SAWS Growth Strategy

- We will support the City Master Plan and related policies
- We will expand CCN to ETJ, seeking contiguous, cost effective expansion
- We will recover growth costs through impact fees
- We will acquire other systems cost effectively
- We will work to ensure that growth is self-funding
Extending Service to New Customer

- Utility Service Agreements (USAs)
  - Utility Service Agreement (USA) describes how water and wastewater service will be provided to a particular tract of land
  - Describes the infrastructure required to serve the land
  - Ties water/wastewater capacities expressed in EDUs to the land
Utility Service Agreement (USA)

• USA is provided at no cost to the developer.
  – No utility master plan, POADP, construction plans, water pollution abatement plan, plat, or any specific development plan or information is required. No impact fees are collected at time of USA issue. The USA submittal requirements are minimal.

• The USA is often used as a vested rights “permit” if the applicant submits a “Fair Notice Declaration” through the City of San Antonio (CoSA). All USAs include the following statement:
  – The Parties agree that the purpose of this Agreement is the reservation of the designated water supply and/or wastewater discharge capacity for the Tract. Any rights that the Developer claims arise under Chapter 245, Texas Local Government Code, that are related to this Agreement are dependent upon the provision of all information required by the Fair Notice Declaration that is attached hereto and is incorporated by reference as Attachment “IX.”
SAWS Doesn’t Regulate Density

- Development regulations are based on local ordinances and state statutes
  - Public water systems with private septic systems require at least ½ acre/lot in Bexar County
  - Septic tanks using private water wells require at least 1½ acre/lot
  - City of San Antonio UDC defines zoning, impervious cover requirements, etc.
- Public water and wastewater systems facilitate higher density development
- SAWS must provide service within our CCN in accordance with our Utility Service Regulations
- Failing to provide service does not prevent growth
- SAWS has been required to acquire failing systems
SAWS Role in Platting Process

- All property to be developed goes through the platting process in San Antonio
- Various Agencies provide the analysis concerning the various criteria
- Platted property must meet certain criteria such as roadways, easements, drainage, and utilities including water & sewer service
Platting Agencies

- City of San Antonio - Planning & Development Services: land entitlements, environmental (trees), drainage, roadways, traffic, signs, parks & recreation (residential only), historic preservation office
- CPS: electric & gas service
- Bexar County
- Other as warranted: AT&T, Time Warner, SARA, Asset Mgmt, Aviation
- SAWS: water & wastewater service, aquifer protection
SAWS Role in Land Development through Plat Process

• How will tract be served water and wastewater service
  – Water Wells and/or Septic Tanks
  – SAWS
  – Other Purveyors

• Aquifer Protection
  – Protecting public health
  – Protecting the community's natural resources, especially the Edwards Aquifer and other water sources

• Utility Service Agreements usually required for SAWS service
  – General Construction Permit
  – Counter Permit
Water Quality

• SAWS Resource Protection and Compliance Staff do not review USA Contracts
• None of the water quality regulations refers to USA contracts
• Informational sheet is provided for recharge and contributing zone localities
ENVIRONMENTAL EVALUATION
EDWARDS AQUIFER RECHARGE ZONE
KNIGHTS CROSS ELEMENTARY SCHOOL - 30.13 ACRE SITE

Geologic and Site Condition Summary:
The site is located within the Edwards Aquifer Recharge Zone.
Site is located within the Dolomite & Granestone Members of the Edwards Group.
SAWS staff did not perform a site investigation.
The Engineer did report (3) sensitive features which will be buffered.
A fault is located within the subject site.
The site is currently undeveloped.
The site is not within a 100 year floodplain.

Land Use Summary:
Aquifer Protection Plan: Required - Has not been submitted.
Master Development Plan: Within Steebling Ranch MDP #025-08.
Category Status: N/A.
Zoning Status: NP-10.
Site: Has not been submitted.
Water Pollution Abatement Plan: Has not been submitted.
Development Type: Commercial.
Geologic and Site Condition Summary:
The site is located within the Edwards Aquifer Recharge Zone.
Site is located within the Dolomite & Grainstone Members of the Edwards Group.
SAWS staff did not perform a site investigation.
The Engineer did report (3) sensitive features which will be buffered.
A fault is located within the subject site.
The site is currently undeveloped.
The site is not within a 100 year floodplain.

Land Use Summary:
Aquifer Protection Plan: Required - Has not been submitted.
Master Development Plan: Within Steubing Ranch MDP #025-08.
Category Status: N/A.
Zoning Status: NP-10.
Plat: Has not been submitted.
Water Pollution Abatement Plan: Has not been submitted.
Development Type: Commercial.
Aquifer Protection Regulations

• Zoning
• Aquifer Protection Plan
• Water Pollution Abatement Plan
• Platting
• Building Permits
EDWARDS AQUIFER NOTES:

1.) THIS SUBDIVISION IS WITHIN THE EDWARDS AQUIFER RECHARGE ZONE. DEVELOPMENT WITHIN THIS SUBDIVISION IS SUBJECT TO CHAPTER 34, ARTICLE VI, DIVISION 6 OF THE SAN ANTONIO CITY CODE ENTITLED “AQUIFER RECHARGE ZONE AND WATERSHED PROTECTION,” OR LATEST REVISIONS THEREOF. NO PERSON SHALL COMMENCE THE CONSTRUCTION OF ANY REGULATED ACTIVITY UNTIL AN EDWARDS AQUIFER PROTECTION PLAN (“WATER POLLUTION ABATEMENT PLAN” OR “WPAP”) OR MODIFICATION TO AN APPROVED PLAN AS REQUIRED BY 30 TAC SECTION 213.5 OF THE TEXAS WATER CODE, OR LATEST REVISION THEREOF, HAS BEEN FILED WITH THE APPROPRIATE REGIONAL TNRCC OFFICE, AND THE APPLICATION HAS BEEN APPROVED BY THE EXECUTIVE DIRECTOR OF THE TNRCC.
- 100 Year Floodplain and Creek way
- 60' Floodplain Buffer
SAWS Role in Land Development
Abandoned Wells
SAWS Role in Land Development

Sam Mills, P.E.
Director of Infrastructure Planning

Scott Halty
Director of Resource Protection & Compliance

February 25, 2013