

**ORDINANCE NO. 24-3  
AN ORDINANCE OF THE BOARD OF DIRECTORS OF  
CARPINTERIA VALLEY WATER DISTRICT  
ADOPTING AND ESTABLISHING A METHODOLOGY  
FOR THE CALCULATION WATER SUPPLY INTENSIFICATION FROM PROPOSED  
DEVELOPMENT AND REDEVELOPMENT PROJECTS**

**WHEREAS**, the purpose of this calculation is to enable the District to consistently and responsibly respond to Applications for Intent to Serve Letters through land use-based estimates of water demand; and

**WHEREAS**, another purpose of this calculation is to quantify the water demand of new development and redevelopment projects to determine the additional water supply the District may need to develop or purchase in times of extended drought; and

**WHEREAS**, another purpose of this calculation is to acknowledge the District's water supply is over allocated in periods of extended drought without supply augmentation projects or purchase of supplemental water; and

**WHEREAS**, another purpose of this calculation is to enable levying of water supply impact fees on development and redevelopment projects which intensify parcel water use to support future water supply augmentation; and

**WHEREAS**, the District expects the magnitude of the impact fee to be similar to neighboring agencies (e.g., Goleta Water District's New Water Supply Charge is \$62,553/AF, Ventura Water's Net Zero Fee was \$22,806/AF) ; and

**WHEREAS**, the District has reviewed calculation methods of neighboring agencies, and prepared and presented data concerning the appropriate methodology for calculating parcel water use intensification at public meetings of its Board of Directors and public workshops; and

**WHEREAS**, a public hearing, noticed pursuant to Government Code Section 6066, was held at a regularly scheduled meeting of the Board; and

**NOW, THEREFORE, BE IT ORDAINED** by the Board of Directors of the Carpinteria Valley Water District as follows:

Water use intensification from development and redevelopment projects shall be calculated as described below. Adoption of the intensification calculation methods is intended to support levying of Water Supply Impact Fees.

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

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

Exempt projects

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.

Calculation method

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

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

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 linked above. 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. See the District’s Allocation Program for detailed calculation methods.

Intensification

If the proposed water use of the project is greater than the existing allocation, then the project is intensifying the water use of the parcel. Because the District’s supply is overallocated in times of extended drought, the District will need additional water

supplies to meet the intensified (i.e., increased) demand. To fund the development, or purchase of this additional supply, applicants must pay a water supply impact fee per acre-foot of intensification.

**BE IT FURTHER ORDAINED:**

1. The above recitals are true and correct and are incorporated herein as though set forth in full.
2. By the adoption of this Ordinance, project-specific water use intensification will be determined using the methodology described.
3. Any fees or charges associated with water use intensification shall be separately adopted by Resolution or Ordinance by the Board.
4. This methodology is effective upon adoption and shall continue until changed by action of the District Board.

**BE IT FURTHER ORDAINED** that this Ordinance shall take effect on December 11, 2024 by roll call as follows:

AYES: Holcombe, Roberts, Balch and Van Wingerden  
 NAYES:  
 ABSENT:  
 ABSTAIN: O'Connor

**PASSED AND ADOPTED** by the Board of the Carpinteria Valley Water District this 11<sup>th</sup> day of December, 2024

**APPROVED** by:

*Case Van Wingerden*

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**Case Van Wingerden, President**

**ATTEST:** DocuSigned by:

*Lisa Silva*

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**Lisa Silva, Board Secretary**