



## LOS OSOS GROUNDWATER BASIN RETROFIT

SAN LUIS OBISPO COUNTY DEPARTMENT OF PLANNING AND BUILDING  
976 OSOS STREET • ROOM 200 • SAN LUIS OBISPO • CALIFORNIA 93408 • (805) 781-5600

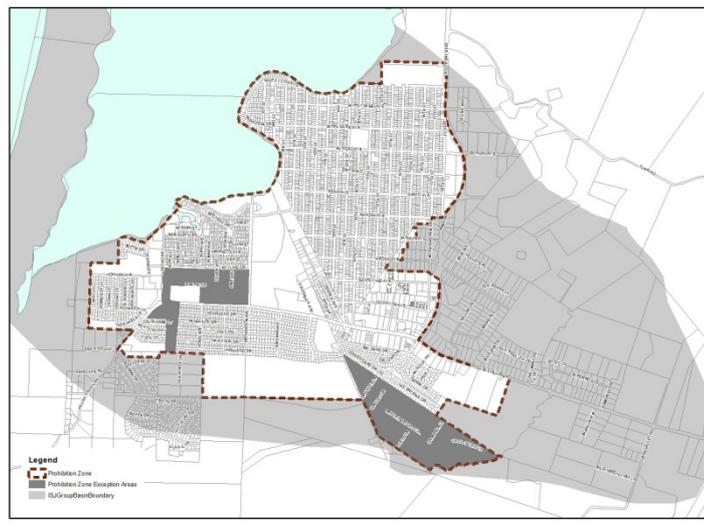
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### LOS OSOS GROUNDWATER BASIN RETROFIT-TO-BUILD REQUIREMENT

On April 22, 2008, the Board of Supervisors approved two plumbing retrofit ordinances for the Los Osos area. The ordinances address sea water intrusion into the lower aquifer zone of the Los Osos Groundwater Basin. To manage this serious problem, the ordinances require both new and existing development to help address this problem by retrofitting older, non-conserving toilets and showerheads with those that are water efficient. The ordinances went into effect May 22, 2008.

The Retrofit-to-Build program (Title 19) requires all new development that uses water from the Los Osos Groundwater Basin to retrofit older plumbing fixtures in existing homes and businesses to save twice the amount of water the new development will use.

Effective March 10<sup>th</sup>, 2014, retrofit credits can no longer come from the Prohibition Zone (shown in the red area below).



### Title 19

A retrofit credit table has been developed to calculate the savings of each retrofitted house or business. Water savings will be dependent on the volume of existing toilets. A 6.0 gpf toilet changed to a 1.28 gpf toilet will have more retrofit value than changing a 3.5 gpf toilet to a 1.28 gpf toilet. (5.2 credits versus 3.4 credits per retrofitted house).

#### How to Find a Good High Efficiency Toilet

Before you purchase replacement toilets, you can check out ratings at <http://www.map-testing.com>. The Maximum Performance Test (MaP test) contains ratings for hundreds of models of high efficiency toilets. The higher the rating, the better the toilet.



# TITLE 19: RETROFIT VERIFICATION FORM

SAN LUIS OBISPO COUNTY DEPARTMENT OF PLANNING AND BUILDING  
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Project Address/APN: \_\_\_\_\_

Applicant/Agent: \_\_\_\_\_

Installation Performed by: \_\_\_\_\_

Telephone: \_\_\_\_\_

Required Credits: \_\_\_\_\_

Total Credits: \_\_\_\_\_

## Off Site Retrofit Locations:

Address/APN	Use of Structure	Toilet Removed	Showerhead Removed	Toilet Installed	Showerhead Installed	Description/Notes
1.						
2.						
3.						
4.						
5.						
6.						
7.						
8.						
9.						
10.						
11.						
12.						
13.						



