



CITY OF MORRO BAY PUBLIC WORKS ADVISORY BOARD SPECIAL WORKSHOP AGENDA

The City of Morro Bay is dedicated to the preservation and enhancement of the quality of life. The City shall be committed to this purpose and will provide a level of municipal service and safety consistent with and responsive to the needs of the public.

March 12, 2014
Veteran's Memorial Building - 6:00 P.M.
209 Surf Street, Morro Bay, CA

Matt Makowetski, Chair

Ron Burkhart
Janith Goldman
Marlys McPherson

Deborah Owen
(Vacant)
Stephen Shively

ESTABLISH QUORUM AND CALL TO ORDER
MOMENT OF SILENCE/PLEDGE OF ALLEGIANCE
ANNOUNCEMENTS/PRESENTATIONS

PUBLIC COMMENT PERIOD

Members of the audience wishing to address the Board on City business matters other than scheduled items may do so at this time. To increase the effectiveness of the Public Comment Period, the following rules shall be followed:

- When recognized by the Chair, please come forward to the podium and state your name and address for the record. Board meetings are audio and video recorded and this information is voluntary and desired for the preparation of minutes.
- Comments are to be limited to three minutes.
- All remarks shall be addressed to the Board, as a whole, and not to any individual member thereof.
- The Board respectfully requests that you refrain from making slanderous, profane or personal remarks against any elected official, commission and/or staff.
- Please refrain from public displays or outbursts such as unsolicited applause, comments or cheering.
- Any disruptive activities that substantially interfere with the ability of the Board to carry out its meeting will not be permitted and offenders will be requested to leave the meeting.
- Your participation in Board meetings is welcome and your courtesy will be appreciated.

In compliance with the Americans with Disabilities Act, if you need special assistance to participate in this meeting, please contact the Public Services' Administrative Technician at (805) 772-6291. Notification 24 hours prior to the meeting will enable the City to make reasonable arrangements to ensure accessibility to this meeting.

A. WORKSHOP

Water Conservation Measures and Retrofit Options Workshop

Recommendation: Receive presentation, take public testimony and provide any Board comments that will be forwarded to City Council for their consideration in any future revisions to the Conservation measures and retrofit program requirements.

B. ADJOURNMENT

Adjourn to the Public Works Advisory Board meeting at the Veteran's Memorial Building, 209 Surf Street, on **April 17, 2014 at 6:00 p.m.**

This agenda is subject to amendment up to 72 hours prior to the date and time set for the meeting. Please refer to the agenda posted at the Public Services Department, 955 Shasta Avenue, for any revisions or call the department at 772-6291 for further information.

Materials related to an item on this Agenda are available for public inspection during normal business hours in the Public Services Department, at Mill's/ASAP, 495 Morro Bay Boulevard, or the Morro Bay Library, 695 Harbor, Morro Bay, CA 93442, or online at www.morro-bay.ca.us/pwab . Materials related to an item on this Agenda submitted to the Board after publication of the Agenda packet are available for inspection at the Public Services Department during normal business hours or at the scheduled meeting.



AGENDA NO: A

MEETING DATE: March 12, 2014

Staff Report

TO: Public Works Advisory Board **DATE:** March 7, 2014

FROM: Rob Livick, PE/PLS – Public Services Director

SUBJECT: Workshop – Water Retrofit Options and Water Conservation Practices

RECOMMENDATION

That the Public Works Advisory Board receive a presentation on Water Retrofit Options and Water Conservation Practices, take public testimony and provide comments to staff.

DISCUSSION

The City Council received an update on the City's water supply status and drought conditions at their January 28, 2014 City Council meeting. Then on February 11, 2014 the City Council received the required annual water report and established the water allocations for the upcoming year.

On January 17, 2014 California Governor Jerry Brown declared an emergency due to drought conditions. This declaration called for a voluntary 20-percent reduction in water consumption. Additionally, on January 22, 2014 the City of Morro Bay implemented Mandatory Water Conservation Requirements for Severely Restricted Water Supply Conditions. Then on January 31, 2014, County staff informed the State Water Project subcontractors that the allocation for 2014 is now officially at 0-percent, and only stored water is available to meet delivery requests. The City of Morro Bay has approximately 3073 Acre-Feet of water stored in San Luis Reservoir. If the City is able to achieve a 20-percent reduction in water consumption from approximately 1270 acre-feet/year to 1016 acre-feet per year, that will provide for a little over three years' worth of supply, unfortunately due to system constraints this water may only be available in 2014. The City is working with the County and other agencies in order to store the State Water Project Water locally, perhaps in Lopez Lake and take the water over the next three years through exchanges with other local water providers. If the carry over water is not available, the City will be still required to pay the State Water Project debt service and provide all of its water from local sources.

