



**Los Osos Community Plan Final Environmental Impact Report
ADVISORY MEMORANDUM #1**

To: Planning Commission

From: County Planning Staff

Date: July 24, 2020

Subject: Water supply impacts of projected ADU and affordable housing development in Los Osos

This memo is prepared in response to comments received regarding the Los Osos Community Plan ("LOCP") Update that expressed concerns regarding the potential water supply impacts of potential construction of accessory dwelling units ("ADUs") and affordable housing development. More specifically, this memo supplements and clarifies the analysis in the LOCP Final Environmental Impact Report ("FEIR") with respect to this issue. Based on the analysis below, the County finds that this supplemental analysis and clarification does not trigger the need to recirculate the FEIR pursuant to CEQA Guidelines Section 15162.

Clarification of Existing Regulatory Setting

ADUs and affordable housing projects are exempt from the Growth Management Ordinance (Title 26) but are still required to offset their water use at a 2:1 ratio, achieved through plumbing retrofit projects for existing development, per Section 19.07.042 of the Buildings and Construction Ordinance (attached). This offset requirement applies to all construction of new structures that use water from the Los Osos Groundwater Basin with no exemptions. With this 2:1 water offset requirement in place, new development results in a reduction in total water demand basin wide.

Los Osos Community Plan Standards

The LOCP Communitywide Standards (Section 7.3.D.) prohibit the Title 19 offset requirement from being removed unless the Review Authority finds allowed development can be accommodated by the sustainable yield of the Los Osos Groundwater Basin without causing seawater intrusion, as identified in the Basin Plan for the Los Osos Groundwater Basin and annual monitoring reports.

Projected ADU and Affordable Housing Development, Water Use, and Offset Capacity

1) This memo 1) estimates the projected development rate and associated water demand and offset requirement for ADUs and affordable housing in Los Osos for the 20-year

planning horizon of the LOCP; 2) estimates the available water savings potential in Los Osos; and 3) concludes the estimated water savings potential is sufficient to accommodate the offset needed for ADU and affordable housing developed projected for the 20-year planning horizon of the LOCP, assuming the Title 19 offset requirement at a 2:1 ratio remains in place. **Estimated development rate and associated water demand and offset requirement for ADUs and affordable housing in Los Osos for the LOCP 20-year planning horizon.**

ADUs

Development Rate. ADUs have been restricted historically on most parcels in the Los Osos Urban Area based on minimum parcel size standards. New state mandates override such minimum parcel size requirement except under limited circumstances. The amended ADU ordinance (still pending Coastal Commission review¹) revises local ADU requirements to expressly comply with state mandates by allowing ADUs to be built on most parcels if they have an existing primary single-family residence. The California Department of Housing and Community Development (“HCD”) directs local jurisdictions to assume an increase of five times the historic ADU development rate for the next 8 years to account for the effect of the new state mandates which are intended to promote the development of ADUs. To project ADU development during the 20-year planning horizon of the LOCP, it is assumed that the five time increase in historic ADU development rate extends for 20 years, not just the 8 years recommended by HCD. Because the historic ADU development rate in Los Osos is 0%, the countywide historic ADU development rate is used instead, adjusted based on the percentage of the countywide housing stock that is in Los Osos. The ADU ordinance prohibits ADUs from being used as vacation rentals.

14% of the County’s existing housing stock is in Los Osos, based on annual growth rate calculations for the Growth Management Ordinance (estimating 44,040 existing dwelling units countywide) and the LOCP FEIR (estimating 6,321 existing dwelling units in Los Osos). From January 2017 – July 2020, the County issued 39 building permits for “secondary dwelling units” (the ADU equivalent) countywide, an average of 16 new units per year. Five times this rate is 80 new units per year countywide. 14% of this total is 11 new units per year. Therefore, the ADU development rate for Los Osos is assumed to 11 new units per year. Over 20 years, the total would be 220 new ADUs in Los Osos.

Estimated Water Use. The LOCP assumes 2.2 people per average dwelling. The average occupancy rate for an ADU is 1.5 people. Based on this ratio, it is assumed that an ADU uses 70% of the water demand of an average dwelling. Based on 2019 water usage data from LOCSD (attached), the average single-family dwelling uses 0.15 acre-feet per year

¹ It should be noted that Coastal Commission staff has taken the position that revisions to ADU law, Gov. Code Section 65852.2, which prohibit agencies from establishing standards regarding the construction of ADUs based on minimum lot sizes, do not apply to areas subject to the California Coastal Act. Both County Counsel’s Office and staff at HCD have taken the opposite position.

(AFY) of water. 70% of 0.15 AFY is 0.105 AFY. Assuming an annual increase of 11 ADUs using 0.105 AFY of water each, the estimated total water use is projected to increase 1.2 AFY annually for a total increase in 24 AFY over 20 years.

Estimated Water Offset Needed. As discussed above, new ADUs must offset their water use at a 2:1 ratio. The total water offset needed would be 2.4 AFY annually for a total offset of 48 AFY over 20 years.

