

ANCHOR IN Motor Home Park WATER CONSERVATION PLAN

FIRST DRAFT-Friday, November 23, 2007

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INTRODUCTION AND DESCRIPTION

The Anchor IN Mobile Home Park (also referred to as the facility) is located at 150 North Leslie, in Pahrump, Nevada. The Anchor IN Mobile Home Park is a 5 acre, 26 unit facility that caters exclusively to senior adults. All of the water is supplied from a single well and distribution system located on the property and both are operated and monitored by state certified distribution and treatment operators. All sewage is processed into two separate septic tanks and leech fields. Each lot has its own individual, non-metered, water supply and individual sewage connections to the septic tanks.

The septic tank leech fields are utilized to water a set of green areas, and the sludge is monitored and processed with removal as necessary. The sludge is normally removed in three to five year intervals.

Except in times of unusually high rainfall, there is no ground water runoff from the facility. All well supplied water except for evaporation-transpiration losses is returned to the groundwater table. There are no waste water retention units, in addition to the septic tanks.

DETAILS AND CONFORMANCE

The Anchor IN Mobile Home Park is a supplier of water as defined in NRS 540.121.

The Anchor IN Mobile Home Park water conservation plan is based on the current design of the landscaping, water distribution, and waste water recovery systems. *(NRS 540.131, subsection 1-in accordance with section 540.141.)*

This plan is available to any interested persons to submit written reviews and recommendations. *(NRS 540.131, subsection 2)*

This is the initial water conservation plan for the Anchor IN Mobile Home Park. It will be submitted to the "Section." for review and approval prior to January 2, 2008, in

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(DETAILS AND CONFORMANCE cont.)

accordance with letter from Division of Water Resources, dated Oct 2, 2007 to Anchor In from R. H. Davis, P. E. *(NRS 540.131, subsection 3)*

NRS 540.131 (cont.)

The plan:

Is available for inspection from 0800 to 1600, Monday Through Friday, at 150 N. Leslie St #19, Pahrump NV, 89060; *(NRS 540.131, subsection 4a)*

Will be revised as necessary in accordance with changing conditions and made available for review by the public; *(NRS 540.131, subsection 4b)*

It will be revised within five years of the date of the initial approval. *(NRS 540.131, subsection 4c)*

This is not a joint plan. *(NRS 540.131, subsection 5a and 5b)*

The town of Pahrump and the Nye County will not be involved in the enforcement of the requirements of this plan because the control of the entire area is under the ownership, jurisdiction and responsibility of the Anchor IN Mobile Home Park. Therefore there is no need for the adoption of any ordinances to enforce the plan. *(NRS 540.131, subsection 6a, 6b and 6c)*

NRS 540.141

Public education with regard to the limited supply of water in the state and the need to conserve water will be provided in the form of a brochure. The brochure contains the discussion of the specifics of reduction of use of water, the correct ways to use desert plants and shrubs, stones, sand etc. in the landscaping of the areas around each unit. The items in the brochure that detail the use of landscaping to limit water will be enforced by the management of the facility. *(NRS 540.141, subsection 1a, items 1 and 2)*

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NRS 540.141 (cont.)

The facility outlines methods being utilized for the conservation of water, in the brochure. These include the prohibition of planting new lawns and high water use shrubs and the installation of spray and cooling systems that require large uses of water. The facility also requires the use of low flow shower heads and low water usage clothes washers and dishwashers. *(NRS 540.141, subsection 1b)*

All leakage in water systems is immediately repaired, i.e. the leakage is isolated within a few minutes of discovery and repaired as soon as possible. A single supply water meter is used for the entire facility and it measures the total discharge of the pump. All effluent is recycled into the facility grounds. No runoff exists during normal rainfall conditions. There is no indication in the properties in the surrounding area of underground flows to-or-from French drains or covered drainage ditches. *(NRS 540.141, subsection 1c items 1 and 2)*

Since all of the water in the facility is supplied from an underground source, the loss of potable water due to draught is not a credible event. The loss of potable water can only occur with the loss of electrical power or failure of the pump. Each of these situations is covered in the Site Emergency Plan. *(NRS 540.141, subsection 1d)*

The plan is currently in use at the facility. *(NRS 540.141, subsection 1e)*

There is no charge to any residents for water consumption. It is provided as part of the rental agreement. *(NRS 540.141, subsection 2)*

No Anchor In action required except to submit the plan. *(NRS 540.141, subsection 3 and 4)*

NRS 540.151

At the Anchor IN Mobile Home Park, provision of incentives is not available because water is provided free of charge. There are no individual unit meters to be used to monitor specific unit water usage. Installation of individual meters would be cost

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(NRS 540.151, cont.)

prohibitive and of questionable value in terms of water conservation. A number of the tenants are on rent assistance and the burden of water cost would be a hardship to them.

