


# WOODLANDS MUTUAL WATER COMPANY

## DROUGHT RESPONSE – COMMON AREA (WOODLANDS MASTER ASSOCIATION)

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CONTACT: Rob Miller, General Manager 

Wallace Group

612 Clarion Court, San Luis Obispo, CA

TELEPHONE: (805) 540-5208

### **Background**

As California endures a period of historic drought, water conservation mandates have become commonplace. In Nipomo, conservation requirements have been issued both by the Governor in Executive Order B-29-15 (April, 2015) and through the Nipomo Mesa Management Area (NMMA) Technical Group (May, 2015). The Woodlands Mutual Water Company (WMWCo) must comply with both mandates. The summary table below has been prepared for our customers to minimize confusion, since the required use reductions are similar:

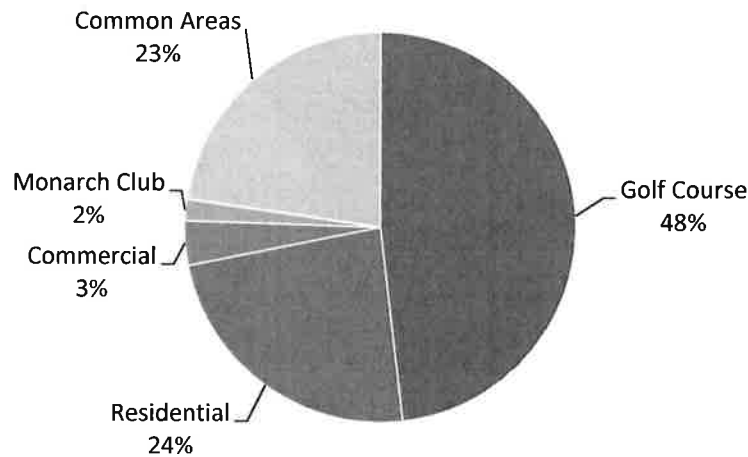
<b>Source of Requirement</b>	<b>Requirement Summary</b>	<b>Explanation</b>
Governor's Executive Order	Target statewide reduction of potable water by 25% compared to 2013	Systems with less than 3,000 connections like WMWCo must either limit outdoor irrigation to two days per week, or implement an equivalent program to achieve a 25% reduction per household.
NMMA Technical Group	Reduce total groundwater pumping by 30% compared to 2013	WMWCo must pump 30% less from the groundwater basin compared to 2013. This requirement can be met by a combination of water conservation and importation of new water.

If you would like to read the actual language of the above mandates, you can do so via our website at [www.woodlandsmwc.com](http://www.woodlandsmwc.com).

### **WMWCo's Action Plan**

WMWCo's proposed action plan will include water conservation goals for our five customer types, including residential, golf, commercial, common area landscaping, and the Monarch Club. The chart on the following page summarizes water consumption in 2013 by customer type.

## Groundwater Use by Customer Type (2013 baseline - 1,004 acre feet used)



The focus of this letter is on the water use associated with common area irrigation which is managed by the Woodlands Master Association. Based on our discussions, we understand that the following key goals should be considered when considering methods of reducing common area irrigation:

1. Irrigation efficiency should be maximized throughout the Common Areas, including the use of efficient irrigation timing (duration, cycles, night watering, etc.) and where feasible, more efficient irrigation equipment (nozzles, sprinkler heads, pressure adjustments, etc.).
2. Management should consider prioritizing irrigation water use so that it may keep certain areas more green while allowing other less critical areas to be less green – all within the context of globally achieving the required reductions yet maintaining, to the extent possible, the community aesthetic:
  - a. Certain access corridors that are used extensively by members and visitors should receive adequate irrigation to maintain a green appearance. These corridors include Via Concha and Mesa Road.
  - b. Turf areas associated with interior parks should be irrigated sufficiently to maintain near-green conditions. Given the geometry of these parks, new rotor-style spray heads have been deemed to be both cost effective and operationally efficient, and therefore all park turf areas should be retrofitted to maximize efficiency.
  - c. Interior open space areas, including cul-de-sac planters, will receive a reduced water amount, which may result in a change in turf color. However, the turf should be irrigated with an amount sufficient to keep the plant material alive.
  - d. Ornamental plant material irrigated by drip irrigation should be given sufficient volume to maintain plant health, though flowering and other ornamental attractiveness may be less vigorous during drought conditions.

It is our understanding that management staff responsible for common area irrigation is taking a number of actions to achieve a 30% reduction in water use while adhering to the above goals. The status of specific actions is summarized as follows:

Action A – irrigation timing improvements: Irrigation cycles are now limited to early morning and night hours only, and no irrigation will occur during or within 48 hours following measurable rainfall. It is worthy to note that some irrigation may occur during the day after irrigation repairs, fertilization, and certain other limited situations.

Action B – Via Concha/Mesa Road efficiency: Irrigation timers have been turned back to 3 days per week for turf, and 1 or 2 days per week for ornamentals on drip irrigation as needed.

Action C – Park improvements and efficiency: High efficiency rotor style heads are being installed, and all parks will be retrofitted by September 15, 2015. Turf irrigation will be limited to 2 days per week, depending on plant material stress. Ornamentals on drip irrigation will be irrigated 1 day per week, with a second day intermittently added in response to observed plant stress.

Action D – Internal open space adjustments: Turf irrigation within open space areas and cul-de-sac planters will be limited to 1 day per week, with some turf discoloring expected. Ornamentals on drip irrigation will be irrigated 1 day per week, with a second day intermittently added in response to observed plant stress. This action also applies to open space areas adjacent to the Monarch Ridge Town Homes and the Butterfly Habitat along Kingston Drive.

Once the governor's order has been rescinded and groundwater levels with NMMA return to normal, the common areas may be irrigated and maintained in a green condition without restriction.

We do ask that all customers, including common areas, observe the following prohibitions relating to the waste of water:

- Using potable water to wash sidewalks and driveways
- Using hoses with no automatic shutoff nozzles to wash equipment