Proposed Intensification Calculation Methods

Public Meeting

10/2/24
&
10/8/24

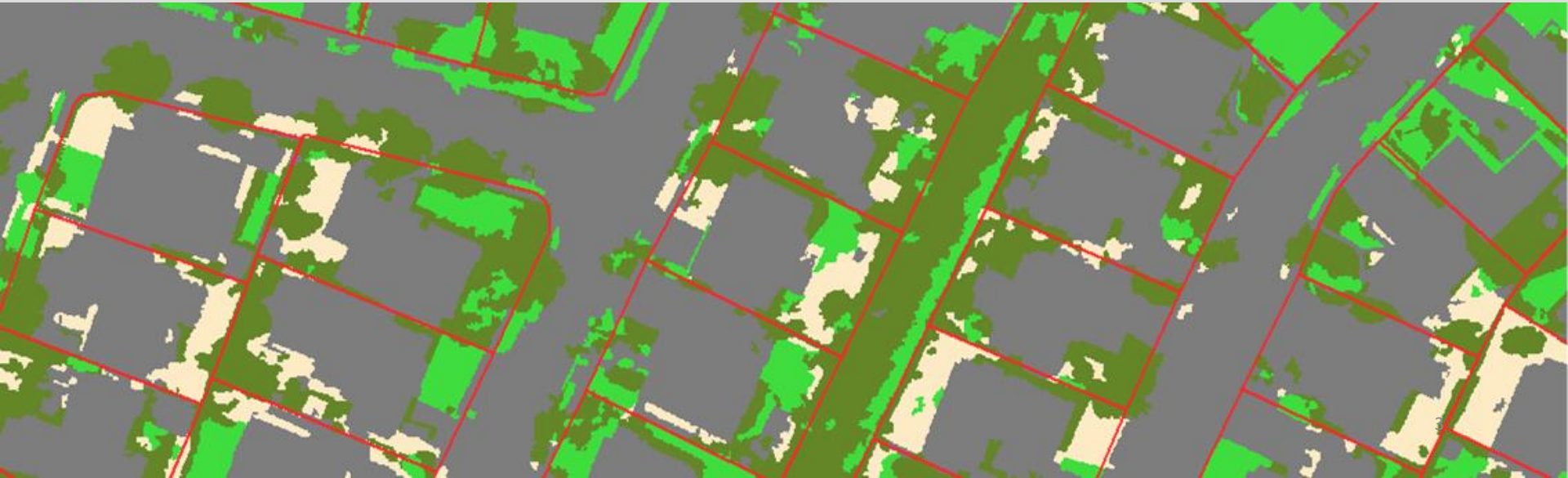
Recap of Previously **ADOPTED** Allocation methods

Outdoor allocation method

This methodology applies to Residential landscapes, CII landscapes, Dedicated landscape meters, and City parks.

$$Evapotranspiration\ (ET)\ x\ Area\ x\ ET\ Factor\ x\ Conversion\ Factor$$

- $Evapotranspiration\ (ET)$: Varies monthly Adjusted for precipitation
- $Area$: Based on satellite imagery analysis
- $ET\ Factor$: Set by DWR/ SCRCB *(lower for new construction)*
- $Conversion\ Factor$



Residential Indoor allocation method

This methodology applies to Single-family residences, Multi-family residences, and Residences on agricultural parcels.

