



## **COUNCIL SUBCOMMITTEE FOR WATER ISSUES MEETING**

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### **SUBCOMMITTEE MEETING AGENDA**

**TUESDAY, OCTOBER 2, 2018, 9:00 AM**

Lower Level Conference Room, 201 South Cortez Street  
Prescott AZ 86303  
(928) 777-1272

Jim Lamerson, Chairman

Steve Blair, Councilman

Steve Sischka, Councilman

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The following Agenda will be considered by the Prescott **Council Subcommittee for Water Issues** at its **Subcommittee Meeting** pursuant to the Prescott City Charter, Article II, Section 13. Notice of the meeting is given pursuant to Arizona Revised Statutes, Section 38-431.02. One or more members of the Council Subcommittee may be attending the meeting through the use of a technological device.

A. Call to Order

B. Roll Call

#### **SUBCOMMITTEE MEMBERS**

Chairman Lamerson

Member Steve Blair

Member Steve Sischka

C. Approval of Minutes of September 4, 2018

D. 2018 Water Policy Extension

E. Water Service Agreements Applications

F. Presentation by the Citizen's Water Advocacy Group

G. Summary of activities related to the Big Chino Water Ranch and Comprehensive Agreement No. 1

G. Adjournment

### EXECUTIVE SESSION

Upon a public majority vote of a quorum of the Council Subcommittee for Water Issues, the Council Subcommittee may hold an executive session, which will not be open to the public, regarding any item listed on the agenda but only for the following purposes:

- (1) Discussion or consideration of personnel matters (A.R.S. §38-431.03(A)(1));
- (2) Discussion or consideration of records exempt by law (A.R.S. §38-431.03(A)(2));
- (3) Discussion or consultation for legal advice with the city's attorneys (A.R.S. §38-431.03(A)(3));
- (4) Discussion or consultation with the city's attorneys regarding the city's position regarding contracts that are the subject of negotiations, in pending or contemplated litigation, or in settlement discussions conducted in order to avoid litigation (A.R.S. §38-431.03(A)(4));
- (5) Discussion or consultation with designated representatives of the city to consider its position and instruct its representatives regarding negotiations with employee organizations (A.R.S. §38-431.03(A)(5));
- (6) Discussion, consultation or consideration for negotiations by the city or its designated representatives with members of a tribal council, or its designated representatives, of an Indian reservation located within or adjacent to the city (A.R.S. §38-431.03(A)(6));
- (7) Discussion or consultation with designated representatives of the city to consider its position and instruct its representatives regarding negotiations for the purchase, sale or lease of real property (A.R.S. §38-431.03(A)(7)).

THE CITY OF PRESCOTT ENDEAVORS TO MAKE ALL PUBLIC MEETINGS ACCESSIBLE TO PERSONS WITH DISABILITIES. With 48 hours advanced notice, special assistance can be provided for sight and/or hearing-impaired persons at this meeting. Reasonable accommodations will be made upon request for persons with disabilities or non-English speaking residents. Please call the City Clerk (928) 777-1272 to request an accommodation to participate in this public meeting. Prescott TDD number is (928) 445-6811. Additionally, free public relay service is available from Arizona Relay Service at 1-800-367-8939 and more information at [www.azrelay.org](http://www.azrelay.org)

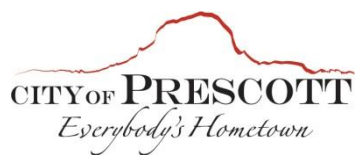
### Confidentiality

Arizona statute precludes any person receiving executive session information from disclosing that information except as allowed by law. A.R.S. §38-431.03(F). Each violation of this statute is subject to a civil penalty not to exceed \$500, plus court costs and attorneys' fees. This penalty is assessed against the person who violates this statute or who knowingly aids, agrees to aid or attempts to aid another person in violating this article. The city is precluded from expending any public monies to employ or retain legal counsel to provide legal services or representation to the public body or any of its officers in any legal action commenced for violation of the statute unless Council Subcommittee for Water Issues takes a legal action at a properly noticed open meeting to approve of such expenditures prior to incurring any such obligation or indebtedness. A.R.S. §38-431.07(A)(B).

#### CERTIFICATION OF POSTING OF NOTICE

The undersigned hereby certifies that a copy of the foregoing notice was duly posted at Prescott City Hall on \_\_\_\_\_ at \_\_\_\_\_ m. in accordance with the statement filed by the Prescott Council Subcommittee for Water Issues with the City Clerk

\_\_\_\_\_  
Maureen Scott, MMC, City Clerk

**COMMITTEE AGENDA MEMO**

**MEETING DATE/TYPE:**                      **SUBCOMMITTEE MEETING**                      **10-2-18**

**DEPARTMENT:**     **Public Works**

**AGENDA ITEM:** Approval of Minutes of September 4, 2018.

Approve the September 4, 2018 Council Subcommittee for Water Issues.

