DAYTON VALLEY GOLF COURSE

INTRO: The golf course suffers from decades of deferred maintenance. It started as an alfalfa field. Designed by Arnold Palmer and built between 1990-1993 by Lawrence Marlboro. No new major upgrades have taken place except for the replacement of the main pump a few years back.

DEVELOPERS: Currently there are two developers vying to build homes adjacent to our community: 1) The RED, Ltd and 2) Silverado Homes. RED calls their 1,200 home & commercial development "Legacy 49". Silverado is going to build by the PALMER roundabout and calls their development Village #10 and Village #14. There will be about 250 homes in the villages.

COMMITTEE: The DVCA board of directors spawned a new committee in July called "Community Outreach". The committee has 8 volunteer homeowners who have been trying to tackle the issues posed by the new development. This committee communicates with all of the HOAs (DVCA, Legado, Quail Ridge, Airpark and Racho's Co-Op), the developers (Jaimee Yoshizawa, Mike Evans) and the golf course (Jim Kepler).

OWNERS: The course has been owned by 5 companies: John Lawrence of Nevada, COMLAW No 445, Three-J's Golf management, Duncan Golf Management and, now, Tour Specs. Jim Kepler has been involved with the course for every year of its existence except for the Duncan years. The current iteration has the course owned by Jim and Dave Kepler with many homeowner investors that put in between $5k-$50k. We should all be thankful this group purchased the course and is trying to make it work with such strong headwinds.

MONEY: Back in the 90's the course was private with a $30,000 membership fee. The course also received $30,000 each time a new home was sold. In 1998, when John Lawrence went bankrupt, the course changed from private to public. Fast forward to today. - The course gets squat from new houses and charges a $3k annual membership.

WASTEWATER: Dayton produces about 1.2 million gallons of wastewater a day. Every single drop of water that goes down the drain ends up at the "Rolling-A Wastewater" plant in Sutro. The treatment plant is a high-volume septic tank that separates and aerates the water before discharge. How do you get rid of 1.2 million of gallons of water a day? You have two ways: 1) discharge it into the ground or 2) spray it on a golf course. Every course in Carson City uses reclaimed water.

IRRIGATION: The golf course takes in the wastewater and puts it in the lake on the 11th tee. They also have two agricultural wells with water rights that date back to the 1800's. The lake on the 11 and the lake on the 14 both have fresh water pumped into them. The lakes blend the wastewater with fresh water that gravity feeds towards the pumphouse. The pump creates the pressure for the sprinklers on the course and the driplines in Legado. Various valve control stations are positioned around the course with miles of wires to the sprinkler heads.

DISTRIBUTION: This is where the golf course has the most problems. There are endless pipes and valves that transfer water from the pumphouse to every sprinkler head in the course. If a distribution pipe fails EVERYTHING downstream is cutoff from water. There is also a distribution pipe that runs down the driving range and continues across all of RED's new property.

USERS: The golf course is not the only user of this water. Dayton Valley Rd (from Lammari to Palmer), Point Legado and Palmer Dr (from Cypress Point to Hamilton) are all irrigated by the blended water produced by the course. Do you know how much the golf course is paid for all this water? $0. Zip. Zilch. Couple this with the knowledge that home sales don't contribute to the course and Jim is getting hosed (pun intended).

BASINS: Legacy 49 has a commercial zone, buffers and basins that are all landscaped and all require water. Any developer that builds in the Legado HOA has the permit to discharge wastewater BUT they do not have a guarantee that the course will deliver that water. If a pipe breaks, and it takes the course a few weeks to fix, the landscaping will suffer. How do you irrigate 100 acres of basins and buffers without breaking the bank?

LEGACY 49: There is a new developer that is completing the rest of our community and building on the last of the John Lawrence Developed land (see my other post). RED's intention is to build 1,200 homes and a commercial zone. Let's do some math, OK? If the current state of the course took $10,000 from the price of each new home this would cost RED $12 MILLION DOLLARS in lost revenue. If the course took $50k of value that loss balloons to $60 million dollars. Jaimee Yoshizawa, the president of THE RED is painfully aware of this. RED is going to develop 420 acres of land by moving dirt, installing pipes, sewers and infrastructure. Wouldn't it be nice if she could just direct some of that equipment over here to fix the course's problems?

