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STATE ENGINEERS OFFICE

**RIVER BEND MOBILE HOME PARK  
WATER CONSERVATION PLAN**

**PREPARED FOR**

**RIVERBEND VENTURES, INC.**

**BY**



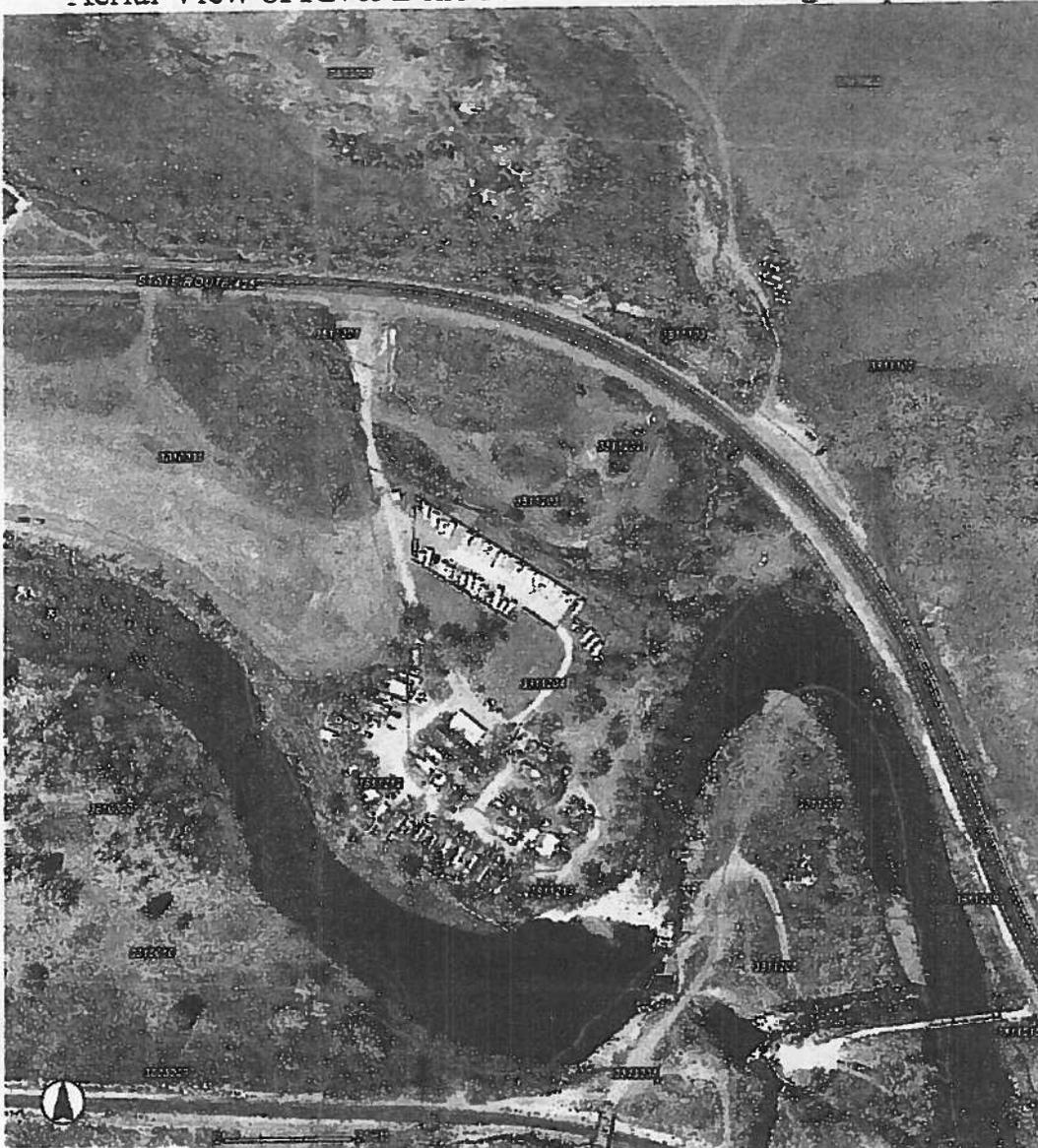
**JUNE 16, 2014**

## River Bend Mobile Home Park Water Conservation Plan

### INTRODUCTION:

River Bend Mobile Home Park (MHP) is located in Verdi, Nevada , approximately 11 miles west of Reno. The property is designated by Washoe County assessor's parcel number (APN) 038-112-04 and is further described as being located in a portion of the southwest quarter-quarter of the southeast quarter of Section 9, Township 19N, Range 18E, M.D.B.& M. The property covers approximately 3.79 acres and consists of 16 mobile home spaces, a laundry room, office and RV storage facility.

