



WASHOE COUNTY

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STAFF REPORT

BOARD MEETING DATE: December 16, 2025

DATE: December 4, 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 (1) approve the purchase of Assessor's Parcel Number (APN) 086-305-02 located at 310 Pompe Way, Reno, Nevada 89506, utilizing the Nevada Department of Public Safety, Division of Emergency Management and Homeland Security "Lemmon Valley Home Acquisition Phase I" grant award [in the amount of \$237,500.00 with a FEMA share of \$112,500.00 and a Washoe County match of \$37,500.00 plus an additional amount from Washoe County in the amount of \$87,500.00] for the purpose of purchasing this property to remove it from the Lemmon Valley Swan Lake Flood Plain, subsequently 2) demolition and then removing all existing structures, buildings, materials, and debris associated with APN 086-305-02, located at 310 Pompe Way and APN 086-303-18 located at 455 Pompe Way, thereby returning the two parcels to vacant open space that are deed restricted to prevent any future development, [in the estimated amount of \$279,800.00 with a FEMA share of \$209,850 and a Washoe County match of \$69,950.00], and, 3) Direct the Comptroller's Office to make necessary budget adjustments and, 4) designate the County Manager as the authorized representative with the authority to enter into and execute all necessary grant extensions, construction and purchase agreements for the property. (Commission District 5) FOR POSSIBLE ACTION

SUMMARY

Staff is requesting that the Board of County Commissioners approve the Recommendation to purchase Assessor's Parcel Number 086-305-02 located at 310 Pompe Way, utilizing the Nevada Department of Public Safety, Division of Emergency Management and Homeland Security "Lemmon Valley Home Acquisitions Phase I" grant award 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. This action is part of a broader hazard mitigation strategy to address persistent flood risks in the Lemmon Valley area, particularly for properties located within the FEMA-designated flood risk area. The purpose of this report is to seek Board approval for the acquisition of the subject parcel, which will support the County's ongoing efforts to reduce future public safety risks, eliminate recurring emergency response costs, and

enhance community resilience through the conversion of flood-prone residential land to permanent open space. The purchase of the residential property at 086-305-02 located at 310 Pompe Way is \$237,500.00 with a FEMA share of \$112,500.00 based on an appraisal value of \$150,000.00 and a Washoe County match of \$37,500.00, plus an additional amount from Washoe County in the amount of \$87,500.00. This approach allows Washoe County to successfully purchase this property for the purpose of removing it from any future flood risk and subsequent emergency response and associated costs.

Subsequent to the purchase of APN 086-305-02 located at 310 Pompe Way, as required by the FEMA grant, Washoe County will clear and return to permanent open space both 086-305-02 located at 310 Pompe Way, and APN 086-303-18 located at 455 Pompe Way. The estimated cost to perform the demolition and clearing work is \$279,800.00, with a FEMA share of \$209,850 and a Washoe County match of \$69,950.00.

Finally, deed restrictions are required for both properties that prohibit any future development of these residential lots, preserving this land as permanent open space that allows for future flood inundation.

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

PREVIOUS ACTION

On May 20, 2025, the Board of County Commissioners (Board) adopted the Washoe County Final budget for Fiscal Year 2026 as well as adopting the Capital Improvement Plan (CIP) for Fiscal Years 2026-2030.

On May 27, 2025, the Board approved 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.

On May 14, 2024, the Board approved a budget adjustment for the Nevada Department of Public Safety, Division of Emergency Management and Homeland Security "Lemmon Valley Home Acquisitions Phase I" grant award, authorizing the carry forward of the FY23 grant balance into FY24 to continue the acquisition project. This action included a no-cost extension of the grant period to December 31, 2024, and reaffirmed the County Manager's authority to execute all necessary construction and purchase agreements for eligible properties.

On October 12, 2021, the Board accepted the original "Lemmon Valley Home Acquisitions Phase I" grant award in the amount of \$1,034,981.25, with a required Washoe County cash/in-kind match of \$344,993.75, for the purpose of acquiring and demolishing residential properties in the Lemmon Valley area impacted by persistent flooding. The Board also approved the Subrecipient Grant Award agreement, directed the Comptroller's Office to make the necessary budget amendments, and designated the County Manager as the authorized representative for all related agreements.

July 14, 2020 – The Board of County Commissioners (Board) heard a presentation regarding the status of the Lemmon Valley Closed Hydrobasins short and long term mitigation strategies and provided policy direction to initiate the revision of the current FEMA designated flood plain boundary and pool elevation for the East and West Lemmon Valley Closed Hydrobasins and to increase volumetric mitigation of new development located within a 100-year FEMA designated floodplains to 1.3:1 (removal: placement).

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.

