



## STANDING ADVISORY COMMITTEE

### MINUTES

August 5, 2014

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The Standing Advisory Committee (SAC) met at Truckee Meadows Water Authority (TMWA) in the Independence Room, 1355 Capital Blvd., Reno, Nevada. Chairman McGuire called the meeting to order at 3:01 p.m.

#### 1. ROLL CALL

**Members and Voting Alternates Present:** George Ball, Harry Culbert, Bruce Gescheider, Colin Hayes, Carol Litster, Neil McGuire, Jonnie Pullman, Fred Schmidt\*, Mike Schulewitch, and Ron Turner.

**Alternates Present:** Mike Heffner\*, Larry Hunt, Karl Katt, Ken McNeil, Mike Pidlypchak, Paul Rose, Jim Smith, and Jerry Wager.

**Staff Present:** Jessica Atkinson, Jack Byrom, Robert Charpentier, John Enloe, John Erwin, Scott Estes, Sonia Folsom, Mark Foree, Bill Hauck, Paul Miller, Kim Mazerres, Pat Nielson, Cara Rives, Steve Volk, Jeff Tissier, and Legal Counsel Debbie Leonard.

#### 2. PUBLIC COMMENT

Kathy Bowling lives in the Galena Fan Area. She inquired about the Domestic Well Workshop TMWA is holding on August 26, 2014. She expressed concern that she and other residents in the area have about TMWA drafting a new Domestic Well Rule without the assurance that it will include key information from Washoe County Ordinance #1470, Article 7, which is addressed in the Washoe County Comprehensive Plan – Forest Area Plan. She expressed her opinion that it is important to include the following provisions in the new TMWA ordinance:

- a. Improve management and protection of groundwater resources;
- b. Prevent over-pumping of the Mt. Rose-Galena Fan aquifer; and
- c. Address any unreasonable adverse effects of municipal pumping on domestic wells in Washoe County's Mt. Rose-Galena Fan service area.

She provided a copy of the Ordinance and other documents. *Please see Attachment A.*

3. APPROVAL OF THE AGENDA

**Upon motion duly made and seconded, and carried by unanimous consent of the members present, the Committee approved the agenda.**

4. APPROVAL OF THE MINUTES OF THE July 1, 2014 MEETING

**Upon motion duly made and seconded, and carried by unanimous consent of the members present, the Committee approved the minutes of the July 1, 2014 meeting.**

5. CONSOLIDATION PROGRESS REPORT (STANDING ITEM) - REPORT AND UPDATE ON STATUS OF MERGER WITH WASHOE COUNTY COMMUNITY SERVICES DEPARTMENT AND SOUTH TRUCKEE MEADOWS GENERAL IMPROVEMENT DISTRICT WATER UTILITIES.

Jack Byrom provided an update on the consolidation status. The number of tasks has grown, but over 50 items have been completed. Mr. Byrom stated that everything is on schedule and there is nothing to prevent the consolidation from being finalized by December 31, 2014. He provided a brief overview of the workshop schedule (*See Attachment B*) and the many areas/departments involved in the consolidation process, including but not limited to, Human Resources, Communications, Finance, Legal, Distribution, Facilities and Customer Service.

Mr. Ball asked how many county employees are transferring to TMWA. Mr. Byrom responded that 28 Washoe County employees will be transitioning. Mr. Ball also asked if all of the county water systems will become part of TMWA. Mr. Foree responded that Washoe County will keep the reclaimed systems and sewer systems, but all potable water systems will go to TMWA.

Mike Spray, from Washoe Valley, inquired about TMWA assessing the Old Washoe Estates Water System. Mr. Tissier responded that he has spoken with Bond Counsel and the merger is the only opportunity for someone else to buy the water system. Mr. Foree stated that this topic was brought up at the Board meeting on July 16, 2014 during public comment. There has been interest by Mr. Spray in purchasing the Old Washoe Estates Water System. The Board has directed TMWA staff to determine the requirements necessary to sell this or other satellite systems upon the merger, which will be presented at the next Board meeting on September 17, 2014. TMWA staff is not advocating for the purchase but is responding to the inquiries and public comment related to a proposed purchase of the Old Washoe Estates water system.

Mr. Turner asked about the process of hiring the Washoe County employees. Mr. Byrom responded that it was a very thorough process. Pat Nielson added that TMWA provided the job

descriptions/functions to the Washoe County employees and then reviewed the applicants' work history, experience and position fit. After the initial review, TMWA conducted interviews and the applicants were presented offer letters. Paul Miller added that TMWA is very happy to have the Washoe County employees due to their talent and experience.

Mr. Rose asked about how TMWA filled the positions and, specifically, if there was any shift in seniority and positions. Mr. Nielson responded that yes there was, but TMWA chose the people and talents that best suited the openings.

Mr. Foree added that a lot of the requirements were based on state certifications, and whether applicants had those certifications was a basis for the job offers.

Mr. Gescheider asked if TMWA looked at potential recruits outside of Washoe County and if there was anything in the merger that limited TMWA from recruiting from outside. Mr. Nielson responded that the Interlocal Agreement (ILA) gave TMWA the discretion to choose to recruit internally or open positions to outside applicants. TMWA chose not to recruit from outside Washoe County even though a few positions did not get filled.

Mr. McGuire requested more information about the 19 water systems being tested. Mr. Miller responded that with multiple water systems each one has to complete a water quality report each year and make it available to customers. Mr. McGuire asked if TMWA will be able to incorporate most of these systems into TMWA for better service. Mr. Foree responded that TMWA has numerous connections with many of the systems already and, for the purpose of water quality reporting, approximately 10 of those systems can be combined with TMWA's main system soon. There are many outlying systems that would be very expensive to connect to TMWA's system, and as a result, those connections are not currently part of TMWA's plan.

Mr. McGuire inquired if there will be a balance in reporting water quality between TMWA and outlying systems. Mr. Miller responded that most of the outlying systems use groundwater, and water quality compliance is based on each system. The water quality reports identify the constituents detected for that particular system.

Mr. Foree stated that for the outside systems that are not connected to the large system, there will be a water quality report that will only provide information on the water that was provided for that individual system. He commented that TMWA, working alongside NDEP, will combine about 10 of the currently connected systems within a year for the purposes of annual water quality reporting.

Mr. McGuire expressed his concern about bringing in these water systems into TMWA and seeing a decline in water quality, which may cause issues with the public.

Mr. Foree responded that all the water systems are currently in compliance with and meet water quality standards.

**Mr. Heffner arrived at 3:16 p.m. during agenda item #5.**

**6. MOUNT ROSE FAN/ GALENA DOMESTIC WELL MITIGATION PROGRAM – PROPOSED  
TMWA RULE.**

John Enloe introduced himself as the new TMWA Strategic Operations Manager. He referred to a powerpoint presentation that provided an overview of Washoe County and South Truckee Meadows General Improvement District (STMGID) water systems, specifically in relation to the Mount Rose – Galena Fan area. The county has conducted a number of facility plans for its system as well as the STMGID system.

Mr. Enloe introduced Dwayne Smith, Director of Capital Projects from Washoe County, who was present to answer questions about the process. He stated that over the years the county worked closely with residents in this area to come to develop the Mt. Rose – Galena Fan Domestic Well Mitigation Program, which the county adopted by ordinance in August 2011. He commented that in regard to the merger of both the county and STMGID systems into TMWA, there was a desire by the community to continue this program for the residents in the Mt. Rose – Galena Fan area. TMWA’s new rule that will adopt the current Washoe County program will be presented to the TMWA Board at the September 17<sup>th</sup> meeting.

Mr. Enloe showed an overview of the STMGID area showing that there are approximately 800 domestic wells with only half of them currently included in the program.

Mr. Enloe explained that there is a public workshop scheduled for August 26<sup>th</sup> at 6:00pm, to be held at TMWA, and postcards announcing this are being mailed to approximately 380 domestic well owners on Wednesday August 6<sup>th</sup>. After the workshop, TMWA will present the rule for the First Reading to the Board at the September 17<sup>th</sup> meeting and will answer questions from the Board and the community.

Mr. Wager asked if there are any plans to supplement ground water with surface water in this area. Mr. Enloe responded that this is one of the benefits of the consolidation because it will allow for surface water to be better integrated in this area.

Mr. McGuire inquired about how Washoe County’s Department of Water Resources (DWR) has addressed impacts from county wells on domestic wells. Mr. Enloe responded that the County has used a combination providing funding for connecting some domestic well users to the municipal system and for others to deepen their wells.

Dwayne Smith noted that the program is fully funded, which provides both a benefit and protection for well owners. Both STMGID and Washoe County have identified every parcel with a domestic well and have worked with the community through workshops and meetings to incorporate community concerns into the program. TMWA will continue these efforts after the merger.

Mr. McGuire inquired about residents being limited to deepening their well only one time. Dwayne Smith responded that if there is municipal water service available, the state engineer will require a domestic well user to connect to the municipal system. Residents not having access to the municipal system can only deepen a well once.

Mr. Schmidt inquired about the dates for the workshops. Mr. Enloe responded he and Dwayne Smith decided not to hold two separate workshops but to have one joint workshop on August 26<sup>th</sup> to avoid any confusion.

Mr. Turner inquired about a reserve being set up when the Domestic Well Program was established in 2011. Dwayne Smith responded that a reserve was set up with approximately \$2.5 million by Washoe County and that STMGID also contributed \$742,000.

Mr. Turner inquired about the number of claims by residents. Dwayne Smith responded that there are a number of claims that cover the reimbursements for connecting to the municipal system, but there is some cost responsibility to the homeowner that is not paid for by the program. He stated that the program also pays for deepening of the wells up to 150 feet.

Mr. Turner asked Mr. Tissier if TMWA is going to establish the same reserves. Mr. Tissier stated that TMWA has made a provision of \$1.8 million in addition to what Washoe County has reserved, which is more than enough to take care of any contingencies.

