



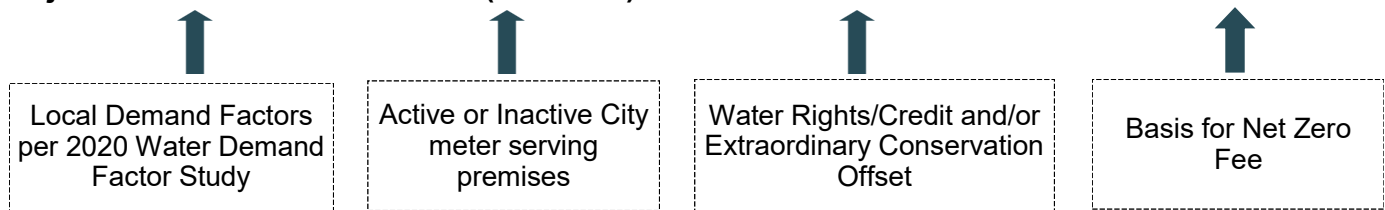
Water Rights Dedication and Water Resource Net Zero Policy

Purpose

The City of Ventura implemented the Water Rights Dedication and Water Resource Net Zero Policy, Ordinance No. 2016-004 (“Ordinance”), that went into effect on August 11, 2016. The intent of the Ordinance is to provide a framework to address future water supply for future development within our community. A detailed analysis of the City’s water supply and demand concluded that the City’s water supplies are currently being used at or near full capacity. To ensure that new development does not adversely affect the water supply or water supply reliability of the City’s existing customers and/or approved new development, the Ordinance requires subject projects to offset new or increased water demand through one or more compliance options, including dedication of water rights, extraordinary conservation measures, and/or payment of a fee. The fee proceeds shall be used to acquire additional water rights or develop water resources for new potable supplies for use by the City (San Buenaventura Municipal Code Chapter 22.180).

Net Zero Equation

$$\text{Projected Demand} - \text{Historical (Baseline) Use} - \text{Demand Offset} = \text{Net Zero Demand Offset}$$



Projected Demand

The projected demand for a proposed project is estimated using the local demand factors developed in the City’s *Water Demand Factor Study* (Wood Rodgers, April 2020) and summarized on page 3 of 4.

Historical (Baseline) Use

- ‘Active Meter’ – Water supply through a City meter was serving the premises for at least 12 consecutive months within the past 10 years prior to the date of entitlement of the proposed development. The Historical (Baseline) allowance is equal to the average annual use of the meter.
- ‘Inactive Meter’ – Water supply through a City meter is available to serve the premises (a customer is signed up for service), however, no water has registered from the meter serving the premises for 12 consecutive months in the past 10 years prior to the date of entitlement of the proposed development. The bi-monthly meter service charge has been paid and is being paid by the customer of record up to the date of entitlement of the proposed development. The Historical (Baseline) allowance is equal to the average annual consumption for the same meter size and same customer class as the proposed development, but at a 2:1 offset allowance.
- ‘No Meter’– The Historical (Baseline) allowance is zero when there is no existing meter to serve the premises.



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Demand Offset *(can consist of any one or combination of the two bulleted items below)*

• **Water Right**

- ◆ Water right/credit for property developed within the Oxnard Plain Basin is determined based on approval by the Fox Canyon Groundwater Management Agency.⁽¹⁾
- ◆ Water right/credit for property developed within the Santa Paula Basin is determined by the Santa Paula Basin Technical Advisory Committee.⁽¹⁾
- ◆ Water right/credit for property developed within the Mound Basin is determined based on the past ten years of approved/officially documented pumping records.⁽¹⁾

⁽¹⁾ Water quality will be accounted for when calculating a net zero fee. Water quality of new supply (water rights/credits from groundwater basins) dedicated to the City must meet primary and secondary standards. If the water quality does not meet City standards then the water rights/credit amount will be reduced by the volume of blend water necessary to achieve City standards.

