



**MARIN  
WATER**

# **Options for New Service Connections During Drought**

May 18, 2021



# Overview

- Pending development projects
- Options for new connections during drought
- Discussion

# Pending New Development Projects

Name	Location (land use agency)	Description
Talus Preserve <sup>1</sup>	Erin Drive, San Rafael (County of Marin)	<ul style="list-style-type: none"><li>• 28 single family units</li></ul>
Merrydale Townhomes <sup>1</sup>	350 Merrydale, San Rafael (San Rafael)	<ul style="list-style-type: none"><li>• 45 townhomes (9 Below Market Rate units)</li></ul>
BioMarin- Whistlestop- Eden Housing	999 3 <sup>rd</sup> Street, San Rafael (San Rafael)	<ul style="list-style-type: none"><li>• Mixed use redevelopment</li><li>• 67 affordable units for seniors</li></ul>

*<sup>1</sup>Requires a Pipeline Extension Agreement with the District.*

# Options for New Connections During Drought

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- Option 1 - Status Quo
- Option 2 – Landscape Restrictions
- Option 3 – Water Demand Offsets in New Service Connections
- Option 4 – Temporary Prohibition on New Service Connections

# Option 1: Status Quo

Comply with existing landscape water efficiency requirements:

- Residential: Approx 25% of landscape area can be high water use plant material
- Commercial: Approx 14% of landscape area can be high water use plant material

Comply with existing water efficiency requirements, including:

- Water efficient fixtures (clothes washers, faucets, toilets)
- Irrigation controllers with ET or soil moisture sensors and rain sensors to suspend irrigation
- No turf in slopes exceeding 10%, planting areas 10 feet wide or less, street medians, traffic islands, planter strips adjacent to hardscape

# Option 2: Landscape Restrictions

- Residential:
  - No turf in front yards.
  - Turf limited to 25% of landscaped area in backyards.
- Non-residential:
  - Non-functional turf prohibited.
  - Functional turf examples include parks, ballfields and schoolyards.

# Option 3: Water Demand Offsets in New Service Connections

- Charge new service connections a fee to fund off-site water saving measures to offset demand created by new connection.
- Generally employed to address large developments requiring annexation or chronic water supply issues
  - EBMUD, Alamo Creek Project
    - 1,000+ homes; 2:1 offset
    - Total = \$8million to fund conservation projects
  - Soquel Creek Water District “Water Demand Offset Program”
    - Started 2003 due to over-drafted groundwater basin
    - Offset goal is 2:1; Cost = \$55,000/acre-foot



# Option 3: Water Demand Offsets in New Service Connections cont'd

- Other agencies with water-neutral programs to address chronic water issues

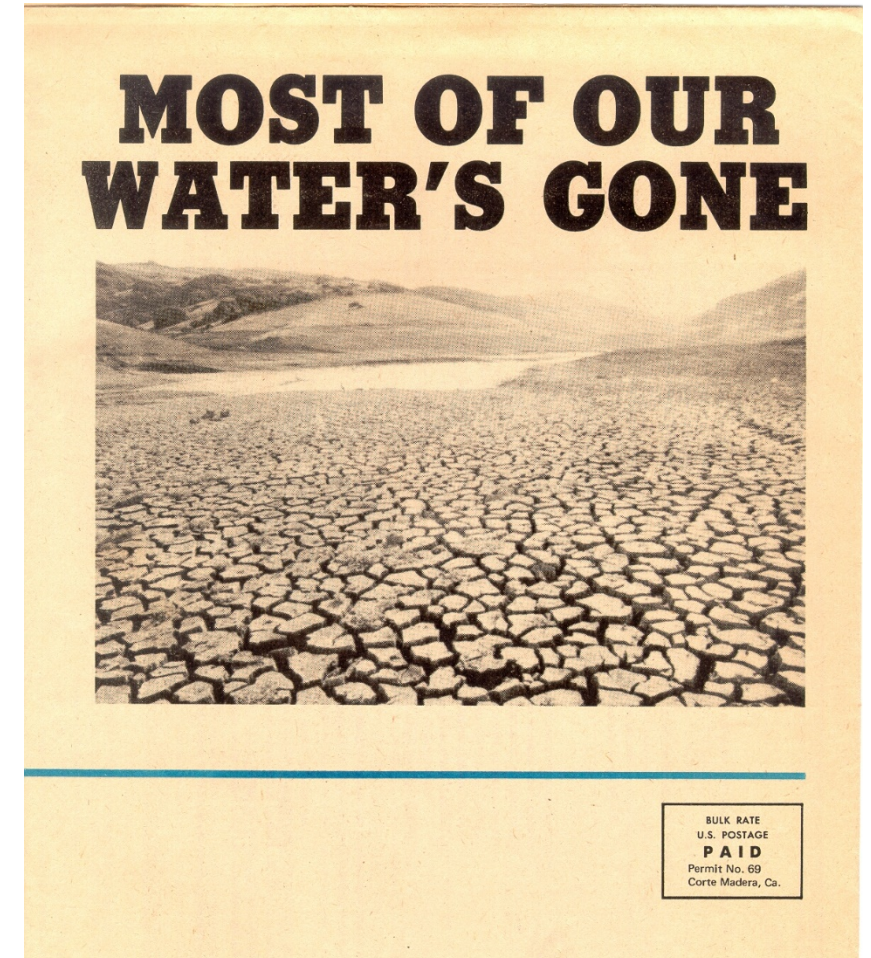
Agency	Year Started	Offset Ratio	Fee
Cambria CSD	2003	1:1	Based on cost to implement programs
Morro Bay, CA	1985	2:1	Perform retrofits or pay \$2,900 per Water Equivalency Unit
St. Helena, CA	1994	1:1	Cost of retrofits plus staff time.
Santa Monica, CA	1991	1:1	\$3.00/gallon per day

