



Memorandum

Date: September 9, 2021
To: Dave Webb, Public Works Director
Copy: Seimone Jurjis, Community Development Director
From: Mark Vukojevic, Utilities Director *M.V.*
Subject: ADUs & JADUs - Single Water Service and Sewer Connections

In reviewing the City Municipal Code, the City Council's recent actions to incentivize ADUs & JADUs (collectively referred to as ADUs), and in discussions with adjoining water agencies, I would like to clarify and redirect our requirements for separate water and sewer services to single water and sewer service connections.

Single Water Service:

ADUs may be supplied through the same single water service connection and water meter as the primary dwelling unit. No separate water service is required for the ADU. This is consistent with M.C. 14.08.040 which allows two buildings under the same ownership to use a single water connection. At the property owners' discretion, they can add a separate water service if they prefer. Also, ADU's may be required to upsize their water service and/or water meter to meet flow and permit requirements for their property as part of their Public Works and Building Permit Plan Check and Permit.

Single Sewer Service:

ADUs may be supplied through a same single sewer service connection/lateral as the primary dwelling unit. No separate sewer service or lateral is required for the ADU. M.C. 14.24.020 requires each dwelling unit to be individually connected to the sewer. However, the Utilities Director may approve exemptions and ADUs are hereby authorized to use a single property sewer service connection/lateral. At the property owners' discretion, they can add a separate sewer service if they prefer. Also, ADU's may be required to upsize, upgrade and/or repair their sewer lateral and cleanout to meet flow and permit requirements for their property as part of their Public Works and Building Permit Plan Check and Permit.