

BOARD OF DIRECTORS

Debra Logan
President

Pamela Jardini
Vice President

Geoff English
Director

Navid Fardanesh
Director

Wayne Petersen
Director



STAFF

Jeff Britz
General Manager

Bettina L. Mayer, P.E
District Engineer

Laurie A. Ion
*Assistant to GM/
Board Secretary*

Frank Sprague
Utilities Manager

Natalie Klock
Finance Officer

Bill White
Fire Chief

Melissa Johnson
Recreation Supervisor

TEMPLETON COMMUNITY SERVICES DISTRICT

P.O. BOX 780 • 420 CROCKER STREET • TEMPLETON, CA 93465 • (805) 434-4900 • FAX: (805) 434-4820

MEMORANDUM

DATE: January 19, 2019

FROM: Bettina L. Mayer, PE
District Engineer

SUBJECT: Accessory Dwelling Units within the Templeton CSD Boundary
(Assembly Bill 494 and Senate Bill 229 approved by Governor Brown on Oct. 8, 2017)

DISCUSSION:

Accessory Dwelling Units (ADUs) are additional living quarters on single-family lots that are independent of the primary dwelling unit. Also known as secondary dwelling units, mother-in-law units, or granny flats, ADUs are either attached or detached to the primary dwelling unit, and provide complete independent living facilities including permanent provisions for living, sleeping, eating, cooking, and sanitation.

On October 8, 2017, Governor Brown approved Senate Bill 229 which included new requirements for Special Districts to provide water and sewer service to Accessory Dwelling Units on residential properties under certain conditions.

Following the new legislation, the District will permit one ADU per single family lot. There will be two types of permitted ADUs:

1. Accessory Dwelling Units within an existing single-family residence or accessory structure. For accessory dwelling units that meet the standards in Government Code section 65852.2, subdivision (e), the District will not require the installation of a new or separate connection directly between the accessory dwelling unit and the utility, or impose a related connection fee or capacity charge. An accessory dwelling unit meets the standards in Government Code section 65852.2, subdivision (e) if it:
 - Is contained within the existing space of a single-family residence or accessory structure;
 - Has independent exterior access from the existing residents; and
 - Has sufficient side and rear setbacks for fire safety.
2. New Accessory Dwelling Unit construction. If an accessory dwelling unit does not meet the standards in Government Code section 65852.2, subdivision (e) discussed above, the new

construction is treated as a new residential use and the District will require the installation of a new water meter and service line as well as a new sewer lateral connection directly between the accessory dwelling unit and the District’s main lines. A new water and sewer service account shall be established for the ADU separate from the main residence. The District will impose a connection fee or charge that is proportionate to the burden of the proposed accessory dwelling unit on the water or sewer system. The fees are as follows:

| Table 1: Accessory Dwelling Unit Fee Summary <i>Templeton Community Services District</i> | |
|---|-----------------|
| ADU Capacity Fees effective November 1, 2018 Park Facilities Fees effective January 19, 2019 | |
| Category | Fee [1] |
| Water Capacity Fee | \$7,074 |
| Wastewater Capacity Fee | \$5,988 |
| Fire Capital Facilities Charge (1,200 sf @\$0.74/sf one story*) | \$888 |
| Park Facilities Fee | <u>\$3,997</u> |
| Total | \$17,947 |
| <i>[1] 1,200 sq ft, single story dwelling occupied by 2 people</i> | |
| <i>*Two story ADUs will be charged a Fire Capital Facilities Fee of \$1.36/sf</i> | |

Applicants wishing to apply for a building permit for an ADU must first meet with the County Planning and Building Department for planning approval. Though the District does not have the authority to regulate zoning or issue building permits, the District is responsible for providing water and sewer service to District customers. It is the District’s duty to be sure that there is safe and reliable water supply to meet its customers needs and a District Water Will Serve Letter is required prior to issuance of any County building permit.