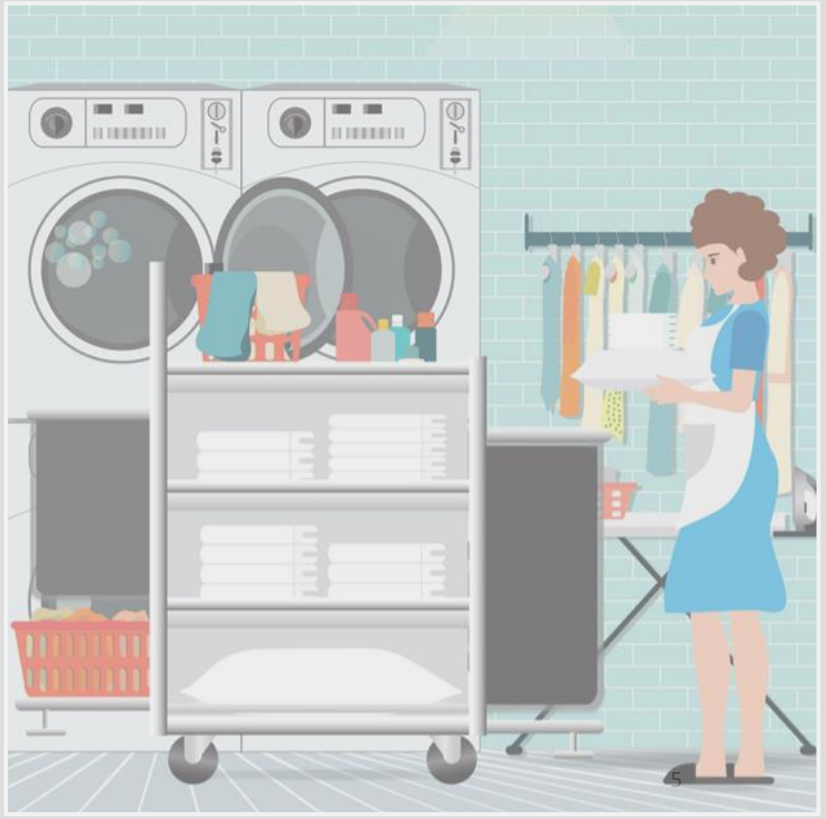
$$Dwelling\ Units\ x\ \left(\frac{ppl}{unit}\right)\ x\ Gallons\ Per\ Capita\ Day$$

- $Dwelling\ Units$: From account data
- $\left(\frac{ppl}{unit}\right)$: Based on Census
- $Gallons\ Per\ Capita\ Day$: Set by DWR

CII allocation method

This methodology applies to Commercial facilities, Industrial facilities, and Public facilities (not City Parks).

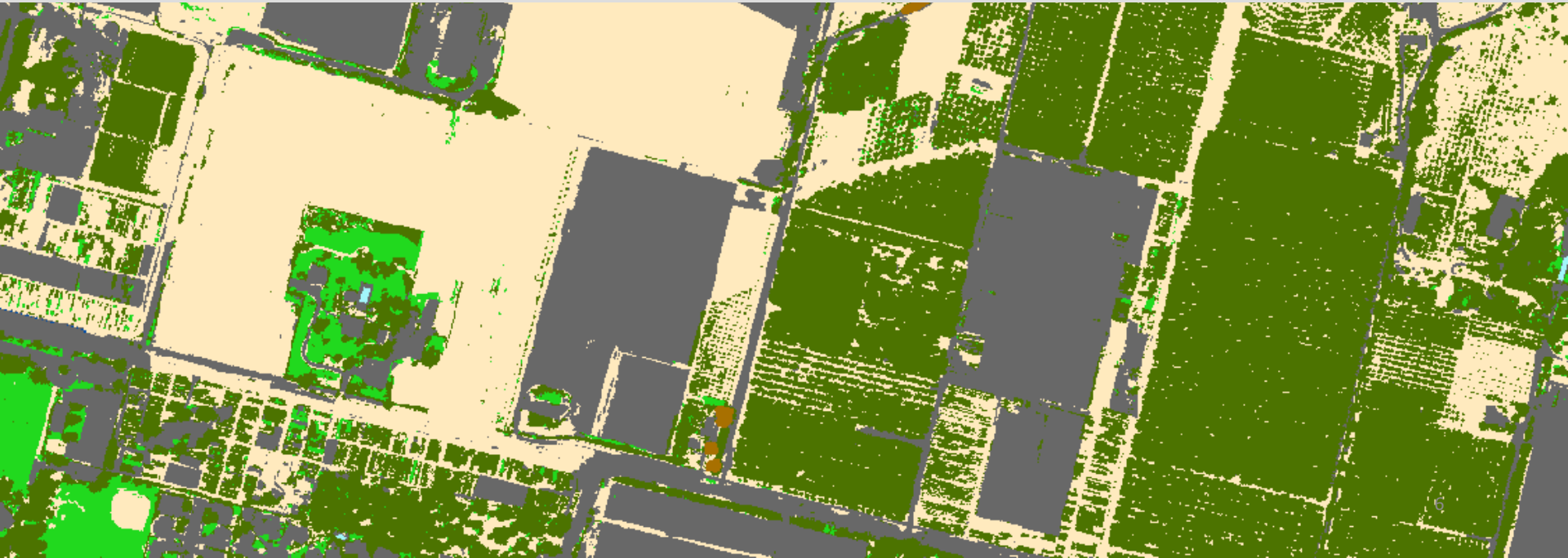
$$Historical\ average\ water\ use\ = monthly\ allocation$$



