

41 AF of Water Saved by Mandatory Retrofit Upon Resale

When a property is sold within the District, staff inspect the building to make sure that inefficient plumbing fixtures have been replaced with ultra low-flow models. In 1998, approximately 2,048 properties transferred title within the District and staff inspected over 653 of them for compliance with retrofit rules. Approximately 41 acre-feet of water were saved through the replacement of about 1,697 toilets under this program in 1998.

Visitor Serving Businesses Must Replace Inefficient Toilets

District rules require that all visitor serving facilities such as hotels, motels, restaurants, convention centers, meeting facilities and service stations replace inefficient toilets with ultra low-flush models by December 31, 2000. In 1998, 21 toilets were replaced in visitor serving facilities, for a potential water savings of 0.48 acre-feet.

Toilet Retrofit Credit Programs Challenged in Court

Two District ordinances that allowed the limited reuse of water saved through retrofitting toilets faced a legal challenge in 1998. A lawsuit filed by a local group, Save Our Carmel River (SOCR), alleged that Ordinance Nos. 90 and 91 had been adopted without proper environmental review. In December 1998, the lawsuit was upheld by the Monterey County Superior Court.

The court decision also invalidated Ordinance No. 91, which had allowed jurisdictions to reuse a portion of water saved by retrofitting or demolishing public facilities on publicly-owned property. Ordinance No. 90 expired in September 1998 prior to the court decision. Ordinance No. 90 had

allowed a limited amount of water saved from retrofitting toilets in single-family residences to be reused. Each jurisdiction could use up to 10 acre-feet of saved water. That reused water would be paid back later from a future water allocation.

Prior to the expiration of Ordinance No. 90, the reuse of water saved by retrofitting toilets was the primary source of water for residential remodels in the cities of Monterey, Pacific Grove, Seaside and the unincorporated area of Monterey County, representing a projected water demand of 11.4 acre-feet in 1998.

The Board has expressed interest in developing another ordinance in the future that would allow the reuse of a portion of water savings in residential, commercial and public projects. Before such an ordinance is considered, additional environmental review must be conducted.

Arba Goode greets a new homeowner as he begins an inspection of the house to ensure that inefficient plumbing fixtures were replaced with ultra low-flow models when the building transferred title. The District's Retrofit Upon Resale Program was responsible for the replacement of 1,697 toilets, which represents 41 acre-feet of water savings.

