State Park and Recreation Commission

January 18, 2019 Meeting

Upper Truckee River Restoration and Golf Course Reconfiguration Project and Amendment to Lake Valley Recreation General Plan and Reclassification of Land Exchanged between Washoe Meadows State Parks and Lake Valley State Recreation Area

Staff Report

Golf Course Design Consultant Request for Proposals

I. DEPARTMENT RECOMMENDATION AND REQUEST
The State of California, Department of Parks and Recreation (DPR or Department) seeks the advice and recommendation of the State Park and Recreation Commission (Commission) for contracting with a golf course design consultant to review and analyze design alternatives regarding golf course reconfiguration and to provide design and feasibility of possible reconfigurations of a golf course located at Lake Valley State Recreation Area (Lake Valley SRA) and/or portions of Washoe Meadows State Park (Washoe Meadows SP) to make available space for the Upper Truckee River Restoration and Golf Course Reconfiguration Project (Project). Additionally, the Department requests the Chairperson to create an ad hoc sub-committee of the Commission to engage with the consultant on this matter.

II. PROJECT DESCRIPTION
The main objective of the Project is to restore the Truckee River’s floodplain connectivity and meander belt. This requires reconfiguration of the current golf course design at Lake Valley SRA.

The original reconfiguration designed by John Harbottle in 2008 relocated 9 holes to the west side of the river, while leaving the other nine unchanged. In an effort to reduce the impact to the west side of the river, DPR proposed an alternative which would have relocated 5 holes instead of 9, leaving the remaining 13 essentially intact (Preferred Alternative 2B and Additional Environmental Analysis (PAAEA) Alternative 2B).

The Commission held a public meeting in October 2018 to hear public comments on Alternative 2B. During that meeting, members of the public presented new proposals to the Commission regarding the layout of the golf course. In order to facilitate an independent review of all course layout proposals and any potential alternatives, DPR is recommending to contract with a third
party golf course design consultant via a Request for Proposals (RFP). DPR is seeking the advice and recommendations of the Commission as it drafts an RFP for this purpose.

**Golf Course Design Consultant Request for Proposal Summary (4-month contract period)**

**Minimum Qualifications:**
- Member of American Society of Golf Course Architects
- Experience in both renovation of existing golf courses and design/construction of new golf courses
- Experience in high elevation montane environment (seasonal/snow/western USA)
- Environmentally friendly design (minimize turf, fit to landscape, and reduce irrigation/fertilization needs)
- Knowledge in course analysis related to economic viability, playability and market desirability

**Purpose:**
This project will prepare a report, which analyzes the following four (4) previous course layouts:

- Pulley proposal 2012 (Alternative 2B)
- Roald proposal July 2018
- Roald proposal August 2018
- Ziegler proposal 2018

In addition, this project will, if necessary as deemed appropriate by the consultant, propose a new golf course layout alternative that maintains all golf holes and practice facilities within the proposed allowable golf area of the existing boundary of Lake Valley SRA (see Figure 6). If it is not feasible to maintain all golf holes and practice facilities within the proposed allowable golf areas of Lake Valley SRA, this alternative layout may plan golf holes within the proposed allowable golf area in the existing boundary of Washoe Meadows SP if necessary to meet the Project criteria.

**Course Layout Analysis Criteria:**
- Describe how each proposal complements the restoration of the Upper Truckee River and required flood plain zone, including how each proposal’s design will impact the timing of the restoration project
- Construction feasibility of each proposal
- Financial feasibility of operations for future management corporations
- Feasibility of the driving range design in each proposal
- Range of golf skill levels that would enjoy playing each proposed course layout
- Whether each proposal meets the industry standard level of safety for players and surrounding residences
- Size of turf and irrigation areas required in each proposal as compared to the existing course layout (Figure 1)
• Manner in which each proposal complements the natural landscape and reduces land disturbances
• Estimate preliminary construction budget of each proposal

**Deliverables:**
• Interview previously submitted course layout designers to determine design intent
• Site visit and start-up meeting
• Analysis of each submitted course layout
• New course layout, if deemed appropriate by the consultant
• Compile report of all information gathered, analyses and, if appropriate, new course layout

### III. **FISCAL IMPACT**
Estimated costs for Department staff resources and consultant fees range from an estimated $40,000 to $90,000.

**ATTACHMENTS:**

**Figure 1:** Existing Course Layout  
**Figure 2:** Course Layout Alternative 2b - Pulley  
**Figure 3:** Roald Course Layout Alternative- July 2018  
**Figure 4:** Roald Course Layout Alternative- August 2018  
**Figure 5:** Zeigler Course Layout  
**Figure 6:** Allowable Course Development Areas  
**Figure 6:** Resources Map
Figure 1: Existing Course Layout
Figure 2: Course Layout Alternative 2b – Pulley

Revised Layout Alternative 2B:
Full Geomorphic River Restoration with 18 Hole Golf

- Golf holes removed, meadow restored, reclassify area to State Park.
- Pedestrian only bridge across Upper Truckee River.
- 5 Golf Course holes reclassified to high capability lands, reclassify area to State Recreation Area.

Day-use and public access point to Wissho Meadow State Park.

Key:
- Bridge
- Conceptual Golf Boundary
- Tree
- Green
- Turf
- Fynway
- Pond
- Carpath
- Conceptual Upper Truckee River
- Argoes Creek
- Pedestrian Path
- Golf Course Removed
- Golf Course Footprint
- Project Study Area
- USFLRA Boundary
- WAPF Boundary

Map Created: 03-17-10
Figure 3: Roald Course Layout Alternative - July 2018
**Figure 4:** Roald Course Layout Alternative - August 2018
Figure 5: Ziegler Course Layout
Figure 6: Allowable Course Development Areas
Figure 7: Resources Map