Mr. Turner inquired whether the language adopted by TMWA is in fact the same legal language used by DWR. Mr. Tissier stated that TMWA has exercised high level due diligence in adopting the new language.

Mr. Turner inquired as to the number of claims that have not been settled. Dwayne Smith responded that there is no deadline to apply, and the program has received approximately 400 claims. However, the program does not terminate and there is no deadline.

Mr. Gescheider addressed the issue of TMWA customers not having to pay extra for this merger and inquired where the \$1.8 million came from to contribute to the reserves. Mr. Tissier responded that all the rate increases conducted by Washoe County were in preparation for the merger.

Mr. Turner asked how many dollars Washoe County incurred and has paid to well owners. Mr. Enloe responded that Washoe County has paid \$551,000 for well deepening, \$61,000 for future deepening, and \$470,000 for connection fees.

Mr. Tissier added that TMWA is assigning an individual to audit the entire program.

Mr. Rose inquired about the draft Rule 10, especially section B(2)(F) subsection ii "Unreasonable Adverse Effect." Mr. Enloe responded that there is ongoing monitoring of water levels in the area, but the program is in place to protect the property owners to maintain water

service whether it is to deepen their well or connect to the municipal water system.

Mr. Rose asked if the evidence gathered was through monitoring of domestic wells or test wells. Mr. Enloe responded that there have been a lot of studies to identify the location and extent of the impacted areas and to determine what can be done to optimize the pumping of the municipal wells to minimize the effects on domestic wells.

Mr. Rose inquired if TMWA is going to make each homeowner present evidence. Mr. Enloe responded that TMWA is not going to ask residents to provide further evidence.

Mr. McGuire stated that domestic well use is generally an acre foot of water up to two acre feet (AF) per year. He inquired if there has been any thought on putting meters on the domestic wells for monitoring purposes to determine if there is any over-pumping occurring. Mr. Enloe responded there has been discussion and that he has even volunteered to put a meter to monitor his own well, but this area is generally a modestly landscaped area.

Mr. Wager asked if there are any models that can predict the capacity of the aquifer. Mr. Enloe responded that from a municipal supply perspective this is very small: the domestic wells go down 100-200 feet in the water table and the municipal wells do down 600-700 feet. There have been a lot of studies that show the resources are available for development.

Mr. Turner asked how often Washoe County has had to award a resident more than \$25,000 for mitigation. Dwayne Smith responded that he does not recollect that any award has exceeded the \$25,000 requiring Board approval.

Mr. McGuire asked if there was any further public comment.

Ms. Bowling reiterated the importance of incorporating language from Ordinance #1470.

#### **NO ACTION TAKEN**

***Mr. Schmidt arrived at 3:40 p.m. during agenda item #6.***

#### **7. REPORT ON THE WATER SUPPLY AND CONSERVATION EFFORTS**

Bill Hauck reported that the Floriston rate water from Boca Reservoir has been exhausted and the gates have been closed. Due to the continued rain, the Farad flow gauge has picked up to over 700 cubic feet per second, drought reserves have increased, the river is doing well, and TMWA's downstream commitments are being met. As of today, Tuesday August 5<sup>th</sup>, TMWA's customers are using approximately 60 million gallons per day (mgd) where a typical Tuesday in the summer, water usage is over 100 mgd.

Mr. Hauck provided a positive overview regarding community feedback on the request to conserve 10 percent. Mr. McGuire stated that many of his customers have reset their programs

to conserve 10 percent.

Ms. Litster stated that as a master gardener she has access to the evapo-transpiration program and asked if TMWA has sent information on it out to customers. Ms. Mazeres responded that TMWA has done so in the past, but it tends to cause confusion and TMWA has not provided this information recently. Mr. Gescheider agreed with Ms. Mazeres and said that his customers also had trouble understanding the information.

Mr. Hauck stated that TMWA has seen a drop of five percent or more in total water usage since mid-July, even before TMWA went public with messaging for 10 percent conservation in outdoor use, and as of Aug 3<sup>rd</sup> water use has decreased five percent from last year. TMWA has seen a steady decrease in water usage by customers since mid-July and it projects that this decrease will continue weekly by five or ten percent. Overall, TMWA's messaging has been positively received.

Ms. Mazeres clarified that TMWA's request to conserve is ten percent of outdoor use and Mr. Hauck's presentation is showing a decrease in overall water use.

Mr. Schmidt inquired about how the conservation drop tracks with media features. Ms. Mazeres responded that the media started on June 20<sup>th</sup> – 22<sup>nd</sup> which was prior to TMWA going out with their ads in mid-July. The drop in water usage is tracking with the media features and California calling for a twenty percent decrease, etc.

Ms. Litster asked if there was anything being done about commercial properties watering in the afternoons. Ms. Mazeres responded yes, that commercial properties and residents are being monitored and the same rules apply to both groups. She provided information on how and where members can report on observed water waste.

Mr. Katt added that TMWA's position has always been to educate the people on how to water responsibly. He stated that if anyone sees water waste and makes note of it to let TMWA know because they have seasonal conservation consultants. He commented that Mr. Gescheider provides his customers with the information to reduce their outdoor water use by ten percent.

Mr. McNeil inquired if TMWA does presentations to speak to organizations or HOAs. Ms. Mazeres responded in the affirmative and asked for any of the members to contact Sonia Folsom or they can fill out a form on the website.

Mr. McNeil commented that it must be difficult at times to adjust things because of unexpected weather. Mr. Hauck replied that yes, it is difficult. He stated that there is a two-day lag time between what is happening up the river and partners downstream requiring constant attention.

## 8. PRESENT VISION, VALUES AND BUSINESS OBJECTIVES

Mr. McGuire stated that this agenda item is to be tabled until November 4<sup>th</sup>, 2014.

## 9. COMMITTEE ITEMS

Mr. Schmidt inquired about the status of TMWA purchasing the Verdi Business Park. Mr. Foree provided a brief overview of the agreement.

Mr. McNeil inquired about the new development west of Verdi Business Park and if this has been coordinated with TMWA. Scott Estes responded that there have been discussions about extending the water main to the development. Mr. Foree added that there is an agreement which has not been signed. Mr. Estes responded that there is a possibility of the developer eventually building a section of the Verdi area backbone pipeline to his project.

Mr. Pidlypchak inquired about a new development occurring and that they have to do certain things for each utility and agreement. He is assuming that if they have contacted TMWA they are going through that process at this time so that the utilities can agree and begin the process.

Mr. Rose noted a news item regarding the shutdown of a municipal water system in Ohio due to water quality problems. He inquired of the possibility of this happening to TMWA. Mr. Miller explained that the issue in Ohio related to blue-green algae, which generally affects taste and odor, not toxicity. Ms. Mazeres stated that TMWA has not received any calls from customers regarding this issue. Mr. Wager added that there are problems coming out of the Maumee River basin and described the issues with soil and terrain adding to the algae problem.

## 10. DISCUSSION AND POSSIBLE DIRECTION TO STAFF REGARDING AGENDA ITEMS FOR FUTURE MEETINGS

**Upon motion duly made and seconded, and carried by unanimous consent of the members present, the SAC requested the following items be placed on the agenda:**

1. Consolidation – Fish Springs, Upcoming Workshops for STMGID and DWR updates
2. Water Supply, 10% conservation
3. Preliminary draft FY14 Financial Report
4. Potential Rate Increase - 2015
5. Domestic Well Update – John to report on figures

### ***October 7, 2014 Meeting:***

1. Water Quality Update: How it's processed and in event of a catastrophe – Paul Miller

## 11. STAFF ITEMS

1. Updated Contacts List – Handout to be provided

12. PUBLIC COMMENT

Ms. Bowling commented on the workshop on Aug 26<sup>th</sup> and getting TMWA's commitment to prevent over-pumping in Mt. Rose Fan aquifer. This will facilitate good will in the community and move the process forward with the area residents. She reiterated that it would be greatly appreciated if Item #7 a – c be incorporated in the Rule 10 draft.

13. ADJOURNMENT

With no further items for discussion, Chairman McGuire adjourned the meeting at 4:36 p.m.

Approved by the Standing Advisory Commission in session on Tuesday September 2, 2014.

Respectfully submitted,

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Sonia Folsom, Recording Secretary

\* Member Heffner was present for items 5 through 13 only.

\* Member Schmidt was present for items 6 through 13 only.

## ARTICLE 7. MT. ROSE-GALENA FAN DOMESTIC WELL MITIGATION PROGRAM

### 7.1 Establishment of Mt. Rose-Galena Fan Domestic Well Mitigation Program.

The Board hereby establishes a program to address claims for domestic well mitigation on an individual or programmatic basis necessary to:

- A. Improve management and protection of groundwater resources;
- B. Prevent over-pumping of the Mt. Rose-Galena Fan aquifer, and
- C. Address any unreasonable adverse effects of municipal pumping on domestic wells in Washoe County's Mt. Rose-Galena Fan service area.

### 7.2 Program Title. This Program shall be known as the Mt. Rose-Galena Fan Domestic Well Mitigation Program ("Mitigation Program" or "Program").

