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Water Demand Committee Members:

*Molly Evans, Chair
Andy Clarke
Jeanne Byrne*

Alternate:

Brenda Lewis

Staff Contact

*Stephanie Locke
Arlene Tavani*

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AGENDA

**Water Demand Committee
Of the Monterey Peninsula Water Management District**

Monday, February 13, 2017, 3:30 pm
District Conference Room, 5 Harris Court, Building G, Monterey, CA

Call to Order

Comments from Public - *The public may comment on any item within the District's jurisdiction. Please limit your comments to three minutes in length.*

Action Items -- *Public comment will be received.*

1. Consider Adoption of January 24, 2017 Committee Meeting Minutes
2. Discuss and Provide Direction on 2017 Clean-Up Ordinance
3. Provide Direction to Staff on Businesses Not Associated with a Building

Discussion Items – *Public comment will be received.*

4. Update on Pressure Reduction Program

Set Next Meeting Date

Adjournment

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WATER DEMAND COMMITTEE

ITEM: ACTION ITEM

1. CONSIDER ADOPTION OF JANUARY 24, 2017 COMMITTEE MEETING MINUTES

Meeting Date: January 24, 2017

**From: David J. Stoldt,
General Manager**

Prepared By: Arlene Tavani

CEQA Compliance: No CEQA Required

SUMMARY: Attached as **Exhibit 1-A** are draft minutes of the January 24, 2017 Water Demand committee meetings.

RECOMMENDATION: The committee should adopt the minutes by motion.

EXHIBIT

1-A Draft Minutes of the January 24, 2017 Water Demand Committee Meeting



EXHIBIT 1-A

DRAFT MINUTES
Water Demand Committee of the
Monterey Peninsula Water Management District
January 24, 2017

Call to Order

The meeting was called to order at 8:30 am in the MPWMD conference room.

Committee members present: Molly Evans, Chair
Jeanne Byrne
Andy Clarke

Committee members absent: None

Staff members present: David Stoldt, General Manager
Stephanie Locke, Water Demand Division Manager
Arlene Tavani, Executive Assistant

District Counsel present: None

Comments from the Public: No comments.

Action Items

- 1. Consider Adoption of October 3, 2016 Committee Meeting Minutes**
On a motion by Byrne and second of Clarke, the committee approved the October 3, 2016 minutes on a unanimous vote of 3 – 0 by Byrne, Clarke and Evans.
- 2. Discuss and Provide Direction to Staff on Development and Implementation of Pressure Reducing Valve (PRV) Program**
Locke presented the topic to the committee. She proposed that the District develop a program to fund installation of pressure reducing valves. The program costs would be reimbursed by California American Water from funds made available through the last general rate case. The funds must be used within 90 days which would be sufficient time to purchase the valves, but might not be enough time to implement an installation program.

The committee discussed the program concept and suggested the following. (a) Purchase the pressure reducing valves and provide them to the public at no cost. (b) The District would not install the valves. (c) Establish a rebate program for installation of the valves by the property owner. (d) Advertise this program in areas that experience abnormally high water pressure such as neighborhoods in valleys or with water pressure above 125 psi. Make it clear that the District would not be liable for damage to plumbing that might

result from valve installation. (e) Staff should continue the practice of collecting water pressure readings when inspections are conducted in order to enhance the data record on the location of high pressure areas. (f) High pressure areas could be mapped and the information provided to the California Public Utilities Commission when work begins on California American Water's next general rate case. It may be that additional funding could be provided in the next rate case to address high pressure areas in the water system.

3. Consider Lawn Removal Rebate Request from Monterey Peninsula Unified School District for Martin Luther King Jr.

Byrne offered a motion to recommend that the Board of Directors approve a rebate in the amount of \$19,969 for turf removal at Martin Luther King Jr. School. The motion was seconded by Clarke and approved unanimously on a vote of 3 – 0 by Byrne, Clarke and Evans.

Discussion Item

4. Update on Del Rey Wood and Monte Vista Turf Removal Projects

There was no discussion of this topic.