Affordable Housing

Development Rate. There are vacant Residential Multi Family and Residential Single-Family parcels in Los Osos that could accommodate an affordable housing project. Several public comments submitted for the July 9th Planning Commission hearing referenced a sentence from LOCP FEIR analysis indicating that Los Osos could accommodate “60% of all very low and low-income housing potential in unincorporated areas.” This statement was based on the potential land use, not the planned land use. To clarify, the draft 2020-2028 County Housing Element does not identify any parcels in Los Osos as sites for affordable housing to meet Regional Housing Needs Assessment (RHNA) numbers per State requirements. The LOCP FEIR assumes two multifamily affordable housing developments – one 1.5 acres and one 3 acres – with a density of 36 units per acre will be constructed during the LOCP 20-year planning horizon, totaling 162 new dwelling units.

Estimated Water Use. The LOCP assumes 2.2 people per average dwelling. Based on 2019 water usage data from LOCPD (attached), the average single-family dwelling uses 0.15 AFY of water. Therefore, the estimated water use for 162 new multifamily affordable dwelling units is 24.3 AFY.

Estimated Water Offset Needed. As discussed above, new affordable housing development must offset its water use at a 2:1 ratio. The total water offset needed for the projected 162 new units over 20-years would be 48.6 AFY.

Summary

The table below summarizes the projected ADU and affordable housing development, the associated estimated increase in water use, and required water offset volume for the LOCP 20-year planning horizon. The total estimated water offset volume required is 96.6 AFY, rounded to 100 AFY

Table 1: Projected ADU and affordable housing development, water use, and offset volume

Estimated Increase over 20-Year LOCP Planning Horizon				
Development Type	New Dwelling Units	Water Use (AFY)	Water Offset Required (AFY)	Reduction in Water Demand (AFY)
ADUs	220	24	48	24
Affordable Housing	162	24.3	48.6	24.3

Total	382	48.3	100	48.3
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2) Estimated water savings potential in Los Osos.

Developed properties within the Los Osos sewer service area were required to retrofit their toilets to 1.6 gallons per flush (gpf), showerheads to 2.5 or 2.0 gallons per minute (gpm), and bathroom sink aerators to 1.0 gallons per minute (gpm) before connecting to the community sewer system. Almost all of these properties have been retrofitted. The County also requires retrofitting of toilets, showerheads, and bathroom sink aerators to the same flow rates for existing structures in Los Osos when a property is sold (Title 8) or if a building permit is issued for an addition of 120 sf or more or a remodel (Title 19).

The 2019 annual report prepared for the Los Osos Basin Management Committee estimates 160-350 AFY of potential water savings for implementing additional water conservation measures to continue to reduce urban water demand in Los Osos to mitigate seawater intrusion, summarized in the table below. See the attachment (Table 27 from the annual report) for more detail about the estimation assumptions. Some of the water purveyors operate rebate programs for the additional plumbing retrofits listed in the table. The County's water offset requirement for new development will help further these additional conservation efforts in the basin. The application form for this "retrofit-to-build" standard is currently for toilet, showerhead, bathroom sink aerator, and washing machine retrofits. The Planning Director has the authority to allow additional plumbing retrofits to qualify. The program may be expanded to incorporate additional water conservation programs as needed. The application form is attached for reference and is available on this website: <https://www.slocountywwcp.org/plumbing-retrofit-to-build>

Table 2: Estimated Water Savings Potential for Additional Conservation Programs

Item No.	Conservation Measure Name	Approximate Savings Potential (AFY)	
Indoor-1	Hot water recirculation system	50 – 100	150 - 260
Indoor-2	High efficiency clothes washer	40 – 60	
Indoor-3	Replace 1.6 gpf toilets with 1.28 or below	30 – 50	
Indoor-4	Replace 2.0 gpm showerheads with 1.5 gpm	30 – 50	
Outdoor-1	Septic tank repurpose – roof water only	40 - 60	10 - 90 (Total savings for outdoor programs are not all additive)
Outdoor-2	Septic tank repurpose – with recycled water hauling	70 – 90	
Outdoor-3	Gray water system	70 – 90	
Outdoor-4	Laundry to landscape program	10 - 20	
Total Approximate Savings Potential, Indoor and Outdoor (AFY)			160 - 350

Source: 2019 Annual Monitoring Report Prepared for the Los Osos Basin Management Committee, Table 27 (attached)

3) Conclusion: The estimated water savings potential from additional water conservation programs (160-350 AFY) is sufficient to accommodate the estimated water offset volume needed for ADU and affordable housing development projected for the 20-year planning horizon of the LOCP (100 AFY). The 2:1 water offset requirement for ADU and affordable housing development would result in a net decrease in total water use basin wide.

Attachments:

- 1) County Code, Section 19.07.042 *Water Conservation Provisions*
- 2) LOCSO 2019 Water Usage Data
- 3) 2019 Annual Report, Table 27 *Recommended Water Conservation Measures*
- 4) Title 19 “Retrofit-to-Build” Application Form

19.07.042 - Water conservation provisions.

The requirements in this section shall apply to all new installations and, where specifically required, to existing structures.