April 23, 2019 – The Board retroactively authorized the emergency purchase of the temporary flood mitigation system from US Flood Control Corp [in the amount of \$210,909], to protect residential homes most vulnerable to immediate water elevation increases of Swan Lake in the areas of Pompe Way and Shane Way in Lemmon Valley. The purchase was conducted pursuant to NRS 332.112 and 338.011.

April 9, 2019 – The Board provided a recommendation to discuss and provide policy direction to staff related to the closed East Lemmon Valley Hydrographic Basin to include next steps to address lasting elevated lake levels.

April 9, 2019 – The Board authorized Assistant County Manager, Dave Solaro, to enter into all necessary emergency agreements and construction contracts for the continued development and implementation of the 2019 mitigation and response measures associated with the Lemmon Valley Wastewater Treatment Plant for access road and berm improvements [not to exceed \$500,000], and for seepage, bypass, and backup pumping systems associated with the treatment plant and collection system [not to exceed \$150,000], pursuant to NRS 332.112 and 338.011.

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.

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.

June 27, 2017 – The Board approved the use of General Fund Contingency funding and approved budget appropriation transfers to cover the County's expenses related to the January and February 2017 flood events.

May 23, 2017 – The Board approved gifting general funds to cover the cost of County building permit fees for specific assessor's parcel numbers affected by Swan Lake (and the immediate vicinity) flooding when demonstrated that individual insurance carriers would

not cover the cost of County building permit fees.

May 9, 2017 – The Board received an update on the North Valleys flood incident operation.

April 25, 2017 – The Board directed staff to return with a District Attorney opinion regarding the possible methods for gifting general fund money for building permits related to the Lemmon Valley Flood.

March 28, 2017 – Washoe County staff provided an update to the Board on emergency operations related to the February 23, 2017 Declaration of State of Emergency and received approval of actions taken by the County Manager pursuant to emergency powers related to the state of emergency.

March 21, 2017 – Washoe County staff provided an update to the Board on emergency operations related to the February 23, 2017 Declaration of State of Emergency and received approval of actions taken by the County Manager pursuant to emergency powers related to the state of emergency.

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

Beginning in September 2016 and continuing through February 2017, record-setting precipitation events led to significant water runoff into the Swan Lake closed basin. These precipitation events caused persistent flooding of certain areas around Swan Lake and impacted both public infrastructure and private properties. In response, the State of Nevada, Washoe County, and various emergency responder-initiated activities to contain Swan Lake and to remove flood waters from certain public and residential areas. While these activities were successful in eliminating standing flood water from most residential parcels bordering Swan Lake, there were certain exceptions. In several areas, flood impacts caused several residential properties to become temporarily uninhabitable due to either the presence of flood water within the occupied space of these dwellings, intermittent loss of on-site septic systems, or sustained standing water on the properties which prevented safe access to the properties.

FEMA's Hazard Mitigation Grant Program provides funding to state, local, tribal, and territorial governments so they can rebuild in a way that reduces or mitigates future disaster losses in their communities. This grant funding is available after a presidentially declared disaster. In this program, property owners cannot apply directly for a grant. However, a local community may apply for funding on their behalf.

The President declared a major disaster for the State of Nevada on February 17, 2017, as a result of the severe winter storms, flooding and mudslides that occurred January 5, 2017 through January 14, 2017 pursuant to his authority under the Robert T. Stafford Disaster Relief and Emergency Assistance Act, Pub. L. No. 93-288 (1974) (codified as amended at 42 U.S.C. § 5121 *et seq.*) ("Stafford Act"). This declaration, numbered FEMA-4303-DR-NV, authorized the Public Assistance Grant Program for several cities, tribal lands and counties, including Washoe County, allowing for the Hazard Mitigation Grant Program to be accessed. The FEMA program may provide financial assistance to reduce the risk of life and property loss from future disasters during the recovery from a major

disaster.

In December 2019, Washoe County submitted an initial application for financial assistance to the FEMA Hazard Mitigation Grant Program (HMGP) through the State of Nevada Department of Public Safety, Division of Emergency Management for the acquisition and demolition of five residential properties directly impacted by the declared disaster. Due to lawsuits and the restrictions FEMA places on the use of grant funding, the application was revised multiple times before being approved.

The HMGP program provides agencies, such as Washoe County, with an approach to remove homes, structures and other development from flood-prone areas thereby reducing the impact of future flood events on residents, first responders and the general community. This program, like all FEMA programs, has rules and requirements for implementation. Due to the amount of time that has passed for the advancement of this first phase, FEMA has allowed the use of certified property appraisals that were updated in March 2021. While FEMA's HMGP program terms identify the purchase offer to be the value of the property the day before the disaster, at the request of staff, FEMA recognized the unique circumstances associated with the prolonged flood impacts singular to closed hydrobasins and also recognized the issues with lawsuits which included several of the initial program participants. Under the terms of the Program, the participants have the right to withdraw from this voluntary program at any time. At this time none of the participants has indicated that they are considering withdrawing from the Program and Washoe County anticipates completing the purchase of the properties by the end of the calendar year.

