

Special Presentation for

SPUR

May 6, 2021



Outline

- **Background on Soquel Creek Water District**
- **WDO Program Details**
- **Considerations for Developing Water Neutral Development Programs**

Who We Are

We are a public agency dedicated to providing a safe, high quality, reliable, and sustainable water supply to meet our community's present and future needs in an environmentally sensitive and economically responsible manner.



District Facts

15,800 Connections

Over 40,400 residents

15 Active Wells

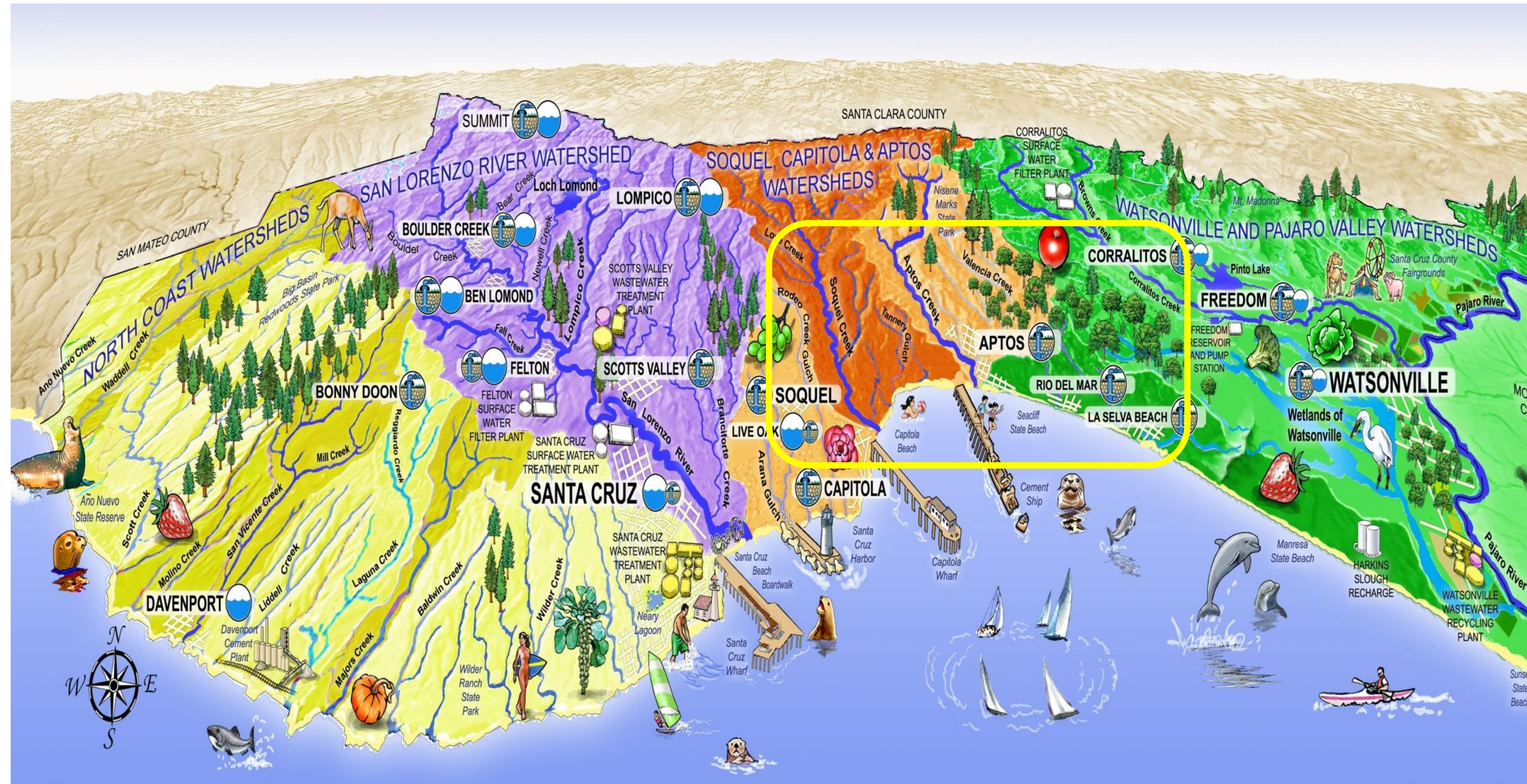
166 Miles of Pipe

18 Tanks

80 Monitoring Wells



Santa Cruz County Water – it's all local!

