

TRUCKEE MEADOWS REGIONAL
PLANNING AGENCY

REPORT OF FACT FINDER

OCTOBER 4, 1990

Prepared by
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Kato & Warren, Inc.
Seattle, Washington

October 2, 1990

Truckee Meadows Regional Planning Agency
1400A Wedekind Road
Reno, Nevada 89512

Attn: Kris Schenk
Executive Director

Re: Fact Finding Assignment

Dear Kris:

Accompanying this letter are my recommendations resulting from the fact finding assignment. Although the Questions of Fact contain a great many technical issues, the real questions I was asked to respond to were in the Issues to be addressed:

- Is there a need for a regional approach to wastewater treatment, water supply and flood control and storm drainage?
- If the answer to the first question is yes, which it is, I was asked to recommend what form the regional approach should take in terms of organization, duties, and funding.

My review of the past and current planning for wastewater treatment, water supply and flood control and drainage clearly indicates a need for a coordinated and regional approach to these issues. Failure to achieve this coordination can only result in substantially high costs to the public for these services.

After studying the several organizational options available, I have concluded that Washoe County is the correct agency to provide the regional coordination needed. The County has built a significant utility and water quality operation that should be readily able to be integrated with the work of the two Cities. The County also has the funding authority to support these crucial services.

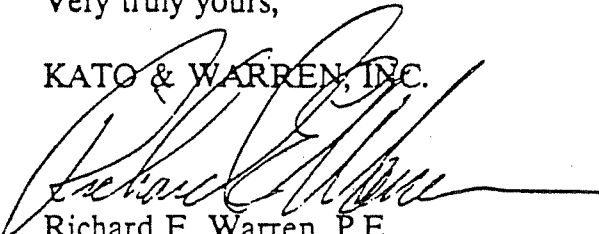
The next step in the process will be the negotiation of the actual interlocal agreement between Washoe County, Sparks and Reno. This agreement will be the critical document guaranteeing each entity that they will have services available as needed and at an equitable cost.

I believe, Kris, that the very process of fact finding may have been helpful in allowing the three agencies to reach an agreement. Hopefully it also has made them aware of the need to approach these services on the basis of downstream water quality and the need to work with the Pyramid Lake Tribe and the downstream counties and water users.

I hope that my work will prove beneficial to the three local agencies and to all those who benefit from the waters of the Truckee River.

Very truly yours,

KATO & WARREN, INC.



Richard E. Warren, P.E.
Principal

REW/de
Enclosure

TRUCKEE MEADOWS REGIONAL PLANNING AGENCY
REPORT OF FACT FINDER

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RESPONSE TO ISSUES TO BE ADDRESSED

RESPONSE TO QUESTIONS OF FACT (BOUND SEPARATELY)

MEMORANDUM

To: Kris Schenk, Executive Director
Truckee Meadows Regional Planning Agency

From: Richard E. Warren, P.E. - Designated Fact Finder
Kato & Warren, Inc.

Re: Conclusions Based on Issues of Fact

Date: October 4, 1990

I. INTRODUCTION

I have been asked to consider the issues of water supply, sanitary sewage and waste treatment, and flood control and storm drainage for the Truckee Meadows and North Valley urban areas of Washoe County, and to draw conclusions as to issues of fact and make recommendations as to how the local entities should proceed to address these three important urban service issues.

II. CONCLUSIONS

A. Basic Need

It is obvious after reviewing the planning and operating status of water supply, sanitary sewage and treatment, and flood control and drainage, that all three elements must be considered as a coordinated whole in approaching the basic requirement and obligation of the urban area regarding water quality. This is to preserve the water quality in the Truckee River suitable for all downstream uses.

