



May 19, 2021

TO: Utilities Advisory Committee
FROM: Ron Munds, General Manager
SUBJECT: Agenda Item 4 - 05/19/2021 Utilities Advisory Committee Meeting
Accessory Dwelling Unit Update

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Accessory Dwelling Units (ADUs) Update

At the April 21st UAC meeting, District and County staff provided an overview of the County's ADU Ordinance and the subsequent review by the Coastal Commission. It was reported that the Coastal Commission had requested that the three water purveyors in Los Osos respond to the commission with a statement of water supply availability to support ADU development. The County's ordinance is basing the approval of ADUs on having building permit applicants utilize the water offset provisions in Title 19 of the County's codes which would require 2:1 offset ratio in water demand.

The County requested that the water purveyor provide letters by June 15th which meant that the District would need to take a draft letter to the UAC at tonight's meeting and then to the Board at its June 3rd meeting. It has been determined that this timeline is not achievable considering the dialogue that still needs to occur at the purveyor, committee and Board levels.

The purveyors are meeting and it was agreed that a collective response by the purveyors would be the best course of action to avoid potential different sets of rules in the different parts of town on ADU approvals. It was believed this would also be the best overall strategy to manage the groundwater basin effectively. The purveyors are still working on the common issues to include in a draft letter but the following are the high-level topics being considered.

- There is still an overarching concern regarding the current sustainability of the groundwater basin.
- There needs to be more information and study of the remaining water conservation potential within the community.
- There needs to be modifications to Title 19 that provide for better verification of the retrofit water savings estimations.
- There needs to be a funding mechanism to ensure existing customers are not impacted by the costs to support new development.

At the District level, the next steps include completing the purveyor meetings, drafting a letter, gaining input from the UAC and presenting a final letter for the Boards consideration at a future Board meeting. It is the intent of the purveyors to complete their deliberations quickly in order generate a draft letter in timely manner for consideration. It has been noted that we want to partner with the County in a productive manner to assist in their process with the Coastal Commission.