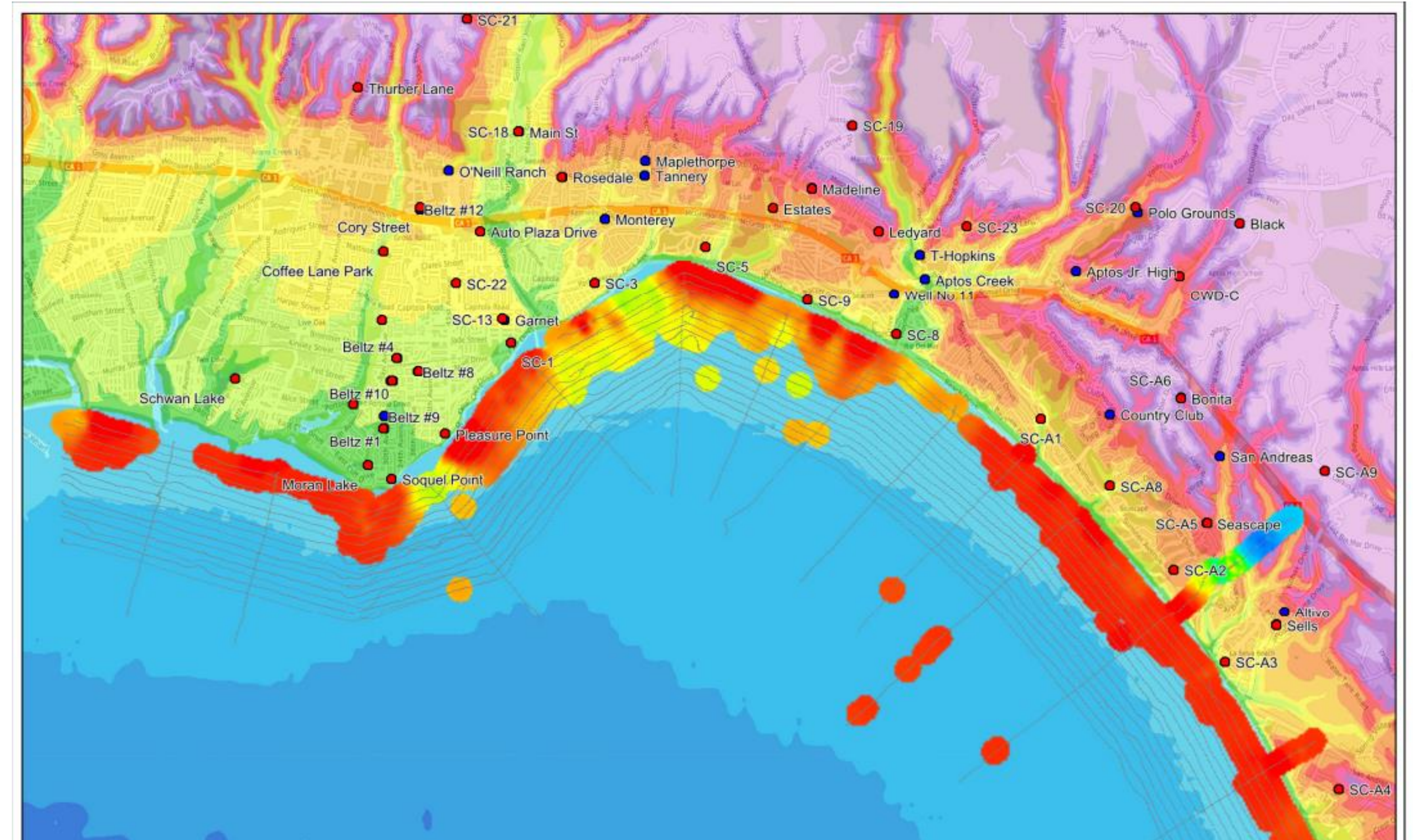


Our Water Challenge

Overdrafted Groundwater Basin and Seawater Pollution

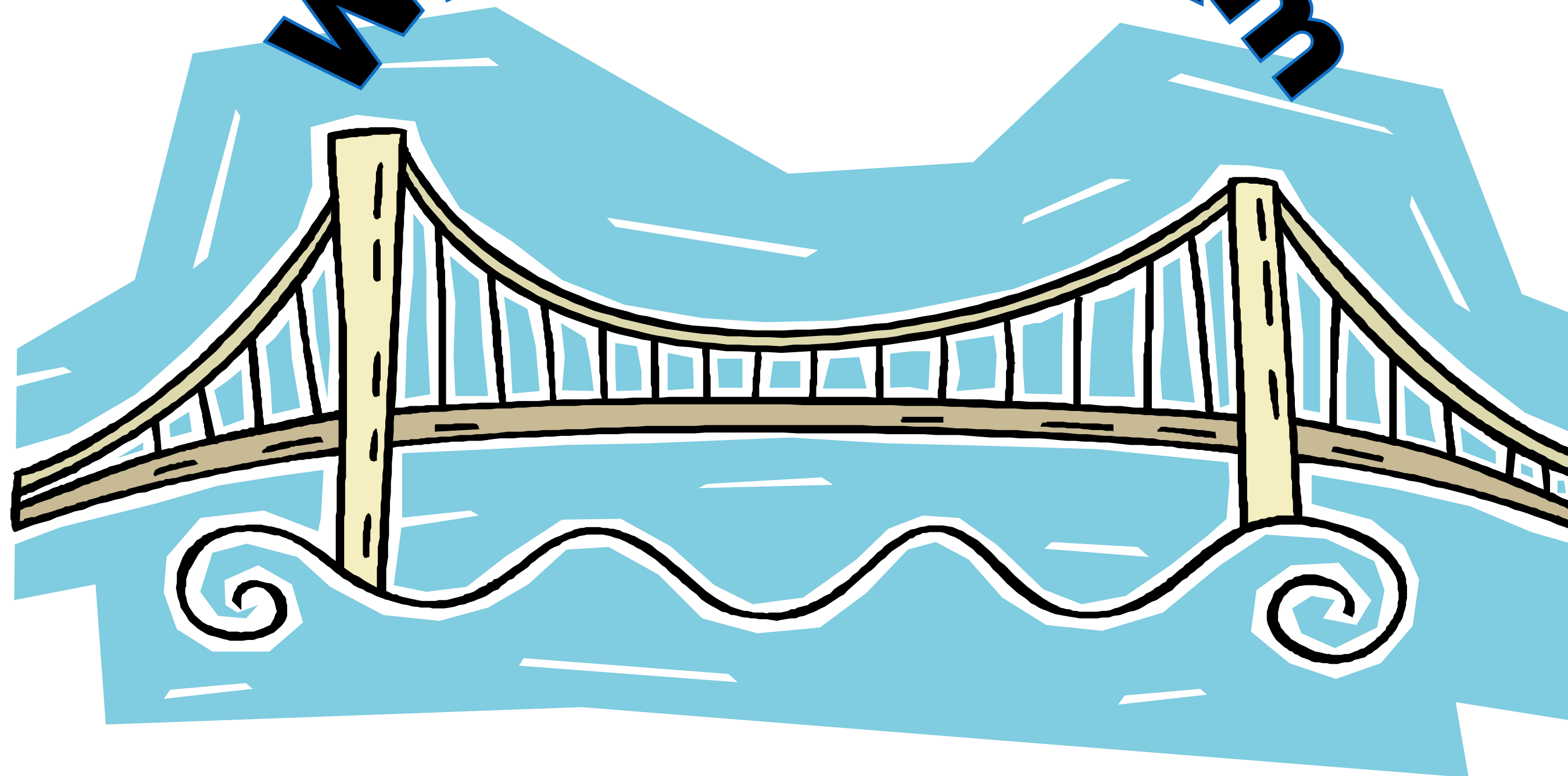


Identified by State of CA in 2014
as Critically Overdrafted



WDO Program

**Existing
Supply**



**Needed
Supply**

WDO Program History



- Implemented in 2003 in lieu of building moratorium
- Initial offset requirement = 120% of projected demand
- Water Use Factors adopted from City of Santa Barbara & San Luis Obispo studies/programs
 - Developers required to locate and retrofit plumbing fixtures
- Over time, various challenges drove multiple program changes

