



Item 10.D Water and Wastewater Capacity Study Ordinance

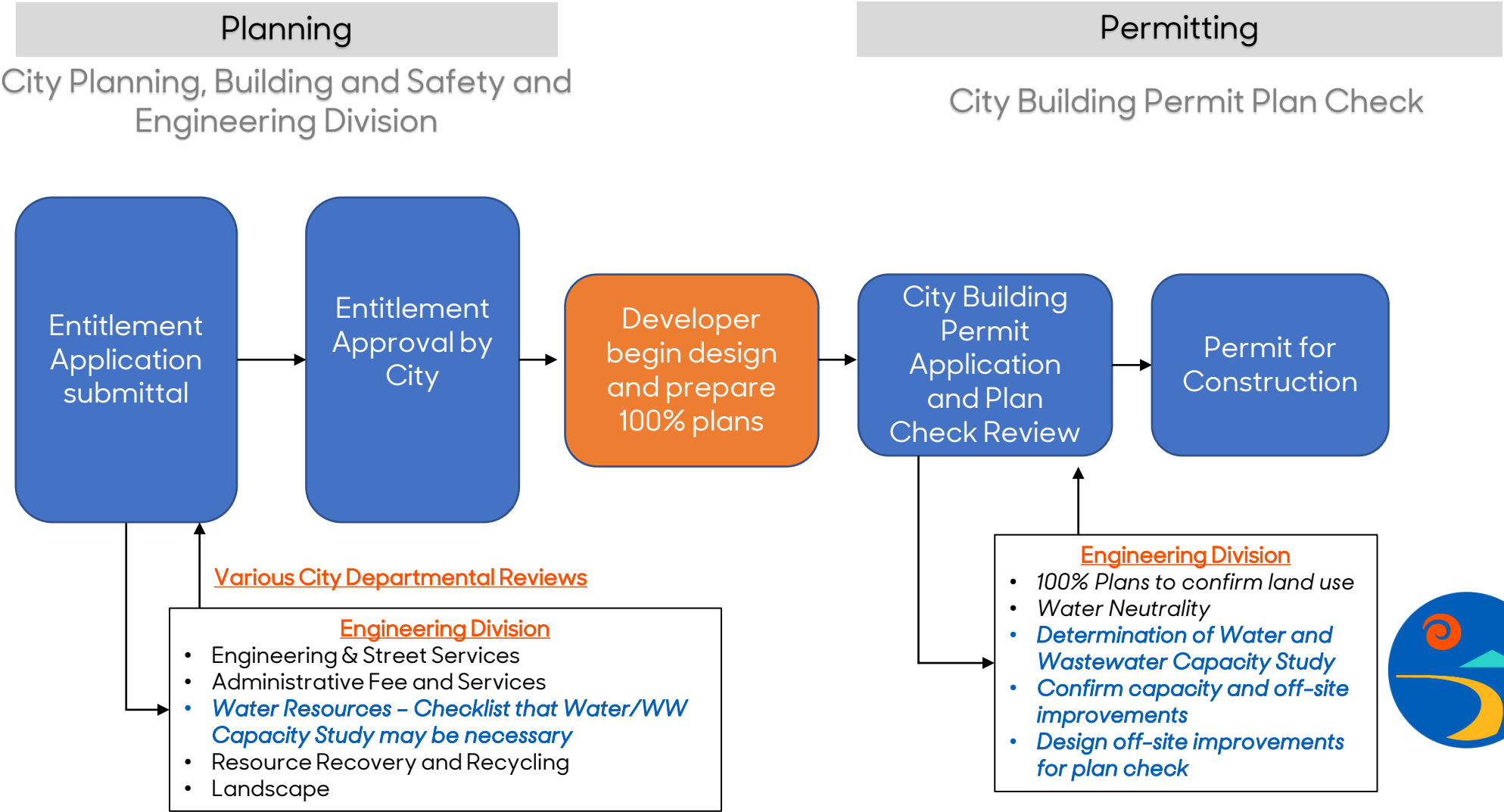
10/10/2023

Intent of Water/WW Capacity Study Ordinance

- Ensure water and wastewater infrastructure could provide reliable service and not overburdened
 - Existing infrastructure is built out and may not be sufficient for high density developments
 - Overtaxing existing infrastructure could lead to sanitary sewer overflows and loss of water pressure/supply
- Streamline and provide clarity for water/wastewater capacity studies
 - Provide up front determination if a capacity study is necessary
 - Provide developers with sufficient time to design local off-site improvements before Plan Check



