



WASHOE COUNTY

Integrity Communication Service

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STAFF REPORT

BOARD MEETING DATE: August 25, 2026

DATE: July 23, 2026

TO: Board of County Commissioners

FROM: Dwayne Smith, Division Director, Engineering & Capital Projects
Community Services, 775-328-2043, Desmith@washoecounty.gov

THROUGH: Eric Crump, Director,
Community Services, 775-328-3625, ecrump@washoecounty.gov

SUBJECT: Recommendation to the Board of County Commissioners to provide a non-binding recommendation to the Nevada State Engineer as identified in Nevada Revised Statute 533.363, for the State of Nevada's possible approval of the following applications: (1) Application numbers 94778 and 94779, submitted by Plumb Lane Business Park, LLC, for permission to change point of diversion, place and manner of use, of 16.28 acre-feet of water rights from the Truckee Canyon Segment Hydrographic Basin (via the Truckee River), previously diverted and placed to use in Washoe County, to points of diversion within Washoe County and places of use within Washoe County and Storey County for municipal purposes; (2) Application number 94788, submitted by TRI General Improvement District for permission to change point of diversion, place and manner of use of 304.833 acre-feet of water rights from the Tracy Segment Hydrographic Basin (via the Truckee River), previously diverted and placed to use in Washoe County, to a point of diversion and place of use within Storey County, and (3) Temporary Application numbers 95008T, 95009T, and 95010T submitted by Truckee Meadows Water Authority, for Permission to temporarily change point of diversion, place and manner of use of 1,400 acre-feet of a water right from the Tracy Segment Hydrographic Basin (via the Truckee River) to a place of use within Washoe County and Storey County for wildlife purposes. The base right of Application 95008T was previously placed to use in Washoe County and Storey County, and the base rights of Applications 95009T and 95010T were previously placed to use in Storey County. (Commission District 4.) **FOR POSSIBLE ACTION**

SUMMARY

On April 24, 2026, the Nevada State Engineer's Office sent notification to the Washoe County Board of Commissioners (Board) and the Storey County Board of Commissioners that Application numbers 94778 and 94779 have been submitted to propose changes to the points of diversion, places and manners of use of 16.28 acre-feet of water rights from the Truckee River, previously diverted and placed to use in Washoe

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County, to points of diversion within Washoe County and places of use within Washoe County and Storey County.

On April 24, 2026, the Nevada State Engineer's Office sent notification to the Washoe County Board of Commissioners (Board) and the Storey County Board of Commissioners that Application number 94788 has been submitted to propose a change to the point of diversion, place and manner of use of 304.833 acre-feet of water rights from the Truckee River, previously diverted and placed to use in Washoe County, to a point of diversion and place of use within Storey County.

On April 24, 2026, the Nevada State Engineer's Office sent notification to the Washoe County Board of Commissioners (Board) and the Storey County Board of Commissioners that Application numbers 95008T, 95009T, and 95010T have been submitted to propose changes to the points of diversion, places and manners of use of 1,400 acre-feet of a water right from the Truckee River, previously diverted in Storey County, to points of diversion within Washoe County and places of use within Washoe County and Storey County. The base right under Application 95008T was previously placed to use within Storey County and Washoe County, and the base rights under Applications 95009T and 95010T were previously placed to use within Storey County.

Pursuant to NRS 533.363, the Board is to consider the request at a duly noticed public meeting and make a non-binding recommendation to the State Engineer's Office to approve or to deny the applications. The recommendation by the Board is not binding on the State Engineer in his consideration for possible approval.

Based on the review of the applications as provided, staff recommends the Board provide a non-binding recommendation to the State of Nevada Engineer to approve these applications as identified above.

Washoe County Strategic Objective supported by this item: Economic Impacts: Support a thriving community.

PREVIOUS ACTION

April 28, 2026 - The Board provided a non-binding recommendation of approval to the Nevada State Engineer for Water Rights Applications 94812, 94406, and 94407, with Application 94812 proposing to change the points of diversion and places of use of 10.0818 acre-feet of Truckee River rights previously diverted and placed to use in Washoe County to points of diversion and places of use within Washoe County and Storey County. Applications 94406 and 94407 proposing to divert 5,600 acre-feet of groundwater rights from Lassen County, California, to a place of use within Washoe County.

April 14, 2026 – The Board provided a non-binding recommendation of approval to the Nevada State Engineer for Water Rights Applications 92313 and 92314, submitted by Truckee Meadows Water Authority, Application 94270, submitted by Washoe County, and Application 94300, submitted by Robert and Elizabeth Coombs, propose to change the points of diversion and places of use of 159.14 acre-feet of water rights in the Truckee Canyon Hydrographic Basin (via the Truckee River) to a point of diversion and

places of use within Washoe County and Storey County for municipal use. The water right was previously diverted from the Truckee Canyon Hydrographic Basin and placed to use within Washoe County. Community Services. Applications 93730 and 93731, submitted by Truckee Meadows Water Authority, propose to change the points of diversion of 366.16 acre-feet of water rights in Spanish Springs Hydrographic Basin (via underground sources) while the place of use remains within Washoe County and Storey County for municipal use. The water right was previously diverted from Spanish Springs Hydrographic Basin. Application 94213, submitted by Truckee Meadows Water Authority, proposes to change the point of diversion and place of use of 321.49 acre-feet of water rights in the Truckee Canyon Hydrographic Basin (via an underground source) to a point of diversion within Washoe County and a place of use within Washoe County and Storey County for municipal use. The water right was previously diverted from the Truckee Canyon Hydrographic Basin and placed to use within Washoe County.

