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# **South Maine Mobile Home Park**

**Water Conservation Plan**  
May, 2019

**Prepared for:**

**South Maine Mobile Home Park  
1055 South Main  
Fallon, NV 89406  
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## **Introduction**

The water supply in Nevada is a precious commodity and plays an important role in determining Nevada's future. Nevada is the one of the driest states in the nation as well as one of the fastest growing ones. Nevada's future, both from an economic and a quality of life view, depends heavily upon the wise management of the water supply.

Groundwater, in general, provides about 40 percent of the total water supply used in Nevada. In some areas, groundwater provides the entire water supply. Groundwater usage may vary considerably from year-to-year as it is sometimes pumped to supplement surface water sources.

Water use in Nevada can be classified as:

- Domestic (household, both indoor and outdoor) – Met by public supply or private supply (e.g. wells).
- Commercial (businesses) – Met by public supply or private supply (e.g. non-community systems).
- Industrial (manufacturing/construction) – Met by public supply or private supply (e.g. non-community systems).
- Thermoelectric (electric/fossil fuel/geothermal power generation) – Met by public supply in a minor fraction.
- Mining (mining processes) – Supply source varies widely from operation to operation and is dependent upon the mineral being recovered and the recovery process employed.
- Irrigation (land use) – Met by self-supplied or supplied by irrigation companies or districts.
- Livestock (farm needs) – Supply source varies.

While all classifications of water usages have shown an increase over the years, it has historically been irrigation water use which has accounted for the majority of the water use in Nevada.

It has been estimated that the domestic water use accounts for less than 15 percent of the water used in Nevada, but this is expected to rise to nearly 25 percent as the population increases (based upon existing water use patterns and conservation measures). Nevada's population is becoming increasingly concentrated in its primary urban areas of Las Vegas (Clark County), Reno/Sparks (Washoe County) and Carson City, with varied spillover effects on neighboring counties.

It is vitally important that all residents understand the fundamental science of water, how it is managed in the state, and the issues affecting its management. Water education must become a priority and must include education of children as they are our future.

Because Nevada does not have a comprehensive state-wide conservation program, it is reliant

upon the individual water suppliers for developing their own conservation programs. In 1991, Nevada enacted a law requiring adoption of conservations plans by water suppliers. Minimum standards for plumbing fixtures were adopted in 1991 (Assembly Bill 359) by Nevada and in 1992 minimum flow standards for plumbing fixtures were adopted by the federal government (National Energy and Policy Conservation Act).

Conservation is an essential part of ensuring adequate water supply as it is no longer feasible to develop new sources. It has proven to be a cost-effective way to reduce demands and/or to extend a given water supply. It can easily be pursued by all water users regardless of the water system type. Key to evaluating the program's effectiveness is the water use measurement (through meters and other measurement devices). Various conservation measures can be put into place and the achievement of the goals set with these measures is vital to combating the expected increase in water usage.

## **Statutory Requirements**

This water conservation plan was prepared for South Maine Mobile Home Park in accordance with Nevada Revised Statute (NRS) 540. As outlined in NRS 540.141, the provisions of this plan must include:

- a. Public Education
- b. Conservation Measures
- c. Water Management
- d. Contingency Plan
- e. Schedule
- f. Evaluation Measurements
- g. Conservation Estimates

In addition to the provisions of the water conservation plan, listed above, NRS 540.141 also requires a rate analysis to be performed and included with the submittal.

Enacted in 2017, NRS 540.141(f) through (i) also requires the system address and analyze, where appropriate the following:

- a. Meter installation
- b. Water efficiency for new development
- c. Tiered rate structures
- d. Time of day water restrictions

This plan is being submitted to the Nevada Department of Conservation and Natural Resources (DCNR), Division of Water Resources (DWR) for review and approval prior to its adoption by Oasis Springs, as required by NRS 540.131.

This plan is available for inspection during normal business hours at South Maine Mobile Home Park, 1055 South Main, Fallon, NV 89406.

In accordance with NRS 540.131, this plan will be reviewed from time-to-time to reflect changes and must be updated every five (5) years to comply with NRS 540.131 and NRS 540.141. The next update of this plan is to be on, or before June, 2024.