Set Next Meeting Date: February 13, 2017, 3:30 pm

Evans requested that at a future meeting the committee discuss how water could be allocated to restaurants that are required to use paper tableware as a water saving measure. Water conservation is an important consideration, however; the requirement for single use tableware causes an increase in waste to the landfill. Evans asked staff to provide statistics on the amount of water used by restaurants for dishwashing annually.

Adjournment

The meeting was adjourned at 9:05 am.

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WATER DEMAND COMMITTEE

ITEM: ACTION ITEM

2. DISCUSS AND PROVIDE DIRECTION ON 2017 CLEAN UP ORDINANCE

Meeting Date: February 13, 2017 **Budgeted:** N/A

From: David J. Stoldt, **Program/** N/A
 General Manager **Line Item No.:**

Prepared By: Stephanie Locke **Cost Estimate:** N/A

General Counsel Review: N/A
Committee Recommendation: N/A
CEQA Compliance: No CEQA Required

SUMMARY: An outline of concepts and discussion topics is attached as **Exhibit 2-A**. Please refer to the District Rules for complete context. Staff will provide explanations during the meeting.

RECOMMENDATION: The Committee should discuss each rule amendment or amendment concept and provide direction to staff.

EXHIBIT
2-A 2017 Clean Up Ordinance Discussion Points

EXHIBIT 2-A

2017 CLEAN UP ORDINANCE CONCEPTS FOR DISCUSSION

RULE 11 DEFINITIONS

Amendments are shown in bold italics (***bold italics***) and strikethrough (strikethrough):

1. EXPANSION OF USE - “Expansion of Use” shall mean the addition of any ***Residential*** water fixture and/or increase to existing ***Non-Residential*** floor area.

2. MIXED USE – “Mixed Use” shall mean water used for domestic or other uses from any Water Distribution System or private Well where one water meter or Connection supplies both Residential and Non-Residential uses, often within the same building. ***Mixed Use also refers to buildings with both Residential and Non-Residential Users.***

3. ON-SITE – “On-Site” shall mean located on the same Site.

The Rules have “On-Site”, on Site, and on-Site. Consistency question.

4. Permit or permit.

Should there be a definition? If so, Rule-wide capitalization will need to take place.

5. SITE - “Site” shall mean any unit of land which qualifies as a Parcel under the Subdivision Map Act, and shall include all units of land: (1) which are contiguous to any other Parcel (or are separated only by a road or easement), and (2) which have identical owners, and (3) which have an identical present use. The term “Site” shall be given the same meaning as the term “Parcel”.

Discuss “identical present use.” We have used “residential” or “non-residential.”

6. SYSTEM LIMITS – “System Limits” means the System (***P***roduction ***L***imit) and Expansion (Connection) Capacity of a Water Distribution System.

7. ***WATER DISTRIBUTION SYSTEM PERMIT*** – “***Water Distribution System Permit***” shall mean a written permit issued from MPWMD that authorizes creation of a Water Distribution System from one or more Sources of Supply to serve specific Parcels.

RULE 23 - ACTION ON APPLICATION FOR A WATER PERMIT TO CONNECT TO OR MODIFY A CONNECTION TO AN EXISTING WATER DISTRIBUTION SYSTEM

Amendments are shown in bold italics (***bold italics***) and strikethrough (strikethrough):

EXHIBIT 2-A

- q. When a water fixture requiring a Water Permit by the District is installed without a Water Permit and the Applicant is unable to secure sufficient Allocation from a Jurisdiction and there is insufficient Water Credit on Site, the Applicant shall remove the fixture and return the location to its original state where there is no evidence of the unpermitted water fixture.*

