



REGIONAL PLANNING COMMISSION

MEMBERS

Terry K. Herman, Chair
Florence 'Marge' Frandsen, Vice-Chair
Fred Lokken
Kendall Mattina
Marvin Moss
Jim Newberg
Steve Rogers
Oscar Sanders
Mark Sullivan
Dave Ziegler, Director

MINUTES

Regional Planning Commission (RPC) REGULAR MEETING WEDNESDAY, 7:00 P.M., March 24, 2004

The Regional Planning Commission met in regular session in the Sierra Pacific Power Company, Main Auditorium, 6100 Neil Road, Reno, Nevada and conducted the following business:

The meeting was called to order by Chair Lynn at 7:00 p.m.

- 1. ROLL CALL**
- 2. APPROVAL OF AGENDA**

June Davis called the roll the Regional Water Planning Commission (RWPC) and the following Commissioners were present: Susan Lynn, Terri Svetich for Michael DeMartini, Greg Dennis, Wayne Seidel, Diana Langs, John Erwin, Erik Ringelberg, George Ball and George Shaw. Commissioners absent were: Michael DeMartini. Non-voting members absent were: John Patterson, Dale Stransky, Randy Pahl, Tracy Taylor, Doug Coulter, Bill Carlos and Harry Fahnestock.

Also present were: Jim Smitherman, Water Management Planner; and June Davis; and Steve Bradhurst, Director Department of Water Resources.

COMMISSIONER ERIK RINGELBERG MADE A MOTION TO APPROVE THE MARCH 24, 2004, AGENDA, SECONDED BY COMMISSIONER DIANA LANGS. THE MOTION CARRIED UNANIMOUSLY WITH NINE (9) MEMBERS PRESENT.

The clerk called the roll for the Regional Planning Commission (RPC) and the following Commissioners were present: Terry Herman, Marge Frandsen, Fred Lokken, Kendall Mattina, Jackie Peterson for Marvin Moss, Jim Newberg, Steve Rogers, and Mark Sullivan. Commissioners absent were: Marvin Moss and Oscar Sanders.

Also present were: Dave Ziegler, TMRPA Director; Norman Azevedo, Legal Counsel; Rosanna Coombes, TMRPA; Randy Baxley, TMRPA; and Paige Menicucci, TMRPA.

COMMISSIONER ROGERS MADE A MOTION TO APPROVE THE MARCH 24, 2004, AGENDA, SECONDED BY COMMISSIONER LOKKEN. THE MOTION CARRIED UNANIMOUSLY WITH EIGHT (8) MEMBERS PRESENT.

3. PUBLIC COMMENTS

None

4. **BUSINESS OF THE DAY:** Joint workshop with the Regional Water Planning Commission (RWPC) to discuss and give direction to staff regarding draft chapters of the Regional Water Management Plan update regarding: regional water planning policies and criteria; water resources background; water resource baseline; and projections of population, water demand, and wastewater flow.

Dave Ziegler, Director of Regional Planning, stated that the RPC is beginning to contemplate the upcoming conformance review of the Regional Water Management Plan (RWMP). Mr. Ziegler summarized the conformance review requirements for the RWMP and stated that they should be kept in mind during tonight's workshop. Mr. Ziegler stated that the RPC must rely on the RWPC and the RWMP for information that is required by state law to be included in the Regional Plan.

Jim Smitherman, Water Management Planner, presented an overview of the RWMP chapters included in the meeting packet. Mr. Smitherman stated that the chapters still need to be reviewed by the RWPC in the context of the entire plan.

Mr. Ziegler stated that the waterbase GIS tracking tool Mr. Smitherman mentioned is a planning tool that is under development. The Regional Planning Governing Board (RPGGB) assigned a very high priority to the creation of basic regional information on land use, demographics, infrastructure, natural resources and other topics. The RPGGB directed Regional Planning staff to provide objective analysis for regional decision making. The Regional Planning Agency (RPA) has been policy oriented and has not had a strong analytical presence in the past. One of the RPA's first major projects was trying to estimate residential and non-residential build-out of the current planned land use and zoning. Land use and zoning are constantly changing so the build-out estimates are also constantly changing. By looking at this information every couple of months we can start to see trends. This information will be helpful during conformance reviews and proposed land use changes. It will also help keep track of cumulative impacts over time.

Mr. Ziegler reminded the RPC members that the interim water policy currently applies only to cooperative planning areas. Once the RWMP is adopted the water policies and criteria will apply region-wide.

Commissioner Sullivan asked if the estimated water supply through the year 2025 is using current land uses. Mr. Smitherman responded that is correct.

Commissioner Sullivan stated that any intensification in land use would change that estimate. Mr. Smitherman responded that is correct. There will be deficits in individual basins that will need to be supplied somehow.

Commissioner Sullivan asked what types of additional water resources are available. Mr. Smitherman responded that there are surface water resources in smaller creeks that are not in the query. There are

a couple of hydrographic basins that show no perennial yield estimate because there is not a well-defined yield estimate at this point.

Commissioner Sullivan asked if there are restrictions on the amount of wastewater effluent that can be put in the river. Mr. Smitherman responded that there are discharge limitations from the state water quality discharge permit.

Commissioner Dennis stated that the discharge permit is centered around a waste load allocation. There are programs in place that will eventually allow more discharge to the Truckee River while keeping the river quality going.

Commissioner Sullivan asked if we are close to the discharge limits. Commissioner Dennis responded no.

Commissioner Sullivan asked for clarification on institutional constraints. Mr. Smitherman responded that it is something that may not be a law or ordinance but a constraint that is imposed by an institution.