Current Process for Water/WW Capacity Determination



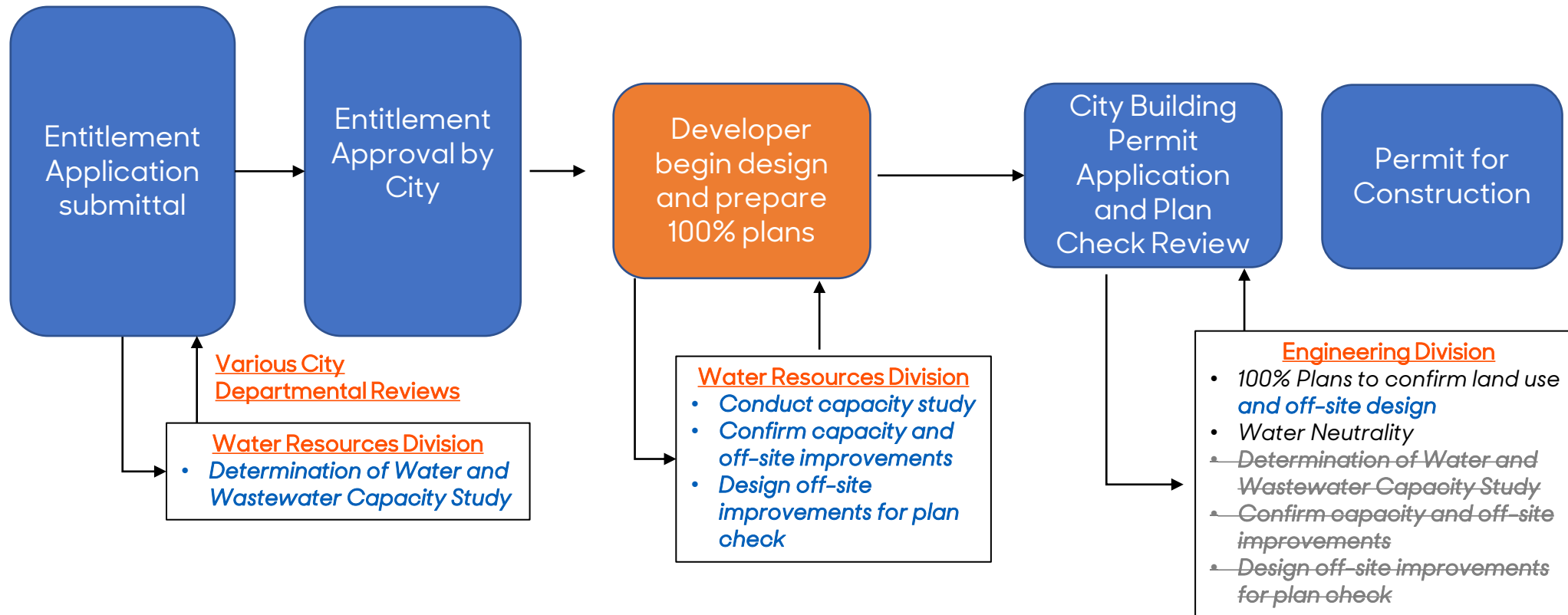
Streamlined Process w/Proposed Ordinance

