



POLICY AND PROCEDURE

EXHIBIT “B”

<p>APPROVED BY</p> <p>Board of Directors</p>	<p>POLICY TITLE</p> <p>POLICY REGARDING WATER SERVICE TO BE PROVIDED TO ACCESSORY DWELLING UNITS</p>	<p>EFFECTIVE DATE</p> <p>April 14, 2020</p> <p>Page 2 of 4</p>
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2. Application Process:

- A. When a property owner determines to construct an ADU on the property owner’s property, the property owner shall submit a copy of approved engineering drawings and a water supply fixture unit (WSFU) worksheet to determine the total WSFUs to be included in the ADU and, where feasible, the estimated additional water demand resulting from the ADU.
- B. District staff shall review the ADU drawings and water supply fixture unit worksheet to determine if the ADU requires a new water service and if it is subject to a capacity charge fee and consult with the applicable planning agency concerning the proposed ADU plans and the adequacy of water service to be provided by the District [Government Code Section 65852.2(a)(1)(A)].
- C. When District staff determines that the said ADU requires a new water service and is subject to capacity charge fees, District staff shall then provide a written estimated cost proposal to the property owner for water capacity fees and new water service installation fees along with a new service installation agreement and new water service application request form.
- D. No fire sprinklers may be required in an ADU if they are not required in the primary residence [Government Code Section 65852.2(a)(1)(D)(xii)].
- E. The District’s provision of water service to ADUs is subject to the statutory limitations specified in Section 3, below.

3. Incorporation of Statutory Provisions:

- A. Not New Residential Service: An ADU shall not be considered to be a new residential use for purposes of calculating District connection fees or capacity charges, unless the ADU was constructed with a new single-family dwelling. [Government Code Section 65852.2(f)(2)].



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B. New Meters/Connections and Connection Fees or Capacity Charges:

(i) For an ADU or junior ADU:

(a) that is within the proposed space of a single-family dwelling or existing space of a single-family dwelling or accessory structure and includes an expansion of not more than 150 square feet beyond the same physical dimensions as the existing accessory structure,

(b) has exterior access from the proposed or existing single-family dwelling,

(c) has side and rear setbacks that are sufficient for fire and safety, and

(d) if the unit is a junior ADU, the junior ADU complies with Government Code Section 65852.22,

then the District will not require the property owner to install a new or separate water connection directly between the ADU or junior ADU and the District’s water system. For an ADU or junior ADU that meets the criteria of items (a) through (d), as applicable, the District shall not impose on the ADU or junior ADU a connection fee or capacity charge, unless the ADU or junior ADU was constructed with a new single-family dwelling. [Government Code Section 65852.2(f)(4), with cross-reference to subdivision (e)].

(ii) For an ADU or junior ADU that does not meet the criteria set forth in items (a) through (d) of subdivision (i), above, then the District may require a new or separate water connection directly between the ADU or junior ADU and the District’s water system. For those ADUs or junior ADUs that do not meet all of those criteria, the District may



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impose a connection fee or capacity charge, which must be proportionate to the burden of the ADU or junior ADU upon the District's water system, based upon either its square feet or the number

of its water supply fixture units, as defined in the Uniform Plumbing Code. Any such connection fee or capacity charge shall not exceed the reasonable cost the District incurs in providing the service to the ADU or junior ADU. [Government Code Section 65852.2(f)(5)].

4. District staff is directed to take all steps necessary to implement the foregoing policy and shall recommend any changes to other District's policies, rules and regulations necessary to implement these principles.