There are certain other common threads that run through all of these services, regardless of what organizational structure is chosen to manage them. These are:

1. There is a need to consider overall water quality and the impacts of water supply and storm drainage water quality on the requirements for sewage treatment and trade-offs that may be available between M&I water and irrigation usage.
2. There is a need for common development standards throughout the area so that development proposals do not trade-off one agency against the another

or create infrastructure at one land use level that is unsuitable for later, more intense development.

3. There is an apparent lack of public and agency confidence in each other. In particular, the confidence levels of the Pyramid Lake Tribe and environmental groups in all three local agencies is low.
4. There is a need to support the negotiated settlement in order to resolve all issues of water supply between the states of California and Nevada and to insure the federal government's involvement in the solution of downstream irrigation uses, water rights and water quality.
5. There is a need to define the future role of Westpac; to remove this private company from a water policy position into one of providing service.
6. There is a need to provide a coordinated funding process so that the necessary expenditures to achieve water quality and service to the citizens and property owners of the area can be achieved in a reasonable and economic manner. Without additional funding, particularly for flood control and drainage, the overall water quality goals and requirements of the area cannot be met.

B. Organizational Options

There appears to be substantial agreement among all parties, that I interviewed, at both the local, state, and federal level, that there must be a mechanism for the overall coordination of water supply, sanitary sewage and treatment, and flood control and storm drainage. The options available for achieving that coordination are several and the most promising are listed below:

1. The three agencies and other interested parties could enter into an interlocal agreement, very similar to the negotiated settlement format, on the standards to be observed, the sharing of costs and the assignment of responsibilities.
2. Legislation could be sought to provide specific authority for the formation of a new regional authority. This authority could have a separately elected governing body or a governing body composed of elected officials from the three agencies. It could also have an appointed board similar to the Reno-Cannon Airport Authority.
3. With modification, the General Improvement District statutes (NRS 318), could be used. The County would be the ultimate legislative authority, but

the mechanism exists in the law to provide for an appointed management board that could meet local coordination and policy review requirements.

4. Washoe County could be assigned this role since they have all powers and duties necessary for provision of these services once the GID laws are modified to insure that flood control and drainage can be funded by service charges.
5. Legislation could be sought to expand the duties of either the Regional Planning Governing Board or the Water Board.

Each of these options require certain common elements. These include:

1. A need for an interlocal agreement establishing a contract between the participating parties, enforceable in the courts, to insure that certain standards and commitments are met.
2. There is a need for a technical coordination effort, such that local, state, federal and tribal technical staffs have an opportunity to provide input to the management agency's technical staff.
3. There would appear to be a need for a political oversight process such that the elected officials of each agency have a forum for influencing the decisions of the regional authority.
4. There needs to be a formal commitment to a public involvement process, such that the decision making process of the regional authority is open to public scrutiny and provides public information on a timely basis.
5. There needs to be formal involvement of the Pyramid Lake Tribe, federal and state agencies, and Westpac, either through the technical coordination process and/or through a policy advisory board.
6. All plans prepared by the regional authority will have to be reviewed and approved by the Regional Planning Governance Board as required by statute.
7. There is a need to support Senator Reid's office in seeking federal support of the Truckee River negotiated settlement.

C. Recommended Organizational Option

I am recommending that Washoe County be assigned the duty of coordinating and managing the water supply, sanitary sewage and treatment, flood control and storm drainage for the entire Truckee River drainage. I have arrived at this conclusions based on the fact that the County has the necessary powers to fund and operate all of these services and that the County government is in place, has all of the necessary mechanisms available, and could move fairly quickly to insure that the necessary coordination between all planning efforts is achieved in the shortest possible time. All other options could require from two to four years to achieve full operating status and this would be too long to answer questions related to each of these important service areas.

I recognize that in making this recommendation there are a number of individuals and agencies that have reservations as to the County's resolve and intention, but I believe it behooves the County to assume a true leadership role and to fully involve all of the necessary participants to insure that a cooperative and coordinated effort proceeds from this point forward.