Planning

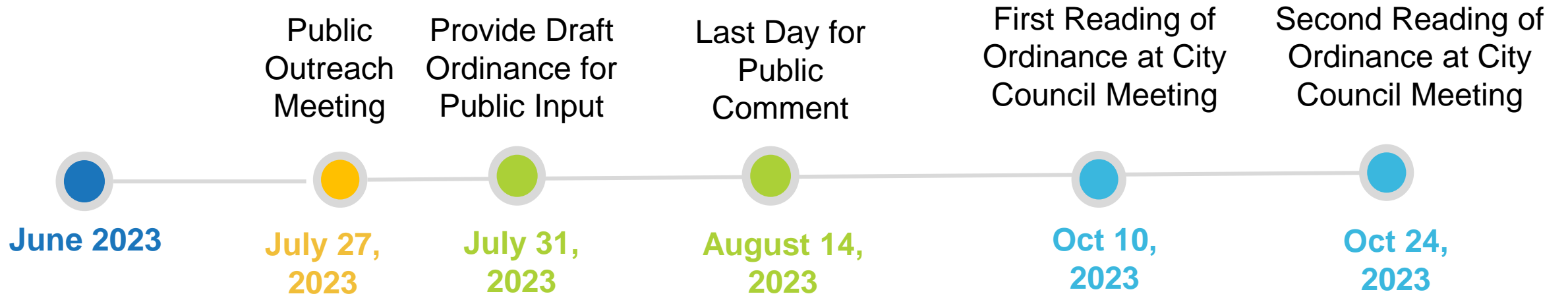
City Planning, Building and Safety and Engineering Division

Permitting

City Building Permit Plan Check



Ordinance Development Timeline



**Water
Capacity
Study
Ordinance
SMMC 7.12.180**



Water Capacity Study Ordinance (7.12.180)

a) Applicability

b) Definitions

c) Timing for Submittal of Study.

- i. Determination if a Water Capacity Study is required for planning application to be deemed complete. Not to conduct or perform the capacity study.
- ii. If a capacity study is required, it would be conducted before Building Permit Plan Check.
 - Complete capacity study
 - Confirm available capacity and if off-site improvements are required
 - If off-site improvements are required, developer shall prepare plans for Building Permit Plan Check



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Water Capacity Study Ordinance (7.12.180)

(d) Requirements for Off-Site Improvements.

- Additional off-site improvements are the responsibility of the developer to accommodate the increase in service for the New Development
- Required off-site improvements will be confirmed at the time of Building Permit Plan Check

Water Capacity Study Ordinance (7.12.180)

(e) The applicant for the New Development shall be responsible for paying all administrative fees (e.g., Water Study Review Fee) incurred by the City to review the Water Capacity Study.

(f) The Water Resources Manager may refuse water service in areas where the New Development will cause or contribute to creation of an Adverse Impact on the City's water distribution infrastructure.

(g) Exemptions.

- i. Undue hardship



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**Wastewater
Capacity Study
Ordinance
SMMC 7.04.880**



