISTRICT

Conceptual Plan General Overview

Arrowcreek School Campus
Section 24, T.18N., R.19E., M.D.M.



LEGEND:



BASIS OF ELEVATION
DATUM: NAVD 88
PROJECT BENCHMARK = CITY OF RENO BENCHMARK NO. 2886
HAVING AN ELEVATION OF 4518.80'

BASIS OF BEARING
THE BASIS OF BEARING FOR THIS SURVEY IS BASED ON THE NEVADA
STATE PLANE COORDINATE SYSTEM OF 1983, WEST ZONE, NAD 83/94.
DISTANCES SHOWN ARE GROUND DISTANCES USING A PROJECT
COMBINED GRID TO GROUND SCALE FACTOR OF 1.00019/939.

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date
5 July 2018

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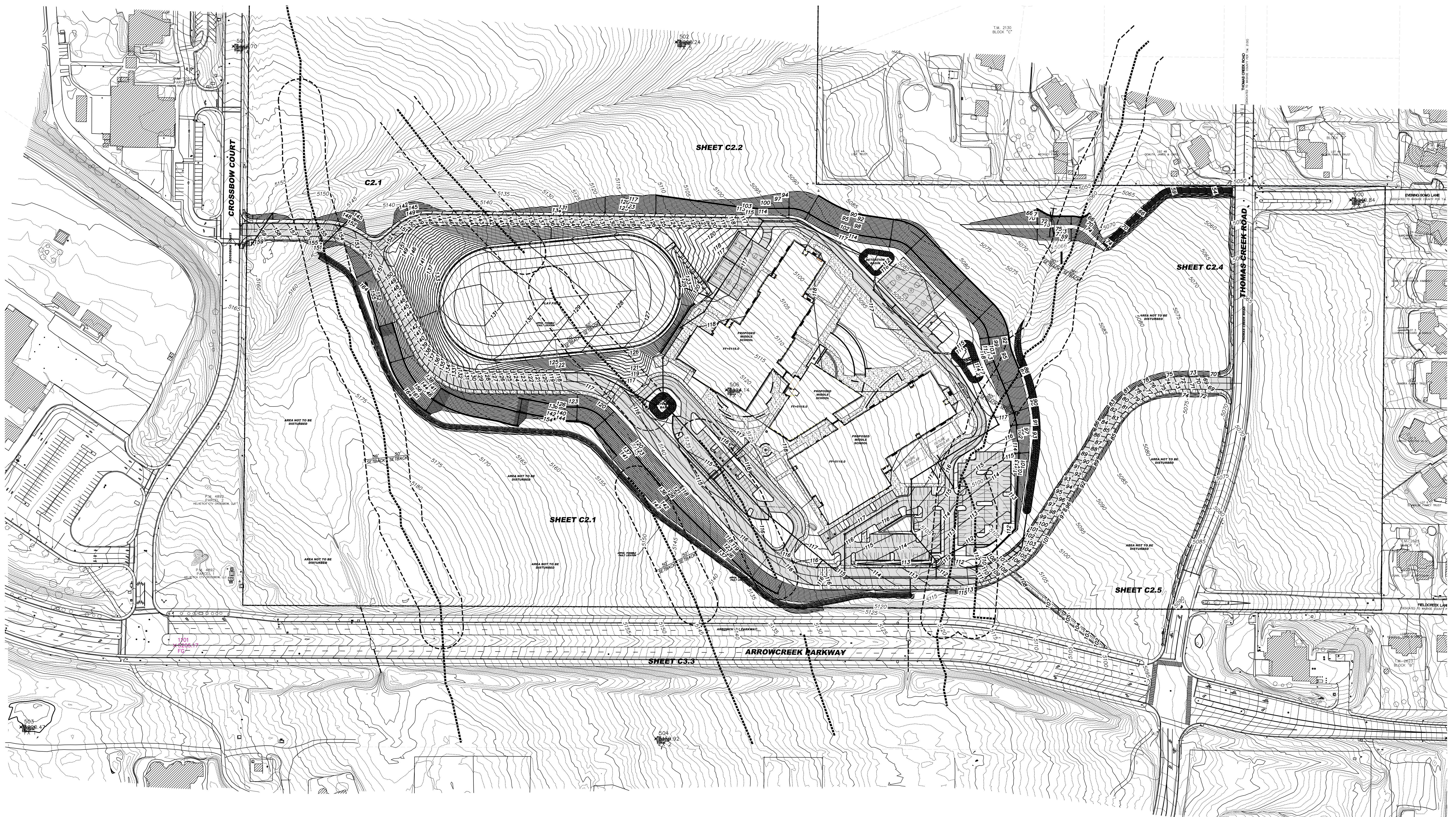
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WASHOE COUNTY SCHOOL DISTRICT

Conceptual Plan - Detailed Layout

with Fault Line and Drainage Constraints

Arrowcreek School Campus Section 24, T.18N., R.19E., M.D.M.



Arrowcreek Middle School Washoe County School District

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GRAPHIC SCALE

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(IN FEET)

1 inch = 100 ft.

\WCSD ARROW CREEK MIDDLE SCHOOL\SOURCE DRAWINGS\CIVIL GRADING
PLAN.DWG

C2.0

TOWNSHIP 18 NORTH, RANGE 19 EAST, MOUNT DIABLO MERIDIAN, NEVADA
SECTION 24

DEPENDENT RESURVEY AND SECTION SUBDIVISION

SEE DETAIL "A-2"
SHEET 3RM - 25.41 FT.
SET 3" DIA. ALUM.
CAP ON 2-1/2" DIA.
ALUM. PIPE.RM BEARS
NO. 37° 00' E. 25.41'
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PER R.O.S. 663
SET 6" MAG SPIKE
& WASHER IN ASPHALT
IN EMERGENCY ACCESS ROAD
SOUTH OF NEW MEXICO COURTCALCULATED POSITION PER
R.O.S. 663. CORNER FALLS IN
EXISTING HOUSE. NO MONUMENT
SET

NB9° 51' 25" W 2618.15'

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