The Cities of Reno and Sparks have expressed concern over the make-up of the Washoe County Board of Commissioners. It has been suggested that legislation be requested to expand the Board to seven or nine members with a redistricting to provide several Board positions solely within the Cities. The Cities also would like to see Commissioners elected at large. At this time, due to the requirements to respond to the 1990 census, the Board of Commissioners is considering a reapportionment of the Board election districts to make such district a better mix of city and county populations. This issue should be addressed during the negotiation of the interlocal agreement needed to implement County responsibility as the regional authority.

D. Implementation

For the County, or anyone else, to assume the coordinating role to be assigned to it will require a transition period. It is not going to happen overnight. The following tasks are not at this point fully inclusive, nor are they necessarily in full order of priority, but they illustrate the steps that would be necessary to implement my recommendation:

I have divided these actions both into short term and long term activities. It is my assumption that the initial interlocal agreement would provide some form of review process at the end of a designated period, say between three to five years, such that the County's performance can be rated and judged and at that time, decisions can

be made to continue on with the County in the leadership role or make the necessary transition to a full independent regional authority.

Unless there is strong evidence of a failure of the County to provide regional leadership in water supply, sewerage and wastewater treatment, and flood control and drainage, it should be assumed that the County would continue in this role permanently. The decision as to the County's performance could be delegated to the Regional Planning Governance Board or to the State Courts. This will be defined in the interlocal agreement implementing the County's role as regional service provider.

Short Term (3-5 Years)

1. An initial interlocal agreement must be negotiated establishing the terms under which the County will operate as the regional authority. This contract must include provisions for a decision at the end of the interim period to proceed as designated in the agreement or to automatically move to implement an independent regional authority.
2. The County should begin at once to organize and conduct a coordinated study of water supply, waste treatment, and the water quality aspects of flood control and drainage such that water quality standards in the Truckee River can be achieved to the satisfaction of the Pyramid Lake Tribe and the state and federal agencies.
3. An agreement must be drafted with the City of Sparks to define where its present capacity in the existing Reno/Sparks treatment facility is to be used. To the extent that that capacity is to be reserved for areas of future annexation, that capacity should be managed as part of the regional system. Capacity reserved for the City of Sparks existing area should remain in control of the City of Sparks in terms of issuing permits for its use. If compensation is called for, the amount due the City of Sparks must be negotiated. Ultimately, fees for sewer use should be developed on a regional basis.
4. The City of Sparks and the City of Reno should assign their present joint operating agreement to the County with the provision that the City of Sparks would continue to operate the Reno/Sparks sewage treatment plant during the interim period.
5. The cities and the County would continue to bill for their separate utility services during at least 1991. Beginning in 1992, the County should implement a storm drainage and flood control service charge throughout the service area. The County would collect all funds and distribute back to the

cities their share for local operation and maintenance. The County should begin in 1992 to levy a regional water supply and waste treatment charge against all service users in the service area. This is in addition to existing service charges.

These regional funds to will be used to provide the necessary studies and capital improvements to regional facilities once the initial studies are complete. Before the end of the interim period, all costs related to regional water supply and wastewater treatment should be billed by the County.

6. The interlocal agreement should establish a policy advisory committee made up of representatives of the County and the two cities, and in addition the Pyramid Lake Tribe and perhaps federal and state officials. The County must activate this Committee as soon as possible and provide any needed staff support.
7. The interlocal agreement should establish a technical advisory committee made up of city and County public works staff members, regional planning staff, Pyramid Lake Tribes, and federal and state officials, as well as representatives of local environmental groups to work on the coordinated water quality study and to provide input into ongoing operations by the County.
8. The Regional Water Policy Advisory Board should be abolished and its duties absorbed into the County operations and the policy advisory committee.
9. The County should proceed at once to implement the recommendations of the regional water plan with regard to public funding of the future water supply and treatment components to the M&I water system (Municipal and Industrial).
10. The County, working with the policy advisory committee, should work to achieve federal acknowledgment and passage of the negotiated settlement modified as necessary to reflect the regional approach recommended.
11. Separate from the work in support of the negotiated settlement, the County representing all of the service area should proceed to seek as much federal support for water quality improvements as possible, including the purchase of agricultural water rights.
12. All plans developed by the County related to water supply, sewerage and wastewater treatment, and flood control and drainage will have to be reviewed by the Regional Planning Governance Board as required by law. This will