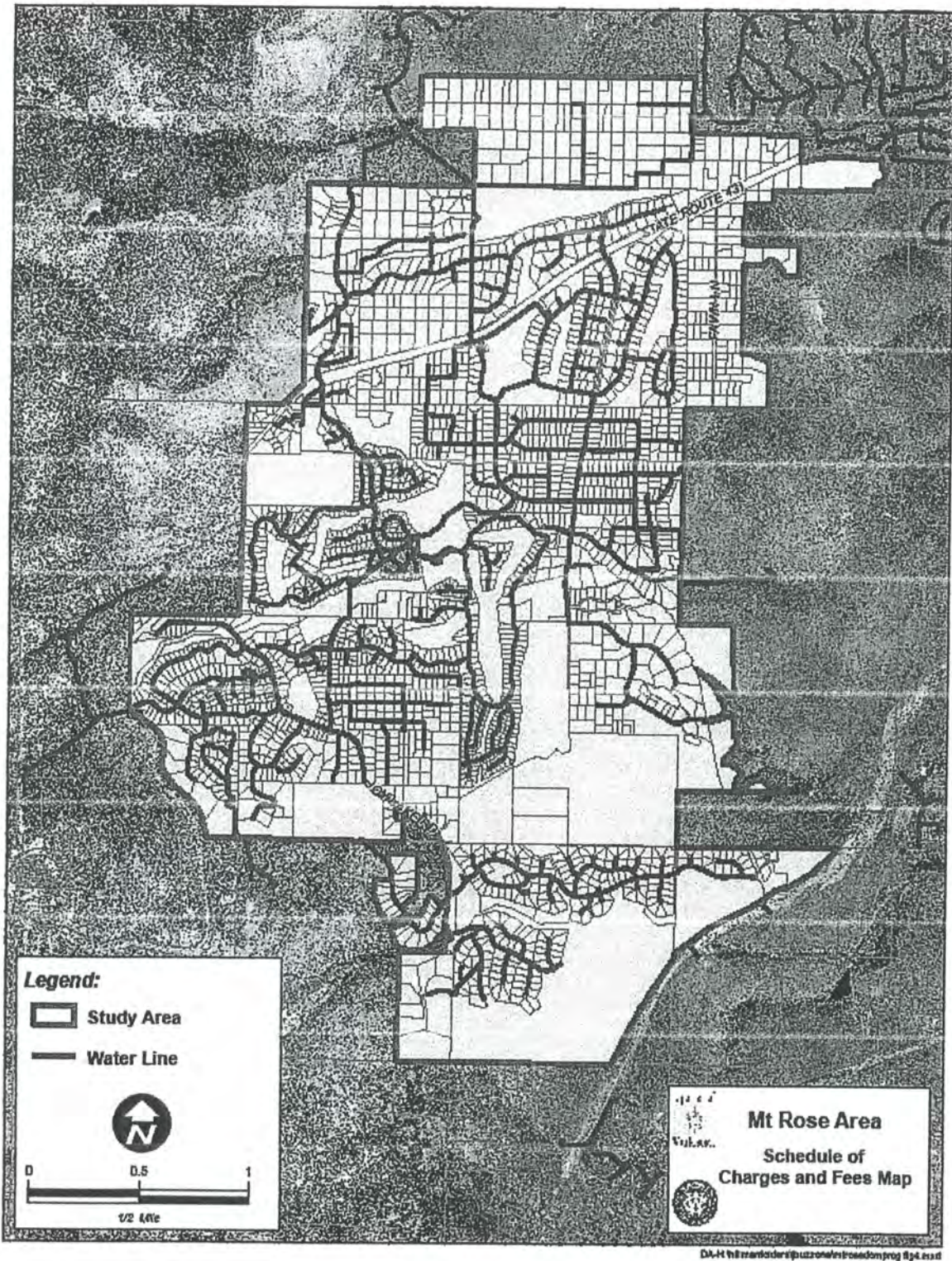
### 7.3 Mitigation Application Process. An applicant must satisfactorily complete and submit the applicable Program Mitigation Form to the Director of Water Resources (Director) before being considered eligible for Program Mitigation.

- A. Program Forms. The Director shall prescribe and make available to applicants Mitigation Program forms.
- B. Priority. A request for Program mitigation will be processed on a first-come, first-serve basis as of the date a completed and submitted Mitigation Request Form is received by the Director, with priority determined as of the date of the application's postmark, receipt date of facsimile or electronic mail transmission, or hand delivery date stamp received.
- C. Submission of Mitigation Request Not a Final Determination of Mitigation Granted. Receipt and acceptance of a Program Mitigation Form indicates only a determination that the request has been satisfactorily completed, but does not constitute or imply a commitment of the Board or the Director to provide mitigation, and shall not be construed as such until issuance of a final written determination.
- D. Denials. Letters of denial will be issued to those property owners whose individual circumstances do not satisfy the requirements of the Mitigation Program and such denials shall state the reason for the denial of mitigation.
- E. Per Property Limitation. Each property eligible for participation in the Program Boundary Area shall be limited to receiving mitigation in the amount and manner as outlined in the Policies and Procedures for a maximum of one domestic well per property.

### 7.4 Properties Eligible within the Mitigation Program Boundary Area:

- A. Only developed properties existing within the Program Boundary Area shown on Figure 7-1 and which are being served or which have been served by a domestic well existing prior to July 1, 2011 shall be eligible to participate in the Mitigation Program established under this Ordinance and the Board's adopted Policies and Procedures. Developed properties described in this subsection 7.4.A, include the following sub-categories:
  1. Properties receiving water service from a domestic well where municipal water service is unavailable;
  2. Properties that are not connected to a municipal water system but where such a water system is reasonably available for conversion from a domestic well; and
  3. Properties where a domestic well owner deepened his/her well in advance of the installation of a municipal water system.

Figure 7-1  
Mt. Rose-Galena Fan Domestic Well Mitigation Program Area Map



- B. An owner of a property located within the Program Boundary Area, whose circumstances may not be addressed by the categories described above in section 7.4.A can request that his/her individual mitigation claim be reviewed by the Director. For any such individual claim submitted for consideration, the Director shall evaluate and consider the individual claim in a manner consistent with Program criteria and the Mt. Rose-Galena Fan Domestic Well Mitigation Program Policies and Implementation Procedures applied on a programmatic basis to ensure consistent and equal treatment for all similarly situated property owners. The Director may require the requesting property owner to provide additional data and documentation to properly evaluate and determine a property owner's individual circumstances and mitigation claim.
- C. Undeveloped properties in the Mitigation Boundary Area shown on Figure 7-1 as of July 1, 2011, which will be served by a domestic well or by an existing or future municipal water system shall not be eligible to participate in the Mitigation Program established hereunder, and shall be subject all relevant rates, terms and conditions of this Ordinance in effect, and from time to time amended, related to connecting to the municipal water system, and be subject to applicable Health District and the Nevada Division of Water Resource requirements for developing a domestic well.
- D. Consideration of a property owner's request for mitigation shall not be construed to require or obligate the Board, Director or staff to provide mitigation pursuant to this Program or to provide any other relief, equitable or legal. Any mitigation offered must be consistent with the programmatic approach developed in accordance with the adopted Procedures pursuant to this Program.
- E. A property owner who is dissatisfied by the mitigation offered by the Director may exercise his/her right to submit a claim to the State Engineer.

#### 7.5 Director's Program Authority.

- A. Authority to Grant or Deny Mitigation Claims; Awards not to Exceed \$25,000. Subject to and in accordance with the Mitigation Program Policies and Procedures adopted pursuant to and in support of this Ordinance, the Board hereby authorizes the Director to grant or deny mitigation claims made by property owners in the Program Boundary Area. The Board further authorizes the Director to issue to the owners of eligible properties mitigation awards pursuant to the adopted compensated formula in single claim amounts not to exceed \$25,000. For all other mitigation awards in single claim amounts that exceed \$25,000, Board authorization shall be required.
- B. Authority to Implement Administrative Regulations and Policies. The Director shall establish and the Board shall approve the Mt. Rose-Galena Fan Domestic Well Mitigation Program Policies and Procedures. The Director shall implement these regulations, policies and procedures in administering this Program. Mitigation Program regulations, policies and procedures shall include, but not be limited to, the responsibility for: receiving and processing claims for mitigation; developing conditions, specifications and providing criteria for the granting of eligible mitigation claims in a not-to-exceed amount authorized by the Board for individual mitigation claims; establishing mechanisms for the review and evaluation of programmatic and individual mitigation claims. Regulations, policies and procedures shall be adopted by the Board prior to implementation and shall be consistent with the provisions of this Ordinance.

#### 7.6 Well Deepening Mitigation Formula and Amount.

- A. The amount of the mitigation provided to each eligible property for well deepening shall be revised and updated July 1<sup>st</sup> of each fiscal year in accordance with the Board's adopted Policies and Procedures and compensation formula for allowable costs and expenses associated with well deepening. The Board reserves the right to revise or amend the formula and amount of mitigation offered to eligible properties when facts and circumstances warrant revision or amendment.

- B. All Other Fees Required for Connection. Property owners will be responsible for covering the cost of any and all appurtenances related to the deepening of a domestic well and all on-site costs associated with well deepening.