**Attachments**

1. Subcommittee Meeting Minutes of September 4, 2018

**Recommended Action:** MOVE to approve minutes of September 4, 2018.

**MINUTES OF THE CITY COUNCIL SUBCOMMITTEE FOR WATER ISSUES HELD ON SEPTEMBER 4, 2018, IN THE LOWER LEVEL CONFERENCE ROOM, LOCATED AT 201 S. CORTEZ STREET, PRESCOTT, ARIZONA.**

**A. Call to Order**

Chairman Lamerson called the meeting to order at 9:00 a.m.

**B. Roll Call**

**CITY COUNCIL SUBCOMMITTEE FOR WATER ISSUES MEMBERS:**

**Present:**

Chairman Jim Lamerson  
Member Steve Blair (arrived 9:10 a.m.)  
Member Steve Sischka

**Staff Present:**

Michael Lamar, City Manager  
Clyde Halstead, Senior Assistant City Attorney  
Leslie Graser, Water Resource Manager  
Craig Dotseth, Public Works Director  
Teresa Ogle, Administrative Assistant

**C. Approval of Minutes for the July 3, 2018 Meeting**

**COUNCILMAN SISCHKA MOVED TO APPROVE THE MEETING MINUTES OF JULY 3, 2018; CHAIRMAN LAMERSON 2<sup>ND</sup>. PASSED (2.0). (COUNCILMAN BLAIR NOT PRESENT FOR THE VOTE)**

**D. 2018 Alternative Water Budget Update**

Leslie Graser reviewed the 2018 Alternative Water Budget.

|               | <b>2018 Budget</b> | <b>Amount of Budget Remaining</b> |
|---------------|--------------------|-----------------------------------|
| Single Family | 20 acre-feet       | 19.25 acre-feet                   |
| Multi-Family  | 10 acre-feet       | 0.68 acre-feet                    |
| Commercial    | 100 acre-feet      | 20.0 acre-feet                    |

Leslie also discussed the City Water Portfolio diagram, indicating that the City pumped 6,771 AF of water last year. Chairman Lamerson stated that he would like a clear number that the public can understand that shows how much the City is pumping, versus what is allowed by ADWR to be pumped.

It was agreed that from September forward, staff will work with both single-family and multi-family pools in allocating incoming requests. Combining these pools will provide needed flexibility.

**E. Water Service Agreement Applications Summary**

Five (5) Water Service Agreement Applications have been received since the last meeting conducted on July 3, 2018. Only one (1) application will need review for Council Subcommittee recommendation.

### **WSA Applications**

#### WSA 18-009 (Harper)

The request for supplies was in the amount of 0.25 AF/year and was provided from the CVID Reservation. In accordance with City water policy the contract was administratively approved.

**THE SUBCOMMITTEE MADE NO RECOMMENDATION, AS THIS WAS AN INFORMATION ITEM.**

#### WSA 18-010 (Whispering Rock)

The original request for supplies in the amount of 60 AF/year was estimated using an initial site plan. In July 2018, the Subcommittee made recommendation for allocation from the 2018 Commercial block. The annexation hearing was conducted at City Council Voting Session of August 28, 2018. The Development Agreement is scheduled for Council Voting Session on September 11, 2018.

**THE SUBCOMMITTEE MADE NO RECOMMENDATION, AS THIS WAS AN INFORMATION ITEM.**

#### WSA 18-011 (Routson)

An application was filed by Dan Routson, owner of APN 109-14-025, on August 20, 2018, seeking an alternative water allocation for four (4) multi-family units resulting in two (2) duplexes.

In accordance with the Calendar Year 2018 Water Management Policy the applicant submitted a corresponding building permit (B1804-115). The total water allocation for this project is 0.60 AF/year of which a portion will be from current and committed groundwater; the remainder will require an alternative water allocation in the amount of 0.30 AF/year. This volume is available in the 2018 water budget.

Member Blair asked if all 4 units could be serviced on one 5/8" water meter. Leslie indicated that with City Manager approval, they can. Craig Dotseth stated that through work by the architect, fixture calculations and location within the water system (for pressure) the Engineering review will ensure that demand can be met.

Member Sischka asked if the units were "Water Smart". Leslie responded that it would be up to the owner to sub-meter each unit to qualify for the "Water Smart" designation. At this point the standard allocation has been applied.