- (1) Water Fixtures. Water fixtures shall comply with current requirements of the California Energy Commission and Department of Water Resources.
- (2) Existing Structures. In existing buildings, including replacement water fixtures, shall conform to the above requirements.
- (3) Other Requirements.
 - a. Spas, hot tubs, fountains and other decorative bodies of water shall be equipped with recirculating systems and shall be designed to operate without a continuous supply of water.
 - b. Vehicle wash facilities shall have approved water reclamation systems which provide for reuse of a minimum of 50 percent of the wash water. Hoses, pipes, and faucets for manual application of water to vehicles at such facilities shall be equipped with positive shut-off valves designed to interrupt the flow of water in the absence of operator applied pressure.
 - c. Water supply piping shall be installed so that each dwelling unit may be served by a separate water meter.
- (4) Paso Robles Groundwater Basin and Nipomo Mesa Water Conservation Area. In addition to the requirements in Subsections a, b and c above, the requirements in Subsections (4)a. through (4)c. below shall apply to all new development that uses water from the Paso Robles Groundwater Basin (excluding the Atascadero Sub-basin) and the Nipomo Mesa Water Conservation Area as shown on maps in this subsection.
 - a. Offset Required. Prior to issuance of a construction permit for a new structure with plumbing fixtures on property that overlies and/or uses water from the Paso Robles Groundwater Basin (excluding the Atascadero Sub-basin) or the Nipomo Mesa Water Conservation Area, the developer of such new structure shall obtain an offset clearance from the department of planning and building verifying that new water use has been offset at a 1:1 ratio. Water savings must come from the same groundwater basin as the proposed new development. Applicants shall meet offset requirements by complying with subsection b. or c. below.
 1. Applicability: Construction permits for development approved through discretionary permits in the Paso Robles Groundwater Basin (excluding the Atascadero sub-basin) shall instead comply with the offset ratio required in Section 22.94.025 of the Land Use Ordinance.
 2. Offset Clearance Process: Applications for an Offset Clearance shall include evidence that project water use (based on actual water data or by approved assumptions about the water demand for that use) has been offset at a 1:1 ratio through verifiable evidence or through a county approved water conservation program. Water savings must come from the same groundwater basin as the proposed new development.
 - b. County Approved Water Conservations Programs. Applicants shall meet the offset requirement by purchasing credits from a county approved water conservation program operating in the same groundwater basin as the proposed project or by complying with one of the alternatives in Section 3. Approved programs achieve water savings in existing development and make credits available for purchase. The cost of offset credits is set so as to be equal to the cost of achieving water savings. Programs may include but are not limited to plumbing retrofit programs and turf removal incentive programs.
 - c. Alternatives. As an alternative to a county approved water conservation program, or in areas where such a program is not available, applicants for new development may meet the offset requirements for their project through one of the following alternatives.
 1. Applicant-performed plumbing retrofits. Applicants may meet the water offset requirement for their proposed project by retrofitting existing fixtures in homes within the same groundwater basin as the proposed project. Applicants shall adhere to the following:
 - (i) Retrofit work must be performed and verified by a licensed plumber.
 - (ii) The water savings credits that will result from each retrofitted fixture shall be established by resolution for each geographic area. After retrofit work has been completed and verified, applicants shall submit detailed evidence that enough fixtures have been retrofit to offset the water use of the proposed new development.
 2. Water Conservation Program for Public Facilities. Applicants may choose to fund a water conservation program for public parks, school grounds, or other public facilities in the same groundwater basin as the proposed project. The program to be funded will have been prepared by a California-licensed landscape architect for the county parks department, a school district or another public entity, as applicable. The program shall be reviewed and approved by the owner of the public facility, and shall identify water savings and associated costs of conservation measures such as irrigation system

replacement and/or repairs, installation of "smart controllers," removal of turf, replacement of high water using landscape material, and amendments to soils. The water conservation program shall clearly identify the expected water savings from implementation of the program.

3. Areas Served by a Community Service District. In areas served by a Community Service District (CSD), the CSD may certify that equivalent water use has been offset through an approved program or project.
- d. Termination. The provisions of this section for the Paso Robles Groundwater Basin (excluding the Atascadero Sub-basin) shall expire upon the effective date of a final and adopted Water Code section 10720 et seq. groundwater sustainability plan(s) by a local groundwater sustainability agency or agencies, covering the entirety of the Paso Robles Groundwater Basin within the land use jurisdiction of the County of San Luis Obispo.
- e. Water Meter Installation and Reading.
1. All new or existing wells that serve new development that overlie or use water from the Paso Robles Groundwater Basin (excluding the Atascadero Sub-basin) or the Nipomo Mesa Water Conservation Area must have a well meter installed. The meter shall be used to measure all groundwater used from that well.
 2. Meter installation must be verified by the county public works department prior to building permit issuance. The configuration of the installation shall conform to the water well metering standards and installation guidelines set forth by the department of public works and incorporated into the public improvement standards.
 3. Property owners or responsible party designated by the property owner must read the water meter and record the water usage on or near the first day of the month. These records must be maintained by the property owner or responsible party and may be subject to inspection only by code enforcement pursuant to a violation investigation.

