

A high-speed photograph of a water droplet falling into a pool of water. The droplet is captured mid-fall, just above the surface, with a smaller droplet above it. The impact has created a series of concentric ripples that spread outwards. The entire scene is set against a deep blue background.

Caughlin Ranch

Homeowners  
Association



**March 18, 2011**

# Purpose

**A proposal to verify  
existing Caughlin  
Ranch water rights  
and explore the  
feasibility of utilizing  
the ponds for  
secondary irrigation**



# Geographic

**Caughlin Ranch includes 2,185 homes, a variety of recreational features with supporting amounts of commercial and service space.**

**Recreational facilities are located in the more central portions of the Ranch in two areas – the Village Green Park and the privately-owned Caughlin Club.**



# Quasi-Municipal

**The Association's common areas and park facilities are unique because of the fact that the general public use these facilities but the maintenance costs are borne strictly by the members of the Association. As such, the park facilities of Caughlin Ranch are quasi-municipal**



# Historical Facts

1. Water rights were purchased from the Orr Ditch for 405.1 acre feet.
2. The Association has two permits: Permit 49295 - Certificate 13269 for 117.12 acre feet and Permit 49296 - Certificate 13270 for 46.79 acre feet for a total of 163.91 acre feet. Both permits were for **landscaping, fish ponds, and recreational use** within Caughlin Ranch.



# Historical Facts

- 3. November 20, 2006, U.S. District Court Water Master's letter validates the position that the amount of acre feet of water allotted to Caughlin Ranch is to be 163.91 acre feet to irrigate 40.96 acres of land.**
- 4. In the agreement by both Washoe County and the City of Reno, additional water acre feet are held in reserve for the maintenance of the parks and green belts within Caughlin Ranch. This was validated at a meeting with TMWA General Manager Mark Foree, and Director John Erwin on March 1, 2011.**



# Historical Facts

4. (continued) With the approval of the Federal Water Master, TMWA can release additional acre feet that can then flow through the Steamboat Irrigation Ditch. With a continuing resolution agreement with TMWA, Caughlin Ranch can reserve additional amounts of water as needed before Steamboat Ditch begins and ends the season. With this agreement it also will ensure water procurement during periods of drought.



# Historical Facts

5. **August 5, 2009, letter from Steamboat Canal & Irrigation Company. Subject: “Head Gates 20, 21, 22, 23, and 24.” The letter verifies the amount of water to be delivered to the head gates. The letter names Caughlin Ranch HOA as the sole source for all five head gates and concluded with the Water Master’s position that CRHA is allocated 163.01 acre feet of water which will irrigate 40.96 acres of land. Under NRS 207.225 and NRS 533.460 no other party is able to use the water without authorization.**



# Historical Facts

6. **July 13, 2007, Settlement Agreement between Steamboat Canal & Irrigation Company and Caughlin Ranch Homeowners Association states in the recitals “Whereas CRHA is a customer of Steamboat Canal & Irrigation Company and receives irrigation water conveyed through the Steamboat irrigation ditch.”**



# Conclusion

1. That Caughlin Ranch Homeowners Association has the water rights for 163.91 acre feet for **landscape, fish ponds, and recreational use areas.**
2. Additional acre feet may be allocated from Washoe County & The City of Reno for the maintenance of the parks and green belts within Caughlin Ranch.
3. That Caughlin Ranch HOA has the responsibility to maintain the parks and green belts.
4. We should investigate all areas to maintain in a reasonable manner and reasonable cost within our duty of care.



# Recommendations

- **Board approval for retaining the service of a water rights attorney and a water rights expert to confirm the volume and permitted use of water rights held by Caughlin Ranch Homeowners Association.**
- **Board approval to conduct an engineering study to assess the feasibility; options; costs and potential savings, associated with the utilization of Steamboat Ditch water in order to make an informed decision before committing to the full project. Estimated costs for the study are in the range of \$20,000 to \$30,000 and can be accommodated within the 2011 Operating Budget.**



# Scope of Services

## Task 1.

Reconnaissance and base map preparation.

## Task 2.

Workshop to identify irrigation supply alternatives.

## Task 3.

Prepare a memorandum that includes identifying the supply alternatives with recommendations.

