



WASHOE COUNTY

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STAFF REPORT

BOARD MEETING DATE: May 27, 2025

DATE: April 30, 2025

TO: Board of County Commissioners

FROM: Dwayne Smith, Division Director, Engineering & Capital Projects
Community Services, 775-328-2043, desmith@washoecounty.gov

THROUGH: Eric Crump, Director,
Community Services Dept., 775-328-3625, ecrump@washoecounty.gov

SUBJECT: Recommendation to accept a Quitclaim Deed from the City of Reno to transfer ownership of Assessor's Parcel Number 086-303-18 located at 455 Pompe Way, in Lemmon Valley, to Washoe County ownership. This parcel is located in the Federal Emergency Management Agency (FEMA) flood risk area and the property has been approved to be included as part of the approved FEMA Hazard Mitigation Grant Program (Program). There is no cost to Washoe County to accept the Quitclaim Deed for this property and any future costs associated with the FEMA Program will be identified and presented to the Board of County Commissioners for possible approval. (Commission District 5.)

SUMMARY

Staff recommends the Board of County Commissioners (Board) approve the acceptance of an abandoned residential parcel, located at 455 Pompe Way, from the City of Reno. This property was acquired by the City of Reno (City) as part of a flood-related settlement in the Lemmon Valley area. The City unanimously agreed to transfer the parcel to Washoe County (County) via Quitclaim Deed, at no cost, in accordance with City of Reno Resolution 9338. The City of Reno approved Resolution 9388 on November 11, 2024. Nevada law permits municipalities to convey public land to other governmental entities for public purposes, such as flood mitigation.

With this transfer, Washoe County has received approval to include this property within the FEMA Hazard Mitigation Grant Program (HMGP) for future demolition and clearing of the property, leading to permanently converting the lot into open space. No future development will occur on this parcel which eliminates future flood risks and the costs of mitigation resulting from future floods. Prior to initiating any field work, as required by the grant program, Washoe County staff will develop a cost and schedule that will be presented to the Board of County Commissioners for consideration and possible approval.

Washoe County Strategic Objective supported by this item: Fiscal Sustainability:
Long-term sustainability.

AGENDA ITEM # _____

PREVIOUS ACTION

On October 12, 2021, the Board accepted the Nevada Department of Public Safety, Division of Emergency Management and Homeland Security “Lemmon Valley Home Acquisitions Phase I” grant award in the amount of \$1,034,981.25 with a Washoe County cash/in-kind match in the amount of \$344,993.75 for the purpose of purchasing certain residential properties located in the Lemmon Valley area of Washoe County, removing all existing structures, buildings, materials and debris, thereby returning these parcels to vacant open space that are further deed restricted to prevent any future development; and approved the Subrecipient Grant Award agreement with a grant period retroactive from August 7, 2020 through August 6, 2023, directed the Comptroller’s Office to make the necessary budget amendments; designated the County Manager as the authorized representative with the authority to enter into and execute all necessary construction and purchase agreements for the properties, identified as APN 086-303-22 in a purchase amount not to exceed \$227,000.00, APN 086-305-01 in a purchase amount not to exceed \$132,500.00, APN 080-301-08 in a purchase amount not to exceed \$354,000.00, APN 086-523-07 in a purchase amount not to exceed \$228,000.00, and APN 086-523-01 in a purchase amount not to exceed \$145,000.00.

On September 24, 2019, the Board approved a resolution to augment the Capital Improvement Fund in the amount of \$2,500,000 for projects related to current and future mitigation of flood/storm water impacts in the North Valleys, as directed by the Board on August 27, 2019.

On December 12, 2017, the Board acknowledged receipt of an update on the 2017 North Valleys Flood Incident; directed staff to submit Federal Emergency Management Agency (FEMA) Hazard Mitigation Grant applications for the proposed purchase of specific residences located within the Swan Lake FEMA designated floodplain that were impacted by the 2017 presidentially declared February 2017 flood; and approved the transfer of up to \$300,000 as needed from contingency funds to the Capital Improvement Fund for the construction of additional temporary flood barriers in the Swan Lake area.

On September 12, 2017, the Board affirmed the continued flood response activities related to the 2017 January and February floods and directed staff to initiate the development of a flood response plan for North Valleys closed hydro-basins, a flood mitigation plan for North Valleys closed hydro-basins and to pursue the application process for a FEMA Hazard Mitigation Grant, for the possible purchase of specific residences located within the Swan Lake floodplain that were impacted by the 2017 presidentially declared February flood.

On March 14, 2017, the Board ratified a Declaration of a State of Emergency by the Washoe County Manager on February 23, 2017 and received an update on the related emergency operations for the North Valleys flood response.

BACKGROUND

Starting in September 2016 and continuing through February 2017, record setting precipitation events lead to significant water runoff into the Swan Lake closed basin in Lemmon Valley. This resulted in persistent flooding of certain areas around the Swan Lake closed basin leading to impacts to both public infrastructure and private properties.

In response, the State of Nevada, Washoe County, and emergency responders-initiated activities to contain Swan Lake and remove flood waters from certain public and residential areas. While these activities were successful in eliminating standing flood water from most residential areas and protecting residents from harm, some residents sought legal action against the City of Reno and as part of those actions, the City of Reno acquired the subject property. Washoe County intends to include this property within the County's approved FEMA Hazard Mitigation Grant Program (HMGP) which plans to demolish and clear the property, leading to the residential lot being converted to permanent, deed-restricted open space. All future work will require consideration and approved funding from the Board of County Commissioners.

FISCAL IMPACT

There is no cost to accept this parcel from the City of Reno through a quitclaim process. Any future costs associated with including this property in the FEMA Hazard Mitigation Grant Program will be identified and presented to the Board of County Commissioners for possible approval.

RECOMMENDATION

It is recommended the Board of County Commissioners accept Quitclaim Deed from the City of Reno to transfer ownership of Assessor's Parcel Number 086-303-18 located at 455 Pompe Way, in Lemmon Valley, to Washoe County ownership. This parcel is located in the Federal Emergency Management Agency (FEMA) flood risk area and the property has been approved to be included as part of the approved FEMA Hazard Mitigation Grant Program (Program). There is no cost to Washoe County to accept the Quitclaim Deed for this property and any future costs associated with the FEMA Program will be identified and presented to the Board of County Commissioners for possible approval.

POSSIBLE MOTION

Should the Board agree with staff's recommendation, a possible motion would be: "Move to accept Quitclaim Deed from the City of Reno to transfer ownership of Assessor's Parcel Number 086-303-18 located at 455 Pompe Way, in Lemmon Valley, to Washoe County ownership. This parcel is located in the Federal Emergency Management Agency (FEMA) flood risk area and the property has been approved to be included as part of the approved FEMA Hazard Mitigation Grant Program (Program). There is no cost to Washoe County to accept the Quitclaim Deed for this property and any future costs associated with the FEMA Program will be identified and presented to the Board of County Commissioners for possible approval."