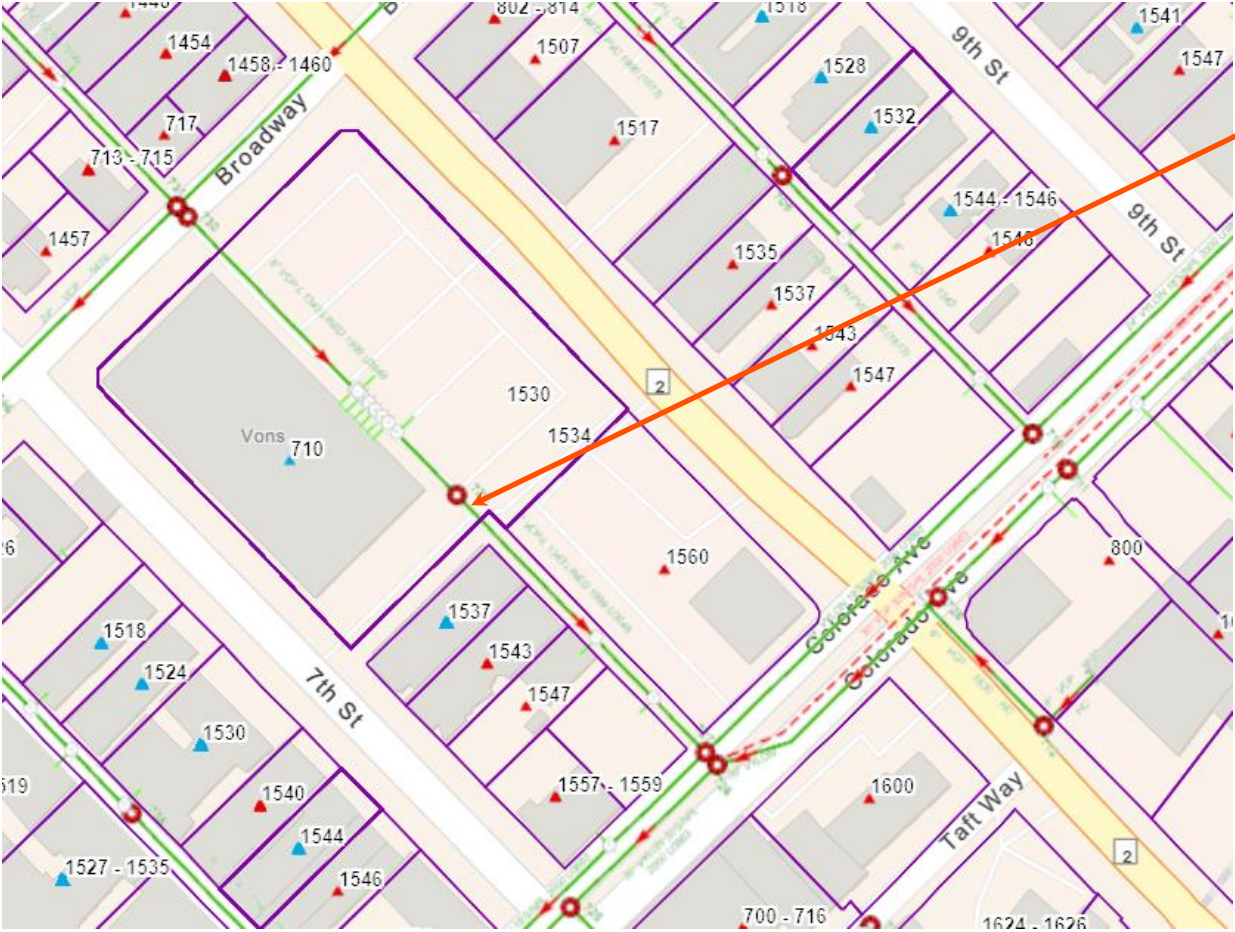
Wastewater Capacity Study Ordinance (7.04.880)

- Similar language as Water Capacity Study Ordinance
- New developments, in most cases, impacts the City's wastewater infrastructure more than water infrastructure
- Only 2-3 instances in the past five years where local off-site improvements were required for wastewater infrastructure



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Example of Off-Site Improvements (710 Broadway)



8-inch sewer line was relocated and increased to 12-inch sewer line by Developer based on increase in service required



Recommended Action

- Adopt a finding of Categorical Exemption pursuant to Section 15061 (b)(3) and Section 15308 of the California Environmental Quality Act (CEQA) Guidelines.
- Introduce first reading of the ordinance to amend SMMC 7.12.180 to require water capacity studies for new developments
- Introduce first reading of the ordinance to amend SMMC 7.04.880 to require wastewater capacity studies for new developments





THANK YOU...

Is Local Off-Site Improvements Covered by Capital Facility Fees?

- No, local off-site improvements are not covered by the capital facility fee and is the responsibility of the developer
- Capital facility fee (or capacity fees) ensures future customers, or existing customers requesting additional service, would enter as equal participants as existing customers
- Capital facility fee is based on existing assets and planned capital improvement projects to ***maintain current level of service***

Water and WW Capacity Study Procedures

1. Developer submits project description to Water Resources
 - Land use in the development (e.g., number of floors, number of units for each use, building area, etc.)
 - Projected water demand and projected wastewater generation
2. Water Resources review project description to determine if a capacity study is needed or not
3. If a capacity study is required, the applicant shall follow the general guidelines published by the Water Resources Division (e.g., hydrants to be flow tested or manholes to be flow monitored).
4. Upon completion of the study, Water Resources will review results and determine if off-site improvements are required.
5. Once the study or studies are complete and approved by the Water Resources Manager or designee, the completed studies will be valid for 180 days.



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