## **System Description**

The South Maine Mobile Home is a 40-lot trailer park located at 1055 South Main Street in the City of Fallon, Churchill County. The park is east of South Main and is located on 6.53 acres of private property. The terrain is flat.

In 2019, South Maine Mobile Home Park served a permanent population of approximately 120 permanent residents. South Maine Mobile Home Park estimates that its customer base will be about the same over the next couple of years. The park currently is built-out. The Churchill County Master Plan estimates the population growth for the County through 2020 to be between 1% and 1.5% annually. There are no plans to construct any additional or new development on the property beyond what is already existing.

Wastewater collected from South Maine Mobile Home Park is handled through a community septic system located on the property.

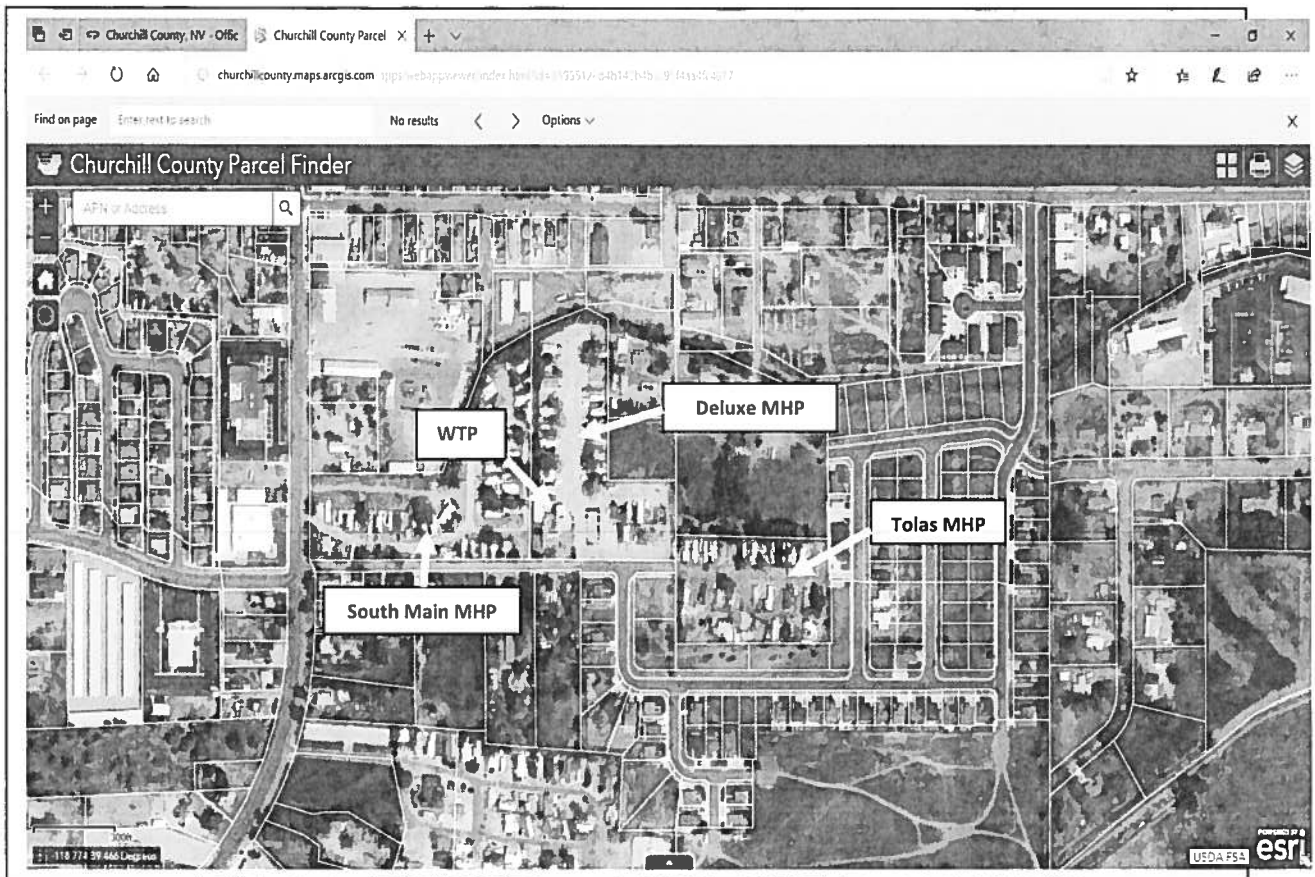
### **Tolas Water Works Co-op**

The Tolas Water Works Co-op was formed to address an issue with well water containing arsenic with all three mobile home parks, (1) South Maine, (2) Deluxe and (3) Tolas. In the past, all three parks had individual wells; however, due to the issue of arsenic present in each well in every park, a new entity was formed that provided for the cost of a new well and treatment system. Therefore, a single well and treatment system serves all three parks and is located at the Deluxe Mobile Home Park. All three parks total approximately 250 people served. Please refer to the site location map on the next page.

