

Staff Report

To: Coastside County Water District Board of Directors,
via David Dickson, General Manager

From: Cathleen Brennan, Water Resources Analyst

Agenda: August 14, 2018

Report Date: August 9, 2018

Subject: Resolution 2018-___: Part G – Second Dwelling Units in San Mateo County -
of the General Regulations Regarding Water Service

Attachment: A. Resolution 2018-___
B. Marked Up Version of Part G of the General Regulations Regarding
Water Service

Recommendation:

Adopt Resolution 2018-___ which removes Part G – Second Dwelling Units in San Mateo County – from the General Regulations Regarding Water Service and reserves Part G for future regulations.

Background

An accessory dwelling unit (ADU) is a secondary dwelling unit with independent living facilities associated with a primary single-family residence. The ADU can be detached from the single-family residence, attached to the single-family residence or within the single-family residence.

With California experiencing a lack of affordable housing, the state legislature has passed several bills, with additional legislation pending, that streamline the approval process of ADU's. This has resulted in updating the California Government Code, Planning and Land Use, section 65000-66499.58. The City of Half Moon Bay and the County of San Mateo have recently updated their regulations related to ADU's to comply with this recent legislation.

In addition, the California Coastal Commission wrote memoranda providing guidance on how to incorporate the new state legislation into local coastal programs. The Coastal Commission stated that the Coastal Act (Public Resources Code, Section 30250) encourages housing opportunities for low and moderate income households and calls for the concentration of development in existing developed areas.

Description

Discussion with customers and city staff regarding the District's requirements for ADU's prompted District staff to review Part G of the General Regulations Regarding Water Service. Upon review of Part G, staff determined that it was problematic to have regulations only applying to the unincorporated area of the District's service area. It is also awkward to reference another jurisdiction's regulations.

District staff is looking at updating the Water Use Efficiency Ordinance to clarify metering requirements for accessory dwelling units within the District's service area, which includes the City of Half Moon Bay and parts of Unincorporated San Mateo County.

Effective Date

August 15, 2018

Fiscal Impact

None.

RESOLUTION NO. 2018 - ____

**A RESOLUTION OF THE BOARD OF DIRECTORS
OF THE COASTSIDE COUNTY WATER DISTRICT****REMOVING PART G - SECOND DWELLING UNITS IN SAN MATEO COUNTY-
FROM THE GENERAL REGULATIONS REGARDING WATER SERVICE**

WHEREAS, recent state legislation has modified state law regarding accessory dwelling units in California Government Code Title 7. Planning and Land Use Sections 65000-66499.58, and

WHEREAS, the California Department of Housing and Community Development finds that the California state legislature has found and declared that allowing accessory dwelling units in single family zones provides additional rental housing and are an essential component in addressing housing needs in California; and

WHEREAS, Coastside County Water District coordinates approvals of accessory dwelling units, also known as second dwelling units, and junior accessory dwelling units, with the local planning authorities within the District's service area; and

WHEREAS, the planning authorities (the City of Half Moon Bay - Chapter 18.33 and the County of San Mateo - Chapter 22.5) within the District's service area have recently amended their local regulations regarding the approval of accessory dwelling units to streamline approvals and comply with recent amendments to California Government Code Sections 65000-66499.58, and;

WHEREAS, the District has decided that it should treat accessory dwelling units the same regardless of being within the City of Half Moon Bay or within Unincorporated San Mateo County.

NOW, THEREFORE, BE IT RESOLVED, that the Board of Directors of the Coastside County Water District declares that Part G - Second Dwelling Units in San Mateo County - of the General Regulations Regarding Water Service is no longer applicable in the District's service area for accessory dwelling units and decisions regarding metering ADU's are described in the District's Water Use Efficiency Ordinance.

BE IT FURTHER RESOLVED that the Board of Directors of the Coastside County Water District directs staff to remove Part G - Second Dwelling Units in San Mateo County - from the General Regulations Regarding Water Service and reserve Part G for future regulations.

PASSED AND ADOPTED at a regular meeting of the Board of Directors of the Coastside County Water District held on this 14th day of August 2018 by the following vote:

AYES:

NOES:

ABSENT:

ROBERT FELDMAN
BOARD PRESIDENT

ATTEST:

DAVID R. DICKSON
BOARD SECRETARY

Coastside County Water District

766 Main Street, Half Moon Bay, California

General Regulations Regarding Water Service



July 1, 2016

August 2018 DRAFT

General Regulations Regarding Water Service

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determine the minimum size meter which the applicant may install based on area of property, anticipated water consumption or other means.

