



WASHOE COUNTY

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STAFF REPORT

BOARD MEETING DATE: June 16, 2026

DATE: May 4, 2026

TO: Board of County Commissioners

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

SUBJECT: Recommendation to approve a Real Property Purchase and Sale Agreement between Washoe County and Lennar Reno, LLC for the acquisition of ±13.325 acres at 0 Lear Boulevard (APN 568-100-12) [in the amount of \$500,000.00], funded by previously accepted State of Nevada Division of State Parks Land and Water Conservation Fund (LWCF) Grant No. 32-00413 "Swan Lake Acquisition and Development" (approved by the Board of County Commissioners on September 16, 2025), in support of the Swan Lake Nature Study Area; and to authorize the Director of the Community Services Department to execute the Agreement and all necessary documents for the purchase. (Commission District 5.) FOR POSSIBLE ACTION

SUMMARY

Washoe County received a grant of \$1,106,000.00 from the State of Nevada's Land and Water Conservation Fund to expand and improve the Swan Lake Nature Study Area in Lemmon Valley which was accepted by the Board of County Commissioners on September 16, 2025. Washoe County will use the grant funds to purchase a 13.325-acre parcel at 0 Lear Boulevard (APN 568-100-12), from Lennar Reno, LLC, for \$500,000.00. Lennar Reno, LLC has agreed to sell the land for below appraised value, effectively donating \$3,330,000.00 to Washoe County. This parcel was identified as a priority for acquisition in the Swan Lake Nature Study Area Master Plan 2012 Update because it is the primary access to the park and management of the access area impacts park users.

This item recommends the Board of County Commissioners:

- 1) approve the Real Property Purchase and Sale Agreement between Washoe County and Lennar Reno, LLC., a Nevada limited liability company for the property located at 0 Lear Boulevard, Reno, Nevada (APN 568-100-12) (approximately 13.325 acres) as authorized in Nevada Revised Statutes (NRS) 244.275 for \$500,000.00; and
- 2) authorize the Director of the Community Services Department [Eric Crump] to execute the Real Property Purchase and Sale Agreement and any and all required documents necessary for the property purchase.

If approved, the remaining grant funding will be used for several key improvements at Swan Lake, including building a new raised boardwalk, replacing interpretive signs, and

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designing plans to restore Horse Creek, which has caused repeated flooding in the area. These upgrades will expand public access, improve safety, protect wildlife habitat, and reduce long-term maintenance costs. Once complete, the improvements will ensure that Swan Lake remains a safe, accessible, and ecologically healthy space for birdwatching, recreation, education, and community enjoyment for years to come.

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

PREVIOUS ACTION

September 16, 2025 – The Board of County Commissioners (Board) accepted the State of Nevada, Division of State Parks, Land and Water Conservation Fund LWCF 32-00413 “Swan Lake Acquisition & Development” grant [in the amount of \$1,106,000.00 with a Washoe County cash/in-kind match in the amount of \$1,106,000.00, equaling 50% of the \$2,212,000.00 project total]; approved the Project Agreement with a grant period from execution through August 4, 2028; authorized the Director of the Community Services Department [Eric Crump] to sign the Project Agreement and any subsequent documents related to the grant on behalf of the County; and directed the Comptroller to make the necessary budget amendments.

September 25, 2012 – The Board adopted the Swan Lake Nature Study Area Master Plan 2012 Update.

BACKGROUND

The Swan Lake Nature Study Area (SLNSA), located in Lemmon Valley, provides public access to Swan Lake for wildlife and bird viewing in addition to providing recreational facilities. The SLNSA includes a parking area, portable restroom, trails, outdoor classroom, interpretive signage, and a floating boardwalk. The Swan Lake Nature Study Area Master Plan was adopted in 1997 with subsequent updates in 2000 and 2012. The Board of County Commissioners adopted the Swan Lake Nature Study Area Master Plan Update on September 25, 2012. Goals identified in the master plan include enhancing wildlife habitat, protecting water quality, continuing collaborative partnerships, long-term protection of open space, providing passive recreation opportunities, fostering community support, and providing community education. The Master Plan identifies the adjacent 13.325-acre privately owned parcel (APN: 568-100-12) as a priority for acquisition to include as part of the SLNSA. The main access road and parking area for the SLNSA cross through this private parcel under an existing temporary access easement. The access road runs parallel to Horse Creek which is experiencing historically high flows due to stormwater runoff and other inputs which are expected to increase with continuing development in the area. For the last 5-10 years, flooding from the Horse Creek channel has damaged infrastructure in the SLNSA.

