Accessory Dwelling Units

Planning Committee

January 9, 2024

Agenda

- Background
- Types of Accessory Dwelling Units (ADUs)
- Exemptions
- Metering Requirements
- System Capacity Charges & Wastewater Capacity Fees
- Application & Permit Trends
- Next Steps

Background

- For many years, secondary units have been allowed by local agencies.
- In 2016, California's Legislature amended California Government Code Sections 65852.2 and 65852.22 creating ADUs.
- Recent amendments to these sections reduced barriers to developing ADUs.

Pictures of ADUs

Types of ADUs

- Single-family and multi-family residences may have ADUs.
- Attached ADUs include converting an existing structure or newly built structure attached to the primary residence.
- Detached ADUs include converting an existing structure or newly built structure detached from the primary residence.

ADUs Qualifying for Exemptions

- Single-family residence ADUs that meet specific criteria are exempt from utility connection requirements and capacity charges.
  - Provides complete independent living for one or more persons; and
  - Conversion of a portion of the existing primary residence with its own exterior access or an existing auxiliary structure; and
  - No more than 150 square feet added to the accessory structure or primary residence to accommodate ingress and egress.

  OR
  - The ADU is a Junior ADU

ADUs Not Qualified for an Exemption

- Multi-family ADUs are not exempt.
- Single-family ADUs that are not exempt include:
  - Converting an existing structure and expanding it by more than 150 square feet.
  - Building a new structure.
  - Expanding the existing primary structure by more than 150 square feet.
  - New construction of a primary dwelling that includes an ADU.

Metering Requirements for ADUs

- All single-family ADUs are provided the option to install a new meter.
  - If a new meter is not desired, a single-family residence may use an existing meter.
  - If the existing meter is undersized and cannot meet the water needs of the existing single-family structure and the ADU, a larger meter is needed.
  - New meter installations are paid by applicant.
- Most multi-family ADUs are required to have a separate meter installed.

