❖ GOAL PSF 1: To protect and preserve water rights and water supply in Churchill County.

- o Policy PSF 1.1 Implement the recommendations of the Churchill County Water Resources Plan.
 - Policy PSF 1.1.1 Churchill County shall monitor water supply and water quality which satisfies all water resource goals, objectives, and policies contained in the Master Plan, and that attains and maintains federal, state, and local water quality standards.
- o Policy PSF 1.2 Coordinate all water supply management facilities in Churchill County.
 - Policy PSF 1.2.1 Churchill County shall have planning, design, construction, plus operation and maintenance responsibility for all new water supply facilities in unincorporated Churchill County. See Map 9-1.
- o Policy PSF 1.3 Consolidate water management and supply in Churchill County to reduce the duplication of services and facilities and provide consistent non-competitive water management.
- Policy PSF 1.4 Prohibit the creation of new private water and wastewater utility companies in Churchill County.
- o Policy PSF 1.5 Ensure that existing private water and sewer companies with insufficient equity to remain viable do not become certificated utilities under the jurisdiction of the Public Utilities Commission of Nevada.
 - Policy PSF1.5.1 Churchill County will review all water and sewer utility applications for Certificates of Public Convenience within Churchill County, and make recommendations to the Public Utilities Commission of Nevada.
- o Policy PSF 1.6 New facilities or water rights required by a private water utility shall be financed, built, and owned by the utility or shall be provided by developers and retained in public ownership by dedication to Churchill County. Churchill County will then lease the facilities to the private utility at a cost of the normal maintenance of the facilities.
- o Policy PSF 1.7 When a parcel is created in a Public Utilities Commission of Nevada created or recognized service area, the type and amount of water rights to be dedicated will be the type and amount required by Churchill County. The water rights will be dedicated to Churchill County, and leased to the water purveyor by Churchill County when service is extended to the parcel.
- o Policy PSF 1.8 When a parcel is created in a Public Utilities Commission of Nevada created or recognized service area, water service to the new parcel must be capable of meeting drinking water standards and providing adequate fire flow and pressure to the parcel.
- o Policy PSF 1.9 Ensure water systems and facilities meet all applicable state and local requirements and make adequate provision for matters including, but not limited to, minimum size of system, inspection, fee collection, and maintenance. The standards and procedures for the creation of water systems and facilities are subject to review and approval by the Board of County Commissioners.
- o Policy PSF 1.10 Require the uniform mandatory installation and use of water meters in Churchill County when connecting to the county water system or assisted by the county system. Water meters are essential to provide for water conservation, equity in billing for water use and effective management of water resources.

- Policy PSF 1.10.1 Water meters will be required on all new residential, commercial and industrial construction, to the extent allowed by law.
- Policy PSF 1.10.2 Allow the use of water meters to monitor and enforce water conservation.
- o Policy PSF1.11 Discourage long term groundwater withdrawals when such withdrawals exceed available aquifer recharge.
 - Policy PSF 1.11.1 Churchill County shall work with state agencies to manage local groundwater resources to provide for annual use of these resources which does not exceed levels sustainable at current rates of inflow and recharge.
- o Policy PSF 1.12 Churchill County will continue to examine and evaluate potential water supply alternatives, including Carson Water Subconservancy District (CWSD) Regional Water Plan, that are capable of meeting future demands in Churchill County consistent with its Water Resource Plan as updated periodically.
- o Policy PSF 1.13 Plan water supply for Churchill County based upon meeting the average water demand in normal to dry years with additional water conservation measures or other actions in periods of severe drought.
- Policy PSF 1.14 Ensure that a safe and dependable water supply is provided.
 - Policy PSF 1.14.1 Areas planned for urban or suburban development [residential densities greater than one unit per five (5.0) acres or comparable non-residential development] will be served by a community water supply system. In accordance with adopted and existing County policies and ordinances, all new systems and facilities shall be dedicated to Churchill County.
 - Policy PSF 1.14.2 Churchill County in cooperation with other departments and agencies, shall develop water service plans to coordinate the expansion of existing and new water systems. Where appropriate, the plans shall include groundwater recharge and the identification of recharge areas to be reserved from development.
 - Policy PSF 1.14.3 Stored water without a replenishing source shall not be used for purposes other than for fire protection. The use of stored water for fire protection is allowed only with the approval of the appropriate fire protection agency.
 - Policy PSF 1.14.4 Water supply planning and development must not adversely impact adjacent water users or other uses of water.
 - Policy PSF 1.14.5 The cost of water service to serve new development shall be paid by the new development and the cost of service shall include the cost of extending service lines or facilities to the site.
 - Policy PSF 1.14.6 Churchill County will work with the State Engineer to develop water budgets for each hydrographic groundwater basin that has the potential to support future growth and development.
 - Policy PSF 1.14.7 Churchill County will work toward preparing an estimate of total water demands in Lahontan Valley (Basin 101) based upon current zoning, water right commitments, existing parcels and future parcel creation.