**MEMBER SISCHKA MADE A MOTION THAT THE WATER SERVICE AGREEMENT PROCEED TO COUNCIL FOR CONSIDERATION OF APPROVAL. MEMBER BLAIR 2<sup>ND</sup>. PASSED (3-0).**

#### WSA 18-012 (Pfluger)

The request for supplies in the amount of 0.25 AF/year and was available from the 2018 residential block. In accordance with City water policy the contract meets administrative approval requirements.

**THE SUBCOMMITTEE MADE NO RECOMMENDATION, AS THIS WAS AN INFORMATION ITEM.**

WSA 18-013 (3<sup>rd</sup> Gen Enterprises, LLC)

The request for supplies was in the amount of 20 AF/year. In July 2018, the Subcommittee made recommendation for allocation from the 2018 Commercial block. The annexation hearing was scheduled at City Council Voting Session on August 28, 2018. The annexation hearing was conducted at City Council Voting Session of August 28, 2018.

**THE SUBCOMMITTEE MADE NO RECOMMENDATION, AS THIS WAS AN INFORMATION ITEM.**

**F. City's Water Portfolio and 2019 Policy Outline**

Leslie provided the Council Subcommittee an update on the overall water portfolio. Since 1999, the Council has made available for use certain volumes from the water portfolio, and further created set-asides or reservations as they determined necessary for the community. Understanding the structure of the water accounts, the volumes that have been placed into contract, and the remaining volumes available are used to guide the following year(s) policy.

**Discussion topics**

1. Leslie reviewed the City's water portfolio tracking spreadsheet. The general pool, and current set-asides and reservations to be identified, and their available supplies for possible allocation.
2. Next water management policy
  - In September, the Council Subcommittee begins work on the water management policy for the coming year(s). A new outline is under consideration.
  - The next policy is proposed to be five (5) years, Calendar Year 2019 through 2023.
  - Portfolio policies under development for consideration by the Council
    - i. Recombine all water blocks in the City Portfolio that are not a court-decree (i.e. Historic/Pre-Existing, and Vacant Residentially Zoned Tracts)
    - ii. Reinstate for use supplies that were originally over-allocated either by the State (Groundwater) or by the City (Alt water)
    - iii. Open the City's Long-term Storage Account (2009 D&O) for use
    - iv. During the policy time period, develop cost/benefit analysis to determine the cost of water for applicants, and process to track contract consumption and require payment for water used in excess of the contract volume.
  - Allocation policies – similar to previous City policies, these provide bounds for the Water Resource Management Division to address new applicants and move projects through the approval process (administrative or Council approval). This also sets forth the tracking procedures of the City's portfolio supplies (specifically

the "alt" water supplies).

**THE SUBCOMMITTEE MADE NO RECOMMENDATION AS THIS WAS AN INFORMATION ITEM.**

**G. Drop by Drop September Program**

This item tabled until next meeting.

**THE SUBCOMMITTEE MADE NO RECOMMENDATION AS THIS WAS AN INFORMATION ITEM.**

**H. Update on the CWAG Presentation**

This item tabled to the next meeting.

**I. Adjournment**

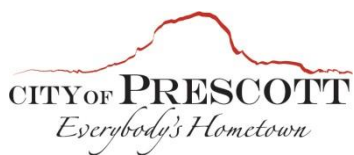
There being no further business to discuss, the meeting was adjourned at 11:28 a.m.

Respectfully Submitted by:

\_\_\_\_\_  
Teresa Ogle, Administrative Coordinator

\_\_\_\_\_  
Councilman Jim Lamerson, Chairman

Date: \_\_\_\_\_

**COMMITTEE AGENDA MEMO**

**MEETING DATE/TYPE:**                      **SUBCOMMITTEE MEETING**                      **10-2-18**

**DEPARTMENT:**     **Public Works**

**AGENDA ITEM:** Consideration of a 6-month extension to the City's 2018 Water Management Policy previously adopted by Resolution No. 4411-1620.

**Item Summary**

Consideration of a 6-month extension to the City's 2018 Water Management Policy previously adopted by Resolution No. 4411-1620, to include transferring 50 acre feet (AF) of vacant, residential set-aside, from the 2018 policy and an additional increase of 300 AF from the alternative general pool for a total water allocation of 350 AF.

A Subcommittee recommendation would place a resolution on an upcoming City Council meeting to extend the aforementioned policy until June 30, 2019.

**Background**

Since 1999, the City has monitored and documented the use of the City's Assured Water Supply (the water portfolio). It has also been monitored by the State of Arizona (ADWR) through mandatory annual reporting, and during the development of decadal Prescott AMA management plans.