SOLUTION: Simply put: the course needs new revenue streams. But one can't just throw money at the course and expect it to immediately improve. As discussed above, someone with construction skills and equipment needs to dig up parts of the course and replace or repair the pipes/valves and lakes - and they need to do it soon. The course also needs more homes in close proximity. The more people who can drive their carts to the country club the better the course will do. When Legacy 49 is complete almost 3,000 homes will have cart access to the course (now, it's about 1,100). The RED, LTD has committed to working with Jim and his staff to identify the issues and repair them. It just makes good business sense for Jaimee. The developers are also in talks with the course for payment of the wastewater along with a guarantee for delivery. Want to know more? Come to the party.

SHARK: If Jaimee was a real shark, she would buy out the investors, fix the golf course's failing infrastructure, build her 1,200 homes with the landscaped parks/trails and then sell the course for millions and millions of dollars. She has chosen not to go this route. Tour specs, and its investors, needs to reap the benefit of their ownership.

NEIGHBORS: Jaimee from RED has worked with all our neighboring HOA's. Quail Ridge (to our east) has an incomplete gutter system that dumps water from the streets into a small ditch that surrounds the property. There is no outflow. Legado HOA is in risk of flooding because the existing trench wasn't engineered properly. Airpark has a ditch that parallels the runway. A few years back rainwater from the Pinenut hills raced down past Webstraunt and overwhelmed Airpark's ditch causing damage to the last 1000' feet of the 5000' runway. There is a NOTAM (Notice to Airmen) about the restriction online. Racho's Co-Op has dealt with three 100-year floods in the last 6 years. Some houses flood while others are threatened. The large water basins that are part of Legacy 49 will fix most of the problems. A "moat" surrounds the entire property while a "main basin" holds a 300-year flood amount of water. Airpark needs some ditch work.

PARTY: On August 21st, 2024 from 5pm - 7pm Jaimee is hosting a party at the Golf Course Country Club. Everyone is invited. Bring your optimism and your questions. Speak directly to the developers, the course, the business owners and Jaimee herself. Jim Kepler will be there. Jaimee Yoshizawa and Mike Evans will be there. I'll be there. DVCA, Airpark, Legado, Quail Ridge and The Rancho's will be there. Some DVCA board members and "Community Outreach" volunteers will be there.

OUTRO: We are all in the same boat and Jaimee's project is the solution to many of our ills. It's structured as a come-and-go-as-you-please party. There are no lectures - no Q&A. There will be some toasts and speeches. You will leave informed and optimistic.