# Los Osos and Nipomo Retrofit-on-Sale Requirements

SAN LUIS OBISPO COUNTY DEPARTMENT OF PLANNING AND BUILDING

976 OSOS STREET + ROOM 200 + SAN LUIS OBISPO + CALIFORNIA 93408 - (805) 781-5600

## Retrofit Verification Form

Date: \_\_\_\_\_

Address: \_\_\_\_\_

APN: \_\_\_\_\_

Seller: \_\_\_\_\_  
(First name & last name)

Agent: \_\_\_\_\_

Inspector: \_\_\_\_\_

Inspector's license #: \_\_\_\_\_

### **Bathroom # 1**

Existing Toilet \_\_\_\_\_ GPF  
(Must replace if greater than 1.6)

New Toilet \_\_\_\_\_ GPF  
(Must be 1.28 or less)

Existing Showerhead \_\_\_\_\_ GPM  
(Must replace if greater than 2.5)

New Showerhead \_\_\_\_\_ GPM  
(Must be 2.0 or less)

Faucet Aerator Present? Yes/No  
(Circle one)

New Aerator Installed? Yes/No \_\_\_\_\_ GPM  
(Circle one) ( 1.0 or less)

### **Bathroom # 2**

Existing Toilet \_\_\_\_\_ GPF  
(Must replace if greater than 1.6)

New Toilet \_\_\_\_\_ GPF  
(Must be 1.28 or less)

Existing Showerhead \_\_\_\_\_ GPM  
(Must replace if greater than 2.5)

New Showerhead \_\_\_\_\_ GPM  
(Must be 2.0 or less)

Faucet Aerator Present? Yes/No  
(Circle one)

New Aerator Installed? Yes/No \_\_\_\_\_ GPM  
(Circle one) ( 1.0 or less)

\*Please use more than one form if home has additional bathrooms.

Name of Builder/Owner and Address/APN of site to receive credits: \_\_\_\_\_



# Los Osos and Nipomo Retrofit-on-Sale Requirements

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## Calculations for Total Credits Saved

### Toilets

$$\left( \frac{\text{_____}}{\text{(Toilet 1 Gallons Saved/Day)}} + \frac{\text{_____}}{\text{(Toilet 2 Gallons Saved/Day)}} \right) / 2 = \frac{\text{_____}}{\text{(Total Credits from Toilets)}}$$

### Showerheads

$$\left( \frac{\text{_____}}{\text{(Showerhead 1 Gallons Saved/Day)}} + \frac{\text{_____}}{\text{(Showerhead 2 Gallons Saved/Day)}} \right) / 2 = \frac{\text{_____}}{\text{(Total Credits from Showerheads)}}$$

### Total

$$\left( \frac{\text{_____}}{\text{(Total Credits from Toilets)}} + \frac{\text{_____}}{\text{(Total Credits from Showerheads)}} \right) = \frac{\text{_____}}{\text{(Total Credits For Household)}}$$

Name of Builder/Owner and Address/APN of site to receive credits: \_\_\_\_\_



# LOS OSOS RETROFIT CREDIT TABLE

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## Los Osos Plumbing Retrofit Program 2016 (updated)

### RESIDENTIAL

Existing Toilet (gpf)	Replacement Toilet (gpf)	Single-Family Residential Gallons Saved Per Day (Credits)	Multi-Family Residential <sup>1</sup> Credits	Mobile Home <sup>2</sup> Credits
6	1.28	52	39	26
	1.1	54	41	27
	0.8	57	43	29
3.5	1.28	24	18	12
	1.1	26	20	13
	0.8	30	22	15
1.6	1.28	4	3	2
	1.1	5	4	3
	0.8	9	7	5

<sup>1</sup> Multi-Family Residential (MFR) is 75% of Single-Family Residential Water Use

<sup>2</sup> Mobile Home is 50% of Single-Family Residential Water Use

Existing Shower (gpm)	Replacement Shower (gpm)	Single-Family Residential Gallons Saved Per Day (Credits)	Multi-Family Residential <sup>1</sup> Credits	Mobile Home <sup>2</sup> Credits
5	2.5	9	7	5
	2.0	11	8	5
	1.5	13	9	6
	1.0	14	11	7
2.5	2.0	4	3	2
	1.5	7	5	4
	1.0	11	8	5

Gallons Saved Per Day (Credits)

Installation of a Hot Water Recirculation System –  
 Ask for additional requirements

calculated case by case

Washing Machine Replacement –  
 receipts and homeowner contact info required

Difference in Avg. Gallons per load (1 load per day)

**Total retrofit credits needed for a new single family home is 300 gallons**

1. All structures on a parcel must be retrofitted at the same time.
2. A third bathroom in a house does not have to be retrofitted.
3. Replacement toilets must be rated at no more than 1.28 gpf.
4. If two toilets are replaced in one household, the average gallons (credits) saved between the two will be used.