In 2014, it was clear that the City needed a tool to plan for future infrastructure and other community needs. A contract was approved by Council with Herb Dishlip Consulting, to develop a Long-Term Management Tool.

The Long-term Management Tool has been developed and is currently undergoing testing. It is intended for use to address recent analysis requests, advise on actions that need to be taken on the alternative/renewable block and be a vital tool (the data repository) for the City's next update to its Decision and Order of Assured Water Supply. The City has further contracted with a second water professional, (to employ an economics approach) to further seek opportunities to use the City's water supply to its highest and best use.

It is proposed that the work with the two consultants be completed within six (6) months. In order to ensure the next water management policy is formulated to continue to provide the citizens and other water customers' long-term water supplies, it is in the best interest of the City to extend the current policy until the new management tools can be applied.

**AGENDA ITEM:** Consideration of a 6-month extension to the City's 2018 Water Management Policy previously adopted by Resolution No. 4411-1620.

It is recommended that the remaining alternative water, general pool (300 AF), be made available for use as part of this extension, and include 50 AF of transferred vacant, residentially-zoned set aside as outlined in the 2018 policy. The resulting volume would be 350 AF through June of 2019.

#### **Attachments**

1. DRAFT Resolution

**Recommended Action:** For discussion purposes and possible Subcommittee recommendation.

**RESOLUTION NO.**

**A RESOLUTION OF THE MAYOR AND COUNCIL OF THE CITY OF PRESCOTT, YAVAPAI COUNTY, ARIZONA, TO CONTINUE IN FORCE THAT CERTAIN DOCUMENT TITLED THE CITY OF PRESCOTT CALENDAR YEAR 2018 WATER MANAGEMENT POLICY, AND AUTHORIZING THE MAYOR AND STAFF TO TAKE ANY AND ALL STEPS NECESSARY TO ACCOMPLISH THE ABOVE.**

**RECITALS:**

WHEREAS, the City of Prescott is located within the Prescott Active Management Area; and

WHEREAS, the City of Prescott recognizes water as a finite resource that must be carefully managed; and

WHEREAS, the City finds it appropriate to review, revise and update its Water Management Policy; and

WHEREAS, the City's review of its Water Management Policy will not be completed before calendar year 2018 has ended.

**ENACTMENTS:**

NOW, THEREFORE, BE IT RESOLVED BY THE COUNCIL OF THE CITY OF PRESCOTT AS FOLLOWS:

Section 1 THAT, the City of Prescott hereby extends in force the City of Prescott Calendar Year 2018 Water Management Policy until July 1, 2019.

Section 2 THAT volumes of water in the General Pool in the amount of 300 acre feet will be made available for use during the Calendar Year 2019. In accordance with the Calendar Year 2018 Water Management Policy, 50 acre feet will be transferred from the volumes set aside for Vacant Residentially-Zoned lots. The resulting volume for Calendar Year 2019 from January 1 through June 30, 2019, will be 350 acre feet.

Section 3 THAT, the Mayor and Staff are hereby authorized to execute the attached policy and to take any and all steps deemed necessary to accomplish the above.

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PASSED, APPROVED AND ADOPTED by the Mayor and Council of the City of Prescott, Arizona, on this \_\_\_\_\_ day of \_\_\_\_\_, 2018.

GREG L. MENGARELLI, MAYOR

APPROVED AS TO FORM:

MAUREEN SCOTT  
CITY CLERK

JON PALADINI  
CITY ATTORNEY

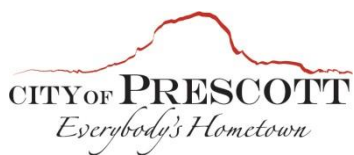
### CERTIFICATION OF RECORDING OFFICER

STATE OF ARIZONA )  
County of Yavapai ) ss.

I, the undersigned Maureen Scott, being the duly appointed, qualified City Clerk of the City of Prescott, Yavapai County, Arizona, certify that the foregoing Resolution No. \_\_\_\_\_ is a true, correct and accurate copy of Resolution No. \_\_\_\_\_, passed and adopted at a Voting Meeting of the Council of the City of Prescott, Yavapai County, Arizona, held on the \_\_\_\_\_ day of \_\_\_\_\_ 2018, at which a quorum was present and, by a \_\_\_\_\_ vote, \_\_\_\_\_ voted in favor of said resolution.

Given under my hand and sealed this \_\_\_\_\_ day of \_\_\_\_\_, 2018.