provide an addition check and balance system to insure compliance with the Regional Land Use Plan and to insure that a truly regional approach is applied to the provision of these critical urban services.

13. Depending on the terms of the interlocal agreement, the County and Cities should seek whatever legislative changes are agreed to to simplify and promote the orderly annexation of adjacent urban land into Reno and Sparks.

Long Term Implementation Actions

Assuming that the coordination achieved during the first five years of operation is successful and the County continues to move forward as the regional agency, all of the committees and other advisory groups established during the short term would continue. In addition, the following actions would take place in the period beyond the initial five year interim period.

1. The County would acquire and operate all water supply and treatment facilities for both M&I water, sewerage, drainage and flood control. These would be operated as a coordinated effort to protect water quality, and in coordination with the irrigation interests and the Pyramid Lake Tribe.
2. All water rights for new development would be assigned to the County for regional benefit.
3. The County would provide full operation of all water, sewer, and waste treatment, flood control and storm drainage facilities within the Truckee Meadows and North Valley areas with the possible exception of the Westpac retail distribution service area. Subject to the will of the public, Westpac could continue to provide retail water distribution services in its current service area and could, if so desired, provide contract operating services for other M&I water supply systems managed by the County for regional benefit.

Subject to the agreement between the three entities the County as the regional authority could, and in my opinion should, be responsible for operation of the storm drainage and sanitary sewer facilities down to and including the collection systems. This would also be true for water service depending on the role assigned to Westpac.

4. The County would assume billing for all services performed with regard to water supply, sanitary sewage and treatment, and flood control and drainage. Westpac to continue billing for water distribution services in its service area.

5. The County should seek working agreements with the downstream counties and irrigation districts, as well as with Pyramid Lakes Tribe, to insure that the water quality standards of the river are maintained and improved. This could become a short-term activity as well, depending on the timing and success of other activities.
6. Continue to seek full implementation of the negotiated settlement, including full federal funding and participation.
7. Work towards continued federal participation in the solution of water quality problems in the Truckee River.
8. The County should support the orderly and reasonable annexation of land developed to urban standards to the cities of Reno and Sparks.
9. Implement the capital improvement program for water supply, sanitary sewage and treatment, and flood control and storm drainage through the issuance of revenue bonds, special assessments, development impact fees, and development construction. All such fees and charges should be uniform throughout the region, except where specific benefits accrue to properties.

E. Schedule

A negotiating team should be appointed, preferably the City and County managers or their immediate representatives, to begin to develop the initial intergovernmental agreement to authorize the County to assume the regional coordinating role for the designated services. The deadline for these negotiations should be set for not later than March 1, 1991.

The period required for transition will be defined as part of the interlocal agreement. While I have suggested a three to five year transition period, there is nothing to preclude a much shorter period if all parties are in agreement on a faster schedule.

Certainly the County will need time to put the various funding mechanisms in place and then operate each service system before any judgment can be made as to the County's conduct of the regional authority granted under the interlocal agreement.

RESPONSE TO ISSUES TO BE ADDRESSED

TRUCKEE MEADOWS REGIONAL PLANNING AGENCY

RESPONSES TO ISSUES TO BE ADDRESSED

1. Service Standards

- a. What development intensities should be required to have community and centralized sewage treatment service?