The plan for conservation of water is in effect at the present time because of the design of the facility. The control of the use of water lies with the management of the facility, including water conservation. *(NRS 540.151, subsection 1a)*

The use of low flow shower heads and low volume toilet tanks will be recommended to the tenants of each of the units that are owned by the tenants. Low flow shower heads and low volume toilet tank mechanisms will be installed where not currently installed in the units owned and rented by the facility. *(NRS 540.151, subsection 1b)*

Changes to the existing landscaping are controlled by the management of the facility and no additional lawns, high water use shrubs or large use water installations are allowed. *(NRS 540.151, subsection 1c)*

Assistance for development of the plan will be requested in the event the plan is not approved by the Section. *(NRS 540.151, subsection 2)*

A copy of the plan will be filed with the Section when it is approved. *(NRS 540.151, subsection 3)*

The plan will be available to review by the general public, and will be revised on a five year basis. This is not a joint plan. *(NRS 540.151, subsections 4 and 5)*

For the requirements for a survey to determine how much water will be saved by adopting special rate items, an exemption will be requested. The setting of an incentive plan will require charging for water. *(NRS 540 amendments)*

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Review of requirements of Assembly Bill 331

Section 1

In accordance with the bill as written, The Anchor IN Mobile Home Park utilizes water "...with due consideration to the essential service needs of 'its' customers and 'its own' economic needs...and low-income households." *(Section 1, NRS 540.011 1)*

There is no increasing demand foreseeable for the facility because the population growth can only be in numbers of tenants per unit. All unit spaces are full and occupied by one or two persons. *(Section 1, NRS 540.011 2)*

The quality of the water is dependant on the quality of the ground water in the aquifer which is not controllable by the facility. The controlled use of the water and its conservation is the responsibility of the management of the facility and its use is restricted.

Planning for future use is the same as the planning for increased population. It is limited to a few persons, and its impact on the conservation of water by the facility is negligible. See 540141 subsection g below. *(Section 1, NRS 540.011 4)*

Section 2

The plan is developed in this document. *(Section 1, NRS 540.131 1)*

All interested parties and entities may review the document and comment as desired. *(Section 1, NRS 540.131 2)*

The plan will be sent to the Section in January 2008. *(Section 1, NRS 540.1313)*

The plan will be available for inspection, will be revised every 5 years. *(Section 1, NRS 540.131 4a, 4b, 4c)*

The plan is not a joint plan. *(Section 1, NRS 540.131 5)*

The plan does not require any input from Nye county. *(Section 1, NRS 540.131 6)*

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Attachment A

CONSERVATION CALCULATIONS

Available water 10.3: acre-foot per year.

1 acre-foot = 43560 ft³

7.481 gallons/ft³ x 43560 ft³ = 325872 gallons x 10.3 acre-foot/yr = 3,656,480 gallons/yr

OCCUPANCY

Unit #,	Current Tenants	Potential			
			15	2	2
			16	1	2
1	1	2	17	1	2
2	1	2	18	3	3
3	1	2	19	3	3
4	1	2	20	1	2
5	1	2	21	1	2
6	2	2	22	1	2
7	1	2	23	2	2
8	1	2	24	1	2
9	2	2	25	1	2
10	2	2	26	NA	2
11	1	2	27	2	2
12	2	2			
13	2	2			
14	1	2			
			Current	<u>35</u>	
			Potential		<u>56</u>

The average water usage and park usage is: 3,656,480 gallons/yr / 365 da. = 9196 gpd
 / 38 tenants = 242 gpd per tenant (ave).

If there is an increase in tenants, there is no more available water. If the capacity of the park is increased to the maximum number of tenants the usage is 3,656,480 gallons/yr / 365 da. = 9196 gpd / 56 = 164 gpd per tenant (ave).

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Attachment B

FEASIBILITY STUDY

There is no information on how to conduct a feasibility study for the use of incentives to conserve water when it is not charged for in a facility.

The training brochure will address water conservation in a general fashion.

Suggestions in the brochure will address specific actions that tenants could take in order to decrease water usage. For example if tenants were to decrease the use of water by shorter showers, it is possible that a savings of 20 gpd could be realized.