



# INCORPORATING STOCK TANKS, DAMS & WETLANDS INTO SUBURBAN SPRAWL

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## SURFACE WATER WOES

- IT MAY BE WISE TO CONSIDER CHANGES TO OUR STATUS QUO PROCESSES WHEN WE/CLIENTS ARE-
  - 1-INTEGRATING EXISTING STOCK TANKS
  - 2-DEVELOPING DOWNSTREAM OF EXISTING DAMS
  - 3-STACKING DEVELOPMENTS HYDROLOGICALLY
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# SURFACE WATER WOES

- 3 DIFFERENT & **CONFLICTING** PERSPECTIVES
- 1-DEVELOPERS
- 2-LOCAL GOVERNMENTS
- 3-PROPERTY OWNERS ASSOCIATIONS

# SURFACE WATER WOES

- INTEGRATING EXISTING STOCK TANKS



## SURFACE WATER WOES

- APPLICABLE LEGAL PRINCIPLES
- 1-THE STATE OWNS **ALL** SURFACE WATER; OTHERS MUST OBTAIN A PERMIT TO IMPOUND AND/OR USE
  - RIVER, STREAM, CREEK, LAKE, THEIR ORDINARY FLOW, UNDERFLOW, & TIDES; STORM WATER, FLOODWATER, RAINWATER; *BASICALLY EVERYTHING BUT DIFFUSED RAINWATER RUNOFF*

## SURFACE WATER WOES

- APPLICABLE LEGAL PRINCIPLES
- THIS WOULD INCLUDE STOCK TANKS **BUT FOR** AN EXEMPTION:
- 1-THE SAME OWNER OWNS ALL THE LAND ON WHICH THE STOCK TANK IS LOCATED; AND
- 2-THE VOLUME OF WATER NORMALLY STORED IS 200 ACRE-FEET OR LESS; AND
- 3-THE WATER IN THE STOCK TANK IS USED ONLY FOR DOMESTIC AND LIVESTOCK PURPOSES

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## Title search: Incorporating Stock Tanks, Dams and Wetlands Into Suburban Sprawl

Also available as part of the eCourse

[2018 Land Use eConference](#)

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"Incorporating Stock Tanks, Dams and Wetlands Into Suburban Sprawl"