Council requested that the PWAB review the Water Equivalency Unit retrofit policy and procedures at this special meeting. Section 13.20.080 (Allocation of water equivalency units to projects) of the Morro Bay Municipal Code contains the following language regarding retrofits:

- C. *A project proponent may obtain equivalencies for the project by implementation of an approved off-site retrofit program of existing water fixtures or other water conservation measure, subject to the following provisions:*
 - 1. *All proposals for off-site retrofit programs or other water conservation measures shall be submitted to the planning director who shall estimate the number of equivalencies such proposal would save.*

Prepared By: RL Dept Review: RL

2. *Any such proposal shall be subject to review and approval by the city council and, if deemed necessary, by the California Coastal Commission; provided, however, that if a proposal complies with the guidelines prepared pursuant to this section and approved by the city council, it may be approved by the planning commission.*
3. *In order to allow a large margin of error in estimated savings and to help reduce overall demand on the City's already constrained water resources, no more than one-half of the water savings from a project resulting from a retrofit proposal may be credited to a new use or development project.*
4. *This option shall not include replacement by private developers of leaky water mains.*
5. *In order to better implement city objectives and policies to promote infill development, only projects defined as infill pursuant to the definition adopted in the operating procedures shall be eligible to obtain equivalencies pursuant to this section.*
6. *The director shall prepare guidelines for the administration of retrofit program which shall be reviewed at least once a year by the city council and which shall be subject to council's approval.*
7. *Once a year, in January, the director shall submit a report to the city council summarizing the experience to date of all retrofit proposals. Prior to submission to the council, such reports shall be reviewed by the water advisory board (WAB), and all recommendations made by the WAB shall be included among the materials submitted to the council. Based on these reports and WAB recommendations, the council may modify the guidelines for the program as deemed appropriate.*
8. *In any program under which the city assists developers in locating structures to be retrofitted, priority shall be given to residences of low-income households.*

The currently approved program is for retrofit of toilets. Since the majority of toilets in Morro Bay have been replaced with the 1.6 gallon per flush units, there is not a substantial amount of water available by retrofitting to the 1.28 gallon per flush units. It would take approximately retrofit of 140 toilets to achieve one water equivalency unit for construction of a single family home. This does not appear to be a feasible approach; therefore City Council ordered this special meeting to receive public input regarding alternatives.

In addition to the retrofit program the City's water Conservation requirements date to the late eighties and early nineties and require updating. Section 13.04.345 (Mandatory water conservation requirements) of the Morro Bay Municipal Code contains the following language regarding conservation:

A. *Normal Water Supply Conditions.*

1. *Outdoor water use for washing vehicles, boats, paved surfaces, buildings or other similar uses shall be attended and have hand-controlled water devices, typically including spring-loaded shutoff nozzles.*
2. *Outdoor irrigation resulting in excessive gutter runoff is prohibited.*
3. *Marinas and waterfront installations: all hoses shall have spring-loaded shutoff nozzles or similar controlling devices.*
4. *Restaurants shall serve drinking water only in response to a specific request by the customer.*
5. *Newly planted landscaping or newly seeded lawns installed prior to the date these mandatory conservation requirements are imposed may be temporarily exempted from the provisions of subsection A2 of this section; provided, the owner/tenant establishes documentation satisfactory to the city conclusively proving the planting date. Any temporary exemption shall expire when the planting is sufficiently established to survive without excessive gutter runoff. All other conservation measures remain applicable during the temporary exemption.*

B. *Moderately Restricted Water Supply Conditions.*

1. *Use of water which results in excessive gutter runoff is prohibited.*
2. *Outdoor water use for washing vehicles, boats, buildings or other similar uses shall be attended and have hand-controlled water devices, typically including spring-loaded shutoff nozzles.*
3. *No water shall be used for cleaning driveways, patios parking lots, sidewalks, streets, or other such uses except where necessary to protect the public health or safety.*
4. *Outdoor Irrigation.*
 - a. *Outdoor irrigation is prohibited between the hours of ten a.m. and four p.m.*
 - b. *All consumers are directed to use no more water than necessary to maintain landscaping.*
5. *Marinas and Water front Installations.*
 - a. *Use of fresh water to wash down boats, docks, or other incidental activities shall be attended and have hand-controlled devices, typically including spring-loaded shutoff nozzles.*
 - b. *All hoses shall have spring-loaded shutoff nozzles or similar controlling devices.*
6. *Restaurants shall serve drinking water only in response to a specific request by a customer.*
7. *Newly planted landscaping or newly seeded lawns installed prior to the date these mandatory conservation requirements are imposed may be temporarily exempted from the provisions of subsection B1 of this section; provided, the owner/tenant establishes documentation satisfactory to the city conclusively proving the planting date. Any temporary exemption shall expire when the planting is sufficiently established to survive without excessive gutter runoff. All other conservation measures remain applicable during the temporary exemption.*