Due to the nature of the soils in the Truckee Meadow and North Valleys, and the sensitivity of the Truckee River to nutrient enrichment, it is my opinion that developments with densities of one unit per acre and greater should be required to be connected to some form of regional treatment facility. Development at one unit per two acres or more is difficult to service with sanitary sewer service on an economic basis, and yet can lead to a substantial development on septic tank systems. Such development should be discouraged. It would appear that the proper division of development density should be one unit per acre or greater densities, and one unit per five acres minimum on septic tank service.

- b. How much treatment capacity should be planned for the Region?

All of the studies that have been performed to date indicate the long term, 20-year, need for additional waste treatment for the area to be in the range of a total of 60 mgd. This will, of course, vary substantially in terms of timing. If the rapid growth of the recent past continues, the 60 million mgd capacity could be needed earlier. At the present time there is sufficient capacity in the area to meet present needs and short term growth projections.

- c. Should treatment capacity expansions be tied to the timing of new development? If so, how?

Waste treatment decisions require the investment of too large of sums of money to be responsive to individual development. What is required is a coordinated planning effort such that construction of new capacity is implemented when existing capacity reaches 85% of design capacity. This provides sufficient time to bring the new capacity on line and provides a cushion for those infrequent large projects which could use up available

capacity or for problems that may be associated with existing facilities.

2. Service Area Boundaries

- a. What should be the service area boundaries of existing plants?

The service area boundaries for the existing plants appear to be defined in the State approved 208 planning boundaries.

- b. What should be the service area boundaries for planned plants?

Future waste treatment for the area must be considered on a coordinated basis. There is a need for such a coordinated study bringing together not only sewage and waste treatment, but also water supply and storm drainage. This study will establish what treatment facilities are to be built and what their service areas will be.

3. Direct Service Responsibility for Geographic Areas

- a. Which entity or entities (existing or to be created) should be responsible for actual provision of service to each geographic area within the Region? (Entities could be the cities, County, other existing agencies, a tripartite authority, or some other new agency).

It is recommended that Washoe County assume the role of the regional agency for water supply, sanitary sewage and treatment, and flood control and storm drainage.

- b. If there are changes from existing responsibilities, what transition issues need to be resolved?

Depending on the outcome of the agreement authorizing the County to act as the regional coordinator, these will be a number of issues to be resolved:

- Transition of current Reno/Sparks STP to County operation either direct or by contract
- Resolution of Sparks guaranteed capacity in Reno/Sparks STP.
- Content of coordinated study of wastewater treatment to included all facilities in the urban

area and coordinated with water supply, storm drainage and possibly irrigation return.

- Implementation of flood control and storm drainage master plan recommendation for funding.
- Funding of proposed M&I water treatment.
- Extent of County's role in operation and management of water distribution, sewer collection and storm drainage collection within Sparks and Reno.
- Role of County in billing for local water, sewer and flood control and storm drainage service in the cities.
- Role of County in representing the area with downstream water users, including the Pyramid Lake Tribe.
- Role of Westpac in long term water supply and distribution scenario.
- Role of County as regional agency in elements of negotiated settlement.
- Organization and staffing of the regional water quality activity at the County level.
- The role of the Pyramid Lake Tribe and State and Federal Agencies in any policy or technical advisory groups.

c. How should these transition issues be solved?

The policy leading to resolution of these transition issues should be developed during the negotiation of an interlocal agreement between the County, Reno and Sparks.

To the extent possible, the agreement should provide for specific actions to resolve certain issues. Other issues will require more detailed study and be the subject of amendments to the basic initial interlocal agreement.

It is envisioned that there will be a transition period of two to five years before all services and billing will be consolidated in the County. Local operation and maintenance of sanitary sewer and storm drainage facilities may or may not be consolidated in the County depending on the final agreement between the parties.

It will be the County's responsibility to provide sufficient staff and support to insure that each policy and transition issue is addressed and resolved as quickly as possible. Agreement on the method of funding for the County's efforts will be essential for this effort to be successful.

