



WASHOE COUNTY

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STAFF REPORT

BOARD MEETING DATE: August 27, 2024

DATE: July 22, 2024

TO: Board of County Commissioners

FROM: Joanne Lowden, Natural Resource Planning Coordinator,
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THROUGH: Aaron Smith, Operations Division Director
Community Services Department, 328-2172, aasmith@washoecounty.gov

SUBJECT: Recommendation to: 1) accept the State of Nevada, Nevada Conservation and Recreation Program 8600-16 “Canepa Ranch Trailhead” grant [in the amount of \$748,497.00 with a Washoe County cash/in-kind match in the amount of \$187,125.00]; and 2) approve the Project Agreement with a grant period from execution through December 1, 2026; and 3) authorize the Assistant County Manager [Dave Solaro] to sign the Project Agreement and any subsequent documents related to the grant on behalf of the County; and 4) direct the Comptroller’s Office to make the necessary budget amendments. The Canepa Ranch Trailhead will be constructed on the Canepa Ranch open space properties located along the Truckee River in Mogul. (Commission District 1.)

SUMMARY

This item recommends acceptance of a Nevada Conservation and Recreation Program grant from the State of Nevada in the amount of \$748,497.00, with a county match of \$187,125.00. The funding will be used to implement Phase 1 of the Carcione and Canepa Ranch Recreation Access Plan (2022) which includes construction of the Canepa Ranch Trailhead. The Canepa Ranch Trailhead will be located on Washoe County open space and provide public access to the Truckee River and to adjacent public lands and trails managed by the Forest Service. The project scope includes design and construction plans, permitting, access road paving and improvements, ADA compliant paved parking lot, fencing, access gate, new loop trail, new ADA compliant river access trail, interpretive and wayfinding signs and kiosks, 2-stall ADA accessible restrooms, landscaping and/or native plantings, and picnic areas.

Strategic Objective supported by this item: Fiscal Sustainability – Long Term Sustainability.

PREVIOUS ACTION

June 7, 2022, The Open Space and Regional Parks Commission adopted the Carcione and Canepa Ranch Recreation Access Plan.

AGENDA ITEM # _____

September 24, 2019 – The Washoe County Board of County Commissioners (Board) adopted the 2019 Regional Parks and Open Space Master Plan, which identifies a proposed trailhead on the Canepa Ranch property.

March 10, 2015 – The Board authorized the purchase of 21.72 acres (currently identified as Assessor's Parcel Numbers 038-150-18 and 038-150-20) located along the Truckee River [for a purchase price of \$440,000, funded through the WC-1 Parks, Trails and Open Space Bond of 2000 and State Question One Truckee River Bond] from JoAnne Silvia Grasso and Karen Jennifer Loin, trustees under the Carcione Family Revocable Living Trust

July 13, 2010 – The Board adopted the Verdi Area Plan, which identifies a proposed trailhead on the Canepa Ranch parcel and trail access into neighboring Forest Service lands.

August 11, 2009 – The Board executed a resolution authorizing the sale of 111.1 acres (a portion of the Canepa Ranch property) to the United States of America (through their Department of Agriculture, Forest Service) in the amount of \$1,530,000. All water rights appurtenant to those lands were retained.

December 16, 2008 – The Board authorized the purchase of 22.26 acres of land (Assessor's Parcel Number 038-150-19) along the Truckee River near Mogul to maintain as open space and utilize for passive recreation [for a purchase price of \$400,000, funded through the WC-1 and SQ-1 bonds from Mary Kathleen Carcione, Trustee under the Carcione Family Revocable Living Trust.

July 22, 2008 – The Board conducted a public hearing for comments on the proposed sale of 111.1 acres (a portion of the Canepa Ranch property) to the United States of America (through their Department of Agriculture, Forest Service) in the amount of \$1,530,000.

