



WASHOE COUNTY

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STAFF REPORT

BOARD MEETING DATE: May 12, 2026

DATE: April 20, 2026

TO: Board of County Commissioners

FROM: Dwayne Smith, P.E., Division Director, Engineering and Capital Projects Community Services Dept., 328-2043,
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THROUGH: Eric Crump, Director,
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SUBJECT: Public Hearing and possible action to hold the first reading of an ordinance: (1) amending Ordinance No. 1000 to change the boundaries of District No. 24 (Groundwater Remediation); (2) providing for a notice of a public hearing and other matters relating thereto; and (3) setting the public hearing for the second reading and possible adoption on June 16, 2026; AND, hold the first reading of an ordinance: (1) imposing a fee on the parcels of land in Washoe County, Nevada District No. 24 (Groundwater Remediation) to pay the costs of developing and carrying out a remediation plan; (2) providing for a notice of a public hearing and other matters relating thereto; and (3) setting the public hearing for the second reading and possible adoption on June 16, 2026. The Remediation Program monitors and remediates existing tetrachloroethene (PCE) contamination in groundwater in the central Truckee Meadows area, which requires updating the Program Boundaries annually. Community Services. Community Services. (All Commission Districts.) FOR POSSIBLE ACTION

SUMMARY

In accordance with NRS 540A.250-285 and Washoe County Ordinance 1000, the Board of County Commissioners (Board) administers the Central Truckee Meadows Remediation District program (Remediation Program) through the Community Services Department (CSD), Engineering and Capital Projects Division. In continued support of the Remediation Program, staff reviews and amends the Remediation Program boundaries annually. The two boundaries that are reviewed and amended are the Service Area Boundary and the Contaminant Boundary. Modifications to the Service Area boundary occur because the Truckee Meadows Water Authority (TMWA) service area changes annually due to development changes and subsequent changes to potable water use. The Contaminant Boundary may change annually and may be updated appropriately

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to reflect changes to the extent and location of groundwater contamination, resulting in certain parcels being subject to increased or decreased remediation fees.

In general, modifications to the Service Area and Contaminant Boundaries are made annually and require Board action, including a resolution to establish the date for a public hearing and a first and second readings to amend the governing ordinance. On April 14, 2026, the Board approved Resolution R26-20 to set a hearing for May 12, 2026, to amend the Remediation Program boundaries. Therefore, in accordance with NRS540A, the staff requests a public hearing for the first reading on May 12, 2026, to amend the governing ordinances and associated boundaries. Specifically, this includes: 1) the Boundary Amendment Ordinance (Attachment 1), which identifies those areas annexed into or excluded from the Service Area boundary during the calendar year 2025 (shown Attachment 2), and 2) the Fee Adoption Ordinance (Attachment 3), which allows Washoe County to impose a fee on the parcels of Land in Washoe County, Nevada District No. 24 to pay the costs of developing and carrying out a plan for remediation for the FY2027. The Service Fee Boundary and preliminary Fee Schedule are Attachments 4 and 5, respectively.

Washoe County Strategic Objective supported by this item: Fiscal Sustainability

PREVIOUS ACTION

On April 14, 2026, the Board adopted Resolution R26-20, calling a hearing on the amendment of the boundaries of District No. 24, and set the public hearing for May 12, 2026.

Resolutions by the Board to hold public hearings to consider changes to the Remediation Program boundaries have been adopted annually since the boundaries were first established in 1997.

BACKGROUND

In 1997, in accordance with NRS 540A.250(1), the Board created, through the adoption of Ordinance 1000, District No. 24 (Groundwater Remediation), a project within Washoe County providing for the collection of the costs for possible remediation of PCE where found in groundwater. This was initiated upon certification that a condition existed within the area and that it was reasonable to physically remove the contaminant or alternatively, if the State of Nevada determined it to be below regulatory thresholds with no threat to the community, no further action may be recommended and approved. With the subsequent certification by the District Health Officer and the NDEP administrator, District No. 24 Remediation Program was created to address PCE contamination of groundwater in the central Truckee Meadows.

The Groundwater Remediation Program identified two boundaries. The Contaminant Boundary defines the areas within the Truckee Meadows where PCE contamination exists and can be effectively remediated. The Service Area boundary includes wholesale and retail service areas where the Truckee Meadows Water Authority owns municipal water supply wells located within the Contaminant Boundary. TMWA also provides wholesale water to Sun Valley General Improvement District and Parr-Reno Water Company and therefore those areas are subject to the Remediation Program fees. TMWA

is the only municipal water purveyor that has water supply wells within the Contaminant Boundary.

Each year the Contaminant and Service Area boundaries may be amended to reflect any parcels added to or removed. These changes could include:

- 1) Service Area Boundary - Parcels added into or removed from the wholesale and retail service area of affected water purveyors, and to exclude properties that are federally owned, properties that are undeveloped, and properties that receive water service wholly independent from those purveyors; and
- 2) Contaminant Boundary - Parcels added into or removed from the area where the condition requiring remediation has been determined by the Board to be present, including any area to which the condition is expected to migrate unless remediation is carried out.

FISCAL IMPACT

The annual costs associated with the amendment of the Service Area and Contaminant Boundaries are accounted for in the Remediation Program annual operation and maintenance programs budget under Fund 266. These boundary amendments provide accurate identification and enable subsequent collection of fees that supports the Remediation Program.

RECOMMENDATION

It is recommended that the Board of County Commissioners hold the first reading of an ordinance: (1) amending Ordinance No. 1000 to change the boundaries of District No. 24 (Groundwater Remediation); (2) providing for a notice of a public hearing and other matters relating thereto; and (3) setting the public hearing for the second reading and possible adoption on June 16, 2026; AND, hold the first reading of an ordinance: (1) imposing a fee on the parcels of land in Washoe County, Nevada District No. 24 (Groundwater Remediation) to pay the costs of developing and carrying out a remediation plan; (2) providing for a notice of a public hearing and other matters relating thereto; and (3) setting the public hearing for the second reading and possible adoption on June 16, 2026.

POSSIBLE MOTION

Should the Board agree with the staff recommendation, a possible motion would be: “Move to hold the first reading of an ordinance: (1) amending Ordinance No. 1000 to change the boundaries of District No. 24 (Groundwater Remediation); (2) providing for a notice of a public hearing and other matters relating thereto; and (3) setting the public hearing for the second reading and possible adoption on June 16, 2026; AND, hold the first reading of an ordinance: (1) imposing a fee on the parcels of land in Washoe County, Nevada District No. 24 (Groundwater Remediation) to pay the costs of developing and carrying out a remediation plan; (2) providing for a notice of a public hearing and other matters relating thereto; and (3) setting the public hearing for the second reading and possible adoption on June 16, 2026.”

- Attachment 2 – 2026 Service Area and New Parcels Map
- Attachment 3 – 2026 Fee Adoption Ordinance
- Attachment 4 – 2026 Fees Boundary Map
- Attachment 5 – 2026 Preliminary Fee Schedule