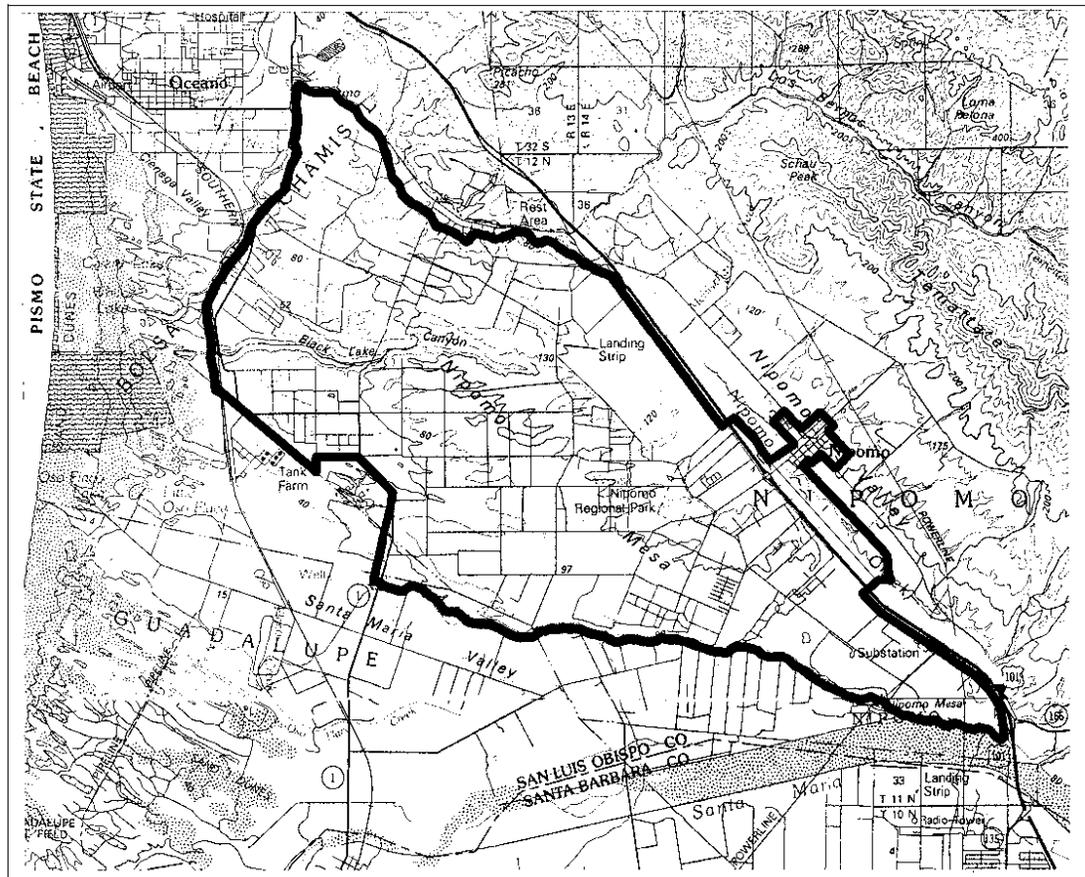


Figure 7-1 — Nipomo Mesa Water Conservation Area

- (5) Los Osos Groundwater Basin: In addition to the requirements in sections 1., 2. and 3. above, the requirements in subsections (5)a. through (5)j. below shall apply to all new development that uses water from the Los Osos Groundwater Basin shown in Figure 7-2.