7.7 Municipal Water System Connection Fees Credited.

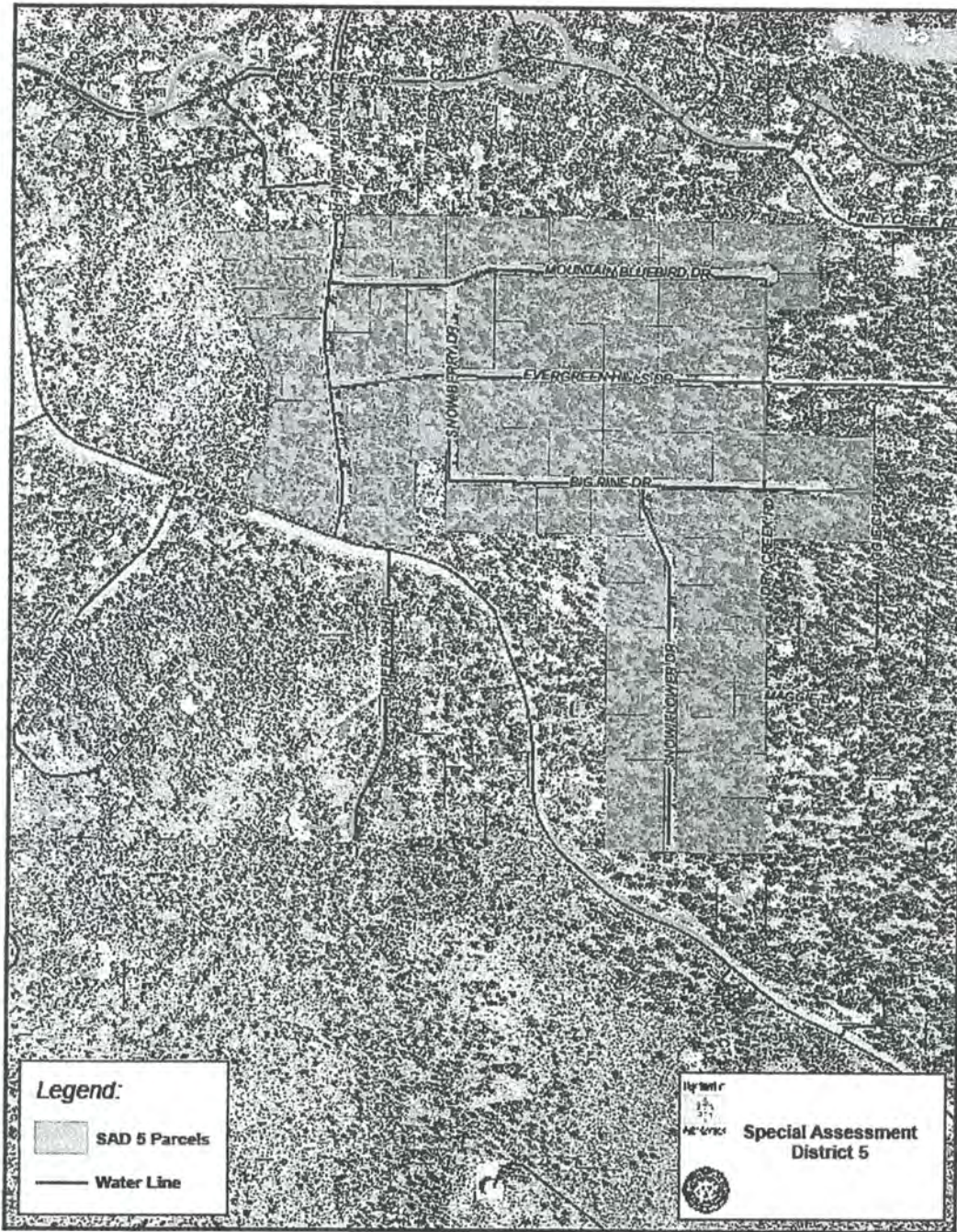
- A. In accordance with Nevada law, properties with a domestic well where a water line is “reasonably available” shall be required to connect to the municipal water system.
- B. Upon a determination that a connection credit will be granted to an eligible property, the Director shall waive only the fees in effect at the time the mitigation request is submitted, which fees shall be limited to the following:
1. General Connection Privilege Fee in effect at the time the request is submitted;
  2. Line Extension Fee in effect at the time the request is submitted;
  3. Meter Pit and Service Lateral Construction Fee; and
  4. Meter Set Fee, which includes the meter and automated meter reading device, as well as the labor required to install the meter.
- C. All Other Fees Required for Connection. Property owners will be responsible for covering all on-site costs related to the conversion from a domestic well to the municipal water system, including trenching from the meter box to the residence, modifying residential plumbing to accept the new service, removing and disposing of any pressure tanks or other facilities related to the domestic well and properly abandoning the domestic well, including but not limited to, obtaining any required permits, inspections and covering any other related fees or expenses.
- D. Water and Sanitary Sewer Financial Assistance. Property owners converting from domestic wells to the municipal water system have the option of applying for financing to cover their on-site costs through the Water and Sanitary Sewer Financial Assistance Program.

- 7.8 Refunds to Property Owners in Special Assessment District 5 for Water Portion of Assessment. Parcels with domestic wells located in the now closed Special Assessment District (SAD) 5, (see map in Figure 7-2), shall have the amount of the assessment they paid for the water facility portion of the SAD refunded and shall be allowed to connect to the municipal water system under the same terms as other property owners in Article 7.7 E.

- 7.9 Recordation of Mitigation or Credit Award. Upon the Director’s determination that a property is eligible to receive a well deepening mitigation award or a connection fee credit, the County shall record in the Office of the County Recorder, Official Records, a document listing and identifying the property or properties entitled to such an award of mitigation or credit. All benefits associated with the award shall, until satisfied, run with the identified property even after sale, conveyance or transfer. The property shall retain the right to the benefit of the award of mitigation or credit until such time as the owner of the property then holding legal title exercises the right to receive the award of mitigation or credit under this Ordinance, at which time the County or its successor shall be forever discharged from any and all claims, demands and costs associated with well deepening or connection fee credits.

- 7.10 Recordation of Release and Discharge of Liability and Notice of Satisfaction. Before issuance of an award of mitigation or credit under this Program, the property owner must execute, and the County shall record in the Office of the County Recorder, Official Records, a document evidencing the property owner’s release and discharge of all County liability and a notice of full satisfaction of any mitigation or credit award determined by the Board or Director. Once the release and notice of satisfaction have been recorded, the Director shall, in accordance with adopted Procedures, issue the mitigation award as determined by the adopted Program and Policies and Procedures then in effect or credit the property owner the fees and charges identified in Section 7.7.B of the this Ordinance for connection to the municipal water system infrastructure in the public right of way.

Figure 7-2  
Special Assessment District 5 Boundary Map





**Department of  
Community Development**

# **Comprehensive Plan Forest Area Plan**

*Excerpts: See marked sections  
Galena Farm referred to in  
ORDINANCE 1470 is located in  
the Forest planning area*

**WASHOE COUNTY  
NEVADA**



## Introduction

The Forest Area Plan responds to a citizen-based desire to identify, implement and preserve the community character that has evolved throughout the Forest planning area over time.

Upon direction from the Washoe County Planning Commission, the Department of Community Development sponsored a series of public workshops to identify the distinguishing characteristics of the Forest communities. The result of this effort is the development of a comprehensive vision for the Forest planning area that identifies separate community character areas and establishes the existing and desired future character of each of these areas. The Forest Area Plan implements and preserves this community vision and character.

In 2008, the Forest Area Plan upholds the mission of the Board of County Commissioners as well. The Washoe County Development Code will be amended as necessary to ensure the implementation and preservation of the vision and character described in this Area Plan.

## Vision

Through cooperation with the Washoe County Board of County Commissioners and the Washoe County Planning Commission, the communities of the Forest **planning area** will maintain and apply objective standards and **criteria** that serve to **manage growth** and development in a manner that:

- Respects the heritage of the area by encouraging architectural and site design standards that are responsive to this heritage;
- Prevents the spread of commercial development outside existing nodes west of the intersection of Thomas Creek Parkway and State Route 431;
- Respects private property rights;
- Provides a range of housing opportunities;
- Maintains the scenic quality of the State Route 431 corridor;
- Provides ample open space and recreational opportunities;
- Promotes the educational and scientific opportunities inherent in the area's natural history and rural character;
- Addresses the conservation of natural, scenic and cultural resources;
- Ensures that infrastructure is coincident with development and appropriate in scale and character to the community character articulated below; and,



Coordinates resource availability with the construction of infrastructure through the implementation of facilities and resources plans.

The primary vision of this plan is to maintain, preserve, and facilitate the planning area's desired character. Management guidelines and policies for private, commercial, residential and public lands will be implemented in a fashion that respects the rights of wildlife, residents, land **owners** and business owners; herein identified as the major stakeholders in this essential **planning** document.

## Character Statement

The **Forest planning area** is a distinct planning area located in the southwest portion of Washoe County. It comprises approximately 130 square miles, much of which falls within the Toiyabe National Forest and the jurisdiction of the U.S. Forest Service. The Forest planning area sits entirely within the Truckee River Basin. Though most existing development can be characterized as suburban with a rural complexion, there remain vast amounts of undeveloped or sparsely

agencies within Washoe County. Clustering residential development, without increasing density, is encouraged in this area. This serves to reduce the visual impact of development, preserve as much open space as possible, and decrease the cost of building and maintaining required infrastructure.

The existence of livestock, particularly horses and cattle, for recreational, economic and educational purposes is commonplace and recognized as a significant contributor to the local character. The area's residents enjoy living in an area abundant with animals, both wild and domestic. County policies supporting and facilitating a rural approach to the maintenance of animals – including livestock; hobby livestock and pets contribute to the preservation of the area's character.

The threat of periodic natural hazards including floods, avalanche, earthquake and wildland fires is a danger in much of the planning area and Washoe County works in close collaboration with other agencies to reduce these threats through the application of development standards and practices and through education programs.

Throughout the planning area many residents rely on domestic wells for water service. Many also rely on individual waste water treatment (septic) systems. A prolonged drought and increased utilization of permitted water rights has resulted in a draw down of the main aquifers associated with this area. The sustainable management of the area's water resources is necessary to maintain the quality of these aquifers. Development in the planning area meets the strict sustainability requirements of the Regional Water Management Plan. New development activities are planned and conducted in such a manner as to enhance water recharge, fully utilize treated wastewater, and minimize the amount of water required for landscaping and amenities.

Due to the planning area's function as a gateway to and from the region, its key natural assets, and its ability to contribute to the sustainability goals of the Land Use and Transportation Element, the Forest Planning area's unique and valuable character is carefully managed and preserved through the thoughtful and deliberate pursuit of the following goals and policies.

with the cooperation of the Washoe County Community Development Department, on a case-by-case basis.

### Water Resources – Flooding

**Goal Sixteen:** Personal and economic losses associated with flooding will be minimized. Development in the Forest planning area will mitigate any increase in volume of runoff to ensure that the flood hazard to existing developed properties is not exacerbated.