# Option 3: Water Demand Offsets in New Service Connections cont'd

- Steps to implement water demand offset program include:
  - Identify water efficiency/savings programs to be funded by offsets and ratio
  - Prepare detailed financial study to calculate water demand offset fee to be paid by customer
    - Similar to water demand fee study
    - Establish nexus to fee
    - 9 – 12 months to complete
  - Develop implementation program

# Option 4: Temporary Prohibition on New Service Connections

- Purpose: prohibit increase in demand on District's water supplies by temporarily limiting new connections during drought
- Prior temporary prohibitions on new service connections:
  - Effective April 1973 – November 1978
  - Effective February 1989 – March 1993



# Option 4: Temporary Prohibition on New Service Connections - Key Components

- Identify effective date
- Describe scope of prohibition
- Consider possible exceptions, such as Pipeline Extension Agreements and fire hydrants
- Conduct noticed public hearing on proposed code changes
- Conduct public outreach campaign to inform customers and other affected public agencies

# Option 4: Temporary Prohibition on New Service Connections – North Marin Water District

- Adopted April 20, 2021
- Effective July 1, 2021
- No new or enlarged connection shall be made
- Exceptions:
  - Connections pursuant to agreements prior to July 1, 2021
  - Fire hydrants
  - Applicant agrees to install landscape irrigated with potable water after suspension period

# Summary of Options for New Connections During Drought

Option 1: Status Quo	Option 2: Landscape Restrictions	Option 3: Water Demand Offsets in New Service Connections	Option 4: Temporary Prohibition on New Service Connections
<ul style="list-style-type: none"> <li>• 25% of <i>submitted</i> residential landscape area can be high water use plants</li> <li>• 14% of <i>submitted</i> commercial landscape area can be high water use plants</li> <li>• Comply with water efficiency requirements and mandatory restrictions</li> </ul>	<ul style="list-style-type: none"> <li>• Residential: no front yard turf; back yards turf limited to 25% landscape area</li> <li>• Non-residential: non-functional turf prohibited</li> </ul>	<ul style="list-style-type: none"> <li>• Develop program requiring new service connections to pay for off-site water conservation measures to achieve offset in demand created by new connection.</li> <li>• Conduct detailed financial study to support and implement program (9 – 12 mos)</li> </ul>	<ul style="list-style-type: none"> <li>• Suspend new service connections until drought conditions are lifted</li> <li>• Amend code and conduct public hearing</li> <li>• Conduct public outreach campaign</li> </ul>

## Next Steps

- Provide direction to staff on preferred option or options
- District staff present recommendation to Board for discussion and formal consideration at future meeting

**Drought is Here  
Conserve Water**

Learn more at [MarinWater.org/Conserve](https://MarinWater.org/Conserve)