Agricultural allocation method

This methodology applies to Agricultural/ crop water use for agricultural accounts.

$$Historical\ average\ water\ use\ = monthly\ allocation$$



<u>Proposed</u> adjustment to adopted allocation methods

Inactive accounts

Inactive accounts are existing District meters without 12 consecutive months of water use in the past ten years. Inactive accounts with the agricultural, commercial, industrial, or institutional customer class will receive an allocation of **half the average water use of the corresponding customer class and meter size**.

Parcels with no District water meter

Parcels with no District meter will have an **allocation of zero**. Allocations are intended to represent reasonable metered demand and these parcels have no meter.

Introduction of **PROPOSED** Intensification methodology

What projects are subject to the intensification calculation?

The District calculates water use intensification for two type of projects.

1) Projects that are both ***adding meters to a parcel and changing the land use*** of the parcel are subject to the intensification calculation.
    - ***Changing the land use of a parcel means demolishing existing buildings, increasing the overall floor area, or exceeding the maximum density of the existing zoning designation.***

2) Projects that are ***both adding meters to a parcel, and subdividing*** a parcel or creating condominiums, are subject to the intensification calculation.

What projects are exempt

Accessory dwelling units (ADUs) and junior accessory dwelling units (JADUs) are exempt from the intensification calculation as long as the proposed modifications comply with the City of Carpinteria and County of Santa Barbara's residential density rules.

Residences on agricultural parcels are exempt within the limits of the City of Carpinteria and County of Santa Barbara's zoning codes.

The intensification formula

$$Water\ use\ intensification\ (AF)$$
$$= Water\ use\ of\ proposed\ project\ (AF)$$
$$-Existing\ allocation\ (AF)$$

Water use of proposed project

- Projects which qualify for the intensification calculation must submit a water demand estimate.
- Applicants are encouraged to submit their water demand calculation using the Request for Letter of Intent to Serve Form.
- This form uses industry best practices (i.e., the City of Santa Barbara's water demand factors to calculate indoor water use and the MWELO method to calculate outdoor water use).
- Alternatively, applicants may submit their water demand calculation separately from the Request for Letter of Intent to Serve Form.

Existing allocation

- Parcels within the District's service area with at least one District water meter have an existing allocation.
- The existing allocation of a proposed project is the aggregate allocation of all existing meters associated with the project.

Impact Fee

$$Total\ Fee\ (\$) = Water\ use\ intensification\ (AF)\ \ x\ \ Impact\ fee\ (\$/AF)$$