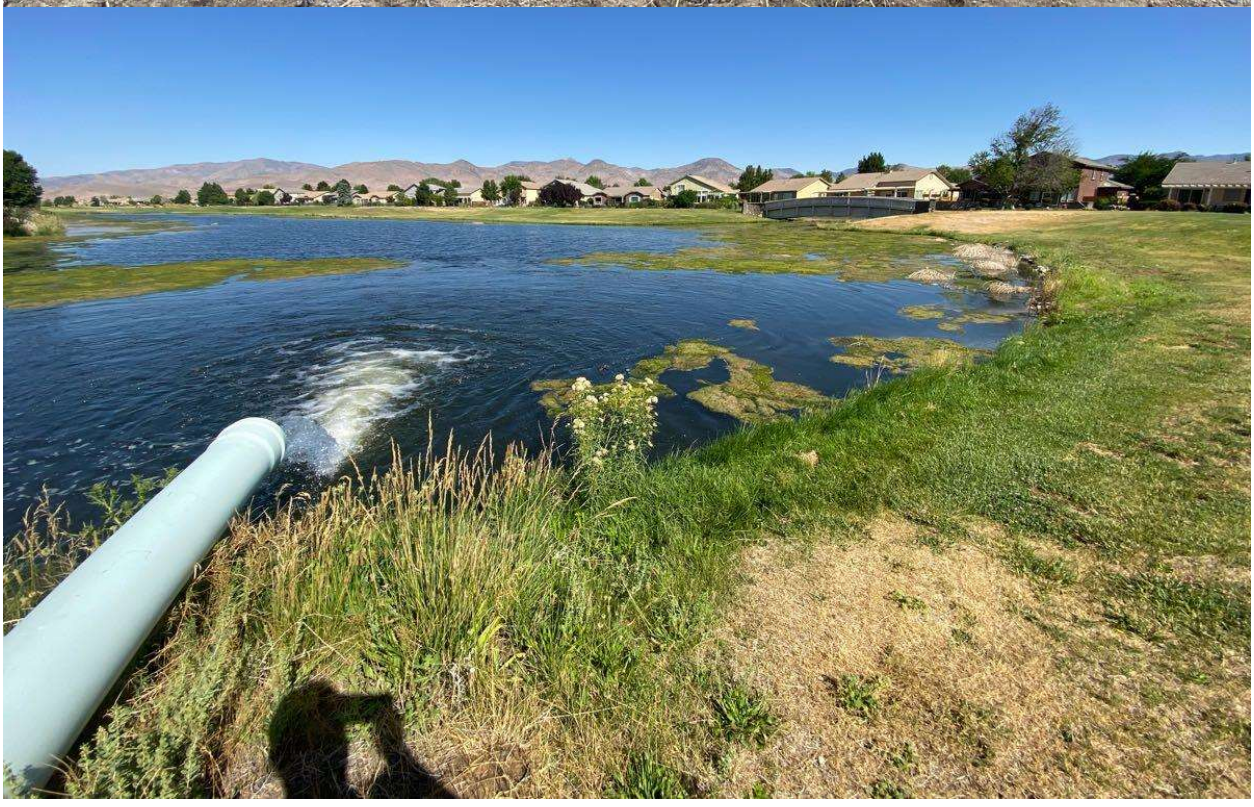
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2014 ARTICLE ABOUT EMPIRE RANCH - EFFLUENT DISCHARGE AND THE BANKRUPTCY
https://www.carsonnow.org/story/03/05/2014/carson-city-supervisor-brad-bonkowski-addresses-empire-ranch-golf-course-issue

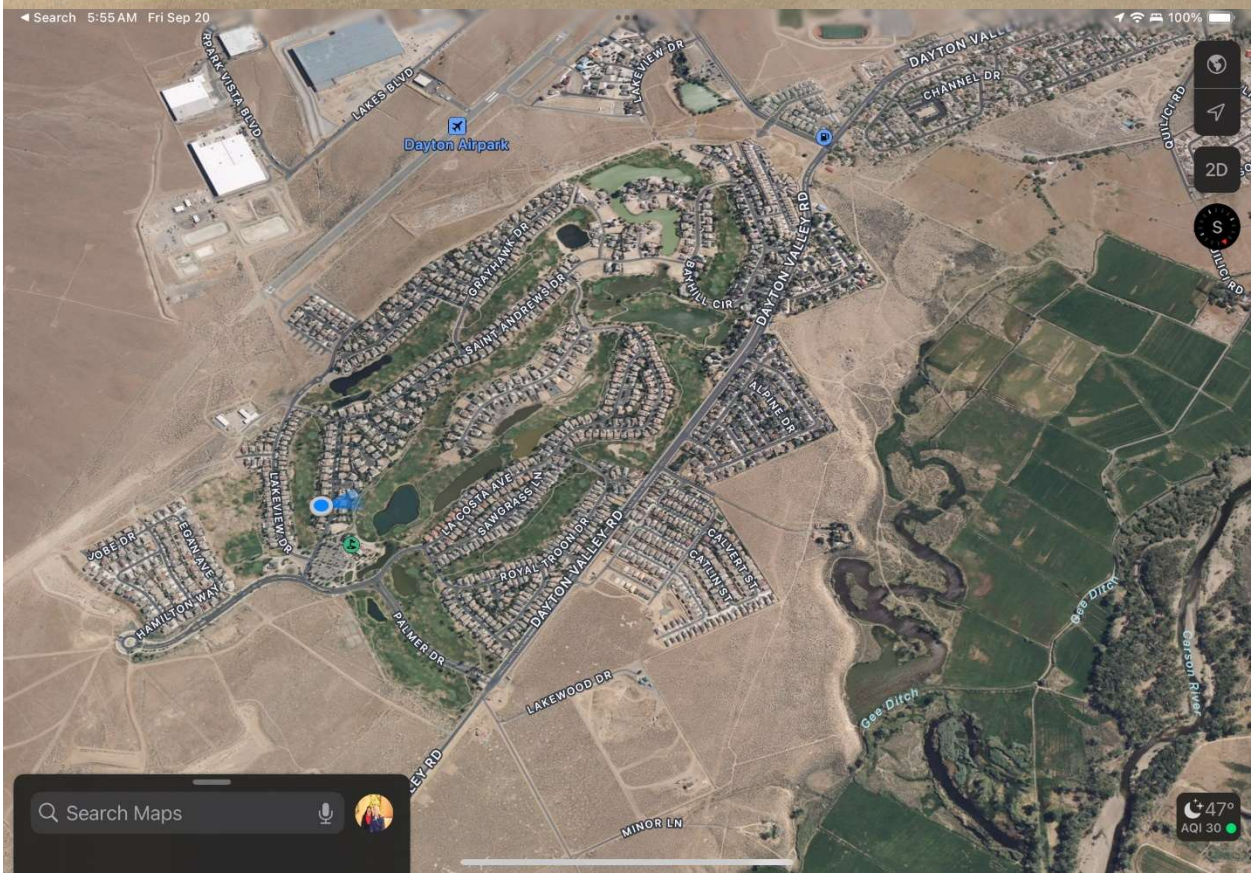
2023 ARTICLE ABOUT EMPIRE RANCH COURSE - PRAISING TURNAROUND
https://www.nevadaappeal.com/news/2023/dec/07/eagle-valley-golf-course-success-highlighted-at-carson-city-parks-meeting/