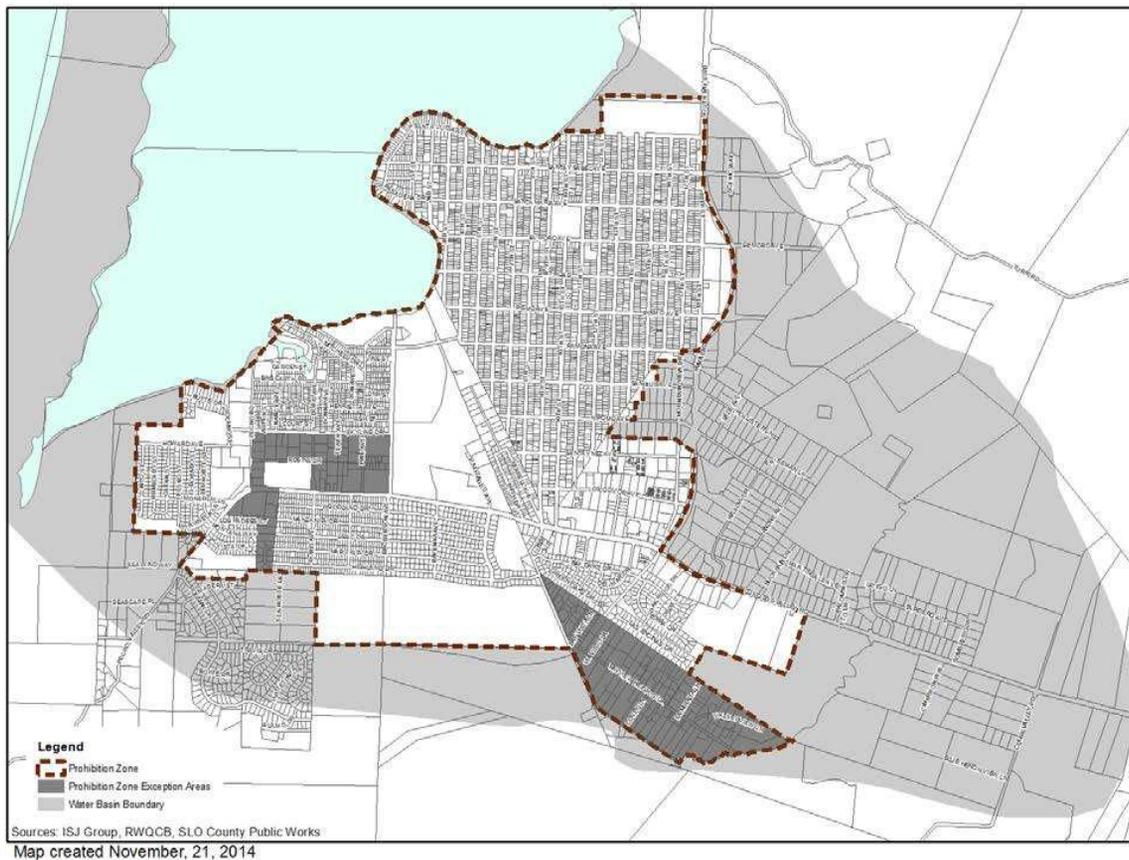


Figure 7-2—Los Osos Groundwater Basin and Prohibition Zone

- a. The developer of any new structure that uses water from the Los Osos Groundwater Basin shall install plumbing fixtures that meet the following requirements:
 1. Toilets rated at no more than 1.28 gallons per flush (HET);
 2. Showerheads rated at no more than 2.0 gallons per minute;
 3. Bathroom sink aerators with a volume of no more than one gallon per minute;
 4. Hot water circulation systems for master bathrooms and kitchens if the furthest plumbing fixture unit in these rooms is greater than twenty (20) pipe - feet from the hot water heater;
 5. Commercial structures shall use urinals rated at no more than 0.5 gallons per flush;
 6. New residences shall be plumbed for grey-water systems pursuant to Chapter 16 of the Uniform Plumbing Code.
- b. **Prior to issuance of a construction permit for a new structure with plumbing fixtures that uses 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 C.
- c. Any addition of 120 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:
 1. Toilets rated at no more than 1.28 gallons per flush (HET);
 2. Showerheads rated at no more than 2.0 gallons per minute;
 3. Bathroom sink aerators with a volume of no more than one gallon per minute;
 4. All urinals in commercial structures shall be replaced with urinals rated at no more than 0.5 gallons per flush.
- d. 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:
 1. Toilets rated at no more than 1.28 gallons per flush (HET);

2. Showerheads rated at no more than 2.0 gallons per minute;
 3. Bathroom sink aerators with a volume of no more than one gallon per minute;
 4. All urinals in commercial structures shall be replaced with urinals rated at no more than 0.5 gallons per flush.
- e. The planning director (or designee) is authorized to make determinations for fixtures or projects not specifically designated in the equivalency table in Appendix A.
 - f. 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.
 - g. 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.
 - h. 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.
 - i. 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 (5j).
 - j. 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. No. 3343, § 1, 12-6-16)

Los Osos Plumbing Retrofit Program

RESIDENTIAL				
Existing Toilet	Replacement Toilet	Single-Family Residential Gallons Saved Per Day (Credits)	Multi-Family Residential ¹ Credits	Mobile Home ² Credits
6 gallons per flush	1.28 gpf	52	39	26
6 gpf	1.1 gpf	54	40	27
3.5 gpf	1.28 gpf	30	22	15
3.5 gpf	1.1 gpf	31	23	16
1.6 gpf	1.28 gpf	14	10	7
1.6 gpf	1.1 gpf	15	11	8
¹ Multi-Family Residential (MFR) is 75% of Single-Family Residential Water Use ² Mobile Home is 50% of Single-Family Residential Water Use				

Existing Shower	Replacement Shower	Single-Family Residential Gallons Saved Per Day (Credits)	Multi-Family Residential ¹ Credits	Mobile Home ² Credits
5 gallons per minute	2.5 gpm	19	14	10
5 gpm	1.5 gpm	26	20	13
2.5 gpm	1.5 gpm	13	10	7
Gallons Saved Per Day (Credits)				
Installation of a Hot Water Recirculation System				17
Total retrofit credits needed for a new single family is 900 gallons				
¹ A 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 Community Service District Water Consumption			
Cycle 1 for 2019 Averages			
	Number of Connections	Average Usage (Hundred Cubic Feet)	Average Usage per Connection
Single Family Residential	1024	10203	10.0
Multi Family Residential	99	1909	19.3
Commercial	85	1454	17.1
Irrigation	2	421	210.5
Totals	1210	13987	
Cycle 2 for 2019 Averages			
	Number of Connections	Average Usage (Hundred Cubic Feet)	Average Usage per Connection
Single Family Residential	1444	14986	10.4
Multi Family Residential	60	1114	18.6
Commercial	55	2303	41.9
Irrigation	4	15	3.8
Totals	1563	18418	
Totals for Both Cycles for 2019 Averages			
	Number of Connections	Total Water Usage (Hundred Cubic Feet)	Average Usage per Connection
Single Family Residential	2468	25189	10.2
Multi Family Residential	159	3023	19.0
Commercial	140	3757	26.8
Irrigation	6	436	72.7
Totals	2773	32405	

Cycle 1 and Cycle 2 represent two groups of CSD clients, 43% and 57% respectively.
Average usage is reported per billing period, averaged for CY 2019. 1 billing period = 2 months.