While this program approach is not a singular solution to the flood issues associated with closed basins, the program is viewed as part of the long-term solution to flooding issues in this area, and it is believed that future purchases of certain residential properties in and around Swan Lake may help address future flooding issues. Therefore, County staff is committed to continuing to work with FEMA and the State of Nevada to identify and develop possible future phases of this program which would be brought to the Board for consideration and direction.

A combination of Washoe County staff time, contracts with independent contractors, and volunteer efforts is expected to be used to implement the Project over the next 12 months.

GRANT AWARD SUMMARY

Project/Program Name: Lemmon Valley Home Acquisitions Phase I

Scope of the Project: Acquisition and demolition of five residential properties and subsequent creation of permanent open space.

Benefit to Washoe County Residents: The acquisition and demolition of the proposed five residential properties and subsequent creation of permanent open space will eliminate any future mitigation costs associated with these five properties and will eliminate any possible risks to first responders who could be called upon to assist these residents.

On-Going Program Support: None

Award Amount: \$1,034,981.25

Grant Period: August 7, 2020-December 31, 2025

Funding Source: FEMA

Pass Through Entity: Nevada Division of Emergency Management

CFDA Number: 97.039

Grant ID Number: DR-4307-002-002R

Match Amount and Type: \$344,993.75 total match (cash match).

Sub-Awards and Contracts: Contracts will likely be awarded to implement portions of the project. All contracts and supply purchases will follow Washoe County procurement guidelines.

FISCAL IMPACT

On October 12, 2021, the Board accepted the original “Lemmon Valley Home Acquisitions Phase I” grant award in the amount of \$1,034,981.25, with a required Washoe County cash/in-kind match of \$344,993.75, for the purpose of acquiring and demolishing residential properties in the Lemmon Valley area impacted by persistent flooding. This original award was reduced to by the grantor on October 17, 2024 to \$1,004,760.93, the matching requirement was reduced to \$334,920.13 and the scope was adjusted to include the purchases of 310 Pompe Way and 455 Pompe Way.

Sufficient budget authority exists in the Capital Improvements Fund (402), Lemmon Valley Home Acquisition (PW920510) and the North Valley’s Mitigation Strategy project (PW920506).

The grant funds will be drawn on a reimbursement basis. No indirect cost is included in this grant.

RECOMMENDATION

It is recommended that the Board of County Commissioners: (1) approve the purchase of Assessor’s Parcel Number (APN) 086-305-02 located at 310 Pompe Way, Reno, Nevada 89506, utilizing the Nevada Department of Public Safety, Division of Emergency Management and Homeland Security “Lemmon Valley Home Acquisition Phase I” grant award [in the amount of \$237,500.00 with a FEMA share of \$112,500.00 and a Washoe County match of \$37,500.00 plus an additional amount from Washoe County in the amount of \$87,500.00] for the purpose of purchasing this property to remove it from the Lemmon Valley Swan Lake Flood Plain, subsequently 2) demolition and then removing all existing structures, buildings, materials, and debris associated with APN 086-305-02, located at 310 Pompe Way and APN 086-303-18 located at 455 Pompe Way, thereby returning the two parcels to vacant open space that are deed restricted to prevent any future development, [in

the estimated amount of \$279,800.00 with a FEMA share of \$209,850 and a Washoe County match of \$69,950.00], and, 3) Direct the Comptroller's Office to make necessary budget adjustments and, 4) designate the County Manager as the authorized representative with the authority to enter into and execute all necessary grant extensions, construction and purchase agreements for the property.

POSSIBLE MOTION

Should the Board agree with staff's recommendation, a possible motion would be: "Move to (1) approve the purchase of Assessor's Parcel Number (APN) 086-305-02 located at 310 Pompe Way, Reno, Nevada 89506, utilizing the Nevada Department of Public Safety, Division of Emergency Management and Homeland Security "Lemmon Valley Home Acquisition Phase I" grant award [in the amount of \$237,500.00 with a FEMA share of \$112,500.00 and a Washoe County match of \$37,500.00 plus an additional amount from Washoe County in the amount of \$87,500.00] for the purpose of purchasing this property to remove it from the Lemmon Valley Swan Lake Flood Plain, subsequently 2) demolition and then removing all existing structures, buildings, materials, and debris associated with APN 086-305-02, located at 310 Pompe Way and APN 086-303-18 located at 455 Pompe Way, thereby returning the two parcels to vacant open space that are deed restricted to prevent any future development, [in the estimated amount of \$279,800.00 with a FEMA share of \$209,850 and a Washoe County match of \$69,950.00], and, 3) Direct the Comptroller's Office to make necessary budget adjustments and, 4) designate the County Manager as the authorized representative with the authority to enter into and execute all necessary grant extensions, construction and purchase agreements for the property."