

Proposed Amendments to Regional Private Sewer Lateral Ordinance

Board of Directors Meeting

April 9, 2019

Background and Process



- Feb 13 – Planning Committee
- Mar 12 – Board Presentation
- **Apr 9 – First Reading**
- Apr 23 – Second Reading (planned)
- May 24 – Effective Date (planned)

Proposed Ordinance Amendments

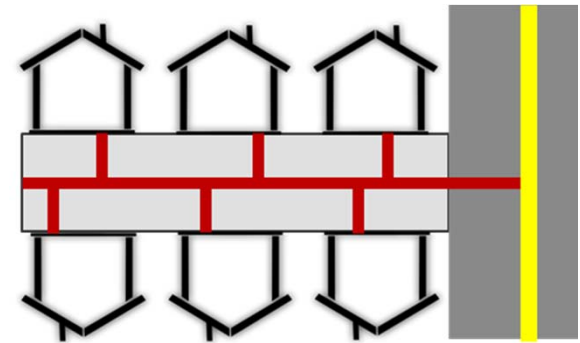


- Sections 3-10: Various clarifications
- **Section 11: Common Interest Developments**
- **Section 12: Parcels with >1,000 feet**
- **Section 13: Enforcement**
- Section 14: Appeals
- Section 15: Additional Provisions
- Section 18: Effective Date

Common Interest Developments



- HOA managed developments may have common (shared) pipe
- Allocation of that pipe is up to the parties
- Ordinance has different requirements
 - HOA-maintained pipe → Set deadline
 - Property owner-maintained pipe → Triggers
- District needs information regarding allocation of responsibility



Common Interest Developments (Cont.)



- The default presumption consistent with Civil Code Section 4775

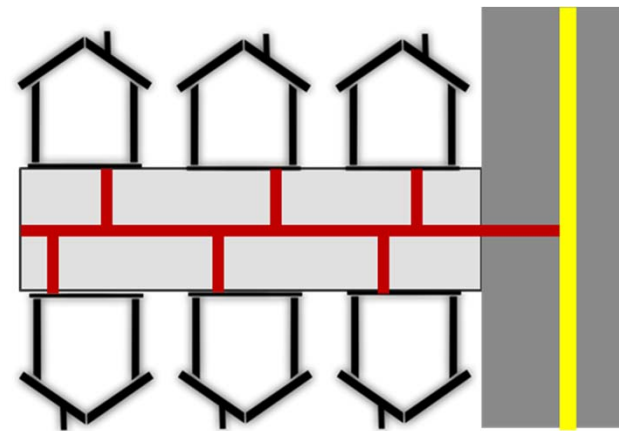
- Exclusive use common area
- Separate interest

Property Owner

- Common area

Homeowners'
Association

- Provides ability to enforce and obtain the necessary information



Parcels with Laterals > 1,000 ft



- These properties with laterals exceeding 1,000 feet are treated differently under the Ordinance due to the extent of the pipe
- Proposed Changes
 - Clarify contents of interim deliverables (work plans)
 - Define deadlines for completing rehabilitation work
 - Address newly formed groups of >1,000 ft

Enforcement



- Existing enforcement language needs clarification and additional details
- Proposed Changes
 - Delete water shutoff
 - Authorize judicial penalties
 - Authorize compliance agreements

Next Steps and Schedule



- Second Reading: April 23, 2019
- Effective Date: May 24, 2019
- Continued outreach