

## Item 9: Public Hearing

Consider Second Reading and Adoption 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 to 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

# 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
- ▶ The Initial Study and Notice of Intent to Adopt a Negative Declaration were provided in the staff report
- ▶ Based upon completion of an initial study, MPWMD finds that there is no substantial evidence that the project may have a significant effect on the environment

# Recommendation

- ▶ Staff recommends the Board adopt the finding supporting the Negative Declaration for Ordinance No. 185 and adopt Ordinance No. 185 on second reading

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

[www.mpwmd.net](http://www.mpwmd.net)

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