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## Western Municipal Water District's Role in New Development

Engineering, Operations, and Water Resources  
Committee - December 4, 2023





# OVERVIEW

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## Western Municipal Water District's (Western Water) Planning Process

### Project Development Process

Entitlement Process

Conditions of Approval (COA)

Availability (Western Water)

City/County Approval

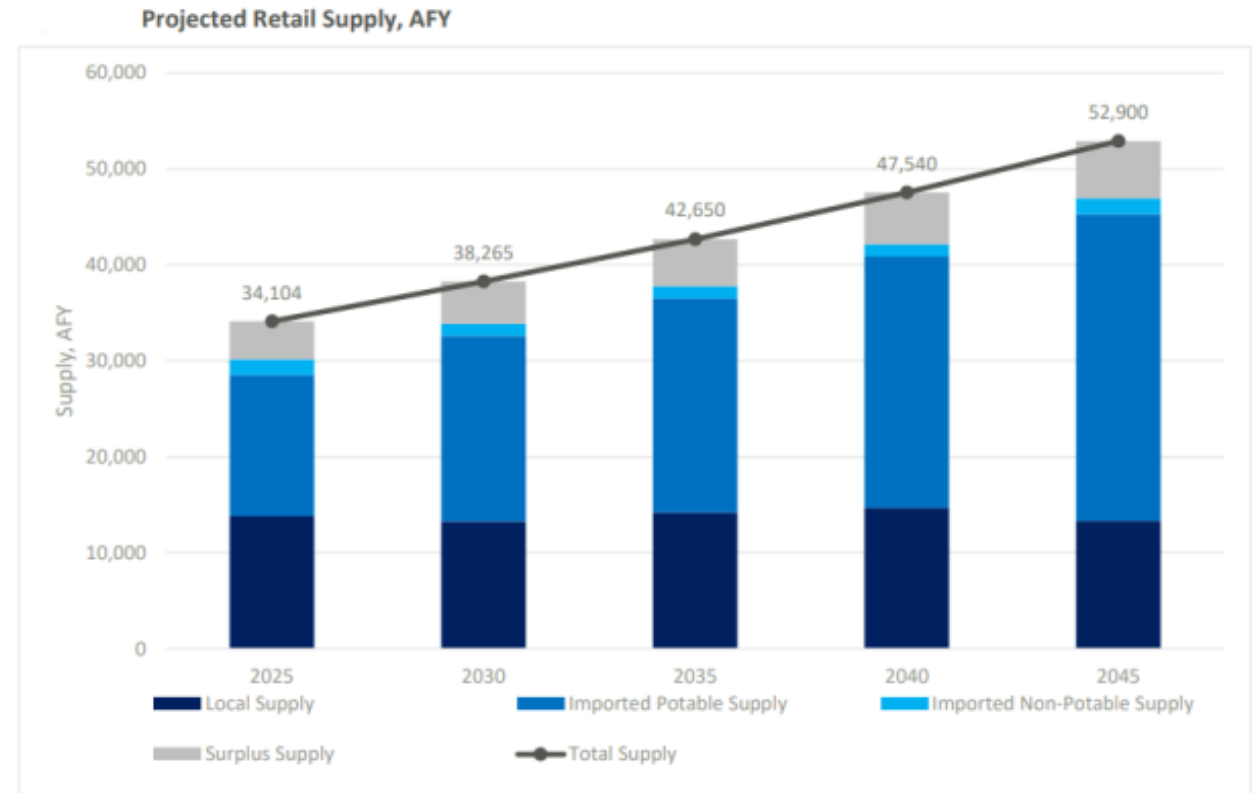
Development Services (Western Water)



# WESTERN WATER'S PLANNING PROCESS

## Urban Water Management Plans (UWMP)

- Incorporates population growth, development growth, climate change, and drought impacts
- Planning available supplies and demands forecasted out to 2045 for both wholesale and retail systems
- Adopted every 5 years by the Board of Directors
- Integrates:
  - Facility Master Plans (adopted by Board of Directors)
  - Drought Contingency Plan (adopted by Board of Directors)
  - Build Out Studies



Source: 2020 Urban Water Management Plan, page 70

### FINDINGS of 2020 UWMP:

*Western can reliably meet its wholesale and retail demands with existing and future supply sources based on demand and supply projections under varying conditions*

# PROJECT DEVELOPMENT PROCESS





# CITY/COUNTY ENTITLEMENT PROCESS

A Planning Commission or City Council use the entitlement process to approve developer projects. Key components include:

- Follows General Plan and Specific Plans
- Internal review by City/County Departments (e.g. Fire, Transportation, Parks, Conservation, etc.)
- California Environmental Quality Act (CEQA) and Environmental Impact Reports (EIR)



# CONDITIONS OF APPROVAL (COA)

## Key Conditions Include:

- Site Plan Approval
- Zoning
- Traffic/Transportation
- Landscape Approvals
- Utilities
  - Water and Sewer





# WESTERN WATER'S ROLE – AVAILABILITY

## Water and Sewer Availability Letters (Sometimes called Will Serve Letters)

- Formal communication indicating we understand project scope
- Outlines whether we can furnish services to meet project demands
- Lenders often require these letters before financing a project
- Does not guarantee a reservation of capacity
- Expire within one year of the date of issuance
  - 2022: 92 total letters issued
  - 2023: 92 letters to date



# WESTERN WATER'S ROLE - AVAILABILITY

## Water Supply Assessments (WSA) - Adopted by Board of Directors

- Under Senate Bill 610, Western Water is required to provide an analysis of current and projected supply compared to estimated water demands for **projects meeting a certain criteria**
- Thresholds:
  - ✓ **Residential or hotel** – more than 500 units/rooms
  - ✓ **Business/shopping center** – more than 1,000 employees or 500,000 square-feet of floor space
  - ✓ **Commercial office building** – more than 1,000 employees or 250,000 square-feet of floor space
  - ✓ **Industrial, manufacturing, processing plant, or industrial park** – more than 1,000 persons, 40 acres of land, or 650,000 square-feet of floor space
- **Five WSAs adopted by the Board over last 5 years – 4 industrial/commercial, 1 multi-family residential**



# CITY/COUNTY APPROVAL OF PROJECT

## Near Project Approval:

- Public Hearings are held for public input, concerns, and feedback
- Community engagement encourages participation and transparency
- Address concerns of residents and stakeholders

## At Project Approval:

- Plans are reviewed and approved by City/County staff
- Staff determines conditions/requirements are met
- Permits are issued



# WESTERN WATER'S ROLE – DEVELOPMENT SERVICES

Development Services play a crucial role in assisting developers.

Various functions include:

- Plan Reviews and Approvals
- Ensure compliance with Western standards and criteria
- Construction Inspection
  - Notice to Proceed (NTP) - issued prior to the start of construction
  - Notice of Final Inspection (NOFI) - ensures all requirements are met
- Interagency Agreements (Requires Board Approval)
- Provide Board Updates on Development Projects







# Thank You.

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*Engineering and Water Resources*