D. Rates and Charges

The rate schedule for the various water services rendered by the District has been established by separate resolution. Rates shall be charged in accordance with the terms of the District's Rate and Fee Schedule Resolution as it now exists or hereafter may be amended.

E. Extensions and Water System Improvements

Regulations regarding extensions of service and water system improvements have been established by separate resolution. All extensions of service and water system improvements shall be accomplished in accordance with the terms of said resolution as it now exists or hereafter may be amended.

F. Service Control Valve

The owner of the property to be served shall install a control valve on the pipe between the District meter and the first fixture outlet on the premises. When old premises to which a service pipe has previously been connected are being altered, such control valve shall be installed by the owner of the property if such is not already provided. Where any owner to be served or being served has also a separate and different water supply connected with pipes served by those of the District, he must make suitable provisions whereby water from such separate and different supply may not enter the mains of the District. For such purpose he must install and maintain a double check valve connection according to a plan approved by and satisfactory to the District.

G. RESERVED

~~Second Dwelling Units in San Mateo County~~

~~The following policies and procedures shall apply in the portion of the District located within the unincorporated area of San Mateo County.~~

~~1. New Second Dwelling Units~~

~~a. A customer who wishes to construct a new second dwelling unit in accordance with Chapter 22.5 of the San Mateo County Zoning Regulations and who wishes to provide water service to such unit shall submit an application to the District.~~

~~b. The application shall consist of a copy of the application for a use permit and/or building permit submitted to the County and shall also include a list of all plumbing fixtures (showers, toilets, washing machines, etc.) existing within the main dwelling unit and proposed to be included in the new second dwelling unit. The applicant shall allow District employees to inspect the main dwelling to confirm the number of plumbing fixtures.~~

- e. ~~If the rated capacity of the existing service connection to the main dwelling unit is sufficient to meet the peak demand of the fixture units in both the main dwelling unit and the proposed new second unit, the District will require that a second meter be installed so that water used by the second unit can be metered and billed separately. The applicant must pay the applicable meter installation charge.~~
- d. ~~If the rated capacity of the existing service connection to the main dwelling unit is not sufficient to meet the peak demand of the fixtures in both the main dwelling unit and the proposed new second unit, the District will require (1) that a separate service connection and a separate meter to the second unit be installed or (2) that the service connection be enlarged sufficiently to meet the peak demand from both units and a separate meter be installed for the second unit. The applicant in this case must pay the applicable transmission and storage fees for the new or enlarged service connection as well as the applicable meter installation charge.~~

~~2. ***Existing Second Dwelling Units***~~

- a. ~~An existing customer who wishes to "legalize" an existing second dwelling unit in accordance with Chapter 22.5 of the San Mateo County Zoning Regulations and who wishes to have water service continued to such unit on an approved basis, as required by Section 6429.2d.(3) of the San Mateo County Zoning Regulations, shall submit an application to the District.~~
- b. ~~The application shall consist of a copy of the application for a Certificate of occupancy submitted to the County and shall also include a list of all plumbing fixtures existing within the main dwelling unit and the existing second dwelling unit. The applicant shall allow District employees to inspect both dwelling units to confirm the number of plumbing fixtures.~~
- e. ~~If the rated capacity of the existing service connection to the main dwelling unit is sufficient to meet the peak demand of all plumbing fixtures in both dwelling units, the District will require that a second meter be installed, unless physical constraints make such installation impossible or economically unreasonable, so that water use by the second unit can be metered and billed separately. The applicant must pay the applicable meter installation charge. If physical limitations prevent installation of a second meter, the owner of the main dwelling unit will be charged two base charges on his or her water bill.~~
- d. ~~If the rated capacity of the existing service connection to the main dwelling unit is not sufficient to meet the peak demand of all plumbing fixtures in both dwelling units, the District will require a second meter be installed, as provided in 2 (c) above, and, in addition, will require the applicant to provide the District with a written statement acknowledging that water using fixtures were installed on the premises in excess of the rated capacity of the existing service connection without notice to or approval of the District and waiving any claim the applicant may have against the District for inadequate water pressure or service. This statement shall be on a form provided by the District.~~