

Ruhenstroth Water Planning Steering Committee

Public Presentation

February 29, 2008

Officers and Members

- ✉ Chairman- Jim Liles
- ✉ Vice Chairman-Rick Oliver
- ✉ Secretary-Stephanie Hicks
- ✉ Members- Mike Morely, Tom Stanley, Phil Heald, Jeff Dinsmore
- ✉ Website Developer- Gary Swift

Mission Statement:

- "Known as the Ruhenstroth Water Planning Steering Committee, we are...
- An ad hoc group of proactive Ruhenstroth residents concerned about the current and future health and availability of the aquifers that supply water to the Ruhenstroth community.

- Our first goal is to collect, monitor, and collate aquifer data, and to provide this information to Ruhenstroth residents and county officials.
- Our second goal is to identify the various water resource conservation and development options available to ensure the long term viability of the Ruhenstroth residential community water supply."

Measurement Plans and Purposes

- Determine current static water levels and trends-stable, up, down?
- Determine trends to establish baseline water levels, then monitor annually. Records on NDWR website.
- Merge new measurement data with pre-existing USGS data on same wells.
- Draw hydrograph with topo information.
- Scientifically acceptable
- See impacts on localized lots.
- Compare with well deepening logs
- Make educated guesses about water levels-when will you have to redrill?

Strategic Planning for replacing groundwater supply

✉ Infiltration of surface water in natural drainage to replenish aquifer

- Natural runoff-infrequent, most runs away . . .

- Other groundwater-need water rights
- Surface water from Carson River?
- County managed water system hook-up
Infrastructure development, master plan

Infiltration of surface water in natural drainage to replenish aquifer

✉ Natural runoff-infrequent, most runs away . . .

- Floodplain management-catch basins, infiltration basins, cross-channel, off-channel. Requires storage permit and dam permit if >20 ft high or 20 acre-feet.
- Least costly and least productive and dependable.
- Long term planning required by county
- Agency coordination with BLM, county, Carson River Sub-conservancy district

Other groundwater-need water rights

- ✉ Basin is fully appropriated-questionable availability
- ✉ Requires several applications to State
- ✉ Feasibility? If infiltrated, would you ever see the water again?
- ✉ Expensive-pumping, pipelines, engineering, construction costs.

Surface water from Carson River?

- ✉ Water rights still appurtenant to Ruhenstroth
- ✉ Fell into disuse around 1950-60
- ✉ Junior to most other river rights
- ✉ Probably due to economically infeasible most water years to produce a crop.
- ✉ Still in Decreed owners names-Ida Ruhenstroth and about 70 others on 200 acres
- ✉ How much is there? About 900 Acre-Feet pot.

What good are they?

- ✉ No one in Carson Valley needs them for agricultural or municipal use for now. . .
- ✉ Increasing in value over time
- ✉ Liability if you get a bill from the watermaster
- ✉ Distribution system is gone-Rodenbah pump and ditches-remnants still visible.
- ✉ Must be moved to be used
- ✉ Requires change applications to change POU

What good are they?

- ✉ Real property right-land sold without reservations of water rights means it “goes with the land”
- ✉ Small amounts are impractical to deal with
- ✉ Bulk ownership to consolidate in larger blocks would make them a more manageable asset
- ✉ Expenses of consolidation would wipe-out their intrinsic value, BUT

The alternatives are not fruitful:

- ✉ Anything can happen:
- ✉ Paiute tribe could ask Federal court to declare them abandoned . . . If law is changed.
- ✉ Cannot be forfeited by state engineer since they are pre-statutory surface water rights.
- ✉ So . . .
- ✉ Why not use them as a bargaining chip?

The alternatives are not fruitful:

- ✉ Something is better than nothing
- ✉ Consolidate them and possibly . . .

- ✉ Sell to a downstream user-Dayton, Carson City
- ✉ Dedicate them to the county in partial payment against other alternatives
- ✉ Or use them ourselves to recharge our own aquifer
- ✉ Value of Surface Water=\$2000 per acre-foot

How could we use them?

- ✉ Use the Allerman canal POD, then pump over hill to above Mustang, Rockinghorse, into Smelter Creek drainage-infiltration ponds
- ✉ Requires permission, R-O-W, easements, etc.
- ✉ Only 2.5+ miles of pipeline in streets or around boundary.
- ✉ Needs preliminary percolation tests
- ✉ Water treatment may not be necessary

How do we consolidate title?

- ✉ Can use as little as one deed from many/all owners to a new entity "Quit Claiming" any and all rights to the waters from the Carson River that may be appurtenant to specified lots .

. . Easy!

- ✉ Saves recording, legal fees . . . \$ \$ \$
- ✉ Notary signature requirements for all names on the title.
- ✉ New entity required to file ownership change, pay water master fees.
- ✉ Cost to sellers - only a little time

- ✉ Need water rights/title professionals to do the abstract work, etc. etc.