#### Policies

- F.16.1 Development within the Forest planning area will conform to Regional Water Plan Policy 3.1.c, "Flood Plain Storage Outside the Truckee River Watershed," as well as locally specific flood control requirements as adopted by Washoe County.
- F.16.2 Development in the Forest planning area will be protected from damage caused by a one percent chance flood event, either by elevation above or avoidance of the regulatory floodplain. Washoe County will utilize the best available data to identify the extent of the one percent chance floodplain.
- F.16.3 Washoe County will work to ensure that the action of one property owner does not adversely impact the properties and rights of other property owners, as measured by increased flood peaks, flood stage, flood velocity, erosion, and sedimentation.

### Water Resources – Supply

**Goal Seventeen:** Water resources will be supplied to land uses in the Forest planning area according to the best principles/practices of sustainable resource development. Because all existing residences are supplied by groundwater wells, future development must be constrained to the sustainable groundwater yield of the basins in the planning area, and minimize pumping impacts to domestic wells. Whenever possible, future water supply systems will be designed to lessen the burden on existing municipal and domestic wells.

#### Policies

- F.17.1 Development proposals must be consistent with **Regional Water Plan Policies:**
- 1.3.b, "Protection and Enhancement of Groundwater Recharge";
  - 1.3.d, "Water Resources and Land Use";
  - 1.3.e, "Water Resource Commitments"; and
  - 1.3.g, "Groundwater Resource Development and Management of Water Quality."
- F.17.2 The Washoe County Department of Water Resources will closely review requests to transfer water resources in and between hydrographic basins. Unless the request can be shown to provide significant benefits to the sustainable use of water resources in the planning area, Washoe County will protest the transfer request.
- F.17.3 Water rights shall be dedicated to Washoe County for all maps of division into large parcels, parcel maps, and subdivision maps, as well as all new, civic, commercial and industrial uses.

### Water Resources – Quality

**Goal Eighteen:** The quality of water from the Forest Hydrographic Basins will be protected from further degradation resulting from human activities.

**Policies**

- F.18.1 The Washoe County Department of Water Resources will implement and maintain a Wellhead Protection Plan for Washoe County's municipal well facilities in the Forest Hydrographic basins and encourage other purveyors to develop and implement plans for the protection of groundwater resources.
- F.18.2 The use of new production wells for future development must not create water quality degradation towards existing production and domestic wells.

**Goal Nineteen: Watershed protection and groundwater recharge will be prime considerations towards future development activities.**

**Policies**

- F.19.1 The Washoe County Regional Water Planning Commission will continue to work towards implementing a Watershed Protection Plan (RWMP Policy 3.1.e) for the Forest basins and encourage development to implement plans for the protection of groundwater resources.
- F.19.2 Natural groundwater recharge areas will be protected from development when possible. When planned development does impose on natural recharge areas, mitigation measures will be taken.
- F.19.3 Unless utilized as a component of an overall storm water runoff system that seeks to enhance recharge and promote Low Impact Development standards, the use of curb and gutter will be minimized. The use of roadside ditches is encouraged for the purpose of augmenting groundwater recharge.

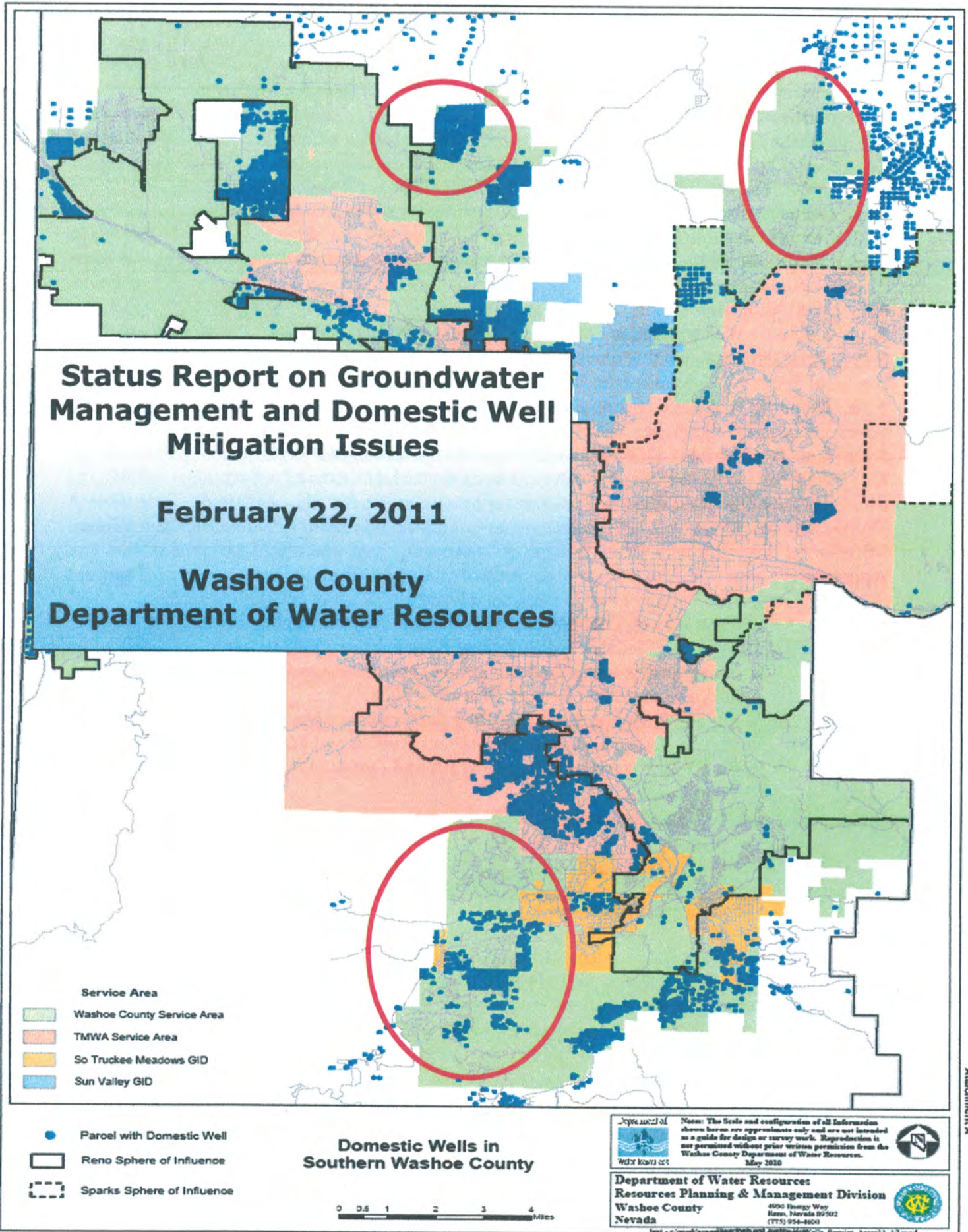
**Goal Twenty: Maintain and enhance the value of wetlands and their associated habitats for their groundwater recharge, aesthetic, environmental, educational, recreational, effluent reuse, stormwater runoff and flood control purposes. Washoe County will act to ensure the best possible balance between these wetland area uses.**

**Policies**

- F.20.1 All development will meet or exceed the standards for wetland development and impact established by state and federal agencies responsible for wetlands management.
- F.20.2 Land use proposals that include wetlands areas must demonstrate how they are consistent with Goal Twenty.
- F.20.3 Development proposals that impact any area designated "potential wetlands" on the Development Suitability map must conduct a wetlands delineation study and obtain Army Corps of Engineers certification of the proposed wetlands.
- F.20.4 Washoe County will work with state, federal, and private agencies to support the development and implementation of programs and initiatives that are consistent with Goal Twenty.

**Water Resources – Service/Wastewater**

**Goal Twenty-one: Water resources and wastewater treatment and disposal will be provided to residential and non-residential uses in a manner that implements and preserves the community character as described in the Forest Vision and Character Statement.**



Attachment A

grant funds helped DWR substantially reduce the cost of connecting Heppner area property owners to the community water system.

In addition, over the last several years, DWR applied for and received federal Community Development Block Grant (CDBG) funds that covered 100% of both public right-of-way and on-site costs associated with connecting to the community water system for twenty-two (22) Heppner Subdivision residents eligible to receive CDBG funds. DWR has requested CDBG funds for an additional six (6) CDBG qualified Heppner residents for the 2011 calendar year. To date, the total CDBG funds requested and expended is \$402,509.

The cost of connecting to the community water system for Heppner residents includes both the general connection privilege fee of \$4200, a \$400 meter set fee and an allocated share of the line extension fee not covered by grant funding, currently \$8,930.44. The line extension fee increases each July to reflect the weighted cost of capital (reflective of the time value of money) so those who connect later are covering the cost being incurred by DWR to finance the project.

### 3. Upper Mt. Rose-Galena Fan Areas of Southwest Reno

DWR's recent groundwater management efforts have been focused on modifying groundwater management approaches to improve sustainability and analyzing domestic well mitigation for properties in Southwest Reno in the Mt. Rose-Galena fan areas. This area extends from ArrowCreek on the north to St. James on the south. Figure 6 is an aerial view of the Upper Mt. Rose-Galena Fan Areas of Southwest Reno and includes information about existing domestic wells and municipal water systems. Over 500 domestic wells are present in this area, with most being located south of the Mt. Rose Highway. The Galena Terrace Estates and Mountain Meadows subdivisions, often referred to as Callahan Ranch, are shown in the center of Figure 5, and include 227 domestic wells concentrated in a one-half square mile area.<sup>3</sup>

DWR operates four inter-connected municipal water systems, St. James, Mt. Rose, ArrowCreek and South Truckee Meadows General Improvement District (STMGID) in this area. These water systems are comprised of 15 functional and 4 planned municipal wells that produce water from the same aquifer used by domestic wells in the area.