Washoe County Parks partnered with the Nevada Land Trust (NLT) to negotiate the purchase of the subject adjacent parcel owned by Lennar Reno, LLC. A standard appraisal was completed in July 2023 by certified appraiser, Anthony Wren, that valued the property at \$3,918,000.00. Lennar Reno, LLC indicated that they were willing to sell the property for \$500,000.00 and donate the remaining property value to Washoe County

Parks. Washoe County Parks pursued a Land and Water Conservation Fund (LWCF) grant to support the purchase of the property and other site improvements. The LWCF grant application required an appraisal that meets the Uniform Appraisal Standards for Federal Land Acquisition, commonly known as “Yellow Book” standards and a review of the Yellow Book appraisal by a certified third party. Valbridge Property Advisors completed the Yellow Book appraisal in February 2025 and valued the property at \$3,830,000.00. The appraisal was reviewed by Washoe County qualified and federally certified appraiser, Mark Warren, who found the appraisal report was credible and met the applicable standards. The difference between the Yellow Book appraised value (\$3,830,000.00) and the purchase price (\$500,000.00) of the property will be donated to Washoe County Parks (\$3,330,000.00).

State of Nevada, Division of State Parks, Land and Water Conservation Fund LWCF 32-00413 “Swan Lake Acquisition and Development” grant funding will be used to purchase the 13.325-acre parcel, to complete design and construction of a raised boardwalk to access the outdoor classroom from the parking lot, to update and replace existing interpretive signage, and to design and permit flood mitigation and restoration of Horse Creek. Goals for the Horse Creek restoration include ensuring ecological health, improving habitat diversity, and long-term sustainability of the creek and park infrastructure. Mitigating annual flooding from Horse Creek will help preserve existing recreational infrastructure such as the access road, parking lot, outdoor classroom, and trails. Additional funding will be sought to implement the Horse Creek restoration project after design and permitting are complete.

FISCAL IMPACT

Should the board approve the Real Property Purchase and Sale Agreement, sufficient funds and budget authority for the real property purchase exist in the FY26 budget in Parks Capital Fund (404), Swan Lake Acquisition & Development (PK906059), Land Acquisition (781000). Lennar Reno, LLC is selling the subject property to Washoe County at less than the appraised value. The difference between the appraised value [\$3,830,000.00] and the purchase price [\$500,000.00] of the property will be donated [\$3,330,000.00] to Washoe County by Lennar Reno, LLC.

RECOMMENDATION

It is recommended that the Board of County Commissioners approve a Real Property Purchase and Sale Agreement between Washoe County and Lennar Reno, LLC for the acquisition of ±13.325 acres at 0 Lear Boulevard (APN 568-100-12) [in the amount of \$500,000.00], funded by previously accepted State of Nevada Division of State Parks Land and Water Conservation Fund (LWCF) Grant No. 32-00413 “Swan Lake Acquisition and Development” (approved by the Board of County Commissioners on September 16, 2025), in support of the Swan Lake Nature Study Area; and to authorize the Director of the Community Services Department to execute the Agreement and all necessary documents for the purchase.

POSSIBLE MOTION

Should the Board agree with staff's recommendation, a possible motion would be: "Move to approve a Real Property Purchase and Sale Agreement between Washoe County and Lennar Reno, LLC for the acquisition of ±13.325 acres at 0 Lear Boulevard (APN 568-100-12) [in the amount of \$500,000.00], funded by previously accepted State of Nevada Division of State Parks Land and Water Conservation Fund (LWCF) Grant No. 32-00413 "Swan Lake Acquisition and Development" (approved by the Board of County Commissioners on September 16, 2025), in support of the Swan Lake Nature Study Area; and to authorize the Director of the Community Services Department to execute the Agreement and all necessary documents for the purchase."