Water Master bills-water tax for distribution.

▪ ▪

How many here have annual bills due to the Federal Water Master?

How many would like to get rid of it?

Cost Estimates

- ✉ A lot less than the county proposal?
- ✉ Would it work? Need an expert opinion.
- ✉ Feasibility study proposed but not funded to study this-cost \$33,000
- ✉ Currently the proposal is tabled
- ✉ Self-funding? $\$33000/535 \text{ lots} = \62 per lot
- ✉ Redrilling Cost 100 feet x \$50 per foot= \$5000

Water Treatment Requirements

- All surface water must meet drinking water standards
- Injection wells use “surface water” near a stream and call it “Ground Water”
- Ground water used for domestic needs-no treatment mandatory

- If no credit taken for infiltrated water, is treatment still required if just recharging for domestic wells?

County Water System Components

✉ Water Tank	1 million gallons added	\$939K
✉ Distribution lines and services		\$10,437K
✉ Production Well (450' depth)		\$326K
✉ Well equipping and building		<u>\$776K</u>
✉ Total Estimate		\$12,478K

County Planned Water System

- Is this the best alternative
- Question of WHEN, not IF?
- How far are we from build-out? Now 460 well logs on 535 lots in service area.
- Risks of deepening your well, then having to hook-up. Pay \$5-7000 est. plus monthly meter charge.
- System components-meter requirement

How much will it hurt?

- ✉ \$12,478,000. That's how much! Or \$23,320 per lot!
- ✉ Let's see. . . I could redrill 4.5 times at \$5K for that amount of money, right?
- ✉ Right, but no guarantee of getting more water.
- ✉ Is that my out-of-pocket cost? No, that's the total estimated

cost at today's dollar value.

✉ Other costs – hook-up fees, monthly charges, etc.

How will it be paid for?

- ✉ Financing very complicated-numerous avenues
- ✉ State Board for Financing Water Projects
- ✉ Grants, loans, 2% medium income calculations
- ✉ Application Process-2 years
- ✉ Meter requirements, mandatory hookup
- ✉ Window of Opportunity-likelihood of approval
- ✉ Many requests-DC lowest tax rate, many grants already approved

How will it be paid for?

- ✉ Board for Financing Water Projects/NDEP
 - ✉ Various funding sources:
 - ✉ USDA Rural Development
 - ✉ Nevada Community Development Block Grant
 - ✉ NDEP State Revolving Fund
 - ✉ Nevada State Health Division State Revol Fund
 - ✉ Nevada Division of Water Planning
 - ✉ USDC- Economic Development Administration

Point System Criteria

- ✉ Scalable costs- recipients pay 15-75%
- ✉ Median Household Income study-2% per mo.
- ✉ Water rate per usage + - 15,000 gpm
- ✉ Property Tax Rate
- ✉ # Persons Served <>500
- ✉ Public Health Risks
- ✉ Water Conservation program in place
- ✉ Ranking, formulas determine % grant

Risks versus Rewards

- ✉ Guaranteed supply from GTWC
- ✉ Reliable quantity and quality+fire flows
- ✉ Deepen your well today, then forced to hookup tomorrow?
You lose!
- ✉ How far from build-out are we? Where will we be in other
10, 15, 20 years? 535 lots, now about 480 wells.
- ✉ Protectable rights in wells-interference liability
- ✉ Septic system density/nitrates still a problem

Need for more information!

- ✉ Static Water Levels annually-use same wells!
- ✉ Determine and monitor trends-hydrograph
- ✉ Monitor well drilling, deepening activity

- ✉ Pursue recharge possibilities
- ✉ Consolidate surface water rights into one large block of ownership
- ✉ Work with county officials, state engineer, NDEP on further build-out issues.

Need for more information!

- ✉ Percolation tests in Smelter Creek for feasibility of recharge sites
- ✉ Make final recommendations to county regarding our best options and go forward
- ✉ Annual static water level measurements

Measurement Plans-March 29th

- ✉ Need your permission-be available on this day
- ✉ Need to keep water use absolute minimal previous 24 hours-turn your pump off?
- ✉ Records available on NDWR website Map Guide
- ✉ Will use steel or electric tape, GPS, remove and replace well cover
- ✉ Check for access down at night with flashlight if so inclined!

Photos

Conservation Easement Lot on Rocking Horse

Conservation Easement Lot on Rocking Horse-view northwesterly

North towards Smelter Creek, Fair.

Megan Ct-Old Thompson Homestead Well

Rodenbah Ditch Location at Mustang

Pasek Vineyard on Mustang

Smelter Creek at Mustang-West

Smelter Creek at Mustang-East

County Water Tank at Fairgrounds

Smelter Creek at Cayuse-2/25/08

Smelter Creek at Cayuse-2/25/08

Smelter Creek at Sullivan-2/25/08

Smelter Creek At Sullivan-2/25/08

Thank You for your attendance!

To contact us:

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