The Nevada State Legislature of 2009 enacted Assembly Bill 54, Chapter 365, Statutes of Nevada, 2009, which was later added to Chapter 244 of the Nevada Revised Statutes as NRS 244.3651 and NRS 244.3653 respectively. Pursuant to NRS 244.3651, Washoe County is required to develop a groundwater management plan for areas where it intends to offer financing for connections to Washoe County's municipal water or wastewater systems. As directed by provisions of NRS 244.3651, the groundwater management plan must provide for the sustainable management of municipal groundwater supplies.

<sup>3</sup> Between 2003 and 2007, DWR made a variety of improvements to the water facilities in the area, connecting dead end mains to provide better service and improve water quality, and installing a community water systems throughout the Galena Terrace Estates Subdivision. The implications of this system for area residents will be discussed in more detail later in this report.

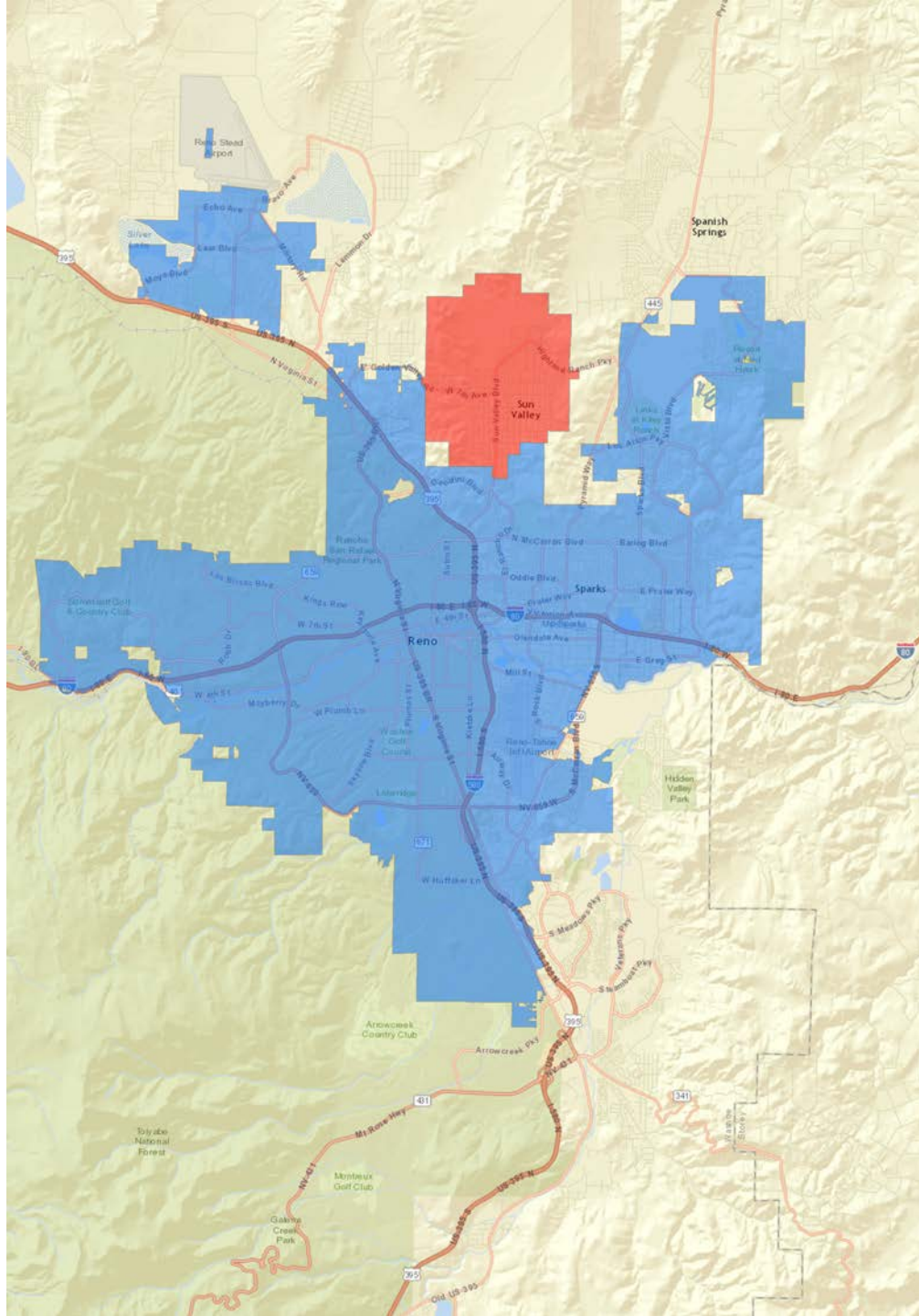


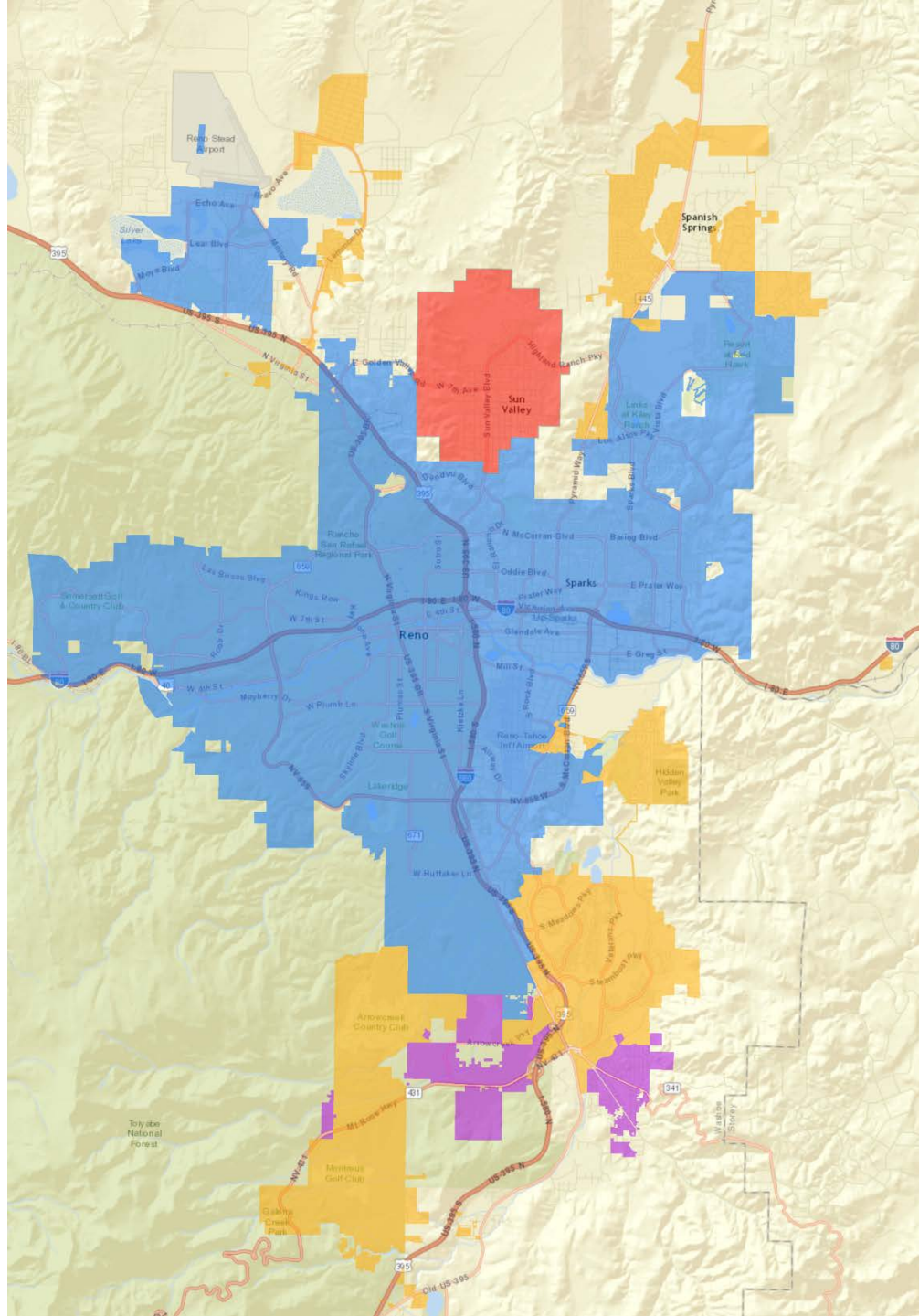
McDONALD·CARANO·WILSON<sup>®</sup>

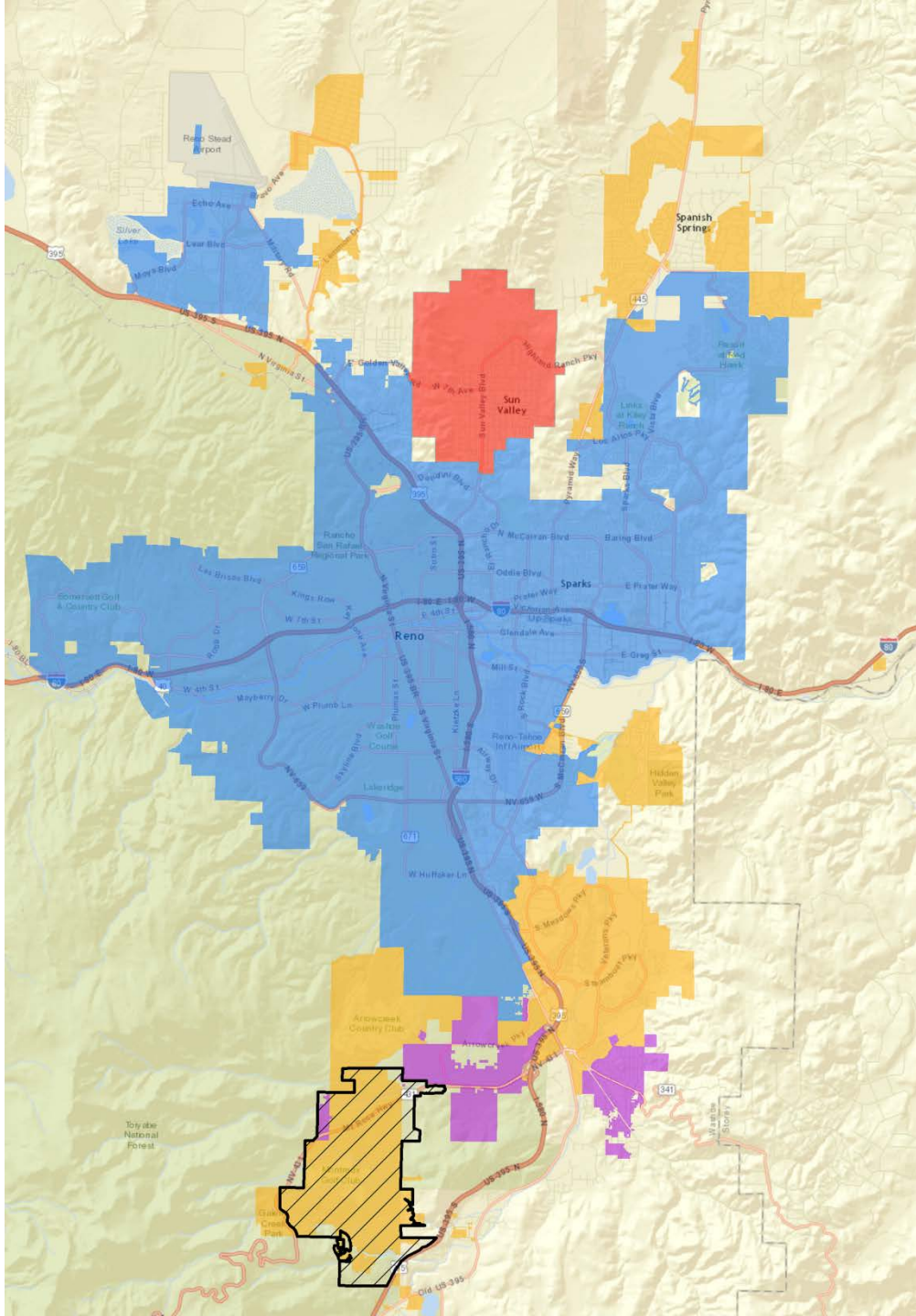
Rule/Rate <sup>1</sup>	Amendment Proposed	Workshop Target Date	Target SAC meeting	1 <sup>st</sup> Reading Target
New Domestic Well Rule	Adopt domestic well mitigation program	8.26.14	8.5.14	9.17.14
