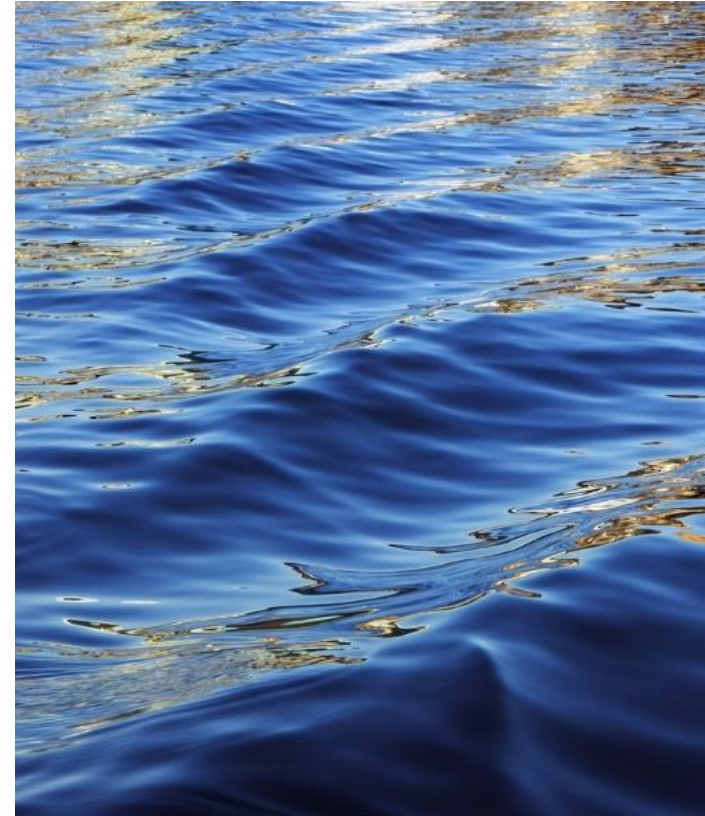


Consider Second Reading and Adoption of Ordinance No. 178

November 13, 2017



Summary

Ordinance No. 178

- Allows sub-metering of Accessory Dwelling Units
- Adds water efficiency standards for apartments and Common Interest Developments
 - Water users previously unaffected by MPWMD's conservation requirements
- Reviewed by the Water Demand Committee

Rule 23

Water Meters for Accessory Dwelling Units

- Allows permanent sub-metering of one ADU on a site
- ADUs would otherwise be required to have Cal-Am meter when the CDO moratorium is lifted
- Jurisdiction must confirm no potential ADU could be located on a separate Site through subdivision or transfer of ownership
- Requested by Technical Advisory Committee

Rule 142

Apartment Water Efficiency Standards

- Senate Bill 407 (Padilla) requires owners of older apartments to install water efficient fixtures by January 1, 2019.
- MPWMD rule applies to developments of 4 or more units
 - Many have not sold in decades
 - Over 11,000 apartments locally
- Require water efficient toilets, showerheads, faucets
 - Exception for pre-2014 1.6 gallon-per-flush toilets
- Incentive to use the Rebate Program until 1/2019
- Water savings of 60 percent or more of the pre-retrofit water use expected

Rule 142

New Common Area Water Efficiency Standards

- Requires water efficient toilets, showerheads, faucets
 - In pool changing rooms, party/meeting rooms, offices, etc.
- Water efficient irrigation controllers and pressure regulation
- High Efficiency Clothes Washers in common laundry rooms
- Includes Common Interest Developments (CID)
 - Area around separate interest condos/co-ops
 - Older CID have not been subject to MPWMD requirements (Rule 142)

Rule 142

Outreach Plan

- Begin after adoption and periodically until 2019
- Communicate rules, Rebate Program, and certification process to apartment/HOAs
 - Direct mail
 - Ads
 - Website
 - Workshops

Recommendation

- Staff recommends the Board approve the second reading and adoption of Ordinance No. 178
 - Ordinance No. 178 is categorically exempt from California Environmental Quality Act (CEQA) under Section 15301, Class 1, Existing Facilities (Multi-Family Residential Site retrofit requirements) and Section 15303, Class 3, New Construction or Conversion of Small Structures.
 - A Notice of Exemption will be filed after adoption.

Staff reports, ordinances and presentation materials can be found on the District's website at:

www.mpwmd.net

PowerPoint presentations will be posted on the website the day after the meeting