Because each park well was contaminated with arsenic, the best and most cost-effective approach was to drill a new well and built a treatment facility to treat the well water. The State BSDW assisted with the funding and technical expertise to drill a new well and to build this treatment facility. This project was completed in 2010/2011.

A single well pump maintains system pressure. The water goes through a sand filter to remove solids. Carbon dioxide is used for ph. adjustment and sodium hydrochloride is used as a disinfectant. The water then passes through two sets of filters for arsenic removal. After treatment the water is sent to the three parks through water meters and backflow protection devices.

The Tolas Water Works Co-op meters each park separately and sells the water wholesale. The cost of water is included in the monthly rental fee for each residence. The park does not meter each lot for water use.



The water supply is from groundwater which is located within the Carson Desert Basin. There is one well that supplies the entire system (Table 1).

**Table 1 – Source of Supply**

Well No.	Depth (feet)	Production (gpm)
1A	660	440

The Tolas Water Works Co-op has been granted water rights in the total amount of 4.48 AF per year. The current water rights are listed in the table below (Table 2). The Co-op is a single entity recognized by the State and is managed under water operation permit, NV0000055. The water rights for Application No. 19945 have been certificated and those for Application No. 79066 have been permitted.

**Table 2 – Water Rights**

Application No.	Well No. & Name	Rate of Diversion	Annual Use
79066	Well 1A	0.05 cfs	4.48 AFA

The Tolas Water Works Co-op does require a certified operator. The Co-op is also required to perform quarterly and yearly monitoring and testing of water quality. At this time, the Co-op does not have any outstanding water quality issues.

## **Plan Provisions**

In accordance with NRS 540.131, this plan will be reviewed from time-to-time to reflect changes and must be updated every five (5) years to comply with NRS 540.131 and NRS 540.141. The next update of this plan is to be on, or before, June 2024.

South Maine Mobile Home Park will appoint a staff member to oversee the conservation efforts and this staff member will be responsible for implementation of conservation programs, monitoring of water use, and will review/revise the conservation plan when needed.

In an effort to promote voluntary conservation and aid in Nevada's future, South Maine Mobile Home Park will enact the voluntary conservation measures found in the *Conservation Measures* section. When more stringent measures are needed, South Maine Mobile Home Park will enact the measures found in the *Contingency Measures* section. All measures can be found in Appendix A.

As required by NRS 540.141, the water conservation plan must include the following provisions:

- a. Public Education
- b. Conservation Measures
- c. Water Management
- d. Contingency Plan
- e. Schedule
- f. Evaluation Measures
- g. Conservation Estimates

Each provision is discussed below.

### **Public Education**

Public education is a key for cooperation with conservation efforts, so funding for public education is crucial. South Maine Mobile Home Park recognizes this and has established a conservation education program and corresponding budget.

While South Maine Mobile Home Park is not a water purveyor charging individual customers, as in the case of a water company, it is the goal of South Maine Mobile Home Park to increase public awareness to conserve water within the confines of the property.

The conservation education program will include education materials such as flyers and posters encouraging conservation measures. Customers can be provided flyers and will be able to see the posters at the kiosk in the middle of the park. (see Appendix B).

## **Conservation Measures**

South Maine Mobile Home Park has actively implemented conservation measures.

In the event these conservation measures are insufficient to control the water shortage, South Maine Mobile Home Park may wish to implement the mandatory measures discussed in the *Contingency Plan* section below.

At present, it is not viable to offer any water conservation incentives to its transient customers.

## **Water Management**

Tolas Water Works Co-op does monitor/record water levels at its well. While well production is recorded, usage is measured for each park.