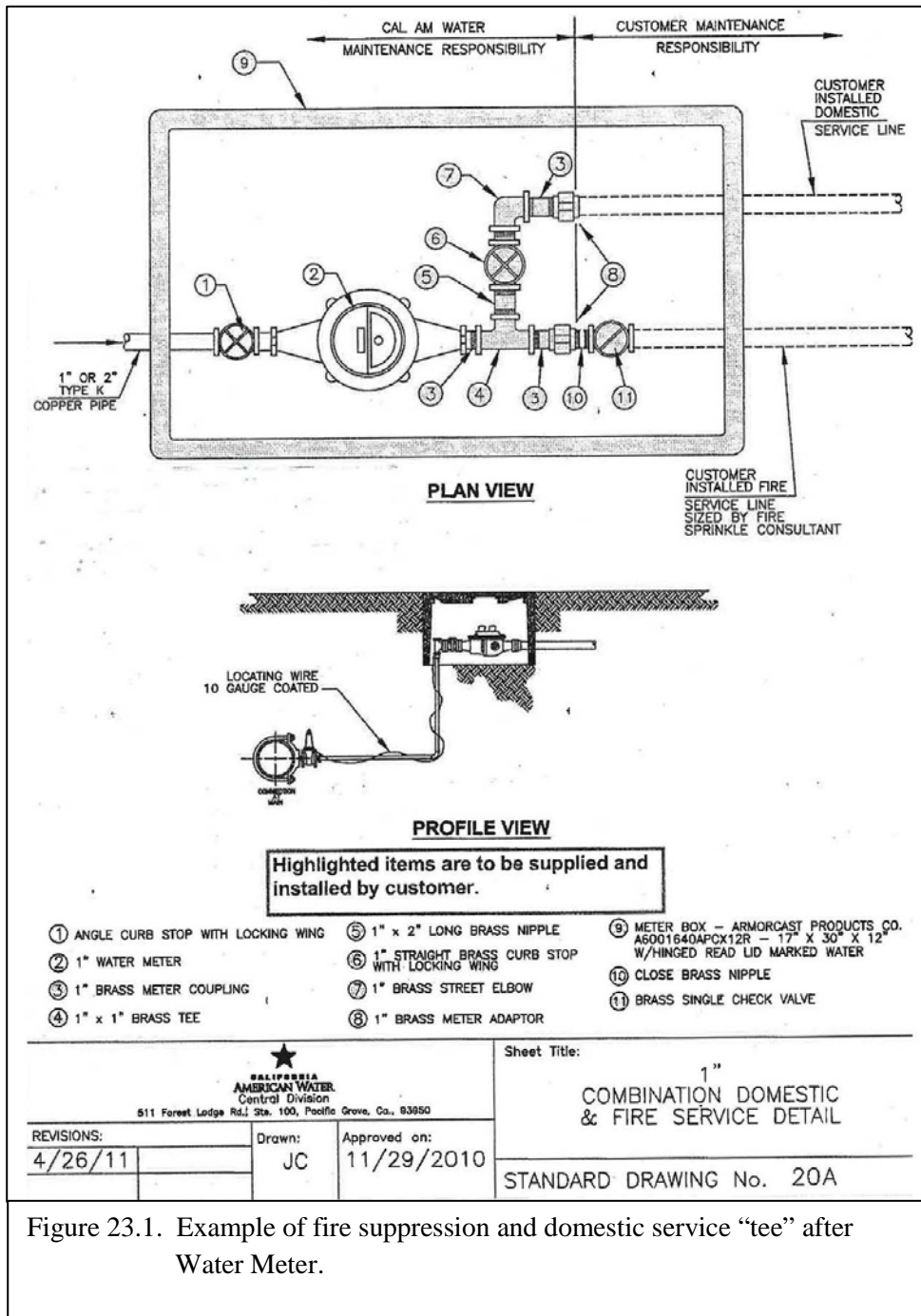
RULE 23-B MANDATORY CONDITIONS, ACTION ON APPLICATION FOR A WATER PERMIT TO CONNECT TO OR MODIFY AN EXISTING WATER DISTRIBUTION SYSTEM

Amendments are shown in bold italics (***bold italics***) and strikethrough (strikethrough):

2. Construction of a New Structure.
 - a. All new water use permitted by the District shall install a separate water meter to each User.
 - b. All Non-Residential New Structures that include irrigated landscapes of 1,000 square-feet or greater shall utilize a separate Water Meter supplied by the Water Distribution System to measure all exterior water uses.