Current WDO Program, Continued



- Program applies to:
 - All new development (except Accessory Dwelling Units)
 - Existing development (except single-family) that undergoes an expansion or change in use resulting in increased demand
- Ties in to Will Serve process
 - Land use agencies require Conditional Will Serve Letters

Current WDO Program, Continued

New Water Service Process for
**Tier I and Tier II Single Family Homes and
Commercial Projects that do not Require an Infrastructure Agreement**

Application Phase

- Meet with Conservation Staff
- Complete *New Water Service Applicant Request* (application) and pay \$300 fee (non-refundable)
- Complete WDO Agreement and pay 10% of total offset requirement (non-refundable)
- Meet with Engineering Staff (if necessary)
- **Conditional Will Serve Approval**



Development Phase

(applicant has obtained permits or a tentative map but has not begun building)

- Submit copy of building permit/tentative map
- Meet *Water Use Efficiency Requirements*
- Pay remaining balance of WDO requirement
- **Unconditional Will Serve Approval**



Building Phase

- Enter into *Applicant Installed Service Agreement*
- Submit required engineering documents.
- Pay remaining Water Capacity, Engineering Deposit and Meter Drop Fees

Current WDO Program, Continued

- How is a development project's offset requirement calculated?
 - (Water Use Factor (acre-feet/year) x Program Multiplier)
- How is offset requirement met?
 - Applicant pays fees and District performs conservation or water supply project(s)

Current WDO Program, Continued



New Applicant Water Demand Offset Form

Applicant Information

Property Owner Name

Contact Person Name (if different from property owner)

Mailing Address

City

Zip Code

Contact Phone

Contact Email

Project Information

Street address, apartment no., P.O. box

City

Zip Code

APN

Project Description

Residential water use factors in acre-feet (AF)

- ☐ Apartment (in complex) - 0.155 / apartment
- ☐ Apartment (added to site) - 0.103 / apartment
- ☐ Apartment (senior complex) - 0.086 / apartment
- ☐ Condominium, residential - 0.178 / dwelling
- ☐ Mobile Home - 0.120 / mobile home
- ☐ Single family (lot > 0 to < 0.095 acres) - 0.178 / dwelling
- ☐ Single family (lot = 0.095 to < 0.255 acres) - 0.258 / dwelling
- ☐ Single family (lot = 0.255 to < 0.5 acres) - 0.516 / dwelling
- ☐ Single family (lot = 0.5 to < 1 acre) - 0.890 / dwelling
- ☐ Single family (lot >= 1.0 acre) - Prorated at 0.890 AF per acre of land
- ☐ ADU (Accessory Dwelling Unit) - none

Commercial water use factors in acre-feet (AF)

- ☐ Auto Repair - 0.024 / 1,000 sq. ft. (gross floor area)

- ☐ Health Club (w/ aquatics) - 0.216 / 1,000 sq. ft. (gross floor area)
- ☐ Health Club (wo/ aquatics) - 0.117 / 1,000 sq. ft. (gross floor area)
- ☐ Laboratory - 0.082 / 1,000 sq. ft. (gross floor area)
- ☐ Laundromat - site specific - to be calculated
- ☐ Manufacturing (other than beverages, chemicals) - 0.056 / 1,000 sq. ft. (gross floor area)
- ☐ Motel/Hotel (guest rooms only) - 0.109/ room
- ☐ Motel/Hotel (guest rooms plus restaurant, shop, meeting rooms) - site specific
- ☐ Offices (building trades contracting) - 0.026 / 1,000 sq. ft. (gross floor area)
- ☐ Offices (general, nonmedical, includes chiropractor) - 0.053 / 1,000 sq. ft. (gross floor area)
- ☐ Offices (medical, dental) - 0.162 / 1,000 sq. ft. (gross floor area)
- ☐ Offices (converted from house, nonmedical) - none
- ☐ Offices (converted from house, medical) - 0.187 / 1,000 sq. ft. (gross floor area)
- ☐ Park (w/ restroom, irrigated turf) - 1.246 / acre
- ☐ Park (w/ community building) - 1.513 / acre