July 8, 2008 – The Board executed a resolution declaring the County's intent to sell 111.1 acres (a portion of the Canepa Ranch property) to the United States of America (through their Department of Agriculture, Forest Service) in the amount of \$1,530,000.

November 25, 2003 – The Board approved the SQ-1 Truckee River project acquisition list, which included the Carcione Family Trust parcels.

October 22, 2002 – The Board approved the purchase of 80.85 acres [part of the Canepa Ranch], including 153.18 acre-feet of water rights from Eva Canepa Trust Et Al and Canepa Realty Ltd for \$1,901,130 utilizing Regional Parks, Open Space and Trails Bond funds.

October 22, 2002 – The Board approved the purchase of 40 acres [part of the former Canepa Ranch], including 14.5 acre-feet of water rights from Evelyn G. Canepa, Louis John Canepa and Gary Thomas Canepa for \$290,750 utilizing Regional Parks, Open Space and Trails Bond funds.

January 15, 2002 – The Board directed Regional Parks and Open Space staff to move forward with the purchase of real property and water rights associated with Canepa Ranch near Mogul, Nevada.

April 25, 2000 – The Board approved the 2000 Regional Parks, Open Space and Trails Bond (WC-1) project list, which included Truckee River land acquisitions.

January 28, 1997 – The Board authorized the purchase of 42 acres of Truckee River property (currently identified as APN 038-790-01) in partnership with the Nevada Division of Wildlife for a total of \$50,000 (\$25,000 from Washoe County and \$25,000 from NDOW) for the purpose of providing Truckee River access, fisherman access, recreational access, winter deer range and open space along the Truckee River.

BACKGROUND

The Canepa Ranch Trailhead will be constructed on the Canepa Ranch open space properties located along the Truckee River in Mogul. The trailhead will provide public access to the Truckee River and to adjacent public lands and trails managed by the Forest Service. The Canepa Ranch parcels were acquired through several land acquisition deals in 1997 and 2002. The land acquisition in 1997 was a joint Washoe County and Nevada Division of Wildlife (NDOW) project for the purchase of ± 42.4 acres with the goal of providing river and recreation access and protecting winter mule deer habitat. NDOW and the County continue to co-own that parcel. In 2002, Washoe County acquired six additional parcels totaling ± 121 acres that were part of the former Canepa Ranch, along with their associated water rights. Then, in 2009, Washoe County sold ± 111 of those acres to the United States Forest Service. In total, Washoe County retains ± 53 acres of land that was once part of Canepa Ranch.

In April of 2021, Washoe County hired Design Workshop to help facilitate the development of a recreation access plan for the Carcione and Canepa Ranch open space properties. The Open Space and Regional Parks Commission adopted the recreation access plan on June 7, 2022. The plan recommends a variety of improvements while also seeking to maintain undeveloped open space, wildlife habitat and native vegetation. Proposed new infrastructure includes parking and trailhead amenities (such as restrooms, wayfinding signage, and dog waste stations), interpretive signage to highlight the properties' histories, shade structures, and picnic areas. The plan includes a trails component, identifying potential new trails, ADA-accessible trail areas and trail sections to decommission on both County and Forest Service owned properties. Improvements proposed on adjacent Forest Service properties include a pedestrian bridge over the Truckee River that would connect public lands to the north and south.

Construction of the Canepa Ranch Trailhead is part of Phase 1 implementation of the Carcione and Canepa Ranch Recreation Access Plan. The Canepa Ranch Trailhead is also identified as a proposed trailhead in the 2019 Regional Parks and Open Space Master Plan and the 2010 Verdi Area Plan. The project scope includes design and construction plans, permitting, access road paving and improvements, ADA compliant paved parking lot, fencing, access gate, new loop trail, new ADA compliant river access trail, interpretive and wayfinding signs and kiosks, 2-stall ADA accessible restrooms, landscaping and/or native plantings, and picnic areas.