Table of Contents	Amend to renumber Rules upon Merger	9.10.14	9.2.14	9.17.14
Rule 1	Add and modify definitions related to Merger	9.10.14	9.2.14	9.17.14
Rule 9	Amend retail service area to reflect combined utility operations	9.10.14	9.2.14	9.17.14
Rule 10	Repeal current wholesale boundary rule	9.10.14	9.2.14	9.17.14
WSF Tariff	Amend area facility charges and area descriptions applicable to new applications for service	9.10.14	9.2.14	9.17.14
Rule 5	Replace Feeder Main Charges with Area Facility Charges  Amendments to address procedures and rules for applications for service outside retail service area	9.10.14	9.2.14	9.17.14
Customer Rates (Wholesale)	Revise LVS rate schedule and move SVGID map into LVS schedule	9.10.14	9.2.14	9.17.14
Customer Rates (STMGID)	Add rate schedule and terms for former STMGID Customers	9.8.14	9.2.14	9.17.14
Rule 4 <sup>2</sup>	Add terms for implementing STMGID Rate Offset Fund, if needed	9.8.14	9.2.14	9.17.14
Customer Rates (County)	Add rate schedule and terms for former Washoe County customers	9.9.14	9.2.14	9.17.14

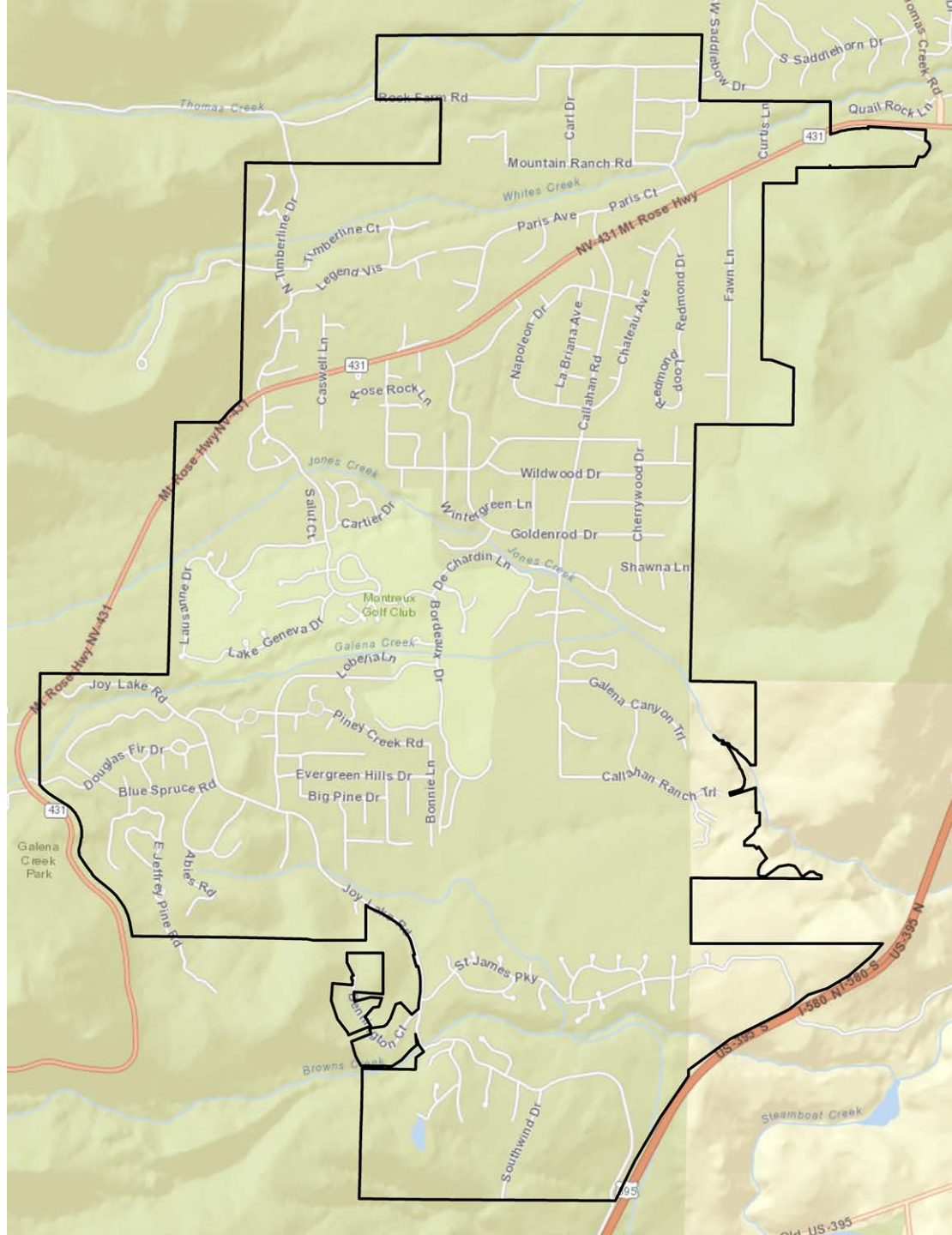
<sup>1</sup> All proposed rate/rule changes will be effective upon Merger.

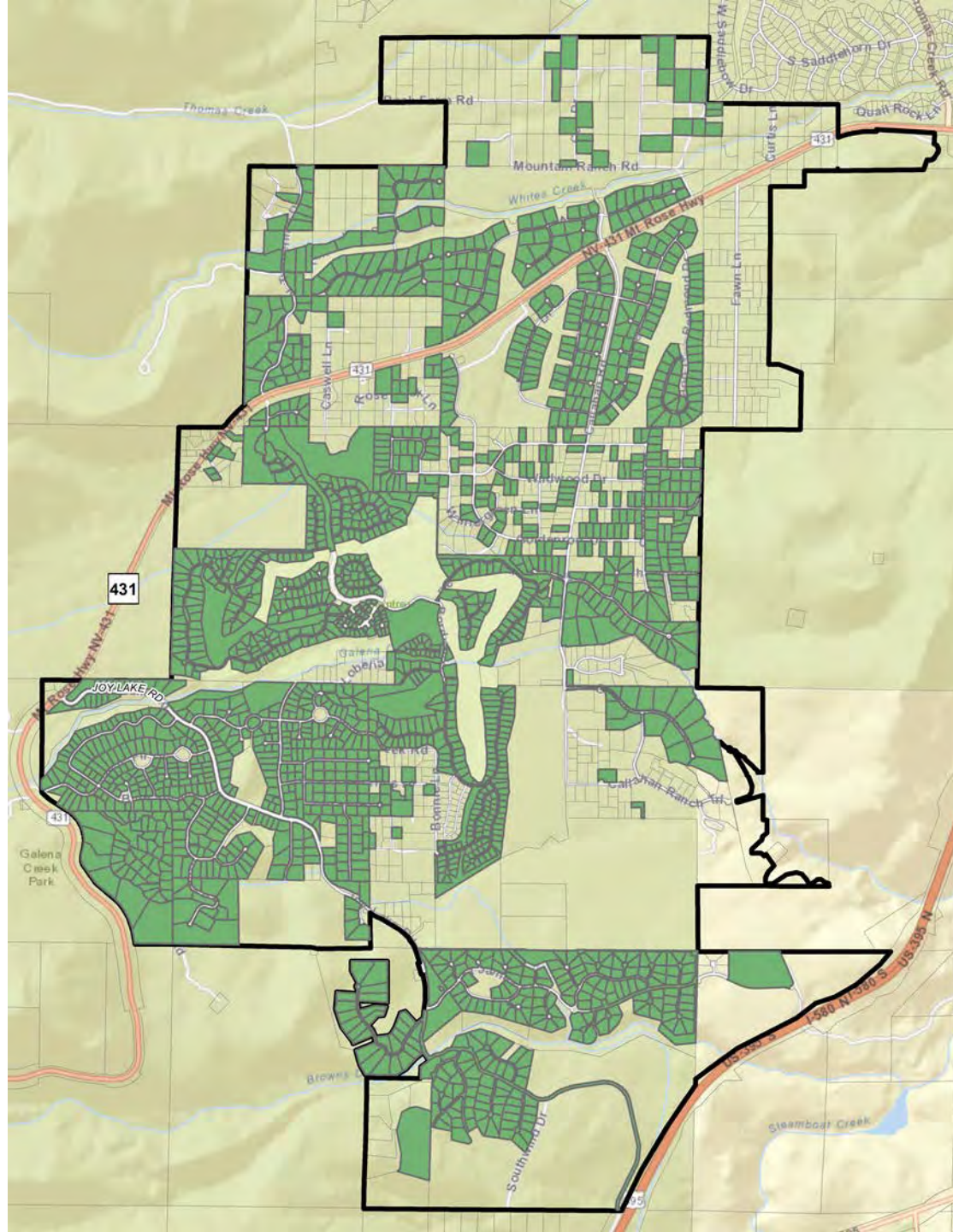
<sup>2</sup> Whether a Rule change is required will depend on implementation terms agreed to by TMWA and STMGID.