C. *Severely Restricted Water Supply Conditions.*

1. *Outdoor Water Use (Except Irrigation).*
 - a. *Use of water which results in excessive gutter runoff is prohibited.*
 - b. *No water shall be used for cleaning driveways, patios, parking lots, sidewalks, streets, or other such uses except where necessary to protect the public health or safety.*
 - c. *Washing cars by use of a hose is prohibited. Use of a bucket is permitted subject to nonwasteful applications.*
2. *Outdoor Irrigation.*
 - a. *Outdoor irrigation is prohibited between the hours of ten a.m. and four p.m.*
 - b. *Irrigation of private and public landscaping, turf areas, and gardens is permitted at even-numbered addresses only on Wednesdays and Sundays, and at odd-numbered addresses only on Tuesdays and Saturdays. All consumers are directed to use no more water than necessary to maintain landscaping.*
 - c. *Newly planted landscaping or newly seeded lawns installed prior to the date these mandatory conservation requirements are imposed may be temporarily exempted from the provisions of subsection (C)(2)(b) of this section; provided, the owner/tenant establishes documentation satisfactory to the city conclusively proving the planting date. Any temporary exemption shall expire when the planting is sufficiently established to survive with twice per week watering. All other conservation measures remain applicable during the temporary exemption.*
3. *Marinas and Waterfront Installations.*
 - a. *Use of fresh water to wash down boats, docks, or other incidental activities is prohibited.*
 - b. *All hoses shall have spring-loaded shutoff nozzles or similar controlling devices.*
4. *Restaurants shall serve water only in response to a specific request by a customer.*
5. *Emptying and refilling of swimming pools and commercial spas is prohibited except to prevent structural damage and/or to comply with public health regulations.*
6. *Use of potable water for compaction or dust control purposes in construction activities is prohibited.*

7. *Any dysfunctional water fixtures in public or commercial facilities shall be repaired within three days of receipt of notification by the city.*
8. *All visitor-serving facilities in the city shall prominently display these mandatory water conservation requirements for the benefit and education of visitors to the community. Such display shall be done in a permanent vandal-resistant manner. Visitor-serving facilities shall include, but not be limited to, all motels, restaurants, campgrounds, recreational vehicle parks, mobilehome parks, service stations, public restrooms, etc. The owners or managers of such facilities shall distribute to all customers a printed handout or flyer describing these mandatory water conservation requirements. Such handouts or flyers shall be provided to the owners or managers of such facilities by the city free of charge.*

D. Critical Water Supply Conditions.

1. Outdoor Water Use (Except Irrigation).

- a. *Use of water which results in gutter runoff is prohibited.*
- b. *No water shall be used for cleaning driveways, patios, parking lots, sidewalks, streets or other such uses, except where necessary to protect the public health or safety, and then only by use of a bucket of water and brush.*
- c. *Washing cars or other mobile vehicles and equipment, including trailers and boats on trailers, is permitted only by the use of a bucket of water. No use of hoses, even if equipped with a shut-off nozzle, is permitted. Commercial car washes are exempt from these provisions.*
- d. *Use of potable water to wash buildings, houses or mobilehomes is prohibited.*

2. Outdoor Irrigation.

- a. *Outdoor irrigation is prohibited between the hours of nine a.m. and five p.m.*
- b. *Irrigation of landscaping and gardens is permitted at even-numbered addresses only on Wednesdays, and at odd-numbered addresses only on Tuesdays. Noncommercial food-crop gardens are exempt from these restrictions.*

3. Marinas and Waterfront Installations.

- a. *Use of fresh water to wash down boats or docks, or for other incidental activities, is prohibited.*
- b. *All hoses shall have spring-loaded shutoffs or similar devices, and may be used only to fill water tanks of boats or to flush outboard engines.*

4. Restaurants shall serve water only in response to a specific request by a customer.

5. Emptying and refilling swimming pools and spas is prohibited except to prevent structural damage and/or to comply with public health regulations.

6. Use of potable water for compaction or dust-control purposes in construction activities is prohibited.

7. Any dysfunctional water fixtures in public commercial facilities shall be repaired immediately.

8. All visitor-serving facilities in the city shall prominently display these mandatory water conservation requirements for the benefit and education of visitors to the community. Such display shall be done in a permanent, vandal-resistant manner. Visitor-serving facilities shall include, but not be limited to, all motels, restaurants, campgrounds, recreational vehicle parks, mobilehome parks, service stations, public restrooms, etc. The owners or managers of such facilities shall distribute to all customers a printed handout or flyer describing these mandatory water conservation requirements. Such handouts or flyers shall be provided to the owners or managers of such facilities by the city free of charge.

E. Emergency Water Supply Conditions. The city council may impose water rationing requirements as it deems appropriate in accordance with Sections 13.04.330 and 13.04.340

While these regulations were common practice in the 1980's and 90's, they need modernization to reflect current common practice.

CONCLUSION

After hearing the presentation and taking public testimony; the Board should make any recommendations to staff.