Commissioner Sullivan asked why conservation is not considered as a resource that can be utilized. Mr. Smitherman responded that those are more legal constraints subject to agreements. Chair Lynn stated that water saved through conservation goes to draught storage.

Commissioner Sullivan asked why a nine-year drought cycle was used in the drought policy. Commissioner Erwin discussed some of the analysis and estimates that were used while planning for a worst case scenario.

Commissioner Sullivan asked why certain criteria is required to be met in order to initiate a water resource investigation. Mr. Smitherman responded that it is just a policy guideline and does not restrict the RWPC from initiating an investigation.

Commissioner Lokken asked if the diversion of Truckee River water is discussed in the RWMP. Mr. Smitherman responded that the policy still exists that says we should not take Truckee River water and divert it to hydrographic basins that have not historically received Truckee River water.

Commissioner Lokken suggested including a paragraph discussing the relationship between the RWPC and the Regional Plan. Commissioner Lokken asked why better synchronization between the land use plan and the water plan is not considered in the chapter regarding future revisions of the plan. Commissioner Lokken noted that the Regional Plan and the RPA are not discussed in the glossary of the RWMP. Commissioner Lokken stated that it may be useful to reference Judge Hardesty and the agreement language regarding the Regional Plan in the regional water planning policies and criteria section of the RWMP. Commissioner Lokken stated that there is a pattern of over-building in a number of hydrographic basins and ground water supplies have been exhausted and over-extended. There is also the simultaneous polluting of wells from septic tanks. There is a recognition that there has to be a strategy to replace the septic tanks and a strategy to import water to equalize the water needs in those areas. Commissioner Lokken asked who would cover those costs. Commissioner Lokken expressed concern regarding a policy in the RWMP that says that even though there is a Truckee Meadows Service Area (TMSA) line, proposed projects, land use changes or changes to the TMSA that create

or exacerbate a potential water supply deficiency are allowable. Commissioner Lokken suggested making that allowable in the future once all the water questions have been addressed.

Mr. Smitherman stated that the RWPC originally proposed that future apparent water resource deficits would not be created by designating additional land use. Through discussions with land use planning people, it turned out that did not create a big problem because it is just a potential future deficit on paper. Commissioner Lokken stated that his comments were directed more to the real deficits right now and not potential future deficits.

Commissioner Lokken stated that the very high waste factor of water distribution in the Newlands project has to be resolved and asked if that would be a potential additional water source. Mr. Smitherman responded that that water would probably go to the benefit of water quality.

Commissioner Frandsen asked when there will be a water budget. Mr. Smitherman responded that there is a baseline water resource inventory and there is some work to do on keeping account of water by water rights.

Commissioner Frandsen stated that if you have a water budget, you would be keeping track of the water usage and subtracting it from the budget. Mr. Smitherman responded that we have all the numbers and are working on developing a tool that could be balanced frequently. Commissioner Frandsen stated that we will not really know how much water we have until the water budget is ready.

Commissioner Erwin stated that in using the drought criteria, you can produce approximately a 110,000 acre feet supply. That leaves on the table an additional 20,000 or 30,000 acre feet of water rights. What is restricting the ability to go and grow to 110,000 acre feet to 120,000 acre feet is not having any drought supply to augment the use of those additional rights.

Chair Herman asked how the water plan takes care of the issues that come about with infiltration and wells going dry. Mr. Smitherman responded each well is evaluated on a case by case basis. Washoe County is working on a mitigation program. Approval for the funding to get the program moving is expected in the next month or two. Mr. Smitherman stated that Washoe County has passed an ordinance to limit the parcel size that can have a septic system to five acres. That should prevent the problem from occurring in new places in the future.

Chair Lynn stated that there is a policy 1.3.H that will probably be discussed in more depth as you go into water supply and wastewater management.

Steve Bradhurst, Director Washoe County Department of Water Resources, stated that all septic tanks in sub-divisions are approved by the state division of environmental protection, not the Washoe County Board of County Commissioners. The state division of environmental protection certifies waste disposal for sub-divisions. The last sub-division in Spanish Springs valley that was allowed to have septic tanks was approved in 1991. Since 1991, the sub-divisions have been required to tie into a community sewer system.

Commissioner Mattina asked for information on the reason for the five acre rule regarding septic tanks. Mr. Bradhurst responded that there is a pilot program under way in Spanish Springs through the Environmental Protection Agency. We are characterizing the problem area to see what is going on from

the septic tank down to the aquifer. We are finding that the nitrate level is very high right next to the septic tank. The concern we have is density.

Commissioner Rogers asked if the recharge in Golden Valley is actually helping us in the valley. Mr. Bradhurst responded that the pilot program in Golden Valley in 1992 did raise the water table. The pilot program was stopped in 1996. In 2001 property owners requested that the recharge program be restarted.

5. DIRECTORS, MEMBERS, AND LEGAL COUNSEL INFORMATION ITEMS

None

6. REQUESTS FOR AND ACTION ON FUTURE AGENDA ITEMS

None

7. WRITTEN CORRESPONDENCE

None

8. PUBLIC COMMENT

None

9. ADJOURNMENT

Chair Lynn stated that the RWPC has a workshop Friday morning from 8:30 a.m. to noon. Chair Lynn adjourned the meeting at 8:30 p.m.

Respectfully submitted by Paige Menicucci and Christine Birmingham.

Reviewed by:

Approved by:

Dave Ziegler, Director

Terry K. Herman, Chair

Truckee Meadows Regional Planning Agency

Regional Planning Commission

**APPROVED BY THE REGIONAL PLANNING COMMISSION IN SESSION ON _____,
2004.**