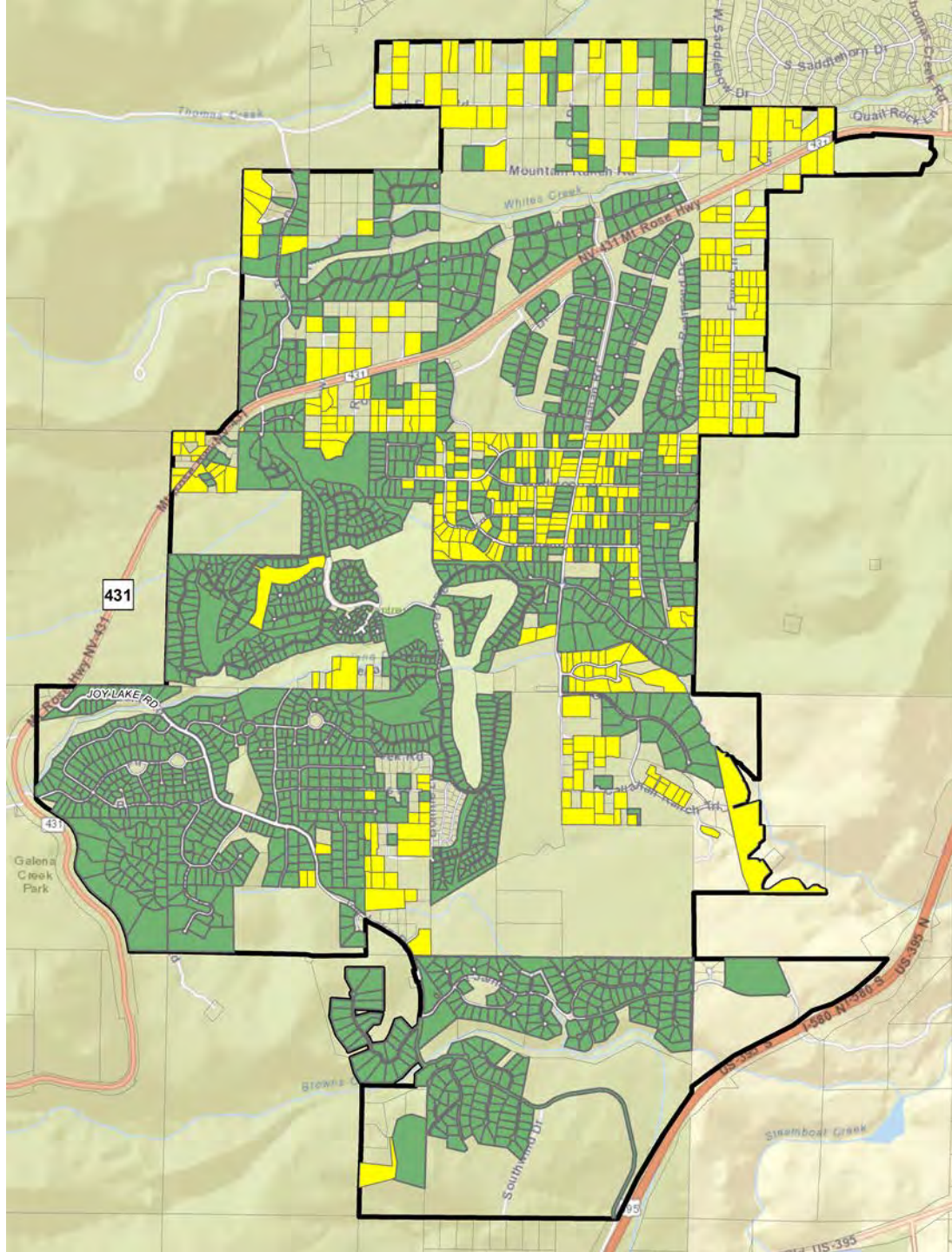




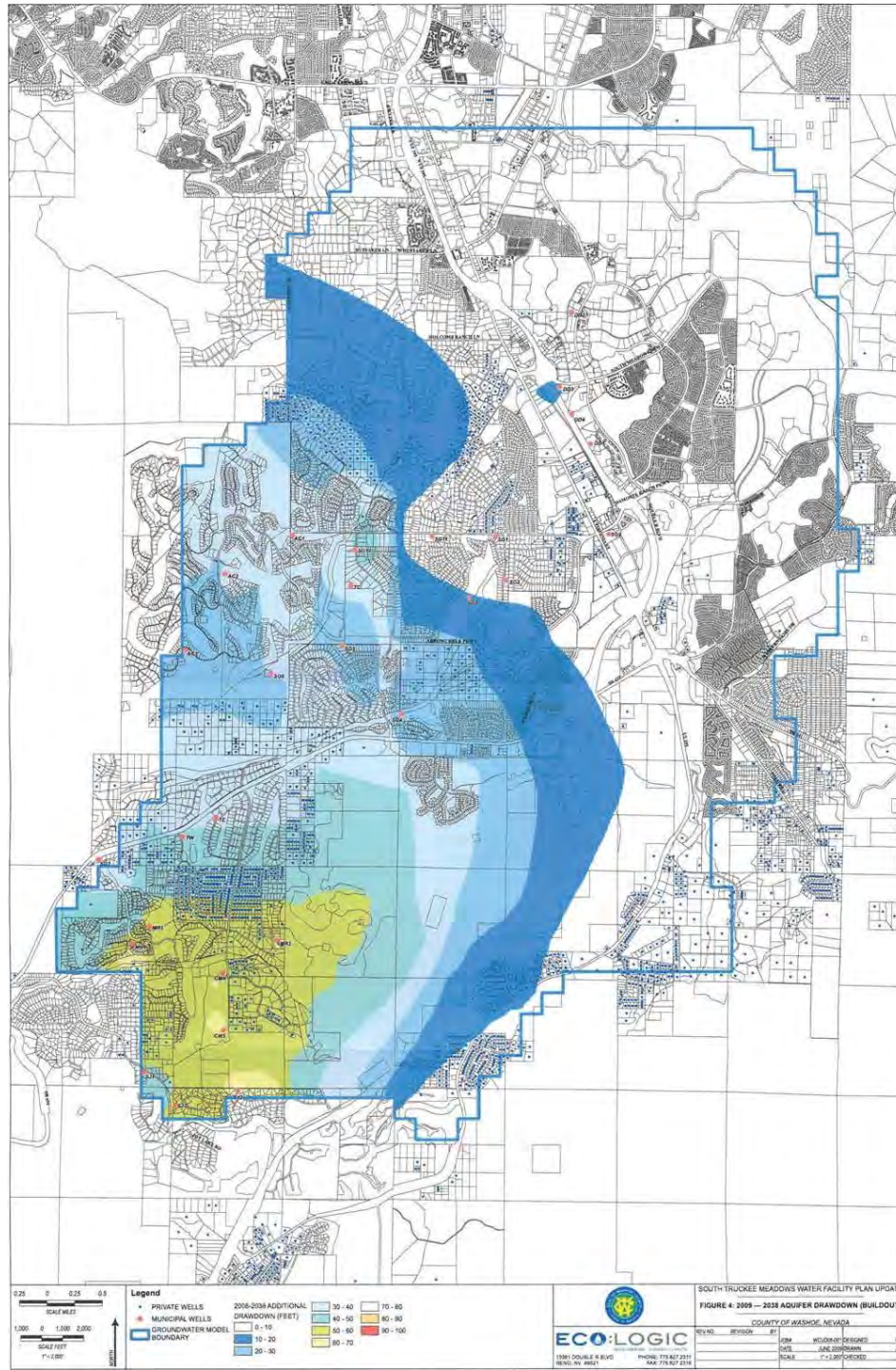








# Questions



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**SOUTH TRUCKEE MEADOWS WATER FACILITY (PLAN UPDATE)**  
**FIGURE 4: 2009 - 2038 AQUIFER DRAWDOWN (BUILDOUT)**  
 COUNTY OF WASHOE, NEVADA

**FIGURE 8 - 5**  
**SOUTH TRUCKEE MEADOWS RECOMMENDED SUPPLY PLAN**  
**BREAKDOWN OF ANNUAL WATER SUPPLIES**