• **Extraordinary Conservation Offset**

Extraordinary Conservation includes but is not limited to the following: gray water/reuse systems built into the proposed development or rain barrels/cisterns where the irrigation is not connected to City water supply; the installation of water efficient plumbing fixtures (i.e. faucets, shower heads, toilets), dishwashers, or high efficiency washing machines beyond what is required in the current building code and/or ordinances; recycled water delivery systems for outdoor irrigation/non-potable use; and off-site turf replacement. Additional measures which achieve efficiency beyond what is required in the current building code and/or ordinances may be implemented (subject to Ventura Water's review and approval). A 1:1 offset allowance shall be used for on-site extraordinary conservation measures. A 2:1 offset allowance shall be used for off-site extraordinary conservation measures meaning that only 50% of calculated water savings for off-site conservation will be credited in the calculation.

Water Resources Net Zero Fee

The Water Resources Net Zero Fee, as established per Resolution No. 2016-027, is \$28,680 per acre foot. Please refer to the table on the next page for land use types and associated net zero fees per unit.



Water Rights Dedication and Water Resource Net Zero Policy

Category	Water Demand Factor (gpd/unit)	Water Demand Factor (AFY/unit)	Net Zero Fee per Unit*	
Single-Family	294/du	0.33/du	\$9,464	per du
Multi-Family	209/du	0.23/du	\$6,596	per du
Accessory Dwelling Unit	154/ksf	0.17/ksf	\$4,876	per ksf
Office	38/ksf	0.04/ksf	\$1,147	per ksf
Medical/Dental Office	168/ksf	0.19/ksf	\$5,449	per ksf
Hotel (w/ restaurant)	172/room	0.19/room	\$5,449	per room
Hotel/motel (no restaurant)	134/room	0.15/room	\$4,302	per room
Public & Institutional	68/ksf	0.08/ksf	\$2,294	per ksf
School	20/student	0.02/student	\$574	per student
Restaurant (sit-down)	673/ksf	0.75/ksf	\$21,510	per ksf
Restaurant (fast-food)	870/ksf	0.97/ksf	\$27,820	per ksf
Brewery	435/ksf	0.49/ksf	\$14,053	per ksf
Bakery/Coffee Shop	149/ksf	0.17/ksf	\$4,876	per ksf
Grocery Store	156/ksf	0.17/ksf	\$4,876	per ksf
Multi-Tenant Commercial	155/ksf	0.17/ksf	\$4,876	per ksf
Single-Use Commercial	105/ksf	0.12/ksf	\$3,442	per ksf
Self-Storage	286/acre	0.32/acre	\$9,178	per acre
Church	92/ksf	0.10/ksf	\$2,868	per ksf
Gym (w/ pool)	213/ksf	0.24/ksf	\$6,883	per ksf
Car Wash	1,081/ksf	1.21/ksf	\$34,703	per ksf
Gas Station (w/ car wash)	2,342/ksf	2.62/ksf	\$75,142	per ksf
Gas Station	255/ksf	0.29/ksf	\$8,317	per ksf
Assisted Living	91/bed	0.10/bed	\$2,868	per bed
Park/Golf Course	1,720/acre	1.93/acre	\$55,352	per acre

*Based on the Water Resource Net Zero Fee \$28,680 per acre foot per year (as of July 1, 2020)

Units: gpd—gallons per day du—dwelling unit
 AFY—acre feet per year ksf—1,000 square feet



Water Resource Net Zero Policy Calculation Sheet

Net Zero Equation

Projected Demand – **Historical (Baseline) Use** – **Demand Offset** = **Net Zero Demand**



Local Demand Factors per 2020 Water Demand Factor Study

Active or Inactive City meter serving premises

Water Rights/Credit and/or Extraordinary Conservation Offset

Basis for Net Zero Fee

• Projected Demand:	_____	AFY	(Calculated using City's demand factors)
• Historical (Baseline) Use:	_____	AFY	(Use Active Meter, Inactive Meter, or No Meter)
• Demand Offset Options			
- Water Right/Credit:	_____	AFY	
- Extraordinary Conservation Offset:	_____	AFY	(Savings measured and determined by applicant's engineer & Ventura)
• Net Zero Demand Offset	_____	AFY	

Net Zero Fee = _____ AFY (Net Zero Demand Offset) x \$28,680/AFY = \$ _____