## LOS OSOS RETROFIT TOILET PROGRAM

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### **HOW CAN YOU TELL A TOILETS' "GALLONS PER FLUSH"?**

It's fun and easy to check the type of toilets in your house or business. You can see immediately if you have a:

- 6.0 gpf
- 3.5 gpf
- 1.6 gpf

There are only two places to check:

Most 1.6 gallons per flush toilets are stamped on the top of the rim where it meets the tank like on (Picture A).



Picture A

Another way of checking is to take off the tank lid and look on the under side. You may see the letters – ULF – near the manufacture's name (picture B). This stands for - ultra low flow – or 1.6 gpf.



Picture B

What if the toilet doesn't say 1.6 gpf on the top side or the under side of the tank lid doesn't say ULF? In that case, a date (month, day and year) should be on the underside of the tank lid (Picture C):



**Picture C**

This toilet has a date of August 21, 1992. "Gallons per flush" ratings are based on the year stamped on the toilet lid:

Before January 1, 1980	6.0 gpf
Between January 1, 1980 – and January 1, 1994	3.5 gpf
After January 1, 1994 –	1.6 gpf

The toilet in the picture above is a 3.5 gpf toilet.



# Washer Retrofit Verification Form

As an alternative to toilet and showerhead replacements, older washing machines that are actively in use in Los Osos homes can be replaced with new, water efficient models. Please complete one form for each washing machine retrofit.

## How to Count Washer Replacement Savings in Los Osos

1. This form must be completed by the individual or professional who performs the installation. It must be signed by the property owner.
2. New washers must be on the list of [Energy Star 2016 Most Efficient Washers](https://www.energystar.gov/most-efficient/me-certified-clothes-washers/) (<https://www.energystar.gov/most-efficient/me-certified-clothes-washers/>)
3. Water savings will be based on 392 loads per year, or 8 loads per week.
4. Retrofits must save at least 10 gallons per washer.
5. Water credits will be directly correlated to the number of gallons saved per day.
6. Properties receiving the new washing machines must be located within the Los Osos Groundwater Basin.

### Property

Address: \_\_\_\_\_

### Old Washer

Make: \_\_\_\_\_ Model: \_\_\_\_\_ Serial Number: \_\_\_\_\_

Gallons Use per Cycle: \_\_\_\_\_ Volume of Tub (ft<sup>3</sup>): \_\_\_\_\_

Average Number of Wash and Rinse Cycles: \_\_\_\_\_

$$\frac{\text{Gallons}}{\text{Day}} = \left( \frac{\text{Gallons}}{\text{Cycle}} \right) \left( \frac{\# \text{ of Cycles}}{\text{Load}} \right) \left( \frac{392 \text{ Loads}}{\text{Year}} \right) / \left( \frac{1 \text{ Year}}{365 \text{ Days}} \right)$$

Gallons Used per Day (calculate with formula above) = \_\_\_\_\_

### Installed (New) Washer

\*Must be on [Energy Star Most Efficient 2016 List](#)\*

Make: \_\_\_\_\_ Model: \_\_\_\_\_ Serial Number: \_\_\_\_\_

Gallons Use per Cycle: \_\_\_\_\_ Volume of Tub (ft<sup>3</sup>): \_\_\_\_\_

Average Number of Wash and Rinse Cycles: \_\_\_\_\_

$$\frac{\text{Gallons}}{\text{Day}} = \left( \frac{\text{Gallons}}{\text{Cycle}} \right) \left( \frac{\# \text{ of Cycles}}{\text{Load}} \right) \left( \frac{392 \text{ Loads}}{\text{Year}} \right) / \left( \frac{1 \text{ Year}}{365 \text{ Days}} \right)$$

\_\_\_\_\_ - \_\_\_\_\_ = \_\_\_\_\_  
**Gallons per day old washer    Gallons per day new washer    Savings Per Day**



## Property Owner Information

*To be completed by the person receiving the new washer*

Name: \_\_\_\_\_  
Contact Phone Number: \_\_\_\_\_  
Property Address: \_\_\_\_\_  
Assessor Parcel Number: \_\_\_\_\_

*By signing below I certify that:*

- *I am the owner of the property above.*
- *The specifications listed above accurately represent the existing washing machine and the new washing machine that I have received and installed.*
- *I understand that I will be contacted and asked to verify that the information is correct.*

Property Owner Signature: \_\_\_\_\_ Date: \_\_\_\_\_

## Required Attachments:

1. Receipt of purchase for new washer
2. Photos of old washer prior to removal
3. Photos of new washer after installation

