



WASHOE COUNTY

Integrity Communication Service

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STAFF REPORT

BOARD MEETING DATE: September 16, 2025

DATE: August 26, 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, 775-328-3625, ecrump@washoecounty.gov

SUBJECT: Recommendation to: 1) adopt Resolution R25-101, declaring Washoe County's intent to convey a portion of Assessor Parcel Number 021-270-44 (Dedication Area 2 (+/- 76,210 square feet) and Area 3 (+/- 79,048 square feet) as identified on the Dedication Tract Map of Alexander Lake Road) to the City of Reno, without charge, for use as a planned public roadway and right-of-way within the Talus Valley residential development, pursuant to Nevada Revised Statute 277.053; and 2) approve Washoe County's authorization of the Dedication Tract Map of Alexander Lake Road as the property owner of Dedication Area 2 and Dedication Area 3. (Commission District 2 and 4.) FOR POSSIBLE ACTION

SUMMARY

Washoe County owns a parcel of land (APN 021-270-44), known as Alexander Lake Road. This parcel was originally acquired to serve as a gravel pit haul road for the Nevada Department of Transportation but was not designed nor constructed as a public roadway and therefore it is not maintained to roadway standards.

As part of the Talus Valley residential development in the City of Reno (City), a portion of this County parcel is needed for a future City of Reno public roadway and right-of-way. To create that roadway, the developer has submitted a "Dedication Tract Map of Alexander Lake Road" to the City of Reno, identifying two areas within the County parcel (labeled Dedication Area 2 and Dedication Area 3) that must be conveyed to the City in order for the roadway to become public.

Under NRS 277.053, Washoe County may convey real property without charge to another political subdivision when the property will be used for a public purpose. A public road and associated rights-of-way qualify as such a use. By approving Resolution R25-101, the Board determines that the conveyance of these areas is in the best interest of the County for their future use as a public roadway and rights-of-way for public benefit.

AGENDA ITEM # _____

Until the City of Reno accepts the roadway improvements, the property remains under Washoe County ownership. To allow construction of the roadway, a Right of Entry agreement between Washoe County and the Talus Valley developer was previously reviewed and executed, allowing for necessary roadway and underground improvements.

Ultimately, once the roadway and underground utilities are completely built to City standards and accepted by the City of Reno, the dedication areas will be formally conveyed to the City through the approved Dedication Tract Map. This action reflects Washoe County's commitment to supporting regional connectivity and ensuring infrastructure is developed for long-term public benefit.

Staff recommends the Board of County Commissioners adopt Resolution R25-101 declaring Washoe County's intent to convey portions of APN 021-270-44 identified as Dedication Area 2 and Dedication Area 3 and sign the Dedication Tract Map of Alexander Lake Road which, when fully authorized by all parties, will transfer these roadway areas to the City of Reno for ownership.

Washoe County Strategic Objective supported by this item: Economic Impacts: Meet the needs of our growing community.

PREVIOUS ACTION

No previous action.

BACKGROUND

The subject parcel (APN 021-270-44) was originally created as part of an agreement between Washoe County and the Nevada Department of Transportation (NDOT) in 1977. NDOT required access to its gravel pit located on the east side of Steamboat Creek and NDOT constructed the road, Alexander Lake Road. The subject parcel was created in 1980 through a condemnation process from the Bella Vista Ranch. Alexander Lake Road is not a dedicated roadway and is not for public use.

FISCAL IMPACT

There is no fiscal impact to Washoe County with the approved transfer of portions of APN 021-270-44 identified as Dedication Area 2 and Dedication Area 3.

RECOMMENDATION

It is recommended the Board of County Commissioners: 1) adopt Resolution R25-101, declaring Washoe County's intent to convey a portion of Assessor Parcel Number 021-270-44 (Dedication Area 2 (+/- 76,210 square feet) and Area 3 (+/- 79,048 square feet) as identified on the Dedication Tract Map of Alexander Lake Road) to the City of Reno, without charge, for use as a planned public roadway and right-of-way within the Talus Valley residential development, pursuant to Nevada Revised Statute 277.053; and 2) approve Washoe County's authorization of the Dedication Tract Map of Alexander Lake Road as the property owner of Dedication Area 2 and Dedication Area 3.

POSSIBLE MOTION

Should the Board agree with staff's recommendation, a possible motion would be:
"Move to: 1) adopt Resolution R25-101, declaring Washoe County's intent to convey a portion of Assessor Parcel Number 021-270-44 (Dedication Area 2 (+/- 76,210 square feet) and Area 3 (+/- 79,048 square feet) as identified on the Dedication Tract Map of Alexander Lake Road) to the City of Reno, without charge, for use as a planned public roadway and right-of-way within the Talus Valley residential development, pursuant to Nevada Revised Statute 277.053; and 2) approve Washoe County's authorization of the Dedication Tract Map of Alexander Lake Road as the property owner of Dedication Area 2 and Dedication Area 3."