February 10, 2026 – The Board provided a non-binding recommendation of approval to the Nevada State Engineer for Temporary Water Right Application 94669T to the Nevada State Engineer, proposing to change the point of diversion and place of use of 159.14 acre-feet of water rights from an underground source previously diverted and placed to use in Washoe County to a point of diversion and place of use within Pershing County.

August 20, 2024 - The Board provided a non-binding recommendation of approval to the Nevada State Engineer for Water Right Application 93515 to the Nevada State Engineer, proposing to change the point of diversion and place of use of 550.00 acre-feet of water rights from an underground source previously diverted and placed to use in Pershing County to a point of diversion and place of use within Washoe County.

May 28, 2024 - The Board provided a non-binding recommendation of approval to the Nevada State Engineer for Water Rights Applications 93364, 93365, and 93366 to the Nevada State Engineer, proposing to change the points of diversion, places of use, and manners of use of 10.0818 acre-feet of water rights from underground sources previously diverted and placed to use in Washoe County to points of diversion and places of use within Storey County.

November 30, 2018 – The Board provided a non-binding recommendation of approval to the Nevada State Engineer for Water Rights Applications 88248 and 88249 to the Nevada State Engineer, proposing to change the points of diversion and places of use of 6.00 acre-feet of water rights from Lake Tahoe (via Glenbrook Creek) previously diverted and placed to use in Douglas County to points of diversion and places of use within Washoe County.

October 23, 2018 – The Board provided a non-binding recommendation of approval to the Nevada State Engineer for Water Rights Applications 86608, 86609 and 87616 to the Nevada State Engineer, proposing to change the points of diversion and places of use of underground water rights previously diverted and placed to use in Pershing County to points of diversion and places of use within Washoe County.

August 23, 2016 – The Board provided a non-binding recommendation of approval to the Nevada State Engineer for Water Right Application 86233 to the Nevada State Engineer, proposing to export 7,000 acre-feet of ground water from Mud Meadows hydrographic

basin in northern Pershing County to Lyon, Storey and Washoe Counties for use at the Reno Tahoe Industrial Center.

February 23, 2016 – The Board provided a non-binding recommendation of approval to the Nevada State Engineer for Water Right Application 85348 to the Nevada State Engineer, proposing to change the point of diversion and place use of 4.00 acre-feet of ground water rights from Douglas County to Washoe County in the Tahoe Basin.

November 12, 2013 – The Board provided a non-binding recommendation of approval to the Nevada State Engineer for Water Rights Applications 83083 through 83086 to the Nevada State Engineer, proposing to change the point of diversion and place and manner of use of 89.736 acre-feet of ground water rights from Washoe County to Storey County.

The Board has made numerous recommendations to the State Engineer to approve or deny water rights applications for intra-basin/inter-County transfers of water in various locations within Washoe County.

BACKGROUND

Application numbers 94778 and 94779 were submitted by Plumb Lane Business Park, LLC, to the Nevada State Engineer on January 1, 2026, to propose change the points of diversion, places and manners of use of 16.28 acre-feet of a water right from the Truckee Canyon Segment Hydrographic Basin (via the Truckee River) to a place of use within Washoe County and Storey County. The water right was previously placed to use in the Truckee Meadows Hydrographic Basin in Washoe County. The proposed place of use of these applications is identified as the “Truckee Meadows Water Authority’s current service area,” which is located within Washoe County and Storey County as depicted on the map for Permit 77478 on file with the Nevada State Engineer’s Office.

Application number 94788 was submitted by TRI General Improvement District to the Nevada State Engineer on January 5, 2026, to propose the change the point of diversion, place and manner of use of 304.833 acre-feet of a water right from the Tracy Segment Hydrographic Basin (via the Truckee River) to a place of use within Storey County. The water right was previously diverted and placed to use in the Truckee Meadows Hydrographic Basin in Washoe County.

Application numbers 95008T, 95009T, and 95010T were submitted by Truckee Meadows Water Authority to the Nevada State Engineer on January 30, 2026, to propose temporary changes to the points of diversion, places and manners of use of 1,400 acre-feet of a water right from the Tracy Segment Hydrographic Basin (via the Truckee River) to a place of use within Washoe County and Storey County for wildlife purposes. The water rights were previously diverted in Storey County and placed to use in the Tracy Segment Hydrographic Basin for industrial purposes. The base right of Application 95008T was previously placed to use in Washoe County and Storey County, and the base rights of Applications 95009T and 95010T were previously placed to use in Storey County. The proposed place of use of these applications is identified as the Truckee River from Truckee Meadows to Pyramid Lake, which is located within Washoe County and Storey County as depicted on the map for Permit 67182 on file with the Nevada State Engineer’s Office.