Average daily usage for single family residential connection:

Assume 30 day month.

10.2 hundred cubic feet per cycle * (7.48 gallons/cubic foot) / 30 days / 2 months per billing period =

127 gallons per day

130 gallons per day, rounded

0.15 acre-feet per year (AFY)



In 2016 the BMC recommended programs to be added to the County Water Conservation Plan. The proposed BMC programs are outlined in Table 26. The County has included all of the proposed rebates within the Los Osos Wastewater Project rebate program with the exception of measures Outdoor 1 and Outdoor 2. The County has indicated that these two programs were not included due to a lack of nexus with the wastewater project. Table 27 shows the current rebates available to customers in the wastewater project service area.

Table 27. BMC Recommended Water Conservation Measures

Item No.	Conservation Measure Name	Draft Rebate Amount	Water Savings Potential and Assumptions (ac-ft/year)	Estimated Savings per Unit (gal/yr)	Fixture or Program Estimated Lifespan	Cost of rebate per acre-ft saved	Approximate Savings Potential (AFY) ⁴
Indoor-1	Hot water recirculation system	\$300	EPA Water Sense estimates > 10,000 gal/year, assume 5,000 to 10,000 gal/year	7,000	10	\$1,396	50 to 100
Indoor -2	High efficiency clothes washer	\$250	3,000 to 5,000 gal/year, depending on household size	3,300	5	\$4,936	40 to 60
Indoor - 3	Replace 1.6 gpf toilets with 1.28 or below	\$250	1,000 to 2,000 gal/year, depending on use	1,500	20	\$2,715	30 to 50 (See Note 5)
Indoor - 4	Replace 2.0 gpm showerheads with 1.5 gpm	\$40	1,000 to 2,000 gal/year, depending on use	1,500	10	\$869	30 to 50 (See Note 5)
Outdoor - 1	Septic tank repurpose - roof water only	\$500 (see Note 3)	Assume 3 to 4 tank volumes, at 1,000 gallons each	3,500	20	\$2,327	40 to 60 (See Note 1)
Outdoor - 2	Septic tank repurpose - with recycled water hauling	\$500 (see Note 3)	Potentially eliminate outdoor potable usage	6,000	20	\$1,358	70 to 90 (See Note 1)
Outdoor - 3	Gray water system	\$500 (see Note 3)	Potentially eliminate outdoor potable usage	6,000	20	\$1,358	70 to 90 (See Note 1)
Outdoor - 4	Laundry to landscape program	\$50 (see Note 3)	1,000 to 1,500 gallons per year, depending on use	1,250	5	\$2,606	10 to 20 (see Note 1)
Notes:	1. Total savings for outdoor programs are not additive. For example, outdoor use can be addressed through gray water or hauled recycled water. 2. All estimates depend on use patterns and other factors. Values are stated for comparison. 3. Only one \$500 rebate will be provided per property under programs Outdoor -1, 2, and 3. Participants in these programs are not eligible for program Outdoor - 4. Property owners who have already backfilled their septic tank will receive a rebate of \$500 for implementation of an alternative storage tank/basin with a minimum of 500 gallons of capacity. 4. Approximate Savings Potential assumes total 4,500 unit participation. 5. Assumes 2 replacement fixtures per household unit.						



Title 19: Los Osos Groundwater Basin Retrofit-to-Build Requirement

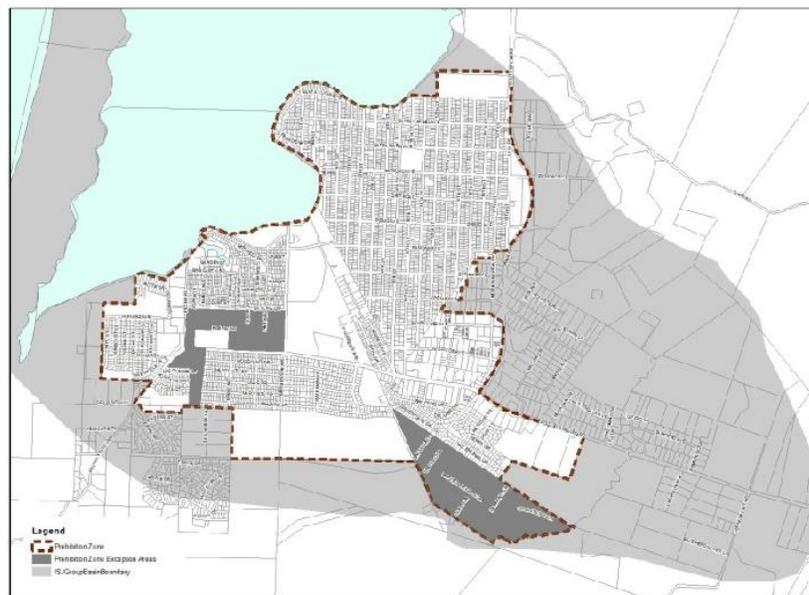
On April 22, 2008, the Board of Supervisors approved two plumbing retrofit ordinances for the Los Osos area. The ordinances address sea water intrusion into the lower aquifer zone of the Los Osos Groundwater Basin. To manage this serious problem, the ordinances require both new and existing development to retrofit older, non-conserving toilets and showerheads with fixtures 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 10th, 2014, toilet and showerhead **retrofit credits can no longer come from the Prohibition Zone** (shown in the red area below). To view a larger version of the

