



WASHOE COUNTY

Integrity Communication Service
www.washoecounty.gov

STAFF REPORT

BOARD MEETING DATE: October 21, 2025

DATE: September 19, 2025

TO: Board of County Commissioners

FROM: Joanne Lowden, Natural Resource Planning Coordinator,
Community Services Department, 328-2039, jlowden@washoecounty.gov

THROUGH: Aaron Smith, Operations Division Director
Community Services Department, 328-2172, aasmith@washoecounty.gov

SUBJECT: Recommendation to approve and accept a Grant of Trail Easement from Truckee Meadows Water Authority (TMWA), a Joint Powers Entity, to Washoe County for non-motorized public use, maintenance, and installation of wayfinding signage on the existing portage trail located on approximately 1,950 square feet of Assessor's Parcel Number (APN) 038-112-13 at a cost of \$0.00. [Four wayfinding signs will be installed in the easement area for an estimated cost of \$120.00]. (Commission District 1.)
FOR POSSIBLE ACTION

SUMMARY

Riverbend Park is located along the Truckee River in Verdi, Nevada. The Park was constructed in 2025 and includes a paved parking lot, river access path, two pedestrian/bike bridges, and amenities such as a kiosk, signage, trash can, and portable restroom. The newly constructed river access path ties into the existing portage trail for the Washoe/Highland Diversion Dam that the Truckee Meadows Water Authority (TMWA) built in 2022 to increase safety for river users. The portage trail provides an important connection for the Riverbend trail system through the TMWA owned parcel (Assessor's Parcel Number 038-112-13).

TMWA currently allows public access on the portage trail for river users to bypass the Washoe/Highland Diversion Dam. If accepted, the Grant of Trail Easement will allow public access for non-motorized recreation such as walking, jogging, running, hiking, and biking. The Grant of Trail Easement will also allow Washoe County Parks to maintain the portage trail as part of Riverbend Park's trail system and install wayfinding signage. Managing and maintaining the portage trail as part of Riverbend Park will allow Parks staff to address public safety issues, improve wayfinding, and ensure the condition of the portage trail meets County standards. The 10' wide trail easement runs along the northerly edge of Assessor's Parcel Number 038-112-13 and includes approximately 1,950 square feet.

Strategic Objective supported by this item: Economic Impacts – Meet the Needs of Our Growing Community.

AGENDA ITEM # _____

PREVIOUS ACTION

September 9, 2024 – The Board of County Commissioners (Board) accepted additional funding for an existing Nevada Division of State Parks Land & Water Conservation Fund Grant [in the amount of \$72,587.99 with Washoe County as subgrantee with an additional cash/in-kind match in the amount of \$72,587.99] and approved the Land & Water Conservation Fund Project Amendment #1 (LWCF Project #32-00371) with a grant period from November 15, 2022 through June 30, 2025 to construct a new trailhead and access path at the Washoe County owned Riverbend Open Space property along the Truckee River near Verdi, Nevada; and authorized Assistant County Manager [Dave Solaro] to sign the Land & Water Conservation Fund Project Amendment (LWCF Project #32-00371) and any subsequent documents related to the grant on behalf of the County; and directed the Comptroller's Office to make the necessary budget amendments.

November 15, 2022 – The Board accepted a Nevada Division of State Parks Land & Water Conservation Fund Grant [in the amount of \$212,223.00 with Washoe County as subgrantee with a cash/in-kind match in the amount of \$212,223.00] and approved the Land & Water Conservation Fund Agreement #32-00371 with a grant period from final execution through June 30, 2025; and authorized the Assistant County Manager [Dave Solaro] to sign the Land & Water Conservation Fund Agreement #32-00371 and any subsequent documents related to the grant on behalf of the County; and directed the Comptroller's Office to make the necessary budget amendments.

March 22, 2022 - The Board approved a Boundary Line Adjustment (BLA) Purchase and Sale Agreement outlining the terms of a Boundary Line Adjustment between Washoe County and River Bend Mobile Home Park and Storage, LLC, to exchange the inland portion of a Washoe County property located along old US Hwy 40 in Verdi, NV for the riverfront portion of the adjacent properties owned by River Bend Mobile Home Park and Storage, LLC; and approved the associated Boundary Line Adjustment Deed; and approved a Declaration of Restrictive and Affirmative Covenants ensuring that the County's new parcel resulting from the BLA would be managed pursuant to Washoe County Code and only open for public use during daylight hours; and approved a Utilities, Drainage, Pedestrian Access and Trail Access Easement granted to River Bend Mobile Home Park and Storage, LLC, and approved Trail Access Easements granted to Washoe County to access and maintain a future trail system on the County's new parcel.