There are no other local water purveyors available to provide additional water. South Maine Mobile Home Park does not actively monitor unaccounted for water losses. Each park is individually metered and recorded. The operator is recording the amount of water used and looking for any signs of potential leaks.

South Maine Mobile Home Park does not have a formal leak detection program. However, all leaks are repaired immediately when found.

South Maine Mobile Home Park does not have a formal well head protection program. However, it does have secured pump houses and locking well caps.

South Maine Mobile Home Park does not have a formal capital improvement plan. Distribution lines are replaced when needed and there are sufficient funds available to do this work.

South Maine Mobile Home Park does not have a system for reusing of effluent.

Churchill County has adopted a Plumbing Water Conservation Ordinance which applies to structures which are renovated as well as all new construction. This ordinance is furnished to local suppliers and contractors. The Churchill County Building Department checks new construction, renovation, and expansions within the Churchill County to ensure compliance with this ordinance.

## **Contingency Plan**

The objective of the contingency plan would be to manage the available resources to ensure continued supply of potable water during periods of drought or extended drought.

It is envisioned that voluntary conservation will be sufficient to ensure an adequate supply of water and reduce water usage. However, if a sustained drought (lack of precipitation) is encountered, it may be necessary to implement mandatory restrictions in order to ensure an adequate supply of water to meet essential needs.



The South Maine Mobile Home Park plan for drought response would be three (3) stages of drought response: (1) warning stage, (2) alert stage, and (3) emergency stage. The stages are described as follows:

In Stage 1, the warning stage, South Maine Mobile Home Park would begin to monitor its water supplies/demands and create public awareness of the water supply situation and the need to conserve. Conservation measures at this stage would be voluntary.

In Stage 2, the alert stage, South Maine Mobile Home Park would call for wide-based community support to achieve conservation and implement water use restrictions. Conservation measures at this stage would be mandatory.

In Stage 3, the emergency stage, South Maine Mobile Home Park would declare a drought and water shortage emergency and would enforce water use restrictions. Media relations would be activated in order to inform the customers and monetary assistance may need to be secured in an effort to mitigate the effects of the drought (e.g. federal funding assistance).

When a drought is declared over, voluntary conservation measures (see *Conservation Measures* section) will be reinstated and water supplies would continue to be monitored.

## **Schedule**

All of the provisions listed are currently in place and are actively working to achieve results. Education materials will be developed and utilized, as necessary.

## **Evaluation Measurements**

Because usage is currently metered for the park as a whole (and not each residential unit), it is impossible to determine the effectiveness of each plan element. However, South Maine Mobile Home Park can evaluate the effectiveness of each plan element from the perspective of the whole system. In that regard, as a plan element is activated (e.g. mailing literature or declaring a drought stage), production figures will be compared to same-month historical data to estimate the plan element's effectiveness. This information will be utilized as a basis for any future water conservation plan revision and plan elements.

If there is a decrease in production as a result of a particular measure/incentive, that measure/incentive can be expanded or improved upon, if possible. If it is discovered that a particular measure/incentive is ineffective, it will be discontinued and a new one can then be implemented to take its place.

## **Conservation Estimates**

During the Stage 1 phase of the conservation plan, it is estimated that conservation measures could be expected to provide a 5 to 10% reduction in water use.

During the Stage 2 phase of the conservation plan, it is estimated that conservation measures could be expected to provide a 10 to 15% reduction in water use.

During the Stage 3 phase of the conservation plan, it is estimated that conservation measures could be expected to provide a 15 to 30% reduction in water use.

The estimated water savings for various end-user efforts can be found in Appendix C.

## **Rate Analysis**

The charging of variable rates for the use of water has sometimes been shown to encourage conservation of water, but not in all systems. Oftentimes the end-user will continue to pay increasing block rates out of necessity for the water used. The use of variable water rates needs to be evaluated on a case-by-case basis.

Because South Maine Mobile Home Park does not meter individual customers for water usage, there is no need or basis for a rate analysis at this point in time. However, this may become necessary in the future and will be evaluated at that time. The owners of the park do charge a flat rate as part of the rent to each residential unit for water use.

# APPENDIX A

## CONSERVATION MEASURES

### **Stage 1 – Warning Stage**

1. South Maine Mobile Home Park may begin monitoring of water production and usage.
2. South Maine Mobile Home Park would begin creating public awareness of the water supply situation and the need to conserve.
3. South Maine Mobile Home Park would inform customers of voluntary conservation measures (non-essential water uses, listed below).