Prohibition Zone visit:

http://www.sloplanning.org/gis/mapimagepdf/Los_Osos_prohibition_zone.pdf.



A retrofit credit table has been developed (Page 6) to calculate the savings of each retrofitted house or business. Please utilize this table to calculate the water saving from each retrofitted fixture. Water savings will be dependent on gallons saved per day based on the existing and retrofitted fixtures. Property owners must obtain at least **300 water credits** to obtain a Water Conservation Certificate and build a single family home.

Title 19: Los Osos Groundwater Basin Retrofit-to-Build Requirement

Retrofit-to-Build Process

To obtain a Water Conservation Certificate, a Title 19: Retrofit Verification Table must be submitted to the Department of Planning and Building, including a Title 19: Retrofit Form for each retrofitted property. All sections must be filled out correctly for the Water Conservation Certificate to be issued.

1. **Part 1** of the Retrofit Verification Table must include the following information about the building site:
 - a. Project Address;
 - b. Assessor Parcel Number;
 - c. Required Credits;
 - d. Total Credits Generated through retrofitting;
 - e. Property Owner's First & Last Name;
 - f. Property Owner's Phone Number;
 - g. Agent's First and Last Name; and
 - h. Agent's Phone Number.

2. **Part 2** of the Retrofit Verification Table must include the following information about the retrofitted properties:
 - a. Retrofitted Property Address;
 - b. Assessor Parcel Number;
 - c. Retrofitted Property Owner First & Last Name;
 - d. Date of Retrofit;
 - e. Gallons per flush (gpf) of toilet removed and installed;
 - f. Gallons per minute (gpm) of showerhead removed and installed;
 - g. Gallons per day of washers removed and installed; and
 - h. Gallons per day saved for entire retrofitted property.

3. If a property had 2 or more of the same fixtures retrofitted, write in both flow rates under the respective fixture type box.

4. If a specific fixture was not retrofitted on a property, place an "X" in the box for the specific fixture type.

5. For each property generating credits through **toilet and showerhead retrofits, a Title 19: Retrofit Form (SECTION II)** must be submit and include the following:
 - a. **Part 1: Sending Site**
 - i. Builder or Owner First & Last Name
 - ii. Property Address; and
 - iii. Assessor Parcel Number

Title 19: Los Osos Groundwater Basin Retrofit-to-Build Requirement

b. Part 2: Retrofit Information

- i. Date of Inspection;
- ii. Property Address;
- iii. Assessor Parcel Number ;
- iv. Seller's First & Last Name;
- v. Agent Name & Phone Number;
- vi. Inspector's Printed First & Last Name;
- vii. Inspector's Phone Number; and
- viii. Inspector's License # or Certification.

c. Part 3: Retrofit Details

- i. Write the existing gpf or gpm for the respective toilet and showerhead, and then write the flow rate of the newly installed low flow fixture.
 - ii. All retrofitted toilets must have a flow rate of 1.28 gpf or less and all retrofitted showerheads must have a flow rate of 2.0 gpm or less.
 - iii. Circle whether a faucet aerator is present on each of the sinks and the respective flow rate. If a faucet aerator is not present or over 1gpm, state the flow rate of the newly installed aerator.
 - iv. The Title 19: Retrofit Form must be completed and signed by either a licensed plumber or a licensed home inspector.
6. All Title 19: Retrofit Forms must be submitted with photos of the old and newly installed fixtures in order to be valid for the Retrofit-to-Build Program.
7. To calculate the total water credits generated through plumbing retrofits, use the Los Osos Retrofit Credit Table on page 8.
- a. The first column shows the possible flow rates of the old fixtures and the second column shows the possible flow rates of the newly installed fixtures.
 - b. Find the Gallons Saved per Day associated with the flow rates of the old and new fixtures, as well as the build type you are retrofitting.
 - c. Total credits for showerheads and toilets are averaged by dividing all of the credits generated by a fixture type divided by the number of fixtures.

