

ORDINANCE NO. 3263

ORDINANCE OF THE CITY OF CHULA VISTA AMENDING
CHAPTER 15.28 OF THE CHULA VISTA MUNICIPAL CODE
BY ADDING SECTION 15.28.020, RESIDENTIAL
GRAYWATER STUB-OUT

WHEREAS, on May 3, 2011, City Council approved Resolution No. 2011-076 in which City Council adopted the Climate Adaptation Strategies and approved their implementation; and

WHEREAS, the adopted Climate Adaptation Strategies will help reduce the City's future risks and costs from expected local climate change impacts; and

WHEREAS, the Implementation Plan for Strategy #4, Local Water Supply and Reuse, proposed adopting new regulations to incorporate clothes washer graywater plumbing stub-out in new residential development; and

WHEREAS, the Department of Water Resources and the Department of Housing and Community Development adopted graywater regulations in the 2010 Californian Plumbing Code Chapter 16A, Part I; and

WHEREAS, clothes washer graywater systems constructed according to Chula Vista Clothes Washer Graywater Pre-Plumbing and Stub-Out for New Residential Construction and operated according to the 2010 California Plumbing Code Chapter 16A provide a safe method of reducing potable water demand; and

WHEREAS, a clothes washer graywater system can save a typical single-family dwelling up to 7,000 gallons of potable water per year; and

WHEREAS, the installation of a stub-out at time of construction greatly facilitates the use of graywater in residences; and

WHEREAS, the City Council specifically and expressly finds and declares that adding section 15.28.020 to Chapter 15.28 is necessary due to local climatic conditions. As a result of prolonged droughts exacerbated by climate change, it is anticipated that water supplies from imported sources are reduced, and furthermore, as a result of population and economic growth, demand for water is expected to increase. These impacts could limit imported water availability, lead to higher demand for local water sources and increase utility costs. Requiring single-source graywater stub-out in new residential development facilitates the use of graywater for irrigation which in turn helps address these water-related climate change impacts.

NOW, THEREFORE the City Council of the City of Chula Vista does hereby ordain as follows:

SECTION I. ENVIRONMENTAL REVIEW

That the City Council has reviewed the proposed activity for compliance with the California Environmental Quality Act (CEQA) and has determined that the activity falls within the Class 8 Categorical Exemption pursuant to California Code of Regulations Title 14, Chapter 3, Article 19 (the "State CEQA Guidelines") section 15308 and therefore is exempt from environmental review; and notwithstanding the Class 8 Categorical Exemption, the City Council has further determined that there is also no possibility that the activity may have a significant effect on the environment; therefore, pursuant to section 15061(b)(3) of the State CEQA Guidelines the activity is exempt from the provisions of CEQA.

SECTION II. CHULA VISTA MUNICIPAL CODE

That the City Council does hereby find and determine that Chapter 15.28 of the Chula Vista Municipal Code is hereby amended by adding Section 15.28.020, Residential Graywater Stub-out, as follows:

15.28.020 Residential Graywater Stub-out.

All new detached single-family dwellings and duplexes shall include a single-source clothes washer graywater outlet and an outside stub-out to allow the later installation of a clothes washer graywater irrigation system that complies with the requirements of Section 1603A.1.1 of the 2010 California Plumbing Code. The outlet and stub-out shall be installed in accordance with the Chula Vista Clothes Washer Graywater Pre-Plumbing and Stub-Out for New Residential Construction or an equivalent alternate method and/or material approved by the Building Official.

The provisions of this Section may be modified or waived when it can be satisfactorily demonstrated to the Building Official that compliance with these regulations is impractical due to construction or physical constraints, or due to site and/or soil conditions.

SECTION III. EFFECTIVE DATE

This ordinance will take effect and be in force thirty days after its final passage.

SECTION IV. PUBLICATION

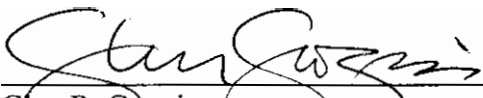
The City Clerk shall certify to the passage and adoption of this Ordinance and shall cause the same to be published or posted according to law.

Presented by



Gary Halbert, P.E., AICP
Assistant City Manager/Director of
Development Services

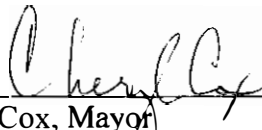
Approved as to form by



Glen R. Gogins
City Attorney


PASSED, APPROVED, and ADOPTED by the City Council of the City of Chula Vista, California, this 7th day of May 2013, by the following vote:

- AYES: Councilmembers: Aguilar, Bensoussan, Ramirez, Salas and Cox
- NAYS: Councilmembers: None
- ABSENT: Councilmembers: None



Cheryl Cox, Mayor

ATTEST:

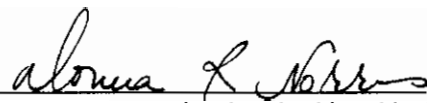


Donna R. Norris, CMC, City Clerk

STATE OF CALIFORNIA)
COUNTY OF SAN DIEGO)
CITY OF CHULA VISTA)

I, Donna R. Norris, City Clerk of Chula Vista, California, do hereby certify that the foregoing Ordinance No. 3263 had its first reading at a regular meeting held on the 23rd day of April 2013 and its second reading and adoption at a regular meeting of said City Council held on the 7th day of May 2013; and was duly published in summary form in accordance with the requirements of state law and the City Charter.

May 21, 2013
Dated



Donna R. Norris, CMC, City Clerk