Water Use Factors:

*Adjusted over time
for more efficient
fixtures, lower per
capita water use*

Current WDO Program, Continued

Program Multiplier = 160% or 1.6

Offset Calculations

Single-family	Number of units	1	x (water use factor)	0.258	x1.60 =	0.413	offset (acre-feet)
Condominium	Number of units		x (water use factor)		x1.60 =		offset (acre-feet)
Apartment	Number of units		x (water use factor)		x1.60 =		offset (acre-feet)
ADU (Accessory Dwelling Unit)	Number of units		x (water use factor)		x1.60 =		offset (acre-feet)
Motel/Hotel	Number of rooms		x (water use factor)		x1.60 =		offset (acre-feet)
Commercial (square feet)	Total square feet	/1,000 =	x (water use factor)		x1.60 =		offset (acre-feet)
Commercial (acre)	Total acreage =		x (water use factor)		x1.60 =		offset (acre-feet)
Commercial (other)			x (water use factor)		x1.60 =		offset (acre-feet)

Total offset required for this development = 0.413 AFY (one acre-foot = 325,851 gallons)

x \$ 55,000 per acre-foot = \$22,715

Offset Cost = \$55K/af

Current WDO Program, Continued

- Developer must sign WDO Program Applicant Agreement
- Offset purchase limit of 10 acre-feet/project
- Incentivize further conservation with optional Go Green Program

Current WDO Program, Continued



Residential Green Credit Application

Property owner's name	<div>Last name or company name</div>	<div>First name (if applicable)</div>
Property location	<div>Street and City</div>	<div>Assessor's Parcel Number (APN)</div>
Contact person	<div>First and last name</div>	<div>Title (if applicable) <i>example: project manager</i></div>
Phone and e-mail	<div>phone number</div>	<div>e-mail address</div>