Example: (_____ + _____) / 2 = _____

(Toilet 1 Gallons Saved/Day) (Toilet 2 Gallons Saved/Day) (Total Credits from Toilets)

8. Email completed forms to Waterprograms@co.slo.ca.us

Title 19: Los Osos Groundwater Basin Retrofit-to-Build Requirement

TITLE 19: RETROFIT FORM (SECTION II)

PART 1-SENDING SITE

Builder/Owner Name: (Printed First & Last)	Address:	APN:
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PART 2-RETROFIT INFORMATION

Date of Retrofit:	Seller's Name: (Printed First & Last)
Property Address:	Assessor's Parcel Number:
Agent's Name: (Printed First & Last)	Agent's Phone Number:
Inspector's Name: (Printed First & Last)	Inspector's Phone Number:
Inspector Type: Plumber / Home Inspector (Circle One)	License #:

PART 3-RETROFIT DETAILS

Bathroom #1			
Existing Toilet Low Flow? YES / NO	_____ gpf (Greater than 1.6)	New Toilet	_____ gpf (Must be 1.28 or less)
Existing Showerhead Low Flow? YES / NO	_____ gpm (Greater than 2.5)	New Showerhead	_____ gpm (Must be 2.0 or less)
Faucet Aerator Present? YES / NO	_____ gpm (1.0 or less)	New Faucet Aerator	_____ gpm (1.0 or less)
Bathroom #2			
Existing Toilet Low Flow? YES / NO	_____ gpf (Greater than 1.6)	New Toilet	_____ gpf (Must be 1.28 or less)
Existing Showerhead Low Flow? YES / NO	_____ gpm (Greater than 2.5)	New Showerhead	_____ gpm (Must be 2.0 or less)
Faucet Aerator Present? YES / NO	_____ gpm (1.0 or less)	New Faucet Aerator	_____ gpm (1.0 or less)

Title 19: Los Osos Groundwater Basin Retrofit-to-Build Requirement

TITLE 19: LOS OSOS RETROFIT CREDIT TABLE

		Single-Family Residential	Multi-Family Residential ¹	Mobile Home ²
Existing Toilet (gpf)	Replacement Toilet (gpf)	Gallons Saved Per Day (Credits)	Credits	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
¹ Multi-Family Residential (MFR) is 75% of Single-Family Residential Water Use ² Mobile Home is 50% of Single-Family Residential Water Use				
		Single-Family Residential	Multi-Family Residential ¹	Mobile Home ²
Existing Shower (gpm)	Replacement Shower (gpm)	Gallons Saved Per Day (Credits)	Credits	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
Other Retrofits		Gallons Saved Per Day (Credits)		
Washing Machine Replacement		Gallons Saved per Day based on Washer Application		
Total retrofit credits needed for a new single family home is 300 gallons				



TITLE 19: WASHER RETROFIT VERIFICATION FORM

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 Water Efficient Washers and have an Integrated Water Factor \(IWF\) of no more than 3.2.](#)
3. Water savings will be based on 392 loads per year, or 8 loads per week.
4. Retrofits must save at least **15 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.

Required Attachments:

- Receipt of purchase for new washer
- Photos of old washer prior to removal
- Photos of new washer after installation

PART 1-SENDING SITE

Builder/Owner Name: (Printed First & Last)	Address:	APN:
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PART 2-RETROFIT INFORMATION

Property Owner Name: (Printed First & Last)	Address:	APN:
Property Owner Phone Number:	Date Retrofitted:	Credits Generated:

TITLE 19: WASHER RETROFIT VERIFICATION FORM

Old Washer

Make: _____ Model: _____ Serial Number: _____

Volume of Tub (ft³): _____ x 7.48 = _____ (Gallons/Cycle)

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 List](#)

Make: _____ Model: _____ Serial Number: _____

Integrated Water Factor (IWF): _____ Annual Water Use: _____

$$\frac{\text{Gallons}}{\text{Day}} = \left(\frac{\text{Annual Water Use in Gallons}}{365 \text{ Days}} \right)$$

Gallons Used per Day (calculated with formula above) = _____

_____ - _____ = _____
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

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 the new washing machine must remain with the property if my house is sold, unless it is replaced with a model that is at least as efficient.*
- *I understand that I will be contacted and asked to verify that the information is correct.*

Property Owner Signature: _____ Date: _____



COUNTY OF SAN LUIS OBISPO
DEPARTMENT OF PLANNING & BUILDING

LNG-1016
06/06/2017

TITLE 19: WASHER RETROFIT VERIFICATION FORM

Title 19: Retrofit Verification Table (Section I)

Part 1: Proposed Building Site:

Project Address:	Assessor Parcel Number (APN):	Required Credits:	Total Credits:
Property Owner Name: (First & Last)	Phone #:	Agent Name: (First & Last)	Phone #:

Part 2: Retrofitted Properties:

Address	Assessor's Parcel Number (APN)	Property Owner Name (First & Last)	Date of Retrofit	Toilet Removed (gpf)	Toilet Installed (gpf)	Showerhead Removed (gpm)	Showerhead Installed (gpm)	Washer Removed (gpd)	Washer Installed (gpd)	Gallons per Day Saved
1										
2										
3										
4										
5										
6										
7										
8										
9										
10										
Total										

¹ Washer retrofits are allowed within the Los Osos Prohibition Zone.