June 22, 2021 – The Board approved the updated Recorded Amendment to Nonrevocable Agreement to Restrict Property between Washoe County and the State of Nevada that would transfer a deed restriction from Washoe County's Riverbend property in Verdi to Washoe County's new property resulting from a potential boundary line adjustment (BLA); and approved an updated side agreement titled Nonrevocable Agreement to Restrict Property between Washoe County and the State of Nevada further detailing the terms of the BLA process. These updated agreements corrected minor legal description errors in the agreements that were originally approved in May of 2020.

May 26, 2020 – The Board approved the Recorded Amendment to Nonrevocable Agreement to Restrict Property between Washoe County and the State of Nevada and the

side agreement titled Nonrevocable Agreement to Restrict Property between Washoe County and the State of Nevada.

May 12, 2020 – The Board directed staff to conduct the boundary line adjustment between Washoe County and River Bend Mobile Home Park and Storage, LLC.

June 4, 2019 – The Washoe County Regional Parks and Open Space Commission recommended that Community Services Department staff negotiate the River Bend BLA agreement for review and approval by the Board.

November 8, 2011 – The Board approved the purchase of the Riverbend Property (then identified as APN 038-100-01, but currently identified as APN 038-100-34) along the Truckee River near Verdi and the associated water rights to maintain as open space and utilize for passive recreation for \$845,000.

BACKGROUND

In 2011, Washoe County acquired the Riverbend property utilizing \$422,500 from the State Question One-Truckee River (SQ-1) bond and \$422,500 from the Washoe County Regional Parks, Trails and Open Space (WC-1) bond. The County and the State of Nevada subsequently entered into a non-revocable agreement to restrict the property. The agreement states that the property will only be used for the following purposes: open space, trail systems, trailhead and trailhead amenities which may include parking, kiosk and interpretive signs, restrooms, picnic tables and benches. In 2022, a boundary line adjustment (BLA) was completed which resulted in the exchange of the inland portion of the Washoe County Riverbend property for the riverfront portion of the adjacent properties previously owned by the Riverbend Mobile Home Park and Storage, LLC. Washoe County gained river access points and the ability to create a park with a parking area and trail system, protect the riparian corridor, and enhance recreational opportunities for the public.

The Board accepted a State of Nevada, Division of State Parks Land and Water Conservation Fund (LWCF) grant on November 15, 2022, and accepted a budget amendment to increase funding for the grant on September 9, 2024. The LWCF grant funding was used to complete construction of Riverbend Park in 2025 which includes a paved parking lot, river access path, two pedestrian/bike bridges, and amenities such as a kiosk, signage, trash can, and portable restroom. The newly constructed river access path ties into the existing portage trail for the Washoe/Highland Diversion Dam that the Truckee Meadows Water Authority (TMWA) built in 2022 to increase safety for river users. The portage trail provides an important connection for the Riverbend trail system through the TMWA owned parcel (Assessor's Parcel Number 038-112-13).

TMWA currently allows public access on the portage trail for river users to bypass the Washoe/Highland Diversion Dam. If accepted, the Grant of Trail Easement will allow public access for non-motorized recreation such as walking, jogging, running, hiking, and biking. The Grant of Trail Easement will also allow Washoe County Parks to maintain the portage trail as part of Riverbend Park's trail system and install wayfinding signage. Managing and maintaining the portage trail as part of Riverbend Park will allow Parks

staff to address public safety issues, improve wayfinding, and ensure the condition of the portage trail meets County standards. The 10' wide trail easement runs along the northerly edge of Assessor's Parcel Number 038-112-13 and includes approximately 1,950 square feet.

FISCAL IMPACT

Washoe County Parks will install four wayfinding signs within the easement area for an estimated cost of \$120.00. Sufficient funds and budget authority exist in FY26 in the Parks Capital Fund (404), WC1 Riverbend Trails Phase 2 (PK052320).

RECOMMENDATION

It is recommended that the Board of County Commissioners approve and accept a Grant of Trail Easement from Truckee Meadows Water Authority (TMWA), a Joint Powers Entity, to Washoe County for non-motorized public use, maintenance, and installation of wayfinding signage on the existing portage trail located on approximately 1,950 square feet of Assessor's Parcel Number (APN) 038-112-13 at a cost of \$0.00. [Four wayfinding signs will be installed in the easement area for an estimated cost of \$120.00].

POSSIBLE MOTION

Should the Board agree with staff's recommendation, a possible motion would be: "Move to approve and accept a Grant of Trail Easement from Truckee Meadows Water Authority (TMWA), a Joint Powers Entity, to Washoe County for non-motorized public use, maintenance, and installation of wayfinding signage on the existing portage trail located on approximately 1,950 square feet of Assessor's Parcel Number (APN) 038-112-13 at a cost of \$0.00. [Four wayfinding signs will be installed in the easement area for an estimated cost of \$120.00.]"