Name of Builder/Owner and Address/APN of site to receive credits: \_\_\_\_\_

Attachment 1

EXHIBIT LRP: 2013-00007:A

ORDINANCE NO. \_\_\_\_\_

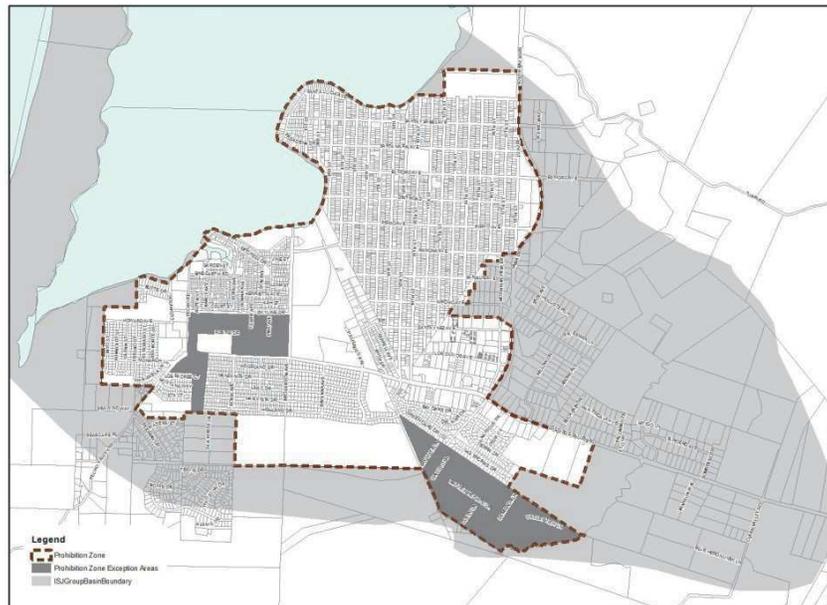
AN ORDINANCE AMENDING TITLE 19 OF THE SAN LUIS OBISPO COUNTY CODE, THE BUILDING AND CONSTRUCTION ORDINANCE, BY AMENDING SECTION 19.07.042 RELATING TO WATER CONSERVATION IN THE LOS OSOS GROUNDWATER BASIN

The Board of Supervisors of the County of San Luis Obispo ordains as follows:

SECTION 1: Section 19.07.042 of the Construction Ordinance, Title 19 of the San Luis Obispo County Code, is hereby amended by revising subsection b as follows:

- (e) Los Osos Groundwater Basin. In addition to the requirements in subsections (a), (b) and (c) above, the requirements in subsections (e)(1) through (e)(10) below shall apply to all new development that uses water from the Los Osos groundwater basin shown in Figure 7-2.

**Figure 7-2. Los Osos Groundwater Basin and Prohibition Zone, not to scale**



- (1) The developer of any new structure that uses water from the Los Osos groundwater basin shall install plumbing fixtures that meet the following requirements:
  - (A) Toilets rated at no more than 1.28 gallons per flush (HET);
  - (B) Showerheads rated at no more than 2.0 gallons per minute;

- (C) Bathroom sink aerators with a volume of no more than one gallon per minute;
  - (D) Hot water circulation systems for master bathrooms and kitchens if the furthest plumbing fixture unit in these rooms is greater than twenty pipe-feet from the hot water heater;
  - (E) Commercial structures shall use urinals rated at no more than 0.5 gallons per flush;
  - (F) New residences shall be plumbed for grey-water systems pursuant to Chapter 16 of the Uniform Plumbing Code.
- (2) Prior to issuance of a construction permit for a new structure with plumbing fixtures that use water from the Los Osos groundwater basin, the developer of such new structure shall retrofit plumbing fixtures in existing structures within the Los Osos groundwater basin, but outside the Prohibition Zone as shown in figure 7-2. The number and type of plumbing fixtures to be installed shall be as required in the equivalency table as adopted and codified in Appendix A. The equivalency table indicates the point values of existing fixtures which may be retrofitted and the corresponding point requirements for each newly constructed or remodeled structure. A package of proposed retrofits and water conservation requirements must add up to no less than the minimum requirements established in Appendix A.
- (3) Any addition of one hundred twenty square feet or more to an existing structure that uses water from the Los Osos groundwater basin shall require the replacement of plumbing fixtures in the entire structure with the following types of plumbing fixtures:
- (A) Toilets rated at no more than 1.28 gallons per flush (HET);
  - (B) Showerheads rated at no more than 2.0 gallons per minute;
  - (C) Bathroom sink aerators with a volume of no more than one gallon per minute;
  - (D) All urinals in commercial structures shall be replaced with urinals rated at no more than 0.5 gallons per flush.
- (4) Any remodel of an existing structure that uses water from the Los Osos groundwater basin that requires a construction permit pursuant to this title, shall require the replacement of plumbing fixtures in the entire structure with the following types of plumbing fixtures:
- (A) Toilets rated at no more than 1.28 gallons per flush (HET);
  - (B) Showerheads rated at no more than 2.0 gallons per minute;
  - (C) Bathroom sink aerators with a volume of no more than one gallon per minute;
  - (D) All urinals in commercial structures shall be replaced with urinals rated at no more than 0.5 gallons per flush.

