

Ordinance 203 First Reading

October 19, 2026

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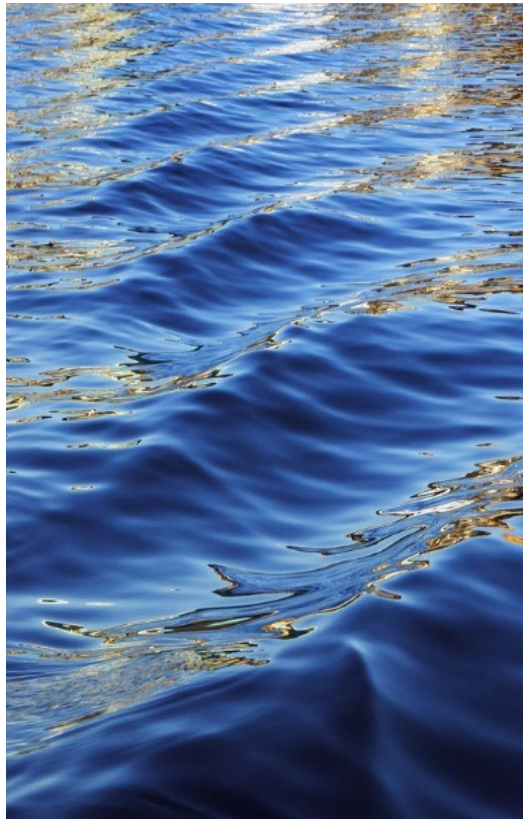
MONTEREY PENINSULA WATER MANAGEMENT DISTRICT





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THIRD 2026 RULE UPDATE ORDINANCE

Implements State requirements

Adds Rule 142.2 to prohibit potable-water irrigation of Non-Functional Turf on certain properties

Water Demand Committee Direction

Incorporates Water Demand Committee direction

Clarifies

Water Permits, Water Use Capacity, Rebates, and landscape requirements

Advances Strategic Goal #6

Update and prioritize the District's Rules and Regulations

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NEW RULE 142.2 – Non-Functional Turf

- Prohibits potable-water irrigation of decorative turf without an active recreational or public purpose
- Examples: Narrow turf strips, roundabouts, slopes and landscaping around parking lots and buildings
- Adds definitions; addresses violations as Water Waste
- Implements AB 1572 and related State authority

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Phased Compliance Deadlines

- January 1, 2027 – State and local government (Department of General Services), public agency and Public Water System properties
- January 1, 2028 – Other institutional, commercial and industrial properties
- January 1, 2029 – Common areas of HOAs, Common Interest Developments (condos) and similar entities
- June 30, 2030- Some properties with more than 5,000 sqft of irrigated area must certify compliance
- January 1, 2031 or when funding is available – Qualifying disadvantaged-community public properties

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What is NOT prohibited?

- Functional Turf used for recreation or community gatherings (may include- sports fields, parks, golf courses, dog parks and cemeteries)
- Lawns at Single-Family Dwellings (other District landscape permitting rules still apply)
- Areas irrigated with Recycled Water or other Non-Potable Water
- Watering trees within Turf areas remains permissible

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Water Permits and Water Use Capacity

- Eliminates the Conditional Water Permit program
- Adds a requirement for “Limitation on Use of Water on a Site” deed restriction as a Water Permit condition
- Clarifies water meter requirements for all Users, including well-served users
- Clarifies Common Laundry Room Capacity calculations and multiple High-Efficiency Dishwasher provisions

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Rebates, Credits, and Landscapes

- Clarifies that an appliance receiving a rebate cannot also receive a Water Use Credit
- Reduces Water Use Credit period after Permanent Abandonment of Use from 10 years to 5 years
- Allows Board-approved Rebates under special District programs
- Makes Lawn removal deed restrictions permanent unless a Landscape Water Permit authorizes reinstallation
- Restores rainwater storage provisions and clarifies prescriptive landscape compliance requirements

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Administrative and Organizational Changes

- Renumbers Regulations XVI, XVIII, and XIX to align with their rule series
- Updates table references and resolves duplicate table numbering
- Corrects formatting and organizational inconsistencies
- *These renumbering changes do not modify substantive regulatory requirements*

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Review and Next Steps

- Water Demand Committee reviewed and recommended approval on October 1, 2026
- Technical Advisory Committee comments will be addressed between readings
- General Counsel review and CEQA determination are pending before second reading
- Ordinance takes effect 30 days after adoption at second reading

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Recommended Board Action

- Conduct the public hearing and receive public comments
- Approve first reading of Ordinance No. 203
- Direct staff to return with any necessary refinements for second reading