

## Cave Creek Policies

In order to ensure a safe and reliable water supply for new and existing customers, both within the Town of Cave Creek and within service areas outside the jurisdiction of the Town, the Town will implement the following policies:

1. Going forward, all new Subdivision developments must show evidence of external 100 year water supply that can be delivered through the Town water system. All new subdivision development will secure water rights sufficient to supply their development based upon a Water Master Plan prepared by the developer and approved by the Town.<sup>1</sup>
2. All individual residential lot and non-residential lot water requests for a 5/8" or 1" meter for lots located in the Town, or within areas outside the Town where the Town has a contractual or statutory duty to provide water, will be given a Will Serve letter, subject to the Town's sole determination that water is available, provided there is access to water lines<sup>2</sup>. Additionally, existing, valid Will Serve letters will be honored.
3. All new Will Serve letters issued will include the following restrictions:
  - a. The maximum number of units that will be served;
  - b. An agreement that the water customer will conform to current Town Water Conservation requirements and recommendations and the use of low water landscaping;
  - c. A condition that Will Serve letters are only valid for three years from the date of the Will Serve letter;
  - d. A requirement for Subdivision Developments to provide the Town with a Certificate of Assured Water Supply ("CAWS") from Arizona Department of Water Resources and a clearly defined statement that the Town's water supply will not be used to secure a CAWS;
  - e. An acknowledgement that water service will be dependent upon water availability at the time of the Will Serve letter; and
  - f. Contain a provision regarding force majeure
4. The Town Staff will be responsible for assessing water infrastructure, Capital Improvement Program, water availability, and water consumption, including monitoring the Desert Hills and Cave Creek water table, on a quarterly basis. Staff will make a presentation to Council on a quarterly basis regarding their findings.
5. The Town Staff will be responsible for evaluating the use of groundwater sources in the Town's water systems and include this information in the quarterly Council briefings discussed in Item 4 above.

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<sup>1</sup> Subdivision is defined in Town of Cave Creek Zoning Ordinance Appendix A. page 21.

<sup>2</sup> On all requests for individual meters that are larger than 1", a case by case determination will be made by Staff as to whether a will serve letter will be issued. Staff's analysis may require a water master plan prepared by the person or entity requesting the will serve letter and whether that person or entity would be required to provide sufficient water to the Town to meet the demand of the proposed new meter.

6. The Town Staff will be responsible for developing agreements and recommend infrastructure to utilize neighboring jurisdiction's water for emergencies and provide reciprocal services if needed. In addition, Town Staff should explore options for obtaining water from neighboring jurisdictions for non-emergency use. Town Staff will provide updates regarding this information in the quarterly Council briefings discussed in item 4 above.
7. The Town Staff will be responsible for evaluating plans to bank, recharge and recover the unused portion of the Town's CAP entitlement, the NIA water, if it is available, and any other potential water source for future use.
8. The Town Staff will be responsible for reporting quarterly on the Town's water loss and developing plans to achieve no more than a 10% loss with a long-term target of 5% loss.
9. The Town Staff will be responsible for preparing a report outlining the Best Management Practices ("BMP") that are applicable for approval by Council. This report will be prepared within 60 days of approval of these policies.
10. The Town will adopt and implement a Water Conservation Plan within the Town as well as procedures to enforce conservation outside the Town's jurisdictional boundaries. The Water Conservation Plan will be utilized to comply with ADWR's requirement to submit a Drought Preparedness Plan.