

Santa Clarita Valley Water Agency

Regional & Distribution Facility Capacity Fees

Guidelines* for New Residential Developments

Single Family Residence (SFR), SFR Detached Condominiums,

Attached Condominiums, Multi-Family Residence

Effective January 1, 2018

** These guidelines are not intended to be all-inclusive and are subject to change without notice.*

Acronyms and Reference Notes:

SCVWA = Santa Clarita Valley Water Agency

CLWA = Castaic Lake Water Agency

NCWD = Newhall County Water District / **NWD** = Newhall Water Division

SCWD = Santa Clarita Water Division

VWC = Valencia Water Company / **VWD** = Valencia Water Division

FCF = Facility Capacity Fee

APN = Assessor Parcel Number

PDF = Portable Document Format (Adobe Acrobat)

POC = Point of Connection

WSA = Water Service Area

HOA = Home Owners Association

LMD = Landscape Maintenance District (maintained by the city or county)

Introduction:

Effective January 1, 2018 CLWA and NCWD along with the SCWD and VWC are now the **Santa Clarita Valley Water Agency (SCVWA)**.

Since the merger of the CLWA with the local water retailers NCWD, SCWD and VWC, Facility Capacity Fees (FCFs) for the Regional (imported or wholesale) water system will be combined with existing Distribution (retail) water system in the Santa Clarita Valley. The local retailer, Los Angeles County Water Works District #36 (which services Val Verde and part of the Castaic area), has their own retail/meter connection fees and costs.

SCVWA's FCFs for the Regional water system supports the wholesale water infrastructure and maintenance. The FCFs for the Distribution water system supports the local water retail divisions' infrastructure, maintenance and connection. If the Distribution FCF was already paid at the time of the planning phases, then it will not be charged again at the time of the Regional FCF.

The Guidelines:

The following Guidelines are to help make the process smoother for obtaining a certificate of clearance from the Santa Clarita Valley Water Agency (SCVWA).

For a new residential development the Model Homes are usually the first clearance needed. Typically there is HOA common area landscaping, a recreational center with a pool and sometimes LMD landscaping. Followed by the housing phases 1, 2, 3, etc. until the final phase, referred to as the Model Build Out (MBO).

Regional (formerly called Imported or Wholesale) **FCFs** are based on the water meter size and the Water Service Area (WSA) in which the project is located.

Distribution FCFs are based on the water meter size and the service area in which the project resides. Projects that are currently in the Valencia Water Division (VWD) service area do not have a Distribution FCF at this time. Some current residential projects may have already paid a Distribution FCF, but not the Regional FCF.

Please contact Doug Richan at SCVWA when the new residential project is ready to begin (see the last page).

During or shortly thereafter the initial contact, the Developer/Applicant shall furnish the following:

- Submit general project description
 - Product Name and the overall residential Project Name (i.e. – Houses @ Plum Canyon)
 - Housing Property Type
 - Single Family Residence (SFR)
 - SFR-Detached Condos
 - Attached Condominiums
 - Multi-Family Residence (i.e. – apartments for rent)
 - Total number of housing units
- Submit copy of the **Vesting Tract Map** (PDF format) that is submitted to the Los Angeles County Assessor Department
- Submit **Overall Site Plans** and mapping (PDF format) indicating layout of the proposed project, including proposed building(s) and landscaping
- Submit a readable **color Phasing Map** of the project (PDF format)
- Submit the complete **Architectural Floor Plans** (PDF format)
- All plans must have a graphic scale bar in feet
- Plans will remain with SCVWA and cannot be returned

Submitting Plans for the Model Homes and other housing phases:**

- **Plot Plans or Precise Grading Plans** (PDF format) is required with each phase:
 - Include the Cover/Title Sheet
 - Plans must include a graphic scale bar in feet
 - Each Lot/Parcel must indicate:
 - Lot # (mandatory)
 - Address (mandatory)
 - Plans must show the main water pipeline in the street and the lateral water pipeline that connects to the Water Meter/Point of Connection (POC) for each home/lot
 - Plans must indicate the location of each Water Meter and its corresponding size
 - If all water meters are the same size (i.e. – 1 inch), indicate on the Plot Plan’s Legend next to the *water meter symbol* “All Water Meters are 1 inch unless otherwise stated.”

- **Address Sequence Sheet** (Excel format) is required with each phase and needs to show the following:
 - Applicant/Company Name
 - Product Name (i.e. - *The Houses @ Plum Canyon*)
 - Tract #
 - Date
 - Phase #
 - Lot #'s
 - Addresses (House # and Street Name) are mandatory
 - Assessor Parcel Number (APN) if available*
 - * Note: Individual Condos may not always have an individual APN available before house addresses are assigned
 - Water Meter Size for each home/lot (i.e. – 1 inch meter)
 - The *Address Sequence Sheet* should reflect the same information as the *Plot Plans*

**** For Multi-Family Residential (Apartments, etc.):** If only one meter is required for one building with several apartments, then the FCF is only for the one Water Meter Size. However, all addresses (including Apt Numbers) associated with the one meter must be indicated on the *Address Sequence Sheet* and the *Plot Plans*.

For samples of the Address Sequence Sheets’ different housing property type please refer to the Excel spreadsheet “2018 Address Sequence Sheet sample.”

Submitting Plans for the Landscaping (HOA Common Areas, LMD areas, Parks, etc.):

- Plans must be submitted in PDF format and readable
- **Cover/Title Sheet**
- **Overall Irrigation Site Plan** (one sheet if possible)
 - Plans must have a graphic scale bar in feet
 - Plans must show the main water pipelines in the streets and the lateral pipelines to each Water Meter/Point of Connection (POC)
 - Plans must indicate the **location of all Water Meters/Points of Connection (POC)**
 - Identify each POC (i.e. – POC “A,” POC “B,” etc.)
 - Each POC must indicate the **Water Meter Size**

Submitting Plans for the Recreational Center(s), Pool(s), etc.:

- Plot Plans or Precise Grading Plans (PDF format)
 - Cover/Title Sheet
 - Address (mandatory)
 - Plans must include a graphic scale bar in feet
 - Plans must show the main water pipeline in the street and the lateral water pipeline that connects to each Water Meter/POC (domestic and irrigation)
 - Plans must indicate the **location of each Water Meter and its corresponding size** (domestic and irrigation)

Payment for the Facility Capacity Fees:

- Payments are by check only
- Make check payable to: *Santa Clarita Valley Water Agency*
- Reference the Project Name and Phase # on the check
- One check for the Common Area Landscaping
- One check for the Rec Center/pool
- One check per Phase of the Houses
- You may e-mail a scanned copy of the check to Doug Richan (drichan@scvwa.org)
 - Doug will prepare the certificate of compliance and contact you when it is ready for pick up at the front desk
 - Remember to bring the original check or the certificate cannot be released
 - You will sign SCVWA’s copy and the original certificate
 - Take the original certificate to the city or county
 - Keep a copy for your records

For all Facility Capacity Fee (FCF) inquiries, please contact:

Doug Richan
GIS Technician II
(661) 297-1600 x233
drichan@scvwa.org

Santa Clarita Valley Water Agency (SCVWA)
27234 Bouquet Canyon Rd
Santa Clarita, CA 91350

Hours: **By Appointment Only**. Monday - Thursday 8:00 AM to 5:00 PM. Open every other Friday 8:00 AM to 3:00 PM.