



WASHOE COUNTY

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STAFF REPORT

BOARD MEETING DATE: January 13, 2026

DATE: December 12, 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, limited maintenance, and installation of signage on the existing access road located on approximately 11,994 square feet of Assessor's Parcel Number (APN) 038-182-09 at a cost of \$0.00; and approve a Consent to Use agreement between Sierra Pacific Power Company, d/b/a NV Energy, TMWA, a Joint Powers Entity, and Washoe County to allow TMWA to grant the trail easement on APN 038-182-09 to Washoe County for public use [Three signs will be installed in the easement area as part of the Canepa Ranch Trailhead construction project for an estimated cost of \$1,500.00]. (Commission District 1.) FOR POSSIBLE ACTION

SUMMARY

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. In 2024, the Board of County Commissioners accepted grant funding through the State of Nevada, Conservation and Recreation Program to construct the Canepa Ranch Trailhead which is identified in the Carcione and Canepa Ranch Recreation Access Plan (2022) and the Regional Parks and Open Space Master Plan (2019). The project scope includes design and construction plans, permitting, access road paving and improvements, ADA compliant paved parking lot, fencing, access gate, new singletrack loop trail, new accessible river access path, interpretive and wayfinding signs and kiosks, 2-stall ADA accessible vault-style restrooms, landscaping and/or native plantings, and picnic areas.

Site conditions include steep slopes from the proposed parking lot location to the Truckee River. Due to the steep slopes, it isn't feasible or cost effective to build an accessible river path exclusively on the County owned property. The Truckee Meadows Water Authority (TMWA) owns an adjacent parcel (Assessor's Parcel Number 038-182-09) with an existing dirt access road that would provide a feasible connection from the trailhead parking lot to the Truckee River and serve as part of the County's river access path. If

accepted, the Grant of Trail Easement will allow public access for non-motorized recreation, installation of signage, and limited maintenance on the access road. Sierra Pacific Power, d/b/a NV Energy, holds a non-exclusive blanket access easement on the TMWA property. If approved, the Consent to Use document will allow TMWA to grant the trail easement to Washoe County for a public trail. The 15' wide trail easement follows the existing access road alignment on Assessor's Parcel Number 038-182-09 and includes approximately 11,994 square feet.

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

PREVIOUS ACTION

August 27, 2024 - The Washoe County Board of County Commissioners (Board) accepted a 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 approved the Project Agreement with a grant period from execution through December 1, 2026; and authorized 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 directed 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.

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

September 24, 2019 – The 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.

The Board of County Commissioners (Board) accepted a State of Nevada, Conservation and Recreation Program grant in the amount of \$748,497.00 on August 27, 2024. The grant funds will be used to construct the Canepa Ranch Trailhead which is identified in the Carcione and Canepa Ranch Recreation Access Plan (2022) and the Regional Parks and Open Space Master Plan (2019). The project scope includes design and construction plans, permitting, access road paving and improvements, ADA compliant paved parking lot, fencing, access gate, new singletrack loop trail, new accessible river access path, interpretive and wayfinding signs and kiosks, 2-stall ADA accessible vault-style restrooms, landscaping and/or native plantings, and picnic areas.

Design work for the Canepa Ranch Trailhead project began in 2025 and the plans are currently at 60%. Site conditions include steep slopes from the proposed parking lot location to the Truckee River. Due to the steep slopes, it isn't feasible or cost effective to build an accessible river path exclusively on the County owned property. The Truckee Meadows Water Authority (TMWA) owns an adjacent parcel (Assessor's Parcel Number 038-182-09) with an existing dirt access road that would provide a feasible connection from the trailhead parking lot to the Truckee River and serve as part of the County's river path. 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 install signage and perform limited maintenance such as trash removal. Washoe County Parks will coordinate with and obtain approval from TMWA for any future construction activities associated with the Canepa Ranch Trailhead project within the easement area. Sierra Pacific Power, d/b/a NV Energy, holds a non-exclusive blanket access easement on the TMWA property, which was recorded on May 16, 2008, as Document No. 3650764 in the Official Records of Washoe County, State of Nevada. If approved, the Consent to Use document will allow TMWA to grant the trail easement to Washoe County for a public trail. The 15' wide trail easement follows the existing access road alignment on Assessor's Parcel Number 038-182-09 and includes approximately 11,994 square feet.

FISCAL IMPACT

Washoe County Parks is currently working on construction plans for the Canepa Ranch Trailhead project which will connect into the easement area at three separate points. Three signs will be installed in the easement area as part of the Canepa Ranch Trailhead construction project for an estimated cost of \$1,500.00. Sufficient funds and budget authority exist in FY26 in the Parks Capital Fund (404), Canepa Ranch Trailhead (PK906056) and Carcione-Canepa Master Plan Implementation (PK052114).

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, limited maintenance, and installation of signage on the existing access road located on approximately 11,994

square feet of Assessor's Parcel Number (APN) 038-182-09 at a cost of \$0.00; and approve a Consent to Use agreement between Sierra Pacific Power Company, d/b/a NV Energy, TMWA, a Joint Powers Entity, and Washoe County to allow TMWA to grant the trail easement on APN 038-182-09 to Washoe County for public use [Three signs will be installed in the easement area as part of the Canepa Ranch Trailhead construction project for an estimated cost of \$1,500.00].

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, limited maintenance, and installation of signage on the existing access road located on approximately 11,994 square feet of Assessor's Parcel Number (APN) 038-182-09 at a cost of \$0.00; and approve a Consent to Use agreement between Sierra Pacific Power Company, d/b/a NV Energy, TMWA, a Joint Powers Entity, and Washoe County to allow TMWA to grant the trail easement on APN 038-182-09 to Washoe County for public use [Three signs will be installed in the easement area as part of the Canepa Ranch Trailhead construction project for an estimated cost of \$1,500.00]."