

# Regional Water Supply Planning & Work with Bureau of Reclamation

**City of Flagstaff Water Services**

**October 23, 2025**





# Purchase of Red Gap Ranch



## Citizens approve Future Water Supply Bond Election

Due to multi-years of drought and impacts to Flagstaff's water supplies, a \$15 million Bond was approved by 71% of voters in 2004

- Purpose to acquire and/or develop property or water rights





# Purchase of Red Gap Ranch



**City Council authorized the purchase of Red Gap Ranch for \$7.9M  
for its water supply in 2005**



**Two Municipal-Sized Wells  
Hydrological Studies &  
Groundwater Modeling**



**8,500 deeded acres +  
15,000 acres State land  
Total = 23,500 acres**



# City Investment & Due Diligence



## Investment Highlights at Red Gap Ranch:

- 2005 City purchases RGR with two municipal-sized production wells, numerous monitoring and ranch wells and hydrologic studies (\$7.9M)
- 2009 Jacobs Phase I alignment alternatives report and community meetings
- 2011 City drills 10 municipal-sized wells in C-aquifer
- 2013 City received Designation of Adequate Water Supply from ADWR that includes 16,500 AFY of water from Red Gap Ranch to meet future demands >20 years
- 2015 City receives \$300,000 grant from BOR to complete groundwater pumping analysis with Navajo Nation & cultural and biological surveys on the RGR
- 2016 Agreement with ADOT for pipeline in I-40 right-of-way
- 2025 Jacobs Phase II regional pipeline feasibility study report
- 2025 City receives commitment from BOR to develop an appraisal study scope of work



# Water Planning Evaluations

## City of Flagstaff Planning

- Estimated Flagstaff's future water needs based upon population projections and land-use / zoning-based projections = **~9,100 AF to 12,000 AF annual deficit** at buildout
- Decades of evaluations on how to solve future water supply shortfalls
  - Flagstaff investigating and augmenting water supplies since 1919
  - Utilities Integrated Master Planning and updates since 2011
  - Comprehensive study of Red Gap Ranch - Jacobs Feasibility Phase I report (2009)
  - Water Supply Alternatives (Carollo Engineering, 2017)
  - Advanced Water Reclamation Feasibility Study (Brown & Caldwell, 2018)
  - Water Conservation Strategic Plan (Maddaus, 2020)
  - Reclaimed Water Master Plan (Brown & Caldwell, 2021)
  - Red Gap Ranch – Jacobs Feasibility Phase 2 report (2025)
  - Resiliency & Redundancy – (Arizona Water Buffalo, LLC (2025))



# Timeline and Today's Presentation



1. Mayor Daggett requested technical assistance from the Bureau of Reclamation (BOR) on July 24, 2024
2. Governor Hobbs and Senator Kelly send letters to BOR Commissioner supporting Appraisal Study for regional project at RGR
3. BOR responded to Director Lee Williams March 3, 2025
4. Flagstaff prepared a Guidance Document April 18, 2025
5. Appraisal Study is consistent with NAIWRSA but not part of NAIWRSA
6. Value Planning jumpstarts Appraisal Study
7. No decisions tonight – seeking input

FLAGSTAFF, ARIZONA  
**Mayor Becky Daggett**

211 West Aspen Avenue,  
 Flagstaff, Arizona 86001  
 928-213-2065  
[www.flagstaff.az.gov](http://www.flagstaff.az.gov)

July 24, 2024

Mr. Alexander B. Smith  
Area Manager  
Bureau of Reclamation, Phoenix Area Office 6150 West Thunderbird Road  
Glendale, AZ 85306-4001

RE: Red Gap Ranch Regional Water Supply Project – Request for Technical Assistance

Dear Mr. Smith,

In July of 2022, the Flagstaff City Council requested technical assistance from the Phoenix Area Office U.S. Bureau of Reclamation (Reclamation) to develop water supplies for Flagstaff. Various studies in recent years have concluded the City will need additional water supplies as early as 2039, and conservation, advanced water treatment and reuse alone cannot meet the City's long-term water demands.

Flagstaff voters  
Flagstaff  
upward  
acquires

The City

Reclamation has been a supporting partner, helping the City procure a \$300,000 grant in 2012 to conduct a regional groundwater model with the Navajo Nation to evaluate pumping impacts of both Leupp and Red Gap Ranch wellfields. The grant also included a cultural and biological study on Red Gap Ranch. In recognition of Reclamation's history in supporting the City of Flagstaff, Hopi Tribe and Navajo Nation, we request Reclamation's participation to assist with the planning process required for federal funding. The inclusion of the Regional Water Supply Project in the NAIWRSA notwithstanding, the City specifically requests Reclamation's engagement in the ongoing planning process to develop the Red Gap Ranch Regional Water Supply Project.

Thank you for the consideration of this request. The collaboration among Reclamation, the City, and potential partners is essential to secure future water supplies in Northern Arizona. We would like to meet and discuss the technical assistance process. Please contact Erin Young, Water Resources Manager at (928) 213-2405 or [eyoung@flagstaff.gov](mailto:eyoung@flagstaff.gov) to schedule a meeting at your earliest convenience.

Sincerely,

*Becky Daggett*

Becky Daggett, Mayor of Flagstaff  
On behalf of the Flagstaff City Council



PHOENIX AREA OFFICE  
PXAO 7000  
2.2.4.22

VIA ELECTRONIC MAIL ONLY

Mr. Lee Williams  
Acting Water Services Director  
City of Flagstaff  
211 West Aspen Avenue  
Flagstaff, AZ 86001  
[LWilliams@flagstaff.gov](mailto:LWilliams@flagstaff.gov)

Subject: Red Gap Ranch Regional Water Supply Project – Request for Technical Assistance

Dear Mr. Williams:

On February 10, 2025, the United States Bureau of Reclamation (Reclamation), Phoenix Area Office (PXAO) met with you, Erin Young, Water Resources Section Director, and Flagstaff's consultants, Kevin Black and Brad Hill, to discuss ways Reclamation could engage in the planning process for a Red Gap Ranch Regional Supply Project (Red Gap Project).

One of the outcomes of the meeting was Reclamation's commitment to develop with Flagstaff a Draft Scope of Work (Draft Scope) for an appraisal study for Red Gap Project. This Draft Scope would include participation by other stakeholders as well as utilizing the extensive work that Flagstaff and Reclamation have already done in the region. After a Draft Scope is completed Reclamation would have a better understanding of Flagstaff's proposed scope, schedule, and budget for an Appraisal Study and associated work. Reclamation will also then be able to evaluate our funding and technical resource availability, as well as the overall study goals in making a determination that we have the resources to engage in the proposed study.

We look forward to continuing work with Flagstaff to help provide future water supply security for the





# Power Generation Potential



## Red Gap Ranch as a Resource

- City entered agency IGA for virtual renewable power purchases (2025)
- City/APS investigated RGR for solar and wind power potential (2019)
- Possible renewable projects near RGR
  - MOU with Hopi Tribe (2015)
  - Possible Navajo Nation
  - Possible ASLD lands
  - Other developers in the region
- Possible pump-storage power generation
- Appraisal Study will investigate all power options