Non-essential water uses are:

- 1) Use of water for decorative fountains or the filling or topping off of decorative lakes or ponds.
- 2) Service of water except upon the request of the patron.

### **Stage 2 – Alert Stage**

1. South Maine Mobile Home Park will call for wide-based community support to achieve conservation.
2. South Maine Mobile Home Park would inform customers of mandatory conservation measures (non-essential water uses, listed in Stage 1 are now mandatory).

### **Stage 3 – Emergency Stage**

1. South Maine Mobile Home Park would declare a drought and water shortage emergency and use media relations to supplement efforts to keep customers informed.
2. South Maine Mobile Home Park would inform customers of prohibited water uses (non-essential water uses, listed in Stage 1 are now prohibited).
3. South Maine Mobile Home Park would seek monetary assistance in an effort to mitigate the drought (e.g. federal funding).

## **APPENDIX B**

### **PUBLIC EDUCATION MATERIALS**

There are several publications available for use at U.S. EPA website for general distribution (currently located at <http://epa.gov/watersense/pubs/index.htm#ideas>). These publications can be utilized until South Maine Mobile Home Park develops system-specific publications.

There are also numerous website that provide tips for conserving water. One of these is: <http://www.wateruseitwisely.com/100-ways-to-conserve/index.php>. Customers can be directed to this website for tips to conserve water.

Specific tips for landscaping that can be provided to the transient customers are listed below. During drought conditions outdoor watering restrictions may be imposed by the customer's own water purveyor, and therefore some of the following tips may not apply.

#### **Tips for Landscaping**

##### **Watering:**

- Detect and repair all leaks in irrigation systems.
- Use properly treated wastewater for irrigation where available.
- Water the lawn or garden during the coolest part of the day (early morning is best). Do not water on windy days.
- Water trees and shrubs, which have deep root systems, longer and less frequently than shallow-rooted plants which require smaller amounts of water more often. Check with the local nursery for advice on the amount and frequency of watering needed in your area.
- Set sprinklers to water the lawn or garden only—not the street or sidewalk.
- Use soaker hoses and trickle irrigation systems.
- Install moisture sensors on sprinkler systems.

##### **Planting:**

- Have your soil tested for nutrient content and add organic matter if needed. Good soil absorbs and retains water better.
- Minimize turf areas and use native grasses.
- Use native plants in your landscape—they require less care and water than ornamental varieties.
- Add compost or peat moss to soil to improve its water-holding capacity.

##### **Maintaining:**

- Use mulch around shrubs and garden plants to reduce evaporation from the soil surface and cut down on weed growth.
- Remove thatch and aerate turf to encourage movement of water to the root zone.

- Raise your lawn mower cutting height to cut grass no shorter than three inches—longer grass blades encourages deeper roots, help shade soil, cut down on evaporation, and inhibit weed growth.
- Minimize or eliminate fertilizing which requires additional watering, and promotes new growth which will also need additional watering.

Ornamental Water Features:

- Do not install or use ornamental water features unless they recycle the water. Use signs to indicate that water is recycled. Do not operate during a drought.

## APPENDIX C

### END-USER WATER SAVINGS

Here are just a few of the end-user water savings that could be realized:

#### Leaky Faucets

**Issue:** Leaky faucets that drip at the rate of one drip per second can waste more than 3,000 gallons of water each year.

**Fix:** If you're unsure whether you have a leak, read your water meter before and after a two-hour period when no water is being used. If the meter does not read exactly the same, you probably have a leak.

#### Leaky Toilets

**Issue:** A leaky toilet can waste about 200 gallons of water every day.

**Fix:** To tell if your toilet has a leak, place a drop of food coloring in the tank; if the color shows in the bowl without flushing, you have a leak.

#### Showering

**Issue:** A full bath tub requires about 70 gallons of water, while taking a five-minute shower uses 10 to 25 gallons.

**Fix:** If you take a bath, stopper the drain immediately and adjust the temperature as you fill the tub.

#### Brushing Teeth Wisely

**Issue:** The average bathroom faucet flows at a rate of two gallons per minute.

**Fix:** Turning off the tap while brushing your teeth in the morning and at bedtime can save up to 8 gallons of water per day, which equals 240 gallons a month!