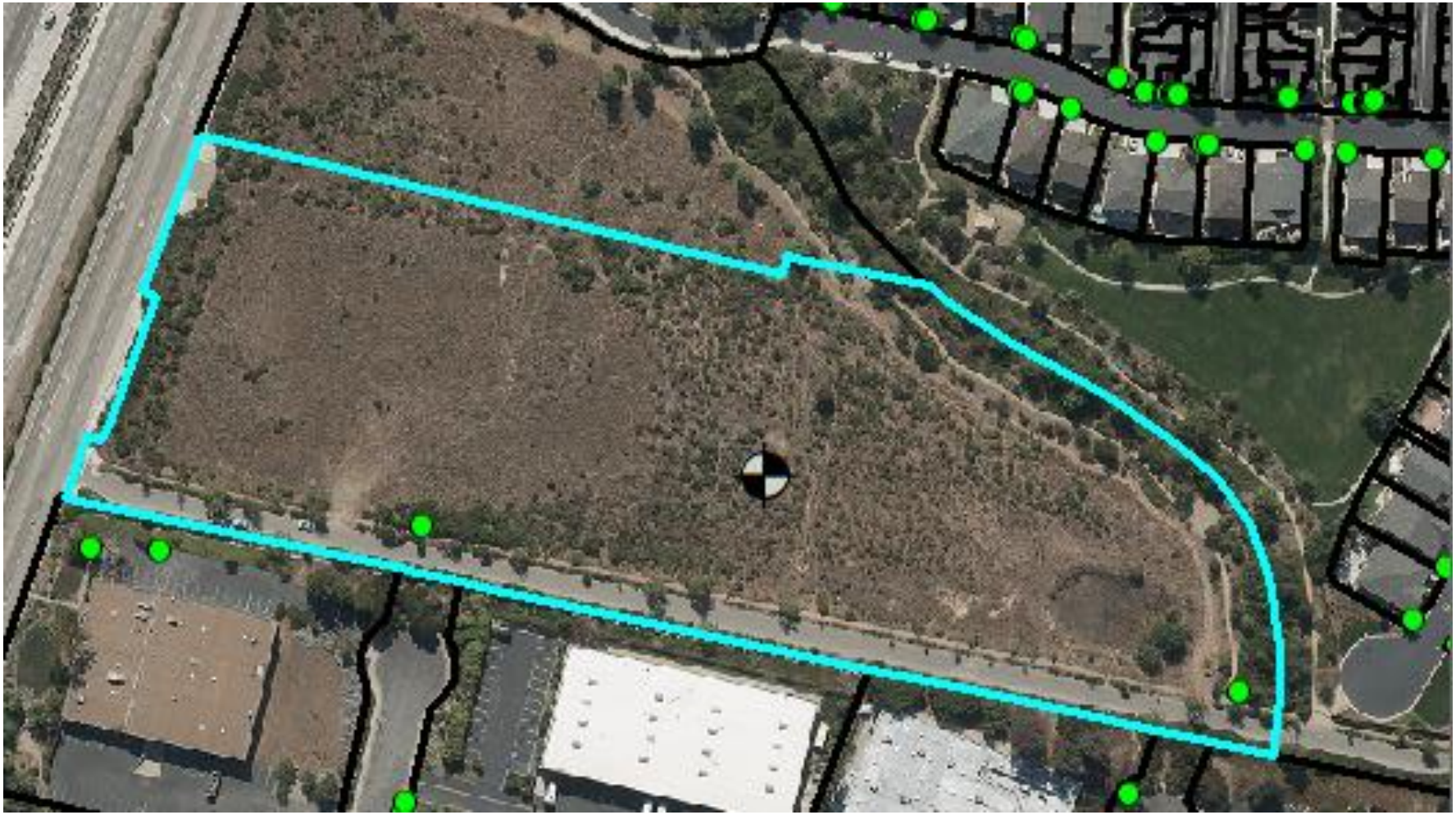
The District is currently developing its impact fee methodology.

To understand the expected magnitude of the impact fee, applicants should reference neighboring programs. For example, Goleta Water District's New Water Supply Charge is $62,553/AF effective November 14, 2023. Ventura Water's Net Zero Fee is $22,806/AF as of July 19, 2021.

Fictional Example

This example does NOT represent any specific project. The details are fictional.

