



WASHOE COUNTY

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STAFF REPORT

BOARD MEETING DATE: August 25, 2026

DATE: July 28, 2026

TO: Board of County Commissioners

FROM: Joanne Lowden, Natural Resource Planner 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: 1) accept the State of Nevada, Nevada Conservation and Recreation Program CNP9623-16 "Carcione-Canepa Ranch Bridge Development" grant [in the amount of \$770,000.00 with a Washoe County cash/in-kind match in the amount of \$77,000.00, equaling 10% of the \$770,000.00 grant funds for a total project cost of \$847,000.00]; and 2) approve the Project Agreement with a grant period from execution through January 1, 2029; and 3) authorize 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. This grant supports planning, design, and permitting for a bike/pedestrian bridge across the Truckee River connecting the Canepa Ranch and Carcione Open Space properties. (Commission Districts 1.) FOR POSSIBLE ACTION

SUMMARY

This item recommends acceptance of a State of Nevada, Nevada Conservation and Recreation Program grant in the amount of \$770,000.00, with a 10% Washoe County match of \$77,000.00. The total project cost is \$847,000.00. This grant supports planning, design, and permitting for a bicycle and pedestrian bridge across the Truckee River connecting the Canepa Ranch and Carcione properties. This project is included in the Carcione and Canepa Ranch Recreation Access Plan (2022) and represents Phase 2 of plan implementation following construction of the Canepa Ranch Trailhead which will be completed in October 2026.

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

PREVIOUS ACTION

June 23, 2026 – The Board of County Commissioners (Board) awarded a bid and approved the Agreement to the lowest responsive, responsible bidder for the Canepa Ranch Open Space Phase 1 Trailhead Site Improvements Project, PWP-WA-2026-311 [Pokrajac Corporation, in the base bid only amount of \$845,957.29]; and approved a separate project contingency fund [in the amount of \$35,000.00, for a total project cost not to exceed \$880,957.29]. The Project is located along the Truckee River at 3550

AGENDA ITEM # _____

Mario Road, Reno, Nevada and includes construction of a new trailhead with an access road, parking area, fencing, access gates, interpretive and wayfinding signage and kiosks, vault style restrooms, picnic areas, and landscaping with temporary irrigation.

May 19, 2026 - The Board adopted the Final budget for Fiscal Year 2027 that included the Parks Capital funds.

August 27, 2024 – The 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.

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

A Recreation Access Plan for the Carcione and Canepa Ranch open space properties was adopted by the Open Space and Regional Parks Commission on June 7, 2022. The plan recommended a variety of improvements including new trailheads with amenities for the Canepa Ranch and Carcione properties, and a pedestrian/bicycle bridge connecting the properties across the Truckee River. A Conserve Nevada Program grant in the amount of \$748,497.00 with a Washoe County cash/in-kind match in the amount of \$187,125.00 was accepted by the Board in August 2024 to support Phase 1 construction of the trailhead at Canepa Ranch. The Truckee River bridge design represents Phase 2 of plan implementation following construction of the Canepa Ranch Trailhead which will be completed in October 2026.

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 County acquired ±22.26 acres from the Carcione Family in 2008. Then the County acquired an additional ±21.72 acres from the Carcione Family in 2015 for a total of ±44 acres.

The project scope of work includes planning, design, and permitting for a bicycle and pedestrian bridge across the Truckee River connecting the Canepa Ranch and Carcione properties. A prefabricated bridge design will be used with abutments appropriate for the site. Work will include bridge siting and feasibility to select the final location, structural design for the bridge and abutments using a prefabricated bridge, geotechnical and hydraulic surveys and reports, environmental and cultural surveys and reports, NEPA review required for USACE permitting, and submittal of permit applications for all required federal, state, and local permits.

GRANT AWARD SUMMARY

Project/Program Name: Carcione-Canepa Ranch Bridge Development

Scope of the Project: This grant supports planning, design, and permitting for a bicycle and pedestrian bridge across the Truckee River connecting the Canepa Ranch and Carcione properties. A prefabricated bridge design will be used with abutments appropriate for the site. Work will include bridge siting and feasibility to select the final location, structural design for the bridge and abutments using a prefabricated bridge, geotechnical and hydraulic surveys and reports, environmental and cultural surveys and reports, NEPA review required for USACE permitting, and submittal of permit applications for all required federal, state, and local permits.

Benefit to Washoe County Residents: This project is identified in the Carcione and Canepa Ranch Recreation Access Plan (2022). The bridge will connect County open space properties with trailhead parking to adjacent public lands and trail systems improving public access, increasing recreation opportunities, and contributing to economic development.

On-Going Program Support: The grant award will be used for planning, design, and permitting of a new Truckee River bridge. Additional grant funding opportunities will be pursued to fund the construction phase of this project.

Award Amount: \$770,000.00

Grant Period: Date of fully executed agreement through January 1, 2029

Funding Source: Nevada Conservation and Recreation Program

Pass Through Entity: None.

Assistance Listing #CFDA: N/A

Grant ID Number: CNP9623-16

Match Amount and Type: Matching funds include \$14,000.00 in staff time for project management, and \$63,000.00 cash match for a total of \$77,000.00. The Nevada Conservation and Recreation Program grant requires a match of 10% (\$77,000.00) of the awarded grant funds (\$770,000.00).

Sub-Awards and Contracts: One professional services contract will be awarded for planning and design of the proposed Truckee River bridge. All purchases will follow Washoe County procurement guidelines and grant procurement regulations.

FISCAL IMPACT

The Parks Capital Fund (404) project Carcione-Canepa Ranch Bridge Design has sufficient budget in FY27 as established in IO 12696 in the amount of \$770,000.00. The capital project was approved for the FY27 budget contingent upon grant funding in the amount of \$2,100,000. This grant award will support a portion of the approved project. The remaining budget of \$1,330,000.00 will remain in PK906064 Carcione-Canepa Ranch Bridge Design to be utilized if additional grant funding is awarded.

The FY27 budget supports the total match amount of \$77,000.00. Match includes \$14,000.00 in staff time from Open Space and Natural Resources (140405) and Trails Program (140410). Match also includes \$63,000.00 from the Carcione-Canepa Master Plan Implementation account (PK052114), \$58,000.00 in Professional Services Contracts (GL710100) and \$5,000.00 in Licenses and Permits (GL710503).

RECOMMENDATION

It is recommended that the Board of County Commissioners 1) accept the State of Nevada, Nevada Conservation and Recreation Program CNP9623-16 “Carcione-Canepa Ranch Bridge Development” grant [in the amount of \$770,000.00 with a Washoe County cash/in-kind match in the amount of \$77,000.00, equaling 10% of the \$770,000.00 grant funds for a total project cost of \$847,000.00]; and 2) approve the Project Agreement with a grant period from execution through January 1, 2029; and 3) authorize 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. This grant supports planning, design, and permitting for a bike/pedestrian bridge across the Truckee River connecting the Canepa Ranch and Carcione Open Space properties.

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 CNP9623-16 “Carcione-Canepa Ranch Bridge Development” grant [in the amount of \$770,000.00 with a Washoe County cash/in-kind match in the amount of \$77,000.00, equaling 10% of the \$770,000.00 grant funds for a total project cost of \$847,000.00]; and 2) approve the Project Agreement with a grant period from execution through January 1, 2029; and 3) authorize 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. This grant supports planning, design, and permitting for a

bike/pedestrian bridge across the Truckee River connecting the Canepa Ranch and Carcione Open Space properties.”