GRANT AWARD SUMMARY

Project/Program Name: Canepa Ranch Trailhead

Scope of the Project: The project scope includes design and construction plans, permitting, access road paving and improvements, ADA compliant paved parking lot, fencing, access gate, new loop trail, new ADA compliant river access trail, interpretive and wayfinding signs and kiosks, 2-stall ADA accessible restrooms, landscaping and/or native plantings, and picnic areas.

Benefit to Washoe County Residents: Construction of the Canepa Ranch Trailhead will benefit the community by providing a new public access to the Truckee River and to adjacent public lands and trails managed by the Forest Service. The trailhead will include several amenities such as restrooms, picnic areas, ADA compliant river access trail, and interpretive and wayfinding signage.

On-Going Program Support: The grant award will be used to construct the Canepa Ranch Trailhead and adjacent trails and a river access path. Washoe County Parks will manage and maintain the new trailhead and trail system the same way they manage other Truckee River Parks using volunteers, infrastructure preservation funds, park operations budgets, and park staff.

Award Amount: \$748,497.00

Grant Period: Date of fully executed agreement through December 1, 2026

Funding Source: Nevada Conservation and Recreation Program

Pass Through Entity: None.

CFDA Number: N/A

Grant ID Number: 8600-16

Match Amount and Type: Matching funds include \$15,00.00 in-kind staff time for project management and implementation, and \$172,125.00 cash match.

Sub-Awards and Contracts: A design contract will be awarded for development of site plans and permitting. A construction contract will be awarded to complete trailhead construction. All contract purchases will follow Washoe County procurement guidelines and grant procurement regulations.

FISCAL IMPACT

Should the board accept this grant award and approve these amendments, the FY25 Parks Capital Fund (404) budget will be increased by \$748,497.00 in both revenues and expenditures in the following accounts:

Cost Object & Description	G/L Account & Description	Amount
IO-12392 – Canepa Ranch Trailhead	432100 – State Grants	\$748,497.00
IO-12392 – Canepa Ranch Trailhead	818000 - Intrafund Transfer	\$748,497.00
PK906056 – Canepa Ranch Trailhead	818000 - Intrafund Transfer	(\$748,497.00)
PK906056 – Canepa Ranch Trailhead	781080 - Construction Contracts	\$663,497.00
PK906056 – Canepa Ranch Trailhead	710100 Professional Services Contracts	\$85,000.00

The FY25 budget supports the total match amount of \$187,125.00. Match includes \$15,000.00 in staff time from CSD Regional Parks & Open Space (140-0). Match will also include \$172,125.00 from the Carcione-Canepa Master Plan Implementation account (PK052114), \$167,125.00 in Construction Contracts (781080) and \$5,000.00 in Licenses and Permits (710503).

RECOMMENDATION

It is recommended that the Board of County Commissioners 1) accept the State of Nevada, Nevada Conservation and Recreation Program 8600-16 “Canepa Ranch Trailhead” grant [in the amount of \$748,497.00 with a Washoe County cash/in-kind match in the amount of \$187,125.00]; and 2) approve the Project Agreement with a grant period from execution through December 1, 2026; and 3) authorize the Assistant County Manager [Dave Solaro] to sign the Project Agreement and any subsequent documents related to the grant on behalf of the County; and 4) direct the Comptroller’s Office to make the necessary budget amendments.

POSSIBLE MOTION

Should the Board agree with staff’s recommendation, a possible motion would be: “Move to: 1) accept the State of Nevada, Nevada Conservation and Recreation Program 8600-16 “Canepa Ranch Trailhead” grant [in the amount of \$748,497.00 with a Washoe County cash/in-kind match in the amount of \$187,125.00]; and 2) approve the Project Agreement with a grant period from execution through December 1, 2026; and 3) authorize the Assistant County Manager [Dave Solaro] to sign the Project Agreement and any subsequent documents related to the grant on behalf of the County; and 4) direct the Comptroller’s Office to make the necessary budget amendments.”