Proposal: mixed use development with dense housing and commercial space



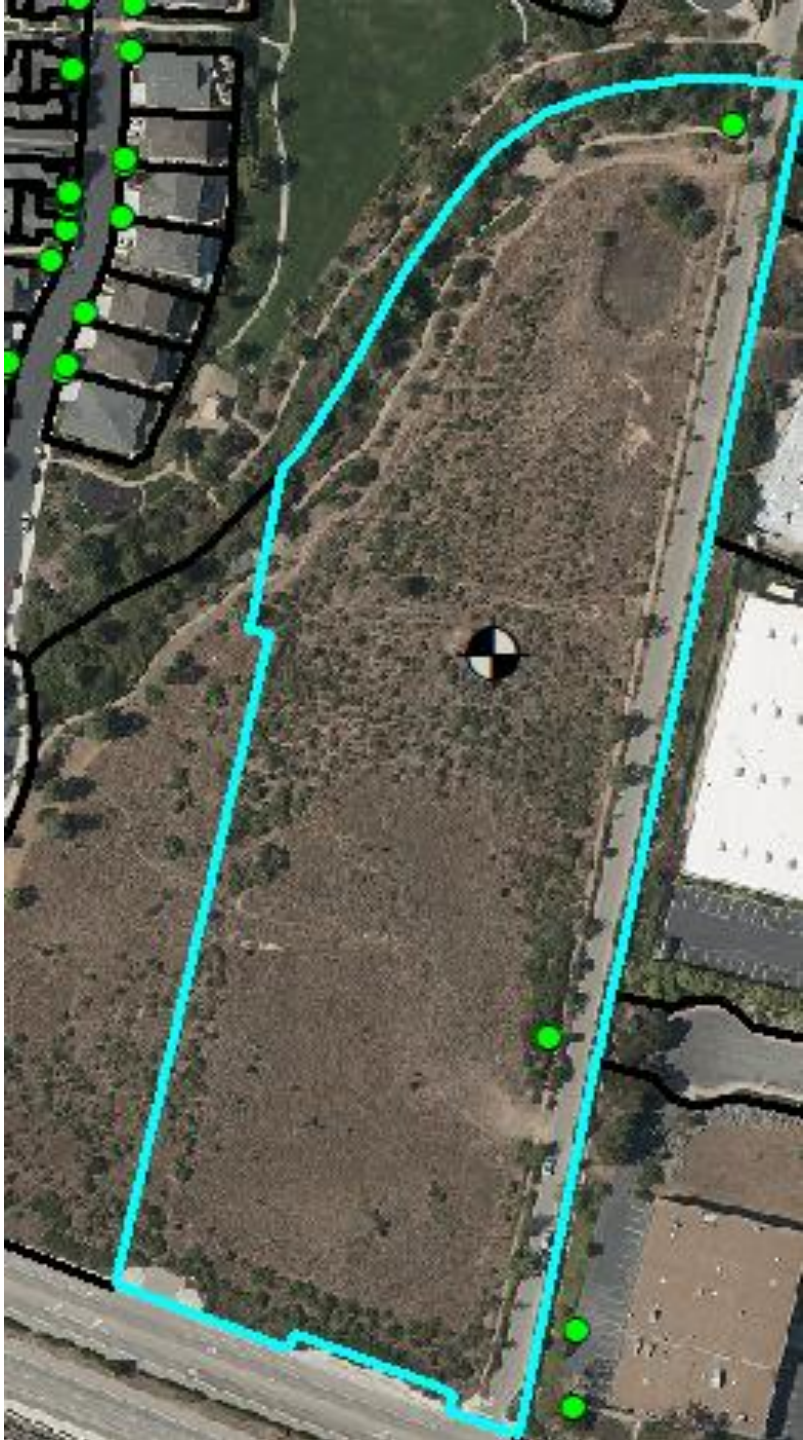
Does the project trigger review?

- Is project adding meters? **Yes**
- Is project changing land use (i.e., redevelopment)? **Yes** (increasing floor area)
- Is project subdividing parcel? **No**
- Project is **NOT Exempt**

What is baseline water use?

Aggregated average historical of all meters on parcel. Currently 5 commercial ¾ meters.

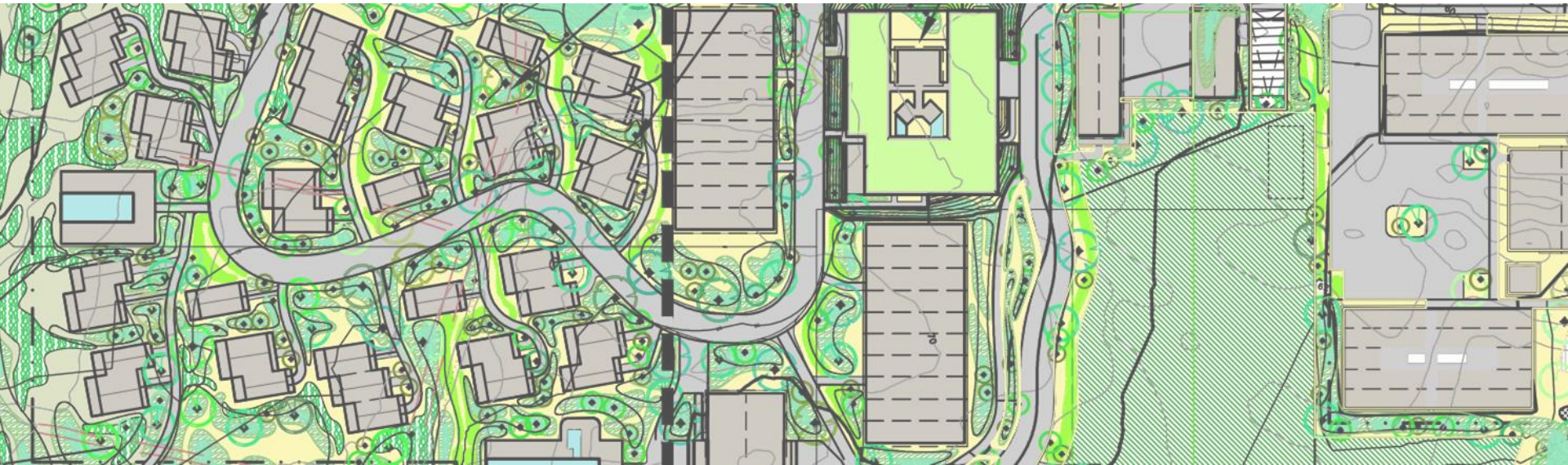
Meter (all commercial ¾")	**Average Historical use** (AFY)
1	0.01
2	0.15
3	0.05
4	0.02
5	0.07
TOTAL	**0.3**



