



**Final  
RESOLUTION NO. 2022-33**

**A RESOLUTION OF THE BOARD OF DIRECTORS OF  
THE MONTEREY PENINSULA WATER MANAGEMENT DISTRICT  
AMENDING TABLE 2: NON-RESIDENTIAL WATER USE FACTOR  
FOR SELF-STORAGE**

**WHEREAS**, District Rule 24-B (Non-Residential Calculation of Water Use Capacity) allows changes to Table 2: Non-Residential Water Use Factors through Resolution of the Board of Directors; and

**WHEREAS**, the factor for self-storage facilities was last revised in 2005; and

**WHEREAS**, staff recently reviewed water records and inspection reports to update the factor based on use per hundred square-feet; and

**WHEREAS**, self-storage facilities vary in size and layout, and the use of a factor applied to square-footage is somewhat more accurate than a factor applied to the number of storage units for purposes of calculating Water Use Capacity; and

**WHEREAS**, self-storage facilities that store portable storage units (e.g. "PODS" and U-Haul "U-Box") will be based on the square-footage of the number of "stories" the units can occupy; and

**WHEREAS**, office and retail areas directly related to the self-storage facility business are included in the square-footage, as is minimal water efficient landscaped area, as self-storage facilities are one of the lowest water users permitted by the District with only minimal water uses mainly for sanitary purposes and irrigation.

**NOW THEREFORE BE IT RESOLVED** that the Board of Directors of the Monterey Peninsula Water Management District approves amendment to District Rule 24-B, Table 2: Non-Residential Water Use Factors to revise the Non-Residential water use factor for self-storage as shown in **Attachment 1**.

**PASSED AND ADOPTED** on this 14th day of November 2022 on a motion of Director Anderson with a second by Director Roberson by the following vote, to wit:

AYES: Director Edwards, Riley, Malek, Anderson, Paull, Roberson and Adams

NAYS: None

ABSENT: None

I, David J. Stoldt, Secretary to the Board of Directors of the Monterey Peninsula Water Management District, hereby certify the foregoing resolution was duly adopted on the 14<sup>th</sup> day of November 2022.



David J. Stoldt,  
Secretary to the Board of Directors

Dated: November 15, 2022

**Attachment 1 to Resolution No. 2022-33**

**TABLE 2: NON-RESIDENTIAL WATER USE FACTORS**

**Group I**      0.00007 AF/SF

Users in this category are low water uses where water is primarily used for employee hygiene and minimal janitorial uses. Examples are offices, warehouses, and low water use retail businesses.

**Group II**      0.0002 AF/SF

Users in this category prepare and/or sell food/beverages that are primarily provided to customers in/on disposable tableware. Food with high moisture content and liquid food may be served on reusable tableware. Glassware may be used to serve beverages. Users in this category are not full-service restaurants.

**Group III**

Assisted Living (more than 6 beds) <sup>2</sup>	0.085 AF/Bed
Bar (limited food/not a full-service restaurant)	0.0002 AF/SF <sup>1</sup>
Beauty Shop/Dog Grooming	0.0567 AF/Station
Child/Dependent Adult Day Care	0.0072 AF/Person
Dry Cleaner w/on-Site laundry	0.0002 AF/SF
Dormitory <sup>3</sup>	0.02 AF/Bed
Laundromat	0.2 AF/Machine
Motel/Hotel/Bed & Breakfast	0.064 AF/Bedroom
Large Bathtub (Add to bedroom factor)	0.03 AF/Tub
Each additional Showerhead beyond one per stall (Add to bedroom factor)	0.02 AF/Showerhead
Nail Salon	0.00007 AF/SF
Irrigated Areas/Landscaping	ETWU (See Rule 142.1)
Plant Nursery	0.00009 AF/SF Land Area
Public Toilet	0.058 AF/Toilet
Public Urinal	0.036 AF/Urinal
Zero Water Consumption Urinal	No Value
Recreational Vehicle Water Hookup	0.064 AF
Restaurant - Full Service (including associated Bar Seats)	0.02 AF/Interior Restaurant Seat
Exterior Restaurant Seats above the “Standard Exterior Seat Allowance” <sup>4</sup>	0.01 AF/Exterior Restaurant Seat
Exterior Restaurant Seats within the “Standard Exterior Seat Allowance”	No Value
Restaurant (24-Hour and Fast Food)	0.038 AF/Interior Restaurant Seat
School or Church	0.00007 AF/SF
Self-Storage	0.00082 AF/Storage Unit <b>100 SF</b>
Skilled Nursing/Alzheimer’s Care	0.12 AF/Bed
Spa	0.05 AF/Spa
Swimming Pool	0.02 AF/100 SF of Surface Area
Theater	0.0012 AF/Seat

**Group IV - MODIFIED NON-RESIDENTIAL USES**

Users in this category have reduced water Capacity from the types of uses listed in Groups I-V and have received a Water Use Credit for modifications (Rule 25.5-F-4-d) or permanent installation of known and validated technology that results in a quantifiable reduction in Water Use Capacity. Please inquire for specific property information.

**Group V – INDUSTRIAL USES**

Users in this category use water during the production process for either creating their products or cooling equipment. Industrial water may also be used for fabricating, processing, washing, diluting, cooling, or transporting a product. Water is also used by industries

producing chemical products and food products. Industrial uses also include certain hospital uses. Water Use Capacity shall be determined following review of the project’s construction and business plans and estimated water use and may be considered for Rule 24 Special Circumstances.

Notes: Any Non-Residential water use which cannot be characterized by one of the use categories set forth in Table 2 shall be designated as “other” and assigned a factor which has a positive correlation to the anticipated Water Use Capacity for that Site. When a Non-Residential project proposes two or more of the uses set forth in Table 2, each proposed use shall be subject to a separate calculation. When the proposed use appears to fall into more than one group or use, the higher factor shall be used.

<sup>1</sup> ABC Licensed Premises Diagram area shall be used for calculation of square-footage.

<sup>2</sup> Assisted living Dwelling Units shall be permitted as Residential uses per Table 1, Residential Fixture Unit Count Values.

<sup>3</sup> Dormitory water use at educational facilities is a Residential use, although the factor is shown on Table 2.

<sup>4</sup> See Rule 24-B-1 and Rule 25.5 for information about the “Standard Exterior Seat Allowance”.