City Clerk

**COMMITTEE AGENDA MEMO**

**MEETING DATE/TYPE:**                      **SUBCOMMITTEE MEETING**                      **10-2-18**

**DEPARTMENT:**     **Public Works**

**AGENDA ITEM:** Water Service Agreement Applications

**Summary**

Four (4) Water Service Agreement Applications have been received since the last meeting conducted on September 4, 2018. Three of the applications are able to be administratively approved in accordance with the water policy. The remaining application, WSA 18-016, will need review for Council Subcommittee recommendation.

**WSA Applications****WSA 18-014 (Hultquist)**

The request for supplies was in the amount of 0.25 AF/year and was provided from the CVID Reservation. In accordance with City water policy the contract was administratively approved.

**WSA 18-015 (Nankey)**

The request for supplies was in the amount of 0.25 AF/year and was provided from the CVID Reservation. In accordance with City water policy the contract was administratively approved.

**WSA 18-016 (Emberlin)**

An application was filed by Tim Emberlin, owner of APN 105-04-174F, on September 9, 2018, seeking an alternative water allocation for a forty (40) unit apartment complex. The property is located within a subdivision identified for groundwater allowance. See Attachments 1 and 2

The Legal Department has recommended the project use the 26 remaining units of groundwater allowance associated with the plat, and the remaining 14 units receive an alternative water allocation of 2.1 AF.

**WSA 18-017 (Rhys-Evans)**

The request for supplies was in the amount of 0.55 AF/year and was provided from the CVID Reservation. In accordance with City water policy the contract was administratively approved.

**Attachments**

1.     Emberlin Project Location Map

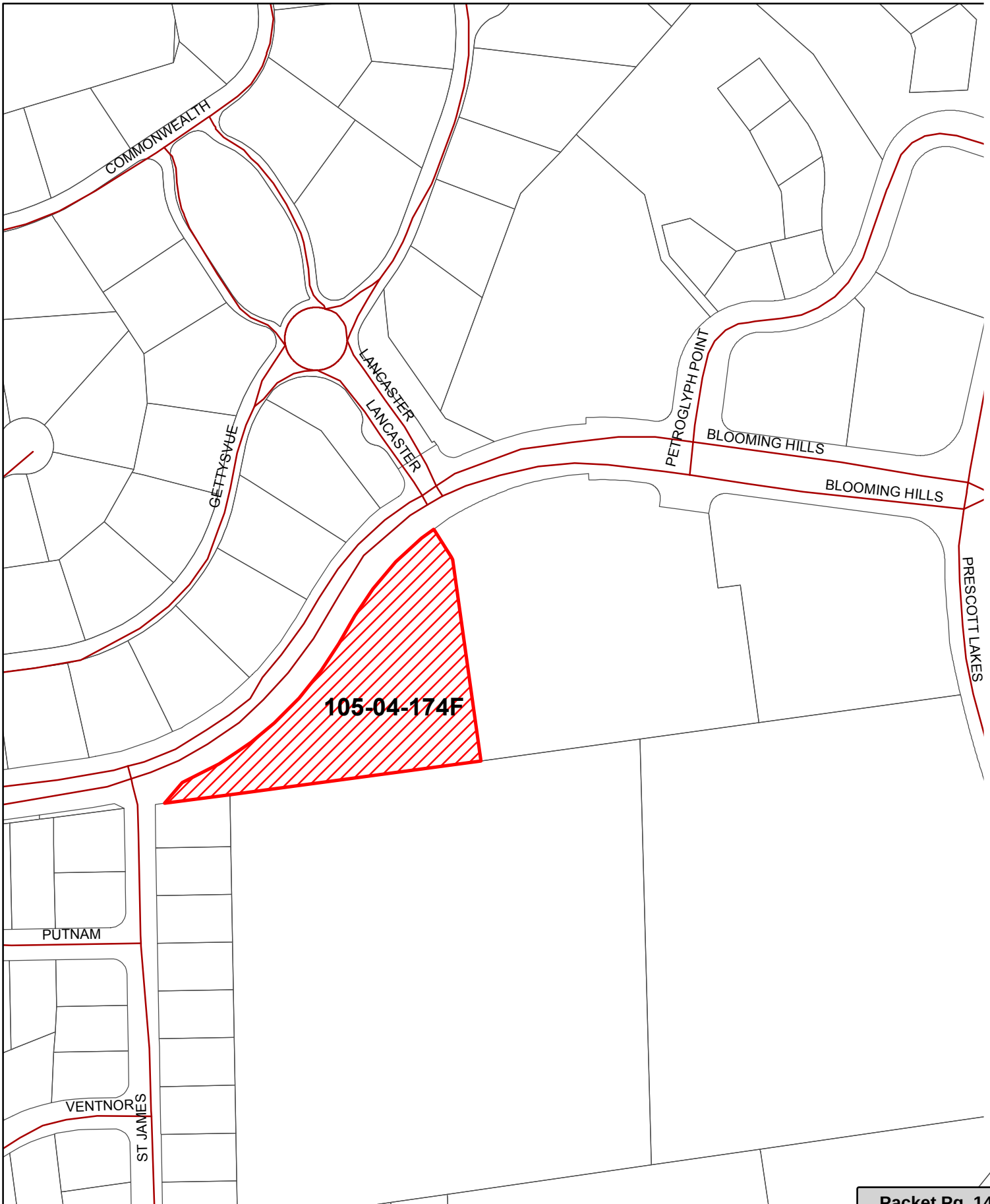
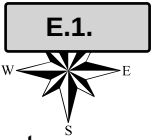
**AGENDA ITEM:** Water Service Agreement Applications

