

# STONE REPORT

January 29, 2010



*Visit the [MCAR Blog Here!](#)*

Volume 3 / Issue 4

**Dear MCAR GAD,**

Welcome to the "Stone Report", a publication brought to you by the Government & Community Affairs Department of the Monterey County Association of REALTORS®

## **GOOD NEWS ALERT!**

### **Well Permits to Continue, District NOT Moving Into Stage 3 Rationing**

The Monterey Peninsula Water Management District (MPWMD) voted unanimously last night **NOT** to enact Stage 3 rationing as a response to the State Water Resources Control Board (SWRCB) Cease and Desist Order (CDO). The decision was based on the assumption that Cal-Am users would begin greater water conservation with the newly approved and now implemented water rate structure.

The legal challenges continue as the District, joining forces with Peninsula cities, is seeking relief from the recently approved change of venue order to Santa Clara County.

Dates have not yet been determined as to when the venue appeal will be considered or, depending on the success of the venue appeal, when the court would consider action on the stay of the SWRCB CDO currently in place. Stay tuned as this issue will certainly evolve over the next few days and weeks.

### **Well Permit Moratorium Averted!**

The District voted **NOT** to adopt the rushed-through urgency ordinance that would enact a moratorium on processing of applications for water distribution systems (WDS) supplied by a well drilled in "fractured rock." The proposed ordinance was thrown together by district staff over the past couple of weeks in an attempt to freeze well application processing for 120 days - allowing district staff the time needed to study potential adverse impacts associated with wells drilled in fractured rock.

MCAR provided testimony opposing the urgency ordinance and recommended that the District continue processing WDS applications while pursuing a fractured rock well study.

The proposed urgency ordinance lacked the super majority vote needed for passage and the issue was sent back to committee for further vetting and discussion.

Property owners within the MPWMD district boundary who have **NOT** begun the WDS application process and require a well drilled in fractured rock, may want to consider moving forward with the application process as this issue (and possible revised ordinance) will most likely return at some point in the future.

## **New Cal-Am Rates**

California American Water Company's (Cal-Am) new rate structure will go into effect February 1, 2010. The

new rates are based on a platform structured to encourage conservation and reduce consumption.

Customers are billed in five increasing tiers with the top two tiers constituting the highest usage and subsequently, highest rates.

The amount of water allowed per tier is based on individual allotment, number of people per home and the lot size.

<b>Main System Residential</b>	<b>Current</b>	<b>New</b>
Block 1: First 10 cf x Customer Allotment	\$0.27	\$0.27
Block 2: Second 10 cf x Customer Allotment	\$0.44	\$0.40
Block 3: Third 10 cf x Customer Allotment	\$0.61	\$0.80
Block 4: Fourth 10 cf x Customer Allotment	\$0.78	\$1.60
Block 5: All water over 40 cf x Customer Allotment	\$1.46	\$2.80

### **Important Notice!**

## **Marina Coast Water District**

### **Water Conservation Certification Inspection Dates**

**Water conservation certification inspections are scheduled for the second and fourth Thursdays of each month**

**Spring 2010 inspection dates are:**

**January 14<sup>th</sup> and 28<sup>th</sup>**

**February 11<sup>th</sup> & 25<sup>th</sup>**

**March 11<sup>th</sup> & 25<sup>th</sup>**

**April 8<sup>th</sup> & 22<sup>nd</sup>**

Appointment times are limited and will be scheduled on a first come first served basis.

Water conservation certification inspections must be completed on all property transfers within the Marina Coast Water District service area.

Homes or businesses with certificates on file at the District that have passed inspection in the last 24 months can be updated without a physical inspection. All other properties must be inspected. To update a certificate, applicants must complete a new inspection form acknowledging that the requirements are met. The inspection form must be filled out by both the seller/agent and the owner, and submitted to the District in person, by mail, or by fax. If available, please attach a copy of the current conservation certificate on file with the District. The District inspector's portion of the form will then be completed and the form returned to the applicant for the new buyer's signature and title transfer procedures. Once signed by the new property owner, the form must then be returned to the District (11 Reservation Road, Marina CA 93933) for our files.

It is the seller's responsibility to ensure that the completed certification forms and any supporting documents are received by the District.

Rebates up to \$125 are available to those who are required to replace older toilets and choose to install high-efficiency toilets with a flow rating of 1.28 gallons per flush or less. Retrofitting to the standard 1.6 GPF toilets is still acceptable to meet the requirement to retrofit, but these toilets are no longer eligible for the rebate.

To help customers meet the requirement for low-flow showerheads, High-quality 2.1 GPM showerheads with a shut-

off button are available at our Marina Coast Water District offices free of charge to District customers and their agents.

For additional information or to schedule an appointment, please contact me at **(831) 883-5905** or **[plord@mcwd.org](mailto:plord@mcwd.org)**.

Paul Lord

Water Conservation Specialist

Marina Coast Water District

Phone (831) 883-5905

Fax (831) 384-0197

[plord@mcwd.org](mailto:plord@mcwd.org)

[www.mcwd.org](http://www.mcwd.org)

## **Retrofit Requirements for Property Transfers/Sales**

The following plumbing retrofits are required, prior to the close of title, for the sale or transfer of existing residential or commercial property.

### **Residential Retrofit Requirements**

- All toilets must be retrofitted with toilets with a maximum flush capacity of 1.6 gallons per flush or less. No flush devices or conversion devices of any other kind will be accepted.
- All showerheads must be retrofitted with low-flow showerheads with a maximum flow capacity of 2.5 gallons per minute or less. These low-flow showerheads must also have a shut-off button. Installing flow restrictors in existing showerheads does not satisfy the requirement.

### **Commercial Retrofit Requirements**

- Conventional urinals must be replaced with zero-water-use urinals.
- Conventional clothes washers must be replaced with high-efficiency clothes washers.
- All toilets must be retrofitted with toilets with a maximum flush capacity of 1.6 gallons per flush or less. No flush devices or conversion devices of any other kind will be accepted.
- All showerheads must be retrofitted with low-flow showerheads with a maximum flow capacity of 2.5 gallons per minute or less. These low-flow showerheads must also have a shut-off button. Installing flow restrictors in existing showerheads does not satisfy the requirement.

Once the property has been retrofitted, please call the District at (831) 883-5905 or e-mail @ [plord@mcwd.org](mailto:plord@mcwd.org) to schedule a Water Conservation Certification inspection.

---

*Until next time,*

Kevin Stone  
Government & Community Affairs Director  
Monterey County Association of REALTORS®