- (5) The planning director (or designee) is authorized to make determinations for fixtures or projects not specifically designated in the equivalency table in Appendix A.
- (6) The equivalency table in Appendix A may be amended by the planning director from time to time to reflect changes in water use and/or water savings.
- (7) Owners of existing structures that are retrofitted under this program shall agree to allow their water purveyors to release water use figures to the department of planning and building in order to gauge the effectiveness of the program to the extent allowed by California Law.
- (8) Upon retrofitting of the required number of fixtures, the developer shall submit evidence of the completed retrofits to the department of planning and building. This evidence shall consist of a retrofit verification declaration completed and executed by a licensed plumber and/or contractor. The retrofit verification declaration shall be assigned to and used for development of a specific property or properties or land use permit and shall not be transferred to another parcel.
- (9) Upon submittal to the San Luis Obispo County department of planning and building of a completed and executed retrofit verification declaration accompanied by the required fee, the developer shall be issued a water conservation certificate from the department of planning and building. Once the water conservation certificate is issued, the new structure may receive final occupancy approval. The water conservation certificate shall be assigned to and used for development of a specific property or properties or land use permit and shall not be transferred to another parcel, except as provided in the following subsection (e) (10).
- (10) Water Conservation Certificates that were issued for vacant parcels inside the Prohibition Zone prior to the effective date of this ordinance may be transferred to specified vacant parcels or land use permits for vacant parcels outside the Prohibition Zone one time before January 1, 2019, except when the County is in a drought emergency as proclaimed by the Board of Supervisors. These water conservation certificates are encouraged to be transferred to vacant parcels with approved Minor Use Permits.

*(Ord. 3146 §§ 1, 2, 2008; Ord. 3139 § 1 (part), 2007)*

*(Ord. No. 3160, §§ 1, 2, 10-21-08)*

SECTION 2. The project qualifies for a Categorical Exemption (Class 7) pursuant to CEQA Guidelines Section 15307 because the actions proposed will assure the maintenance, restoration, or enhancement of a natural resource where the regulatory process involves procedures for protection of the environment.

SECTION 3. If any section, subsection, clause, phrase or portion of this ordinance is for any reason held to be invalid or unconstitutional by the decision of a court of competent jurisdiction, such decision shall not affect the validity or constitutionality of the remaining portion of this ordinance. The Board of Supervisors hereby declares that it would have passed this ordinance and each section, subsection, clause, phrase or portion thereof irrespective of the fact that any one or more sections, subsections, sentences, clauses, phrases or portions be declared invalid or unconstitutional.

SECTION 4. This ordinance shall take effect and be in full force on and after 30 days from the date of its passage hereof. Before the expiration of 15 days after the adoption of this ordinance, it shall be published once in a newspaper of general circulation published in the County of San Luis Obispo, State of California, together with the names of the members of the Board of Supervisors voting for and against the ordinance.

INTRODUCED at a regular meeting of the Board of Supervisors held on the 25th day of November, 2014, and PASSED AND ADOPTED by the Board of Supervisors of the County of San Luis Obispo, State of California, on the 10th day of February, 2015, by the following roll call vote, to wit:

AYES:

NOES:

ABSENT:

ABSTAINING:

\_\_\_\_\_  
Chairman of the Board of Supervisors,

County of San Luis Obispo,  
State of California

ATTEST:

\_\_\_\_\_  
County Clerk and Ex-Officio Clerk  
of the Board of Supervisors  
County of San Luis Obispo, State of California

[SEAL]

ORDINANCE CODE PROVISIONS APPROVED  
AS TO FORM AND CODIFICATION:

RITA L. NEAL  
County Counsel

By:   
Assistant County Counsel

Dated: January 9, 2015