- d. Should each entity (cities and County) own, control and operate sewer and water systems within its own boundaries?

In the short term (3-5 years) each entity should continue to own and operate the water, sewer and drainage systems within its current service areas. In the long term, all facilities for water supply, sewage and waste treatment, and flood control and storm drainage should be owned and operated by the County as the regional authority.

4. Service Oversight (Planning/Brokering/Contracting)

- a. What are the Region's needs for coordination between the entity or entities actually providing sewage treatment?

There is a very obvious need for coordination within the region of water supply, sewage treatment, and flood control and storm drainage. Only through a coordinated approach can water be assigned to its necessary uses for M&I, irrigation, and the preservation of downstream Truckee River water quality and the protection of Pyramid Lake. To consider any one of these services without considering the overall commitment and responsibility of the region to preservation of water quality, will lead to legal action and disruption of service.

- b. What are the Region's needs for coordination between sewage treatment and other services?

See 4(a).

- c. What entity or entities (existing or to be created) should be given these responsibilities? (Entities could be the cities, County, other existing agencies, a tripartite authority, or some other new agency).

See 3(a).

- d. Who should prepare, review, and adopt Service and Facility Plans for sewage treatment?

Washoe County, as a regional authority, should prepare all facility plans for sewage treatment. These plans should be reviewed by both policy and technical review committees made up of all agencies, and finally approved by the Truckee Meadows Regional Planning Board as established under the Planning Act.

e. Who should set rates and fees for sewer service?

Rates and fees for sewer service and other regional services should be established by Washoe County.

f. What should be the basis for these rates and fees? Should they be consistent throughout the Region?

The rates for all services should be based on the needs of those particular services in terms of both operation and capital investment and should include a balance between user financed and new development financed improvements. The rates should be as consistent as possible throughout the region, however, there will be cases where special assessment districts will continue to be used and where service costs will differ and, therefore, service charges for a particular service area.

g. How should changes in service area boundaries be decided?

Service area boundaries will be decided by the comprehensive plans for each of the elements under the regional authority of Washoe County. These comprehensive plans should be updated at least every five years and probably sooner, and should be accomplished with input from all affected parties, including cities, state and federal agencies, the Pyramid Lake Tribe, and environmental and public interests.

5. Plant Capacity Expansions

a. What additional capacity is needed to serve planned Regional growth?

Total regional sewage treatment needs appear to be 60 mgd for the planning period. Part of this capacity exists in the existing Reno/Sparks plant, the Stead facilities, the County's South Truckee Meadow plant, and certain other smaller elements.

- b. How and where should that additional capacity be added to the Regional systems?

Additional capacity beyond existing capacity for sewage treatment should be determined on the basis of a coordinated regional study yet to be performed. This should be one of the first tasks undertaken by the County in its role of regional coordinator.

- c. How should these expansions be funded?

Additional waste treatment capacity should be funded through the use of revenue bonds repaid from user charges and from new development impact fees.

- d. How should additional capacity be allocated?

Additional capacity should be made available to the entire region without allocation to any specific entity.

- e. How should these expansions be timed?

Sufficient waste treatment capacity must be in place to provide for growth wherever it is authorized. Whenever the capacity of a facility approaches a need in the flow such that additional capacity will be needed in less than five years, the County must move ahead with plans to provide that additional capacity.

- f. Who determines when and where expansion is needed?

The County, as the regional service provider, would determine where capacity expansion is required based on the growth projections and patterns provided by the Regional Planning Agency and by the two cities. Another decision that must be made, however, is that of plant water quality effluent standards. The County must assume the responsibility for providing a sufficient level of treatment to meet the requirements of downstream water quality or groundwater protection throughout the region.

6. Effluent Disposal

- a. What standards should be used in designing projects for land application of effluent?