Nevada Revised Statute 533.363 requires that the State Engineer notify the County Commissioners of the county of origin and the county of destination and addresses the responsibilities of the Board of County Commissioners in this matter.

NRS 533.363 State Engineer to notify county commissioners of application to use water in county other than that in which it is appropriated or currently diverted or used.

1. Except as otherwise provided in subsection 2, if water for which a permit is requested is to be used in a county other than that county in which it is to be appropriated, or is to be diverted from or used in a different county than that in which it is currently being diverted or used, then the State Engineer shall give notice of the receipt of the request for the permit to:

(a) The board of county commissioners of the county in which the water for which the permit is requested will be appropriated or is currently being diverted or used; and

(b) The board of county commissioners of the county in which the water will be diverted or used.

2. The provisions of subsection 1 do not apply:

(a) To an environmental permit or a temporary permit issued pursuant to [NRS 533.436](#) or [533.504](#).

(b) If:

(1) The water is to be appropriated and used; or

(2) Both the current and requested place of diversion or use of the water are,

↳ within a single, contiguous parcel of real property.

3. A person who requests a permit to which the provisions of subsection 1 apply shall submit to each appropriate board of county commissioners a copy of the application and any information relevant to the request.

4. Each board of county commissioners which is notified of a request for a permit pursuant to this section shall consider the request at the next regular or special meeting of the board held not earlier than 3 weeks after the notice is received. The board shall provide public notice of the meeting for 3 consecutive weeks in a newspaper of general circulation in its county. The notice must state the time, place and purpose of the meeting. At the conclusion of the meeting the board may recommend a course of action to the State Engineer, but the recommendation is not binding on the State Engineer.

(Added to NRS by [1981, 782](#); A [1991, 758](#); [2011, 1565](#); [2013, 498, 3679](#))

Notice of this matter has been published in the Reno Gazette Journal, for three consecutive weeks on August 7, August 14 and August 21, 2026.

Upon consideration, the Board may recommend a course of action to the State Engineer, but the recommendation is not binding on the State Engineer.

FISCAL IMPACT

There is no fiscal impact.

RECOMMENDATION

It is recommended to the Board of County Commissioners provide a non-binding recommendation to the Nevada State Engineer as identified in Nevada Revised Statute 533.363, for the State of Nevada's possible approval of the following applications:

1. Application numbers 94778 and 94779, submitted by Plumb Lane Business Park, LLC, for permission to change point of diversion, place and manner of use, of 16.28 acre-feet of water rights from the Truckee Canyon Segment Hydrographic Basin (via the Truckee River), previously diverted and placed to use in Washoe County, to points of diversion within Washoe County and places of use within Washoe County and Storey County for municipal purposes;
2. Application number 94788, submitted by TRI General Improvement District for permission to change point of diversion, place and manner of use of 304.833 acre-feet of water rights from the Tracy Segment Hydrographic Basin (via the Truckee

- River), previously diverted and placed to use in Washoe County, to a point of diversion and place of use within Storey County, and
3. Temporary Application numbers 95008T, 95009T, and 95010T submitted by Truckee Meadows Water Authority, for Permission to temporarily change point of diversion, place and manner of use of 1,400 acre-feet of a water right from the Tracy Segment Hydrographic Basin (via the Truckee River) to a place of use within Washoe County and Storey County for wildlife purposes. The base right of Application 95008T was previously placed to use in Washoe County and Storey County, and the base rights of Applications 95009T and 95010T were previously placed to use in Storey County.

POSSIBLE MOTION

Should the Board agree with staff's recommendation, a possible motion would be: "Move to provide a non-binding recommendation to the Nevada State Engineer as identified in Nevada Revised Statute 533.363, for the State of Nevada's possible approval of the following applications:

1. Application numbers 94778 and 94779, submitted by Plumb Lane Business Park, LLC, for permission to change point of diversion, place and manner of use of 16.28 acre-feet of water rights from the Truckee Canyon Segment Hydrographic Basin (via the Truckee River), previously diverted and placed to use in Washoe County, to points of diversion within Washoe County and places of use within Washoe County and Storey County for municipal purposes;
2. Application number 94788, submitted by TRI General Improvement District, for permission to change point of diversion, place and manner of use of 304.833 acre-feet of water rights from the Tracy Segment Hydrographic Basin (via the Truckee River), previously diverted and placed to use in Washoe County, to a point of diversion and place of use within Storey County; and
3. Temporary Application numbers 95008T, 95009T, and 95010T, submitted by Truckee Meadows Water Authority, for permission to change point of diversion, place and manner of use of 1,400 acre-feet of a water right from the Tracy Segment Hydrographic Basin (via the Truckee River) to a place of use within Washoe County and Storey County for wildlife purposes. The base right of Application 95008T was previously placed to use in Washoe County and Storey County, and the base rights of Applications 95009T and 95010T were previously placed to use in Storey County."