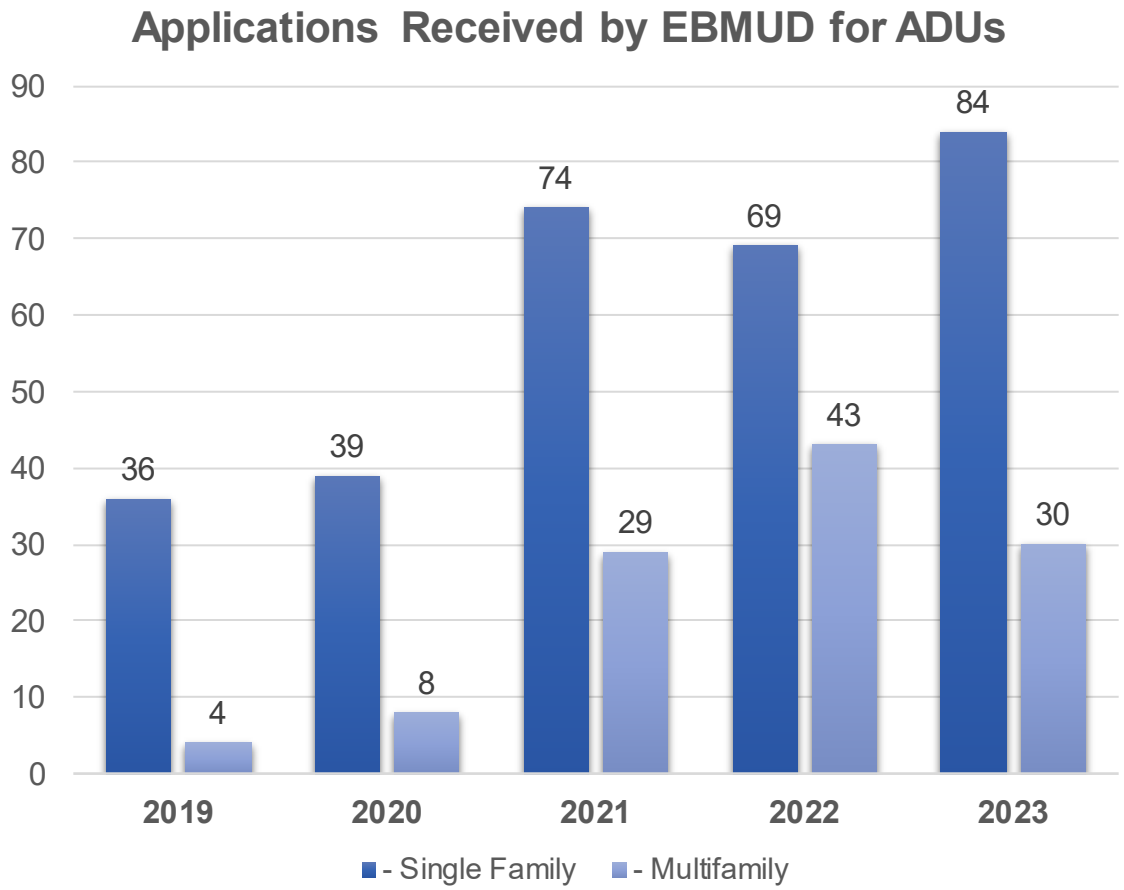
Water meter in hands of a person

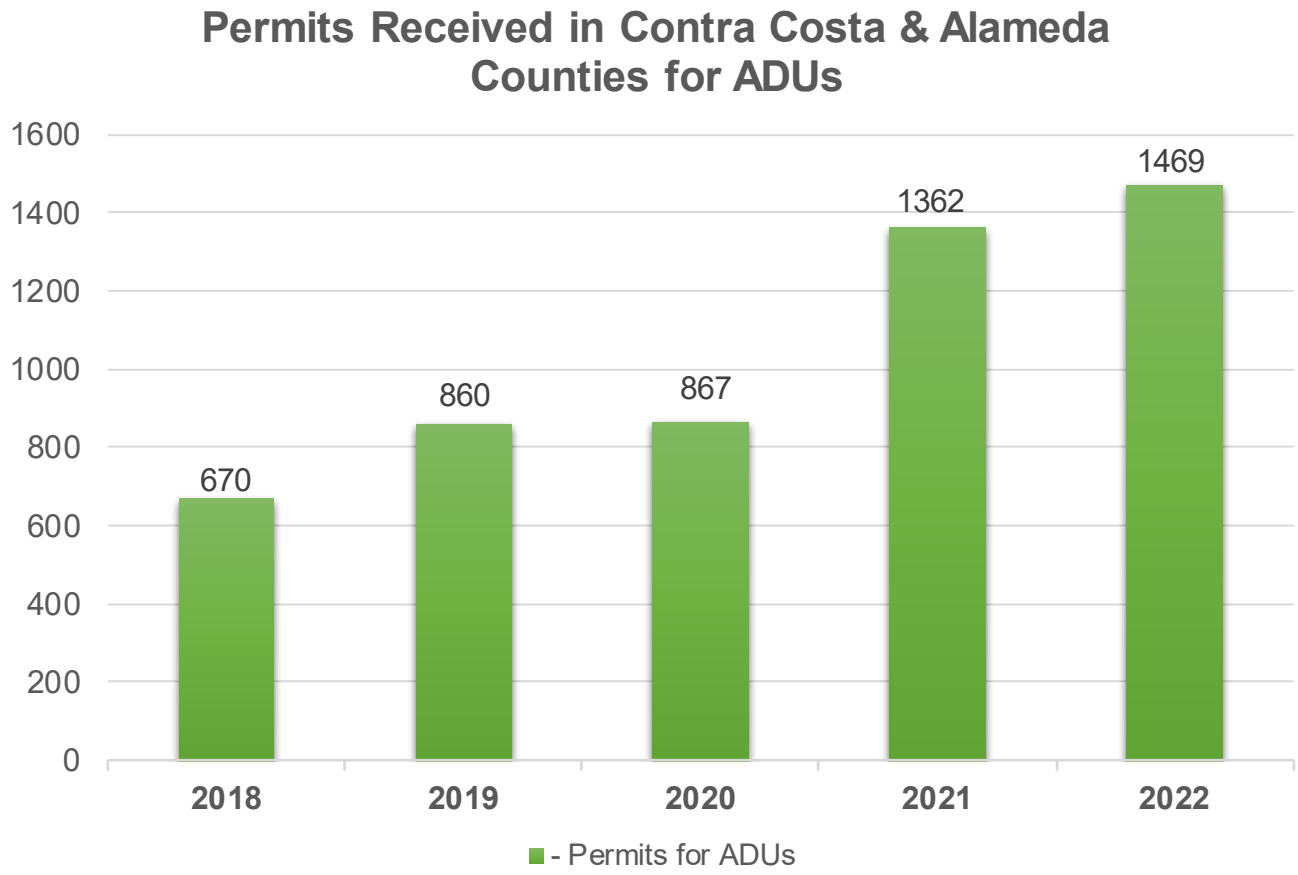
Capacity Charge Assessment for ADUs

- Exempt single-family ADUs are not assessed capacity charges.
- Non-exempt single-family ADUs may pay proportional capacity charges.
- Multi-family ADUs are required to pay capacity charges based on square-footage of the ADU.
- Capacity charges pay for the applicant's share of the District's capital facilities and future water supply upgrades.

Pictures of EBMUD capital facilities

ADU Applications Received Versus Permit Trends





Next Steps

- Provide guidance to applicants in how to apply when building an ADU.
- Continue to require ADU applicants to meet the District's Regulations Governing Water Service and pay their fair share of capacity charges.
- Perform additional outreach to local permitting agencies about the District's requirements for ADUs.

Questions?

Walnut Creek Water Treatment Plant Pretreatment Project

Contract for Pre-Design Services

Planning Committee

January 9, 2024