- o Policy PSF 1.15 Acquire and manage existing irrigation water rights as a method to increase the total municipal water supply by maintaining recharge and by providing a supplemental source of water for municipal and industrial use.
- o Policy PSF 1.16 Require dedication of water rights to Churchill County as outlined in Churchill County Code. A plan approved by Churchill County for the transfer, change in point of diversion, or change in use shall be outlined in sufficient detail to clearly state intended use.
- o Policy PSF 1.17 Protect groundwater recharge areas.
 - Policy PSF 1.17.1 Known recharge areas along the river and canals shall be protected and maintained to allow recharge to continue.
 - Policy PSF 1.17.2 Churchill County will consider the adoption of an ordinance to protect recharge areas along the river and canals.
- o Policy PSF 1.18 Encourage new public and private development to use water conservation landscaping and fixtures, including xeriscape landscaping, reclamation, and reuse of wastewater for parks, medians, golf courses, and other appropriate application uses.
- o Policy PSF 1.19 The County will include provisions for reclamation of water resources and appropriate uses for wastewater application in the Churchill County Development Code.
- o Policy PSF 1.20 For proposed or existing development to be served by Churchill County utilities, adequate land or rights-of-way shall be dedicated for public facilities. During development review process, necessary easements, rights-of-way and lands shall be made available for the installation, construction and operation of public facilities and utilities.
- o Policy PSF 1.21 All planned unit developments and subdivisions shall be included in the service area of a centralized/community municipal water system. The centralized/community water system may not be provided to areas planned for agricultural districts or rural resource (density less than one unit per acre).

GOAL PSF 2: To protect, improve, and maintain water quality, both surface and underground, in Churchill County.

- o Policy PSF 2.1 Coordinate all wastewater management facilities in Churchill County.
- Policy PSF 2.1.1 Churchill County shall have planning, design, construction, plus operation and maintenance responsibility for all wastewater treatment and collection facilities in unincorporated Churchill County and will consult the City of Fallon on service areas adjacent to City limits.
- Policy PSF 2.1.2 Wastewater treatment and collection facilities will be developed in accordance with a capital improvements program. See Map 9-1.
- o Policy PSF 2.2 Construct sewage treatment facilities concurrent with development of land uses generating demand for those facilities.

- Policy PSF 2.2.1 All planned unit developments and subdivisions with residential densities of more than one unit per five (5.0) acres shall be included in the service area of a community sewage treatment facility. Sewage treatment facility service areas shall not overlap. Centralized/community sewage treatment facilities may not be provided to areas planned for rural development [density less than one unit per five (5.0) acres or a density equal to or less than A-5].
- Policy PSF 2.2.2 The provision of water and/or sewage treatment services shall not be used to justify zoning or density changes.
- Policy PSF 2.2.3 Churchill County will ensure that all capital improvements programming, funding, and construction for sewage treatment facilities shall be consistent with the goals, objectives and policies contained in the Churchill County Master Plan, and the appropriate service and facility plans.
- Policy PSF 2.2.4 Churchill County shall establish programs for the provision of centralized service to those areas with failing septic tanks or other service inadequate to meet existing needs, and areas with potential to pollute the water supply if developed on septic systems. Churchill County will continue to monitor areas which have a history of domestic well and septic failures. Areas with high failure rates will be considered for municipal sewer and water service. Churchill County should continue to seek financing sources which can address problem areas. If percolation test results on parcels being created show very poor percolation results, an alternative method of sewage disposal shall be required.
- Policy PSF 2.2.5 New development proposals should be encouraged to utilize treated effluent including the installation of conveyance facilities for landscaping, common areas and median strips where treated effluent is shown to be cost effective to reuse.
- Policy PSF 2.2.6 The Churchill County Planning Department will coordinate with County Engineering and Building departments to review all projects to ensure that sewer costs directly attributable to new development are paid for by the new development. Costs of service shall include the cost of extending service lines or facilities to the site.
- Policy PSF 2.2.7 New development proposing lot sizes of less than one unit per 5 acres or smaller shall not be approved if it proposes to use on-site sewage treatment and disposal systems, unless it qualifies for one of the following exceptions:
 - a. The development combines or reconfigures existing parcels, which have the legal right to use individual onsite sewage treatment systems, and the new or recombined lots are equal to or larger than the existing parcels.
 - b. The development is designated for E-1 (First Estate District) or less dense development by the appropriate Churchill County Land Use Plan map and:
 - (1) The area is scheduled to be sewered within the next five years as shown in Map 9-1