All Residential irrigated landscapes of 5,000 square-feet or greater shall install a sub-meter to measure outdoor water use.
 - c. All New Structures receiving a Water Permit after January 1, 2009, shall have separate water supply lines that tee off after the Water Meter to supply fire suppression service and domestic service *as demonstrated in Figure 23-1*. This configurations shall facilitate installation of a Flow Restrictor in the domestic service without interfering with the fire suppression service.
 - d. All Water Permits requiring deed restrictions shall also include a Notice and Deed Restriction titled "Provide Public Access to Water Use Data."

EXHIBIT 2-A



RULE 141 WATER CONSERVATION REBATES

Amendments are shown in bold italics (***bold italics***) and strikethrough (strikethrough):

- Ice Machines need to come off the rebate list. They were required as of January 1, 2014.

EXHIBIT 2-A

- Should we allow a rebate for a second washer? Discussion: Person received a rebate ten years ago for water efficient clothes washer. The washer now needs to be replaced. Applicant purchases a current model of a high efficiency washer and requests a rebate. Today's washer purchased is far more efficient than the original. Should the applicant qualify for a rebate to encourage replacement of older washers with high efficiency models? If not, the applicant might be inclined to purchase a less expensive and less efficient model.
- Should we add a rebate for multi-family residential meter splits? Discussion: Individual metering is highly encouraged to encourage conserved water by making each water user accountable for their consumption. Separate metering is also a best management practice of the California Urban Water Conservation Council. Individual water meters also facilitate compliance with water use reductions during rationing periods.

Cal-Am's recent rate structure change results in higher rates for master-metered multi-residential housing. This should be an incentive for multi-family property owners/managers to install separate water meters. However, there are somewhat significant costs associated with installing separate plumbing to meter units in multi-family complexes. Staff is proposing the Committee consider a rebate of \$100 per unit to separately meter multi-family housing that has been served by a master meter. This action will encourage more master metered housing to individually meter units, thereby increasing conservation and accountability.

- Should the rebates for High Efficiency Toilets (HET) and Ultra-High Efficiency Toilets (UHET) be decreased? The current rebate for HET is \$100 and the UHET rebate is \$150. The cost of a UHET is ranges from \$115-\$150. HETs run anywhere from \$90 up, depending on how "fancy" the toilet is. Staff is finding that there is not enough of an incentive for people to choose the UHET. Staff is recommending the rebates be adjusted to \$75 for HET and \$125 for UHET.
- Should a commercial property that changes from 1.6 gallons per flush Ultra Low Flush Toilets (ULF) to HET qualify for a rebate? Currently, Rule 143 requires replacement of ULF with HET. Because it is a requirement, the rebate is unavailable. However, if a commercial enterprise wants to reduce their water use voluntarily, shouldn't an exemption be granted and a rebate offered to encourage replacement (and water savings)? If yes, amendments would be made to Rule 141 and Rule 143.

RULE 143 - WATER EFFICIENCY STANDARDS FOR EXISTING NON-RESIDENTIAL USES

Relocate Rule 154 to Rule 143-M. Amendments are shown in bold italics (***bold italics***) and strikethrough (strikethrough):

EXHIBIT 2-A

M. CONSERVATION MESSAGE REQUIREMENTS

1. *All Visitor-Serving and Public and Quasi-Public Facilities shall display in visible locations in all restrooms, kitchens, and dining areas, placards or decals approved by the District promoting public awareness of the need for water conservation and/or advising the public that waste of water is prohibited.*
2. *The owner and/or manager of each rental property shall provide a pamphlet, brochure, or other literature to current and future tenants that list the water conservation requirements, including the Water Waste and Non-Essential Water Use regulations of the District.*
3. *Visitor-Serving Facilities shall promote towel and linen reuse programs by providing written notice in the rooms, whereby towels and linens are changed every three days or as requested by action of the guest.*
4. *Visitor-Serving Facilities shall provide written notice that drinking water is available only upon request. Notification of this requirement shall be provided on the table(s) or menu(s) of each facility. Visitor-Serving Facilities shall not provide drinking water at the table unless specifically requested.*
5. *Facilities utilizing Alternative Water Sources for irrigation water shall be encouraged to provide notice of the Alternative Water Supply, either by erecting a sign in compliance with local codes or by identifying the Alternative Water Supply in other venues such as in newsletters, websites, menus, etc.*