FIGURE 1  
Aerial View of River Bend MHP and Surrounding Properties



## **SYSTEM OVERVIEW:**

### **Water Rights**

The water rights for the River Bend MHP consist of Permit 43293 (Cert. 14652), an underground right issued for quasi-municipal purposes by the Nevada State Engineer in 1981. This permit has been certificated for 0.11 cfs not to exceed 1.6097 million gallons (5 acre-feet) annually.

### **Water System**

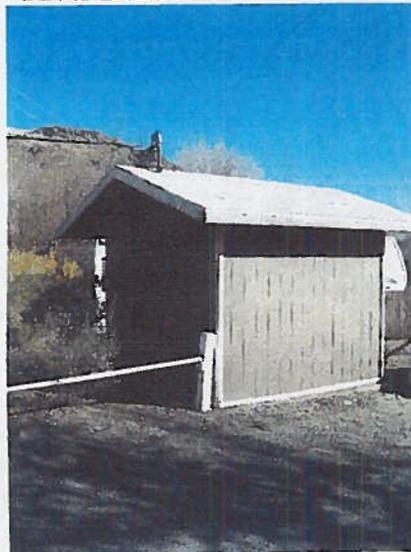
The water system for the River Bend MHP consists of a six (6) inch diameter well, 320 feet deep, housed in a small wooden structure (see FIGURE 2) located at the northwest portion of the property. The well is equipped with a submersible pump and motor and a totalizing flow meter. The water system itself consists of pressure tanks, chlorination treatment system and water distribution system that serves the mobile home spaces, laundry facility and hose bibs. There is no separation of pressure zones within the system. There are no fire hydrants on the property. There is a 3800 gallon water storage tank in a separate tank house which measures 18 x 6 ft.

Waste water is delivered through the City of Reno sewer system since 2009.

The water system itself is operated on a contract basis by SPB Utility Services. This firm handles the maintenance, testing and replacement of water system components, along with Water Unlimited when required.

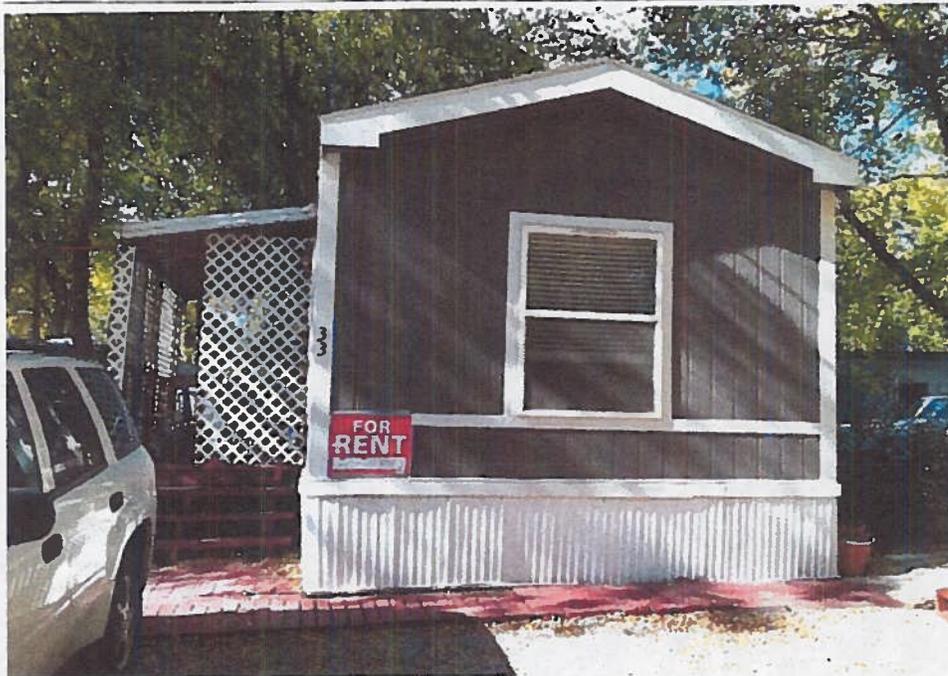
Water service is included in the monthly rent of the mobile home spaces. Water is not metered to the individual mobile home units nor to the laundry facility. Estimated per unit water usage is about 105 gallons per day.

**FIGURE 2**  
**River Bend MHP Well House**



## Dwellings

As previously mentioned, there are only 16 mobile home spaces located in the River Bend MHP, as opposed to 40 spaces prior to 2009, when the City of Reno sewer system was installed. At the present time 15 spaces are occupied. The vast majority of the occupied spaces consist of small, recreational type mobile homes units similar to the one pictured below in FIGURE 3.