#### Watering Wisely

**Issue:** The typical single-family suburban household uses at least 30 percent of their water outdoors for irrigation. Some experts estimate that more than 50 percent of landscape water use goes to waste due to evaporation or runoff caused by overwatering.

**Fix:** Drip irrigation systems use between 20 to 50 percent less water than conventional in-ground sprinkler systems. They are also much more efficient than conventional sprinklers because no water is lost to wind, runoff, and evaporation. If the in-ground system uses 100,000 gallons annually, you could potentially save more than 200,000 gallons over the lifetime of a drip irrigation system should you choose to install it. That adds up to savings of at least \$1,150!

### Washing Wisely

**Issue:** The average washing machine uses about 41 gallons of water per load.

**Fix:** High-efficiency washing machines use less than 28 gallons of water per load. To achieve even greater savings, wash only full loads of laundry or use the appropriate load size selection on the washing machine.

### Flushing Wisely

**Issue:** If your toilet is from 1992 or earlier, you probably have an inefficient model that uses at least 3.5 gallons per flush.

**Fix:** New and improved high-efficiency models use less than 1.3 gallons per flush—that's at least 60 percent less than their older, less efficient counterparts. Compared to a 3.5 gallons per flush toilet, a WaterSense labeled toilet could save a family of four more than \$90 annually on their water bill, and \$2,000 over the lifetime of the toilet.

### Dish Washing Wisely

**Issue:** Running dishwasher partial full and pre-rinsing dishes before loading the dishwasher.

**Fix:** Run the dishwasher only when it's full and use the rinse-and-hold dishwasher feature until you're ready to run a full load. Pre-rinsing dishes does not improve cleaning and skipping this step can save you as much as 20 gallons per load, or 6,500 gallons per year. New water-saver dishwashers use only about 4 gallons per wash.

Estimated water savings from EPA Water Conservation Guidelines 1998 (Appendix B, Table B-1):

Type	Estimated Usage (gpcpd)	Conservation Usage (gpcpd)	Savings (gpcpd)	Savings (%)
Toilet	18.3	10.4	7.9	43 %
Clothes Washers	14.9	10.5	4.4	30 %
Showers	12.2	10.0	2.2	18 %
Faucets	10.3	10.0	.3	3 %
Leaks	6.6	1.5	5.1	77 %

Benchmarks from selected conservation measures from EPA Water Conservation Guidelines 1998 (Appendix B, Table B-4):

Category	Measure	Reduction of End Use (% or gpcpd)
Universal metering	Connection metering	20 %
	Sub metering	20 – 40 %
Costing and pricing	10% increase in residential prices	2 – 4 %
	10% increase in non-residential prices	5 – 8 %
	Increasing-block rate	5 %

Information and education	Public education and behavior changes	2 – 5 %
End-use audits	General industrial water conservation	10 – 20 %
	Outdoor residential use	5 – 10 %
Retrofits	Large landscape water audit	10 – 20 %
	Toilet tank displacement devices (for toilets using > 3.5 gallons/flush)	2 – 3 gpcpd
	Toilet retrofit	8 – 14 gpcpd
	Showerhead retrofit (aerator)	4 gpcpd
	Faucet retrofit (aerator)	5 gpcpd
	Fixture leak repair	0.5 gpcpd
	Governmental building (indoors)	5 %
Pressure management	Pressure reduction, system	3 – 6 % of total production
	Pressure-reducing valves, residential	5 – 30%
Outdoor water use efficiency	Low water-use plants	7.5 %
	Lawn watering guides	15 – 20 %
	Large landscape management	10 – 25%
	Irrigation timer	10 gpcpd
Replacements and promotions	Toilet replacement, residential	16 – 20 gpcpd
	Toilet replacement, commercial	16 – 20 gpcpd
	Showerhead replacement	8.1 gpcpd
	Faucet replacement	6.4 gpcpd
	Clothes washers, residential	4 – 12 gpcpd
	Dishwashers, residential	1 gpcpd
	Hot water demand units	10 gpcpd
Water-use regulation	Landscape requirements for new developments	10 – 20 % in sector
	Greywater reuse, residential	20 – 30 gpcpd