Special Presentation for

SPUR

May 6, 2021
Outline

• Background on Soquel Creek Water District

• WDO Program Details

• Considerations for Developing Water Neutral Development Programs
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

1 of 21 basins in California

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 30% 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

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

<table>
<thead>
<tr>
<th>Offset Type</th>
<th>Calculation</th>
<th>Result</th>
</tr>
</thead>
<tbody>
<tr>
<td>Single-family</td>
<td>Number of units x (water use factor) x 1.60</td>
<td>0.258</td>
</tr>
<tr>
<td>Condominium</td>
<td>Number of units x (water use factor) x 1.60</td>
<td>0.413</td>
</tr>
<tr>
<td>Apartment</td>
<td>Number of units x (water use factor) x 1.60</td>
<td></td>
</tr>
<tr>
<td>ADU (Accessory Dwelling Unit)</td>
<td>Number of units x (water use factor) x 1.60</td>
<td></td>
</tr>
<tr>
<td>Motel/Hotel</td>
<td>Number of units x (water use factor) x 1.60</td>
<td></td>
</tr>
<tr>
<td>Commercial (square feet)</td>
<td>Total square feet / 1,000 x (water use factor) x 1.60</td>
<td>0.413</td>
</tr>
<tr>
<td>Commercial (acre)</td>
<td>Total acreage x (water use factor) x 1.60</td>
<td></td>
</tr>
<tr>
<td>Commercial (other)</td>
<td></td>
<td></td>
</tr>
</tbody>
</table>

**Total offset required for this development = 0.413 AFY (one acre-foot = 325.851 gallons)**

\[
x \times \$55,000 = \frac{\text{offset (acre-feet)}}{0.413} \times \$55,000 = \frac{22,715}{0.413} \times \$55,000 = \$22,715\]

**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**
Last name or company name

**Property location**
Street and City

**Contact person**
First and last name

**Phone and e-mail**
Phone number

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**GREEN MEASURES**

Check appropriate green measures for your development.

Questions? Call 479-8500 for more information.

<table>
<thead>
<tr>
<th>Category</th>
<th>Green Measure Included</th>
<th>Cumulative % Water Savings</th>
<th>Total % Water Savings</th>
</tr>
</thead>
<tbody>
<tr>
<td>Blue</td>
<td>Ultra High-Efficiency Toilets (0.8 gpf or less)</td>
<td>5.1%</td>
<td></td>
</tr>
<tr>
<td>Silver</td>
<td>Blue + shower (1.5 gpm or less)</td>
<td>7.6%</td>
<td></td>
</tr>
<tr>
<td>Gold</td>
<td>Silver + faucets (1.0 gpm or less)</td>
<td>8.9%</td>
<td></td>
</tr>
<tr>
<td>Platinum</td>
<td>Gold + no turf and no overhead spray irrigation</td>
<td>14.6%</td>
<td></td>
</tr>
</tbody>
</table>

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**Other Water Saving Measures** (eligible only if Blue Category above is also selected)

- Option A: Weather-based irrigation controller: 2.4%
- Option B: Clothes washer with 3.2 Integrated Water Factor or less: 3.6%
- Option C: Hot water recirculation system (on demand): 1.7%
- Option D1: Graywater (rough plumbed): 1.0%
- Option D2: Graywater (connected to an irrigation system): 4.0%
- 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

Shelley Flock
Conservation & Customer Service Field Manager
shelleyf@soquelcreekwater.org
831-475-8501 x156