- (2) The development is served by a community water system and will have minimum one-half (1/2) acre lot sizes; and
- (3) The project includes dry sewer lines and is designed for future connection to a community sewer system; and
- (4) The conditions of project approval require the creation of a financing mechanism, such as an improvement district for sewers, so that property owners will make regular payments toward future sewer connection and construction costs; and
- (5) The conditions of project approval require a recorded waiver of protest to the formation of a sewer improvement district and to the payment of sewer financing charges by the original and subsequent purchasers.
- o Policy PSF 2.3 Design and construct sewage treatment facilities which minimize their impacts on the environment and on surrounding development.
 - Policy PSF 2.3.1 Churchill County will support efforts to reuse effluent for irrigation, wetlands production, groundwater recharge, or other activities consistent with accepted public health and water quality objectives.
 - Policy PSF 2.3.2 Churchill County shall ensure that discharge and disposal of effluent and sludge from sewage treatment facilities do not violate applicable discharge and water quality standards.
 - Policy PSF 2.3.3 New development will be encouraged to incorporate effluent reuse into open space and common area irrigation systems.
- o Policy PSF 2.4 Ensure that a safe and effective wastewater treatment system is provided.
 - Policy PSF 2.4.1 All new projects may be required to connect to a sub-regional or regional wastewater treatment plant or to design the project so that the residences can be served by sewers installed in the public rights-of-way.
- o Policy PSF 2.5 Ensure future and proposed development is consistent with wastewater disposal facilities and the ability of the environment to assimilate effluent without violating applicable water quality standards.
- o Policy PSF 2.6 Establish a water quality-monitoring program in Basin 101 in the urbanizing areas to determine the rate and extent of contamination that may result from wastewater disposal practices.
 - Policy PSF 2.6.1 Churchill County in cooperation with the State Engineer and the Nevada Division of Environmental Protection, will establish a groundwater quantity and quality monitoring program.
- o Policy PSF 2.7 Churchill County will develop and implement a wellhead protection program for current and future municipal groundwater wells including areas where future wells will be developed or have been identified in the Churchill County Water Resources Plan as areas having potential for groundwater development.
- ❖ GOAL PSF 3: Provide adequate public services and facilities that support development, improve the overall quality of life and meet future needs in a cost-effective manner.

- o Policy PSF 3.1 Churchill County will coordinate with other utility providers to determine if undergrounding of utilities such as telephone and power will have a long-term cost benefit. Open space and aesthetic values will also be a consideration for underground utility requirements.
- o Policy PSF 3.2 Provide adequate levels of police and fire protection and appropriate response times for areas within the Lahontan Valley including areas adjacent to Lahontan Reservoir, and the Hazen area.
 - Policy PSF 3.2.1 Encourage the development of fire protection and police protection facilities in relationship to planned development.
 - Policy PSF 3.2.2 The adopted Land Use Plan map shall be used as a guide in determining where additional fire protection and police protection facilities are to be located. Funding mechanisms for public safety facilities shall be included as part of the development review process.
 - Policy PSF 3.2.3 Churchill County should give high priority to addressing the fire and police protection needs of the developing areas which are currently not protected or are under-protected.
- o Policy PSF 3.3 Future development will require water distribution systems to meet fire department standards.