2. Emberlin WSA Application No. 18-016

**Recommended Action:** Forward Water Service Agreement Application No. 18-016 to Council for consideration of approval.

# Exhibit B WSA18-016

0 100 200 300 400 Feet



Attachment: Emberlin Project Location Map (2189 : Water Service Agreement Applications)



# WATER SERVICE AGREEMENT APPLICATION

Public Works - Water Resource Management Division

201 S. Cortez St., Prescott, AZ 86303

(P) 928.777.1645 (F) 928.777.1255

Please complete this application and submit it with a building permit, site plan, or preliminary plat application. Include a legible legal description (metes and bounds) on a separate sheet of paper. Submit all documents and the filing fee directly to the Permit Center at 201 S. Cortez St, Prescott, AZ 86302.

## APPLICANT INFORMATION

Applicant: Copper Tree Construction Group LLC Contact Person: TIM EMBERLIN  
 Address: 3419 CROSSINGS DR., SUITE A City/State/Zip: PRESCOTT, AZ 86305  
 Phone: (928) 925-1267 Email: [REDACTED]

Property Owner: PL COMMERCIAL INVESTORS LLC Contact Person: TIM EMBERLIN  
 Address: 1620 WILLOW CREEK RD City/State/Zip: PRESCOTT, AZ 86301  
 Phone: (928) 925-1267 Email: [REDACTED]

## PROJECT SITE

Address: 1979 BURNING HILLS DR., PRESCOTT, AZ

Current Zoning: BG Proposed Zoning: SAME

Assessor's Parcel Number(s) of Existing Property:

105 - 04 - 174 F - - - - -

Existing Water Service (Y/N): Y

Existing Sewer Service (Y/N): Y

Existing Well (Y/N): N

If Yes, Well Registry No.: N/A

## PROJECT DESCRIPTION

Is the project Residential or Commercial? COMMERCIAL

Please provide brief description: SENIOR INDEPENDENT LIVING APARTMENTS

# of Proposed Units: 40 # of Proposed Lots: N/A

Has a Water Demand Analysis been completed (commercial)? NO

Has a building permit application been submitted? NO

Has a Planning and Zoning Recommendation been made? NO

Applicant Signature: [REDACTED]

Date: 9/8/18

## OFFICE USE ONLY

|            |                       |                   |         |                 |
|------------|-----------------------|-------------------|---------|-----------------|
| DATE:      | PERMIT #: WSA18-_____ | FEE PAID:         | ACCELA: | Legal Attached: |
| SITE PLAN: | BUILDING PERMIT:      | PRELIMINARY PLAT: |         |                 |

Attachment: Emberlin WSA Application No. 18-016 (2189 : Water Service Agreement Applications)

# EXHIBIT A

PRESCOTT LAKES  
COMMERCIAL SITE 10  
PARCEL A

A parcel of land lying within the Northeast quarter of Section 23, Township 14 North, Range 2 West, of the Gila and Salt River Base and Meridian, Yavapai County, Arizona, more particularly described as follows:

Commencing at a found rebar with tag #5362 at the center corner of said Section 23 as shown on the "Results of Survey", recorded in Book 43 of Land Surveys, Pages 3-9 on file in the office of the Yavapai County Recorder, Yavapai County, Arizona;

Thence, North 1°29'34" West, along the North-South mid-section line of said Section 23, a distance of 688.53 feet to the Northeast corner of Lot 281 as shown on the final plat of "Cliff Rose - Unit 4, Phase A, recorded in Book 33 of Maps and Plats, Page 10 on file in the office of the Yavapai County Recorder, said point also being the TRUE POINT OF BEGINNING;