GREEN MEASURES

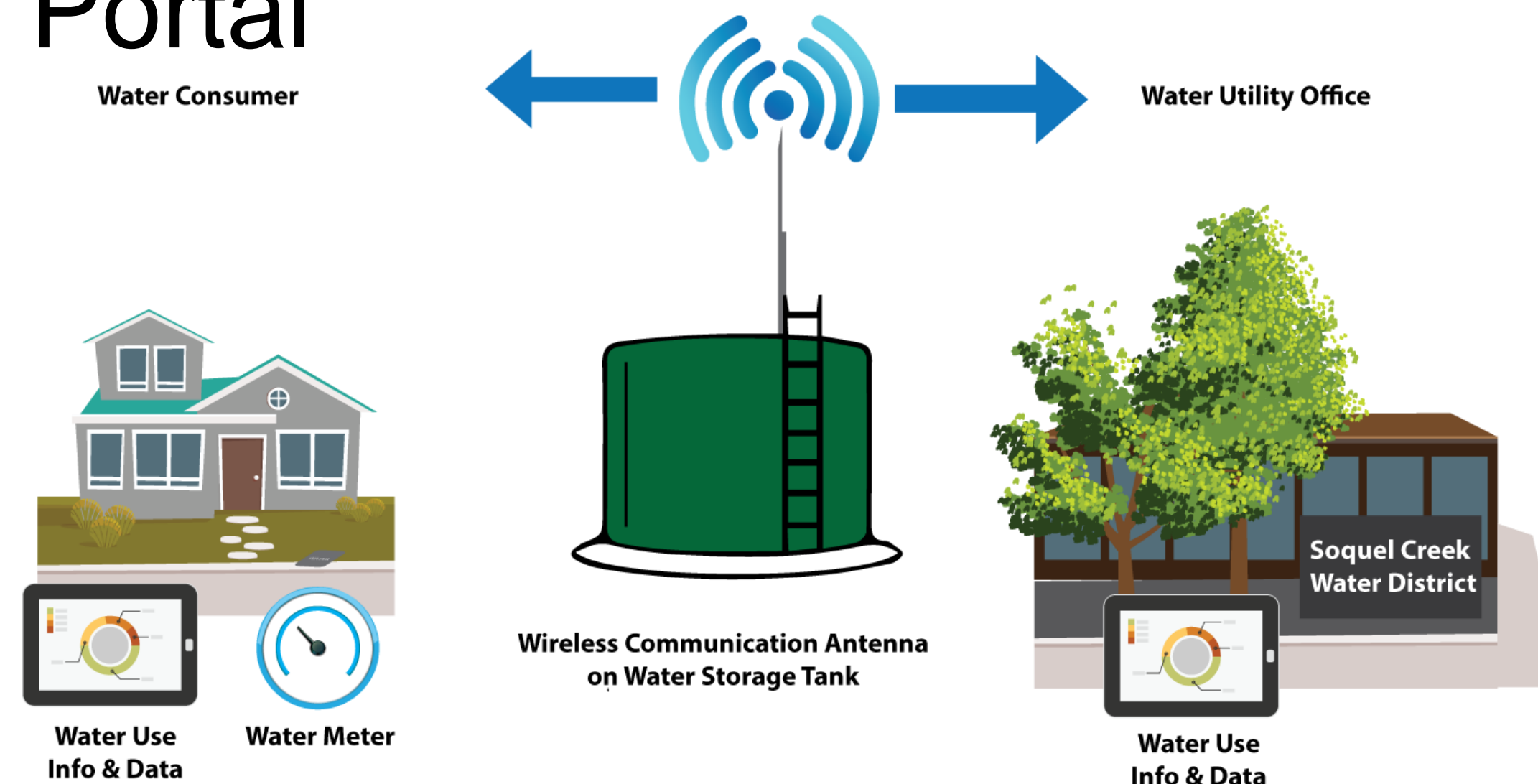
Check appropriate green measures for your development
Questions? Call 475-8500 for more information

Category	Green Measure Included	Cumulative % Water Savings	Total % Water Savings
<input type="checkbox"/> Blue	Ultra High-Efficiency Toilets (0.8 gpf or less)	5.1%	
<input type="checkbox"/> Silver	Blue + shower (1.5 gpm or less)	7.6%	
<input type="checkbox"/> Gold	Silver + faucets (1.0 gpm or less)	8.9%	
<input type="checkbox"/> Platinum	Gold + no turf and no overhead spray irrigation	14.6%	
Other Water Saving Measures (eligible only if Blue Category above is also selected)			
		Not cumulative	
<input type="checkbox"/> Option A	Weather-based irrigation controller	2.4%	
<input type="checkbox"/> Option B	Clothes washer with 3.2 Integrated Water Factor or less	3.6%	
<input type="checkbox"/> Option C	Hot water recirculation system (on demand)	1.7%	
<input type="checkbox"/> Option D1	Graywater (rough plumbed)	1.0%	
<input type="checkbox"/> Option D2	Graywater (connected to an irrigation system)	4.0%	
<input type="checkbox"/> Option E	Proposed measure, custom calculations for water savings and WDO % factor		
Total % Water Savings from Categories and Options A-E			



Current WDO Program, Continued

- WDO fees currently fund metering system upgrade to Advanced Metering Infrastructure
 - Conservation savings (estimated 82 AFY) come from much earlier leak detection and notification to customers
 - Additional savings expected from WaterSmart Customer Engagement Portal



Considerations for Developing Water Neutral Development Programs

- Coordination with land use agencies is critical
- Communication with developers is key
- Exemptions/reductions in requirements for affordable housing not legally possible
- Increases cost of new development, housing
- Depending upon rate of development, may require substantial staffing (\$)
- Legal requirements per Mitigation Fee Act
- Outreach to customers is challenging



THANK YOU



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