RECLAIMED WATER LINE





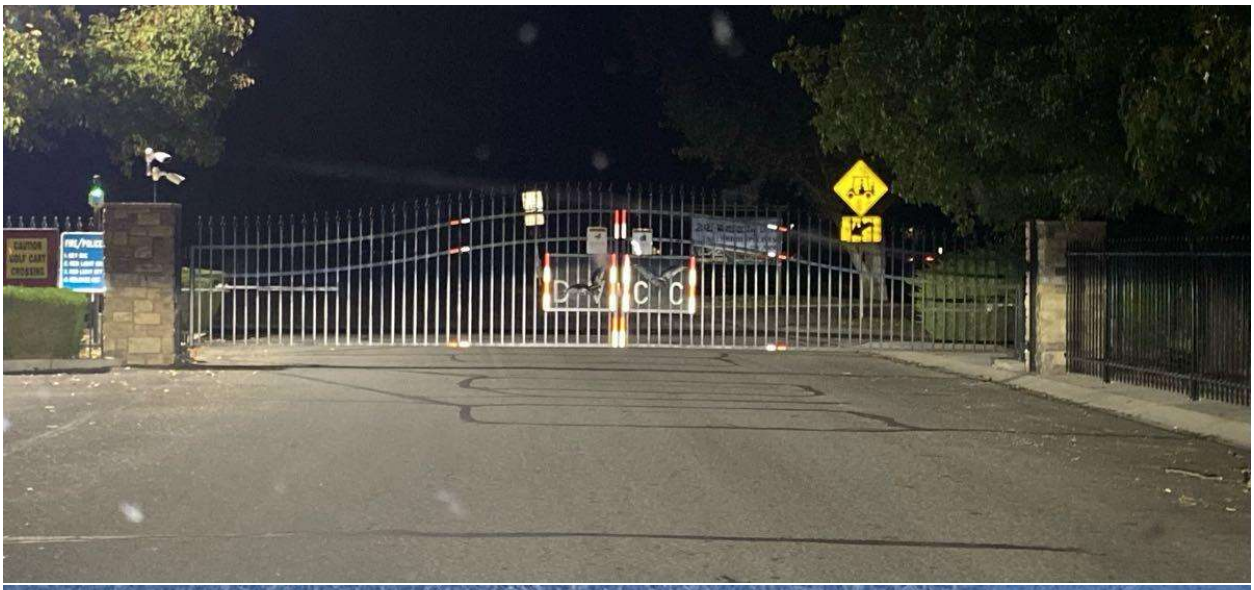

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