Standards for the land disposal of sewage treatment effluent are not well established in the region. Very little experience is available as to the impact of such disposal on the groundwater and, ultimately, on Truckee

River water quality. The opportunity exists to carefully monitor the land disposal system associated with the South Truckee Meadow treatment facility and to use this experience and the experience in the Stead area to establish realistic operating standards and criteria. It should be assumed that over time a minimum advanced waste treatment will be required for any land application. At this time, secondary treatment levels are authorized, but one would have to question whether or not this will truly provide the protection needed for groundwater and surface water.

b. Where should such projects be located?

The location of treatment plants using land disposal will be determined by the coordinated water quality study recommended earlier (4a). It would seem likely that such facilities might exist in the Spanish Springs where contained drainage basins exist. For some time, at least, land disposal will be used in the South Truckee Meadow Treatment Plant area. The possibility exists that the South Truckee Meadow facilities will not be able to continue land disposal for an extended period of time due to development pressures and will have to revert to other means of effluent disposal.

c. How should Reno-Sparks plant effluent be disposed of so it is not directly discharged into the Truckee River?

It is my opinion that the question of the Reno/Sparks plant effluent discharge to the Truckee River is not clearly defined technically at this time. It should not be assumed that river discharge is inappropriate since water quantity, as well as quality, must be considered in the Truckee River. What is obvious is that the level of treatment prior to discharge must be sufficient to insure that the Truckee River is not degraded downstream.

Any consideration of treatment levels at the Reno/Sparks plant must be part of a coordinated water quality study that considers alternatives such as the Spanish Springs land application proposal and such other options as storm drainage water quality improvement and reductions in agricultural and other non-point returns to the Truckee River.

d. How should changes in effluent disposal be funded?

Effluent disposal costs will be met in the same manner as regional waste treatment costs with the use of revenue bonds, service charges and development impact fees.

7. Current Interceptor Projects

a. Which projects should be completed as planned and designed?

Some duplication of effort has resulted from the conflict between the City of Reno and Washoe County over interceptor locations and plant capacity. Most certainly an interceptor is needed in the Verdi area and it should be provided as a single regional facility, not as separate Reno and Washoe County facilities as is currently planned. In the South Truckee Meadow area, Reno has an existing trunk, however, the County also has completed its trunk system and the two systems should be operated in conjunction with one another as regional facilities. Planning for additional trunk systems should be part of the coordinated waste treatment plan proposed earlier.

b. Which projects should be completed but with modifications or with a later completion date?

See 7(a).

c. Which projects should be put on hold?

See 7(a).

8. Coordination with Land Use Planning and Annexation

a. How will the timing of sewage treatment improvements be coordinated with annexation?

As stated under 5 above, sewage treatment capacity must be coordinated with growth and should have nothing to do with annexation.

b. Should the approval for connection to sewers be related to the decision to annex?

The cities must be provided with a mechanism for annexation that provides them with a steady revenue base to offset their increasing costs related to growth and

the provision of general governmental services. Sewer service should not be related to decisions on annexation.

c. If so, how?

N/A

9. Responsibility for Replacement/Upgrade of Failing Systems

a. What should be the Regional policy for replacing or upgrading failing systems (such as septic tanks)?

Current County policy requiring the connection of failed septic tanks to a sewer system is the minimum policy that should be adopted. Over the longer term, the regional policy should be to provide sewer facilities to all urban areas developed to densities greater than one unit per acre. All such existing properties should be required to connect to the sanitary sewer system when such facilities are available and should be required to pay their fair and appropriate share of the costs of such facilities. Failing septic tanks present too much of a problem to Truckee River water quality to be tolerated.

b. Who should be responsible for making necessary improvements?

The County should take an aggressive position in providing necessary collection facilities and requiring that those facilities be paid for by the properties that they will serve.

c. Who should operate the replacement systems?

All sanitary facilities should be operated by the County as the regional authority.

d. Who should fund these improvements?

All such improvements shall be funded through the County, but paid for by those properties that benefit from the service.