What is the expected OUTDOOR water use of the proposed development?

New water use estimate: from developer using City of SB demand factors, MWELO, and standard indoor use assumptions.

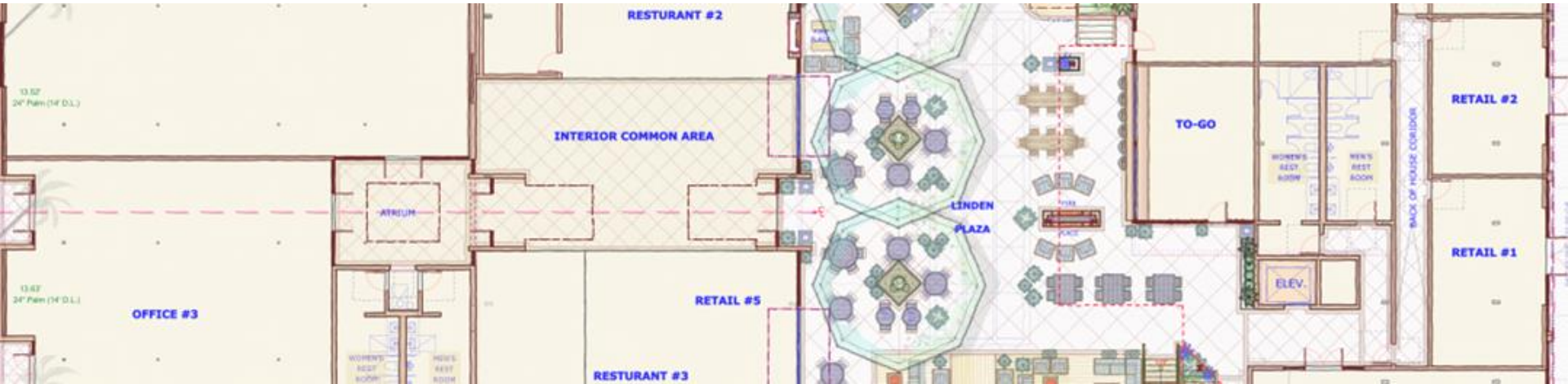
Description	Plant Factor	Irrigation Efficiency	ETAF	Landscape Area	ETAF * Area	Total Water Use *Eto: 44.9*
Trees & Shrubs (Parking)	0.3	Drip	0.81	2,000	740	20,600
Trees & Shrubs (Common area)	0.5	Drip	0.81	10,000	6,200	172,596
					TOTAL (Gal)	193,196
					TOTAL (AF)	0.59



What is the expected INDOOR COMMERCIAL water use of the proposed development?

New water use estimate: from developer using City of SB demand factors, MWELO, and standard indoor use assumptions.

Business Category	Quantity	Unit Demand	Unit	Water Demand (AFY)
Retail Small <20,000 square feet	1,000	0.15	AFY/ 1000 SF	0.15
Service Commercial	3,000	0.39	AFY/ 1000 SF	1.17
Office	1,000	0.08	AFY/ 1000 SF	0.08
				1.40



What is the expected INDOOR RESIDENTIAL water use of the proposed development?

New water use estimate: from developer using City of SB demand factors, MWELO, and standard indoor use assumptions.

24 dwelling units * 2.65 ppl/dw * 55GPCD = 3.92 AFY

Intensification

Baseline water use: **0.3 AFY**

Expected water use of proposed development

- Outdoor: 0.59
- Indoor commercial: 1.4
- Indoor residential: 3.92
- **Total: 5.91**

Intensification

5.91 – 0.3 = **5.61 AFY**

Other questions

- How will the intensification be conveyed to the applicant?
- Is the intensification a one-time or ongoing fee?
- What fees will be associated with intensification and when will payment be due?