

[Title 4 WATER SYSTEMS](#)

[Chapter 4.20 WATER CONSERVATION AND RETROFIT PROGRAM](#)

4.20.080 Time limit and transferability.

A. Plumbing retrofit approvals may be "assigned" to a new owner upon the sale of the property for which the retrofits were conducted or "transferred" to a new property pursuant to the district's assignment and transfer programs. No other assignment or transfer of retrofit credits shall be permitted.

B. This program shall be in effect until rescinded or modified by the board of directors. (Ord. 9-2003 Attach. 1 (part))

Appendix 4.20 RETROFIT POINTS EQUIVALENCY TABLE

Points: 1 point is equal to .72 annual water unit or 1.47 gallons per day

Fixture Values:

Each existing home or fixture retrofitted is worth the following points:

Each 3.5 gpm toilet replaced with 1.6 gpm	5.4 points
Each whole house upgrade (faucets, shower heads & pressure regulator)	2.7 points
Each Hot Water recirculation pump installed*	6.8 points
Each Energy-Star domestic washing machine installed	6.65 points
Each 3,000 gallon (minimum) non-potable cistern	22.0 points

* Hot water recirculation pump shall only be installed where the wait for hot water at the tap exceeds about twenty (20) seconds.

NOTE: Builders performing actual retrofits are responsible for locating their own retrofit points, arranging details and obtaining commitments from property owners. Payment of the "in lieu" fee relieves builder of further involvement in retrofitting other properties, unless otherwise required as a condition of county building permit.

Points Required to Build a New Project:

No. of "Basic Full Baths" in proposed project (See per fixture fees for additional partial baths) "Basic Full Bath" = 1 toilet, 1/tub/shower combination, and 1 sink.					
Each point = \$50 "In Lieu Fee" (Fees in this chart are illustrative only and subject to change. Fees should be confirmed with district fee schedule in effect at time of charges)	1 Bath	2 Baths	3 Baths	4 Baths	5 or More
	Points/In Lieu Fee	Points/In Lieu Fee	Points/In Lieu Fee	Points/In Lieu Fee	Points/In Lieu Fee
Parcel Size					
Under 4,000 Sq. Ft.	80/\$4,000	100/\$5,000	125/\$6,250	150/\$7,500	175/\$8,750
4,000 -- 8,000 Sq. Ft.	90/\$4,500	125/\$6,250	150/\$7,500	175/\$8,750	200/\$10,000
All projects over 8,000 sq. ft. require cistern installation in addition to retrofit points shown here.					
8,001 - 16,000 Sq. Ft.	100/\$4,500	150/\$7,500	175/\$8,750	200/\$10,000	250/\$12,500
16,001- 32,000 Sq. Ft.	110/\$5,500	175/\$8,500	200/\$10,000	250/\$12,500	300/\$15,000

Over 32,000 Sq. Ft.	120/\$6,000	200/\$10,000	225/\$11,250	300/\$15,000	325/\$16,250
Each common-wall condominium, or attached multi-family unit			100 points / \$5,000 (per unit)		
Commercial Projects (per EDU)			125 points / \$6,250 (per EDU)		
Per-fixture fees for partial and/or oversized baths = toilet or sink \$400 (8 points), tub or shower \$800 (16 points)					

New Construction Example:

To build a 3-bathroom house on a 9,000 sq. ft. lot requires 175 points. 175 points equate to 126 water units per year, or 21 units per billing period (average). Points may be satisfied in any combination totaling at least 175, such as:

- Replace 21 toilets @ 5.4 points 113.40 points
- Install 3 Energy-Star Washers @ 6.65 points 19.95 points
- 3 Whole-house upgrades @ 2.7 points 8.10 points
- Install 5 hot-water recirc. pumps @ 6.8 points 34.00 points
- TOTAL 175.45 points**

Remodel Regulations

Remodels may not change the type of service existing (i.e. a single-family residence may not be converted to a multi-family dwelling)

How to determine if your remodel requires any processing by CCSD:

QUESTION	If YES, then ...
Will your remodel add less than 25% to your existing habitable floor space, and no water using fixtures?	No further process required from CCSD
Will your remodel add more than 25% to your existing habitable floor space?	Plan Review required.*
Will your remodel add any water-using fixtures?	Plan Review required* and impact fees due. See Fee Schedule below
Will your remodel require additional EDU allocation (i.e. commercial use increase, or additional residential dwelling being created)	NOT ALLOWED under water moratorium

* Plan review includes submittal to CCSD of a completed application form, a copy of the remodel floor plans being submitted to county planning (reduced size if possible), and also, existing (pre-remodel) floor plan for comparison of water fixtures. District will review your plans, and upon approval of project will provide you with a "Verification of Water Service" letter for county. Applicable fees and conditions of approval will be indicated on the letter.

Exhibit 2

Impact Fee Schedule:	
Plan Review Only--No fixtures being added (with Letter for County)	\$25.00
Additional water fixtures:	Fee Includes
Each Additional Toilet	letter for county
Each Additional Kitchen or Bath Sink	\$400.00 (8
Each Additional Clothes Washer	points)
Each Additional Tub or separate Shower	\$400.00 (8
Each Additional Bar or Laundry Sink	points)
	\$800.00 (16
	points)
	\$200.00 (4
	points)

(Ord. 9-2003 Exh. 1)