## Landscaping

There is no individual landscaping associated with the mobile home units. There is one lawn area on the east side of the property, totaling approximately 1500 sq. ft.



## **CONSERVATION MEASURES**

NRS Chapter 540, Sections 131 to 151 require any water supplier that provides water for a municipal, industrial, or domestic use implement a Water Conservation Plan in order to ensure that the limited water resources of Nevada are efficiently used.

The two major aspects of water conservation that are applicable to the River Bend MHP are Public Education and House hold Conservation.

### **Public Education**

Educating residents of the River Bend MHP is the key to water conservation. With that in mind, residents have been and will continue to be referred to existing public information (Washoe County, Reno/Sparks, TMWA, etc.) about the smart use and conservation of water. In particular, the below link to the Washoe County Dept. of Water Resources website will be again provided to all residents as a resource for smart water use.

<http://www.co.washoe.nv.us/water/wtrconservation/usage.htm>

### **Household Conservation**

Since individual mobile home water use is not metered, residents of the River Bend MHP will be encouraged through the education process to conserve water within their mobile homes. Given the type of mobile home units found at River Bend MHP, retrofitting of household fixtures is not a practical matter to help reduce water consumption.

Tenants should perform regular inspections of their household plumbing fixtures (i.e. shower heads, faucets, outdoor spigots and pipes) to ensure that there are no leaks and that they are functioning correctly. Repairs should be made immediately in order to minimize the amount of water that is lost.

The Management of River Bend MHP should perform an inspection of all fixtures in the laundry facility, office and outdoor hose bibs to make sure that are in good working order. Repairs to leaky valves, faucets or pipes should be made immediately and if replacement of fixtures is necessary, new low-flow components should be installed.

### **Landscaping**

The present lawn area is irrigated by sprinklers attached to a hose bib on an automated timer system in order to prevent over watering and wasting of water. The cost of an in-ground sprinkler system was analyzed and found to be cost prohibitive.

Irrigation of the law area conforms to the schedule promulgated by Washoe County. Outside watering is restricted to avoid the mid-afternoon time during which peak temperatures are realized.

### **Water System**

Currently, individual water usage on the mobile homes is not metered. Continued monitoring of the totalizing flow meter from the well should occur and records of monthly water usage maintained. Installing meters would allow individual water usage to be more closely monitored and would allow for a tiered rate structure that would serve to promote water conservation. The current daily usage of approximately 105 gallons per mobile home coupled with the transient nature of the residents and the costs associated with installing individual meters, does not make this an economically feasible alternative.'

### **IMPLEMENTATION OF WATER CONSERVATION PLAN**

A copy of this water conservation plan along with a the link to the Washoe County Dept. of Water Resources water conservation website will be posted in the office at River Bend MHP. For those persons who do not have internet access, a copy of the list of water saving tips from that website will be posted and included in monthly billing statements on an annual basis. In addition, a copy of this plan will be made available to all tenants upon request.

### **CONCLUSION**

Due to the small size of this public water system and the nature of the homes being served by the system, normal conservation measures may not be applicable. No significant landscaping exists and most of the 16 mobile home/RV units are under 1000 ft. The water conservation steps outlined in this plan are reasonable, easy to implement and can be carried out immediately. Long-term monitoring of system wide monthly water usage should continue.

**RIVER BEND VENTURES, INC.**

dba River Bend Mobile Home Park&Storage

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July 14, 2014

Ms. Kim A. Davis, P.E.  
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Division of Water Resources  
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RECEIVED  
2014 JUL 17 AM 11:42  
STATE ENGINEERS OFFICE

RE: River Bend Mobile Home Park

Dear Ms. Davis,

I am in receipt of your letter dated July 8, 2014 regarding the two issues which require addressing prior to approval.

- 1) The corrected website link: <http://www.washoecounty.us/water/watercons.htm>. will be updated from the website which I submitted in the original plan. This information will be provided to my 16 tenants in the form of an addendum to the plan.
- 2) The second issue concerning drought conditions is as follows: We currently have a water storage tank which holds 3800 gallons of potable water. In the event of continuing drought conditions, we would curtail any lawn watering and request that all tenants cut back on their personal use. The last option is to close down the mobile home park if the ultimate issue would result in a dry well.
- 3) As of today, my mobile home park is in escrow and will close in 90 days, so I will assume that the water conservation issues will be passed on to the new owner/buyer/manager.

Sincerely,

  
Clélie D. Arroyo, President  
RIVER BEND VENTURES, INC.

