



Water Rights Dedication and Water Resource Net Zero Policy Frequently Asked Questions (FAQ)

1. Who is impacted by this Ordinance (San Buenaventura Municipal Code Chapter 22.180)?

The Ordinance applies to any project that has not received approved entitlement through the City's appropriate protocols prior to August 11, 2016.

2. How does this Ordinance affect development?

If you are planning to develop a property that is not currently served by the City or that results in an increase in water demand, then your project would be subject to the Net Zero Policy. The Policy 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 option is a one-time fee that is in addition to all currently required fees. However, plumbing fixtures added to an existing residential dwelling unit that do not require upgrading the existing City water meter are exempt.

3. May I receive credit for existing water use?

Yes, existing water use is a component of the net zero fee equation, and the Policy generally requires that applicants offset the new or increased water demand of the project. Please refer to Ordinance No. 2016-004, Section 22.180.020 for details on historical (baseline) use.

4. How is the Ordinance applied across various parcel types and how much does the Ordinance requirement add to the cost of development?

The determining factor is an increase in water demand, not parcel type. The City's current water demand factors will be used to calculate the new or intensified water demand. Please refer to Question 7.

5. Which parcels are affected by the Ordinance?

All parcels requesting new or increased water service within the City's water service area or requesting annexation are impacted by the Ordinance that have not received approved entitlement prior to August 11, 2016.

6. How does this impact the City's policy for providing water service to parcels in the County?

Parcels outside the City limits but within the City's water service area are impacted through the Water Connections Outside the City Limits Ordinance process (Ordinance No. 22.220.055). A water service agreement is required as part of the current process and those parcels will be subject to the Water Rights Dedication and Water Resource Net Zero Policy.

7. What are the City's current water demand factors and how do they apply to my development?

The City's water demand factors were based on evaluating existing consumption data and land use data (per area or per dwelling unit). The demand factors shall be used to calculate the new or intensified water usage for the development. The financial impacts of each development are determined on a case-by-case basis and take into consideration the calculated water demand, availability of water rights that



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can be transferred to the City, and/or extraordinary conservation measures implemented to offset the calculated water demand. The table below shows the current water demand factors and the potential financial impact for residential and commercial development. The demand factors are also summarized on Table 10 of the City’s *Final Water Demand Factor Study* (Wood Rodgers, April 2020).

Category	Water Demand Factor (gpd/unit)	Water Demand Factor (AFY/unit)	Net Zero Fee*	
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 water resource net zero fee = \$28,680 per acre foot (July 1, 2020)

Units: *gpd*—gallons per day
du—dwelling unit

AFY—acre foot per year
ksf—1,000 square feet



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8. What happens if my proposed project does not fit into one of the demand factor categories?

If there is not a category that fits the project, City staff will work with you to either select the closest category or develop an appropriate demand factor based on other similar properties within the City or other agreed upon method.

9. How was the water resource net zero fee developed?

The water resource net zero fee is an established value of water based on the evaluation of potential future water supply options for the City. Please refer to the “Evaluation of a Water Resource Net Zero Fee Report” prepared March 30, 2016, revised May 11, 2016, by Water Consultancy. For a copy of the Report, see City Council Meeting Agenda Materials, Item 6, June 6, 2016.

10. Is new development entirely responsible for funding future additional water supplies?

Not entirely. New supplies are needed to make up for reductions in our existing supplies, due to environmental and drought induced decreases, as well as to provide water for planned growth. Each development only pays for the additional or intensified water demand as a result of their project.

11. Will the water resource net zero fee change in the future?

The water resource net zero fee will be reevaluated at intervals of no greater than every five years or at the same time that water rates are revisited for adjustments, whichever occurs first. Additionally, effective on July 1 of each year, the fee amount stated in the latest Report will be adjusted to account for inflationary costs by tying the fee to the Engineering News-Record Construction Cost Index.

12. What are the proceeds from the net zero fee used for?

The fee proceeds shall be used to acquire and/or develop additional water resources or water rights for use by the City to develop new potable supplies.

13. When are fees paid?

The one-time fee is paid at building permit issuance. If a project includes both an entitlement and building permits, fees would be paid at the time the later of the two is issued. If no building permit is required, fees would be paid at the following times: upon approval of annexation of a parcel, or upon granting of any new or amended development entitlement, such as final tract map approval.