

Item 8: Public Hearing

Consider First Reading of Ordinance No. 185 - Amending District Rule 24 to Allow Special Fixture Unit Accounting for Second Bathrooms in Existing Dwelling Units and to Permanently Adopt Sub-Metering Requirements and Exemptions for Accessory Dwelling Units

Presentation by Stephanie Locke, Water Demand Manager

Background

- ▶ Second Bathroom Addition (Rule 24-A-3), was adopted to facilitate a full second Bathroom in a Single-Family Residence that has less than two full Bathrooms without requiring a debit to an Allocation, Entitlement, or credit. The protocol was predicated on the CEQA finding that the second Bathroom does not increase water use
- ▶ Ordinance No. 98 findings: “The addition of a second Bathroom to an existing residence is primarily for the purpose of convenience”
- ▶ The second Bathroom must be added within an existing Dwelling Unit that was constructed before May 2001

Summary of Ordinance No. 185

- ▶ Expands the second Bathroom protocol to all pre-2001 Dwelling Units with less than two full Bathrooms
- ▶ Limited to Sites that have less than four Dwelling Units
- ▶ Second Bathroom must be added in a Dwelling Unit (as a remodel or addition, including demo/rebuild)
 - ▶ Cannot be installed to create a new ADU
 - ▶ Ord 185 allows a Bathroom to be added elsewhere on the Site (e.g. in a new ADU) when water from a Jurisdiction's Allocation/Entitlement is available

Summary of Ordinance No. 185

- ▶ Permanently codifies two Rule 23 amendments made by Urgency Ordinance No. 184 in August 2019:
 - ▶ ADUs in existing structures are exempt from the requirement to sub-meter; and
 - ▶ Permanent sub-metering is allowed for one newly constructed detached ADU
 - ▶ Sub-meters are meters in the water line between the main house and the ADU, and they are not monitored by the water supplier. In-line metering is encouraged to provide accountability for individual water use
- ▶ Refines the definition of “Dwelling Unit” to more closely match the California Building Code

California Environmental Quality Act Review

- ▶ An Initial Study and proposed Negative Declaration were filed with the County and circulated among interested parties on March 16, 2020, for a period of 20 days. No comments were received
- ▶ Staff will present a negative declaration for Ordinance No. 185 prior to consideration of adoption

Recommendation

- ▶ The Water Demand Committee reviewed this item at its April 2, 2020, meeting and supports the ordinance.
- ▶ Staff recommends the Board approve the first reading of Ordinance No. 185

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www.mpwmd.net

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