Thence, South 82°11'59" West, along the North line of said Lot 281, a distance of 120.78 feet to a point on the Southerly right-of-way of "Blooming Hills Drive" as shown on the "Map of Dedication Blooming Hills Drive", recorded in Book 38 of Maps and Plats, Page 80 on file in the office of the Yavapai County Recorder;

Thence, North 41°06'43" East, along said Southerly right-of-way, 46.37 feet to the beginning of a non-tangent curve, concave Northwesterly, having a radius of 540.00 feet, the radius point of which bears North 23°37'42" West;

Thence, Northeasterly, along said Southerly right-of-way and said curve, through a central angle of 36°04'25", an arc distance of 339.98 feet;

Thence, North 30°17'53" East, along said Southerly right-of-way, 51.68 feet to the beginning of a tangent curve, concave Southeasterly, having a radius of 460.00 feet, the radius point of which bears South 59°42'07" East;

Thence, Northeasterly, along said Southerly right-of-way and said curve, through a central angle of 23°45'44", an arc distance of 190.78 feet;

Thence, South 32°12'06" East, 58.20 feet;

Thence, South 7°48'14" East, 326.25 feet;

Thence, South 82°11'46" West, 392.84 feet to the TRUE POINT OF BEGINNING.

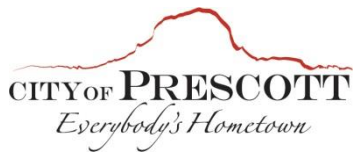
Containing 2.12 acres, more or less.

Revised 10/16/00  
SS #97038, Commercial10A.doc



**EXHIBIT "A"**

Parcel A, PRESCOTT LAKES SENIOR CAMPUS, according to the plat of record on file in Book 45 of Maps, Page 90-91, records of Yavapai County, Arizona.

**COMMITTEE AGENDA MEMO**

**MEETING DATE/TYPE:**                      **SUBCOMMITTEE MEETING**                      **10-2-18**

**DEPARTMENT:**     **Public Works**

**AGENDA ITEM:** Presentation by the Citizen's Water Advocacy Group

**Summary**

The Citizen's Water Advocacy Group (CWAG) has formulated a "CWAG Policy on Landscape Water" and a "CWAG Position on Annexations". These documents were provided to the City and are also available on [www.cwagaz.org](http://www.cwagaz.org). The group has prepared a presentation for the Subcommittee members and is seeking further dialogue.

**Attachments**

1. CWAG Policy on Landscape Water and Position on Annexations

**Recommended Action:** For information purposes and possible action as determined by the Subcommittee.



## CWAG Position on New Annexations

Approved by the CWAG Board: 4/9/18

The Mission of CWAG is to protect the Verde River and to achieve a sustainable water supply in the Prescott Active Management Area. We are concerned that new development will increase the overdraft and move the Active Management Area away from safe yield. All annexation and development agreements should include provisions that minimize the impact on our aquifer.

Landscaping water use is significant (for example, about thirty percent of Prescott's groundwater pumping) and can be greatly reduced by using established and proven methods: drought-tolerant plants and rainwater harvesting. Water applied to landscapes is lost to evaporation and thus not available for recharge or reuse. Reducing landscape water use directly curtails groundwater pumping and decreases the overdraft of our aquifer.

After careful study and consideration of the effects on our water resources and the character of our community, CWAG recommends that:

- The municipalities negotiate with developers so that all landscaping for homes, medians, and common areas use drought-tolerant plants, working towards the goal that no municipal water be used outdoors for landscape irrigation.
- Every new building permit use recognized best management practices that require a landscaping plan and a water budget showing that the proposed landscaping can be supported by a specified (non-groundwater) water source, such as a rainwater harvesting system.
- Consistent with the provisions of Prescott's Proposition 400, all wastewater must be permanently recharged and no wastewater can be recovered and used by the residents, builders, and developers.
- The municipalities require all new construction to comply with the EPA WaterSense standards for interior use.
- The municipalities maintain transparency and opportunity for public participation in public hearings for all land use decisions.

By adopting the above recommendations, the municipalities will assure that new development will have minimum impact on the Prescott Active Management Area overdraft, thus extending the useful life of our groundwater resource.

CWAG • PO Box 13145 • Prescott, AZ 86304 • [www.cwagAZ.org](http://www.cwagAZ.org) • [info@cwagAZ.org](mailto:info@cwagAZ.org)



## CWAG Policy on Landscape Water

Approved by the CWAG Board: 4/9/18

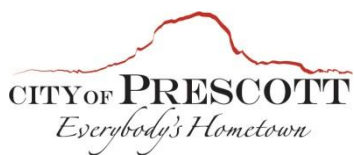
The Mission of CWAG is to protect the Verde River and to achieve a sustainable water supply in the Prescott Active Management Area (PrAMA). We see two main problems facing sustainable water management: our water supply is dependent on groundwater and we are pumping too much. Current trends, amplified by population growth, threaten the flow of the upper Verde River and a long-term sustainable water supply for the Prescott Active Management Area.