RULE 144 - RETROFIT UPON CHANGE OF OWNERSHIP, USE, OR EXPANSION OF USE

Amendments are shown in bold italics (***bold italics***) and strikethrough (strikethrough):

~~A. MANDATORY RETROFIT UPON CHANGE OF OWNERSHIP OR USE~~

~~All plumbing fixtures in Existing Structures, including Residential and all Non-Residential structures, shall, at the time of Change of Ownership or Change of Use, comply with Rule 142 and Rule 143. These fixtures shall be installed and maintained, and shall not be replaced with fixtures which allow greater water use.~~

~~B. MANDATORY RETROFIT UPON EXPANSION OF USE~~

EXHIBIT 2-A

~~The addition of any toilet and/or increase in floor area of Existing Structures by twenty-five percent (25%) or greater of the existing floor area shall meet the Low Water Use Plumbing Fixtures and standards described in Rule 142 and Rule 143 for the entire facility, including retrofitting of plumbing fixtures within Existing Structures throughout the Site.~~

CA. PROOF OF RETROFIT UPON CHANGE OF OWNERSHIP ~~OR CHANGE OF USE~~

Before any Change of Ownership ~~or Change of Use~~ of real property within the District, the selling owner(s) or his authorized agent shall, in the form and manner specified by the District, certify compliance with the retrofit requirements of this Rule by one of the following methods:

1. Provide the District with a District-certified inspection report that provides all Site information required by the District and that verifies installation of Low Water Use Plumbing Fixtures ~~throughout the structure, as required by Regulation XIV and Regulation XV;~~ or
2. Provide documentation to the District from a District-certified city or county building official that provides all Site information required by the District and that certifies installation of Low Water Use Plumbing Fixtures ~~throughout the structure, as required by Regulation XIV and Regulation XV;~~ or
3. Provide owner certification that *all* plumbing fixtures ~~throughout the structure~~ have been retrofitted in compliance with Regulation XIV ~~and Regulation XV~~. The buyer or seller shall forward a copy of this certification, together with a dated copy of the purchase receipt for each Low Water Use Plumbing Fixture and a dated copy of the labor contract or a statement of self-installation which evidences complete installation to the District. The District may verify owner certification by an onsite inspection; ~~or~~

B4. The General Manager may conditionally extend the proof of retrofit requirement of this section where the seller, *or* buyer, ~~or tenant~~ certifies that the structure will begin to be Remodeled or modified within one hundred and ~~twenty~~ eighty (120/180) days of the Change of Ownership ~~or Change of Use~~, that the structure will comply with Regulation XIV upon completion of construction, and the District shall be both contacted and allowed inspection of the property by District staff or its authorized agent *upon project completion* within 180 days (i.e. six months) ~~of the date of this requirement~~. Incremental extensions of 90 180 days may be allowed until completion of the Remodel or modification.

EXHIBIT 2-A

~~It shall be a violation of this Regulation for any buyer or seller to instruct an escrow agent to close escrow for any sale of property in the District that does not comply with Subdivision D of this Rule.~~

~~This Subdivision D shall not impose any affirmative or discretionary duty upon an escrow agent, acting in the capacity of escrow officer. Nothing in this Rule shall be construed, either expressly or by implication, to provide for a criminal proceeding or create a civil liability against a title insurer or an underwritten title company, as defined in the California Insurance Code, or their officers, directors, or employees, by reason of an alleged violation of this Rule by a party or parties to an escrow at such a corporation.~~

- C. It shall be a violation of this Regulation for any buyer or seller to instruct an escrow agent to close escrow for any sale of property in the District that does not comply with Subdivision D of this Rule.***

This Subdivision D shall not impose any affirmative or discretionary duty upon an escrow agent, acting in the capacity of escrow officer. Nothing in this Rule shall be construed, either expressly or by implication, to provide for a criminal proceeding or create a civil liability against a title insurer or an underwritten title company, as defined in the California Insurance Code, or their officers, directors, or employees, by reason of an alleged violation of this Rule by a party or parties to an escrow at such a corporation.