



# STAFF REPORT

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**Meeting Type:** Board of Directors  
**Title:** Ordinance No. 466 Establishing Turf Limits and Updating the District Fixture Standards  
**From:** Paul Sellier, Director of Water Resources  
**Through:** Ben Horenstein, General Manager  
**Meeting Date:** September 17, 2024

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**TYPE OF ACTION:**      X      Action                              Information                              Review and Refer

**RECOMMENDATION:** Hold a Public Hearing pursuant to California Water Code section 375; and, Adopt Ordinance No. 466 Establishing Turf Limits and Updating the District's Fixture Standards

**SUMMARY:** Following extensive discussions on how best to improve the Graywater Ordinance while aligning with its original intent to minimize outdoor water use, Staff developed a proposed recommendation to limit turf installations for newly constructed single-family homes and duplexes. Additionally, the District's Fixture Standards are out of date and no longer relevant therefore the proposal to update them to meet local municipal law compliant with CALGreen requirements is incorporated into the proposed ordinance.

**DISCUSSION:** A Board Workshop was held on May 1, 2024 focused on the Water Efficiency Master Plan. The Master Plan contained proposed policy changes to the Graywater Ordinance and District Fixture Standards that were discussed with the Board, which led to proposed policy revisions.

***Repeal and Replace the Graywater Ordinance***

Following the Workshop, at the May 15, 2024 Communications and Water Efficiency Committee meeting, staff presented an updated draft policy incorporating input provided at the Workshop. This presentation proposed repealing and replacing the Graywater Ordinance with a landscape requirement to install either: low water use landscaping or a graywater system. Recognizing the opportunity to build water efficiency into the landscape when it is first installed, on August 8, 2024, staff presented a further revised policy to take the place of the current Graywater Ordinance. The proposed policy would limit the amount of turf that may be installed with the construction of any new single family home or duplex, which will ensure new landscapes require less water than current regulations allow. The proposal is to limit turf areas to 20% of the total landscape area not to exceed 1,200 sqft for newly constructed single-family homes and duplexes effective January 1, 2025.

**Update District Fixture Standards**

The other near term proposed policy change would address the District’s current fixture standards. The District requires that all interior plumbing installed, replaced, or moved in any new or existing service be high-efficiency fixtures. Previously, the District code for interior plumbing fixtures stood as one of the most progressive in the State. However, with the advancement the State’s CALGreen Building standards, the District’s regulations have become outdated. As all the local jurisdictions are now required to adopt CALGreen standards, there exists a need to update the District code to align with the State requirements, ensuring that the updated standards continue driving efficiency in the region. The proposal is to replace the current outdated code with a reference to the State’s CALGreen Fixture Standards, which are updated every three years to align with the latest available technology.



Staff has prepared draft Ordinance No. 466 to implement these changes for consideration by the Board.

**ENVIRONMENTAL REVIEW:** Staff have determined that the proposed ordinance can be seen with certainty to have no significant effect on the environment pursuant to section 15061(b)(3) of the California Environmental Quality Act Guidelines.

**FISCAL IMPACT:** None.

**ATTACHMENT(S):**

- 1. Draft Ordinance No. 466

DEPARTMENT OR DIVISION	DIVISION MANAGER	APPROVED
Water Resources		
	<b>Paul Sellier</b> Water Resources Director	<b>Ben Horenstein</b> General Manager