Landscaping water use is significant (for example, about thirty percent of Prescott's groundwater pumping) and can be greatly reduced by using established and proven methods: drought-tolerant plants and rainwater harvesting. Water applied to landscapes is lost to evaporation and thus not available for recharge or reuse. Reducing landscape water use directly curtails groundwater pumping and decreases the overdraft of our aquifer.

By adopting the following policies, agencies will assure that new and existing development will reduce groundwater pumping, move the PrAMA towards safe yield, and extend the useful life of our groundwater resource.

CWAG advocates that local governments should:

- Establish or improve public education on landscape water control.
- Provide educational programs and incentives for businesses in order to encourage installation of drought-tolerant landscapes and passive or active rainwater harvesting systems.
- Construct demonstration landscapes and eliminate groundwater use in public spaces.
- Establish or improve programs for new and existing development to reduce groundwater use on landscapes.
- Adopt a phased transition plan such that a) neither groundwater or utility water will be used on landscapes, b) all new building permit applications will include a landscape plan, a plan for an alternative (non-groundwater) water source, and a water budget showing that the proposed landscape can be maintained by that source, and c) ultimately, only drought-tolerant plants should be used for landscapes.
- Permit property owners to choose their preferred landscape design if it can be established and maintained by a non-groundwater source.
- Assist builders and homeowners with appropriate rainwater harvesting system design and training.
- Include landscaping specifications consistent with this policy in development agreements.

**COMMITTEE AGENDA MEMO**

**MEETING DATE/TYPE:**                      **SUBCOMMITTEE MEETING**                      **10-2-18**

**DEPARTMENT:**     **Public Works**

**AGENDA ITEM:** Summary of Activities related to the Big Chino Water Ranch and Comprehensive Agreement No. 1.

**Summary**

The City purchased the Big Chino Water Ranch (BCWR) in 2004, and the supply was approved in the City's Decision and Order of Assured Water Supply in 2009. This supply replaced the City's Colorado River allocation, and made it possible for settlement of the Yavapai-Prescott Indian Tribe's water rights. In 2010, the City entered into Agreement in Principle (City Contract No. 2010-128) with the Salt River Project Agricultural Improvement & Power District and the Salt River Valley Water Users' Association (SRP), and the Town of Prescott Valley. The subsequent document Comprehensive Agreement No.1 (CA#1), City Contract No. 2013-058, for monitoring and modeling of the Big Chino Sub-basin was executed in 2012, in cooperation with the aforementioned entities.

**Recent CA#1 Activities**

- The 5<sup>th</sup> Annual Report of the CA#1 will be completed in October 2018.
- City Contract No. 2018-114 with Yellow Jacket Drilling Services, LLC will be closed in the next few weeks with seven (7) new monitor wells completed successfully.
- City Contract No. 2016-296A1 with Southwest Groundwater Consultants has a report under review on the aquifer testing at two of the new monitor wells. An additional report is forthcoming on the remaining monitoring wells that recently completed construction.
- The Arizona Department of Water Resources has inventoried the new wells and will monitor (water level data collection) them producing an annual cost savings to the CA#1 Parties. The CA#1 project budget had estimated this service to be \$77,210/year.
- City Contract No. 2014-160A3 with the USGS report has entered the internal review stage and the expected publish date is March 2019.
- City Contract No. 2017-246 with Golder Associates (the groundwater modeling firm) has been receiving data sets from the above data collection contracts and is preparing the model's geologic layers. It is expected in the next two months that a

**AGENDA ITEM:** Summary of Activities related to the Big Chino Water Ranch and Comprehensive Agreement No. 1.

Multi-agency meeting will be convened to review Golder's Technical Memos 2 and 3.

- City Contract No. 2019-079 with Southwest Groundwater Consultants commenced work on September 27, 2018.

#### **Recent BCWR Property Activities**

- HydroGeophysics, Inc., a sub-consultant of ITC, (pursuing the Closed Loop Pumped Storage Facility) has completed their field investigations on the BCWR.
- On September 26, 2018, the City and other stakeholders were invited to a meeting on ITC's groundwater flow model development.
- K4 Ranch cattle have been grazing the BCWR since June 2018. The K4 has one well equipped with a solar pump and will install pumps in two additional wells.
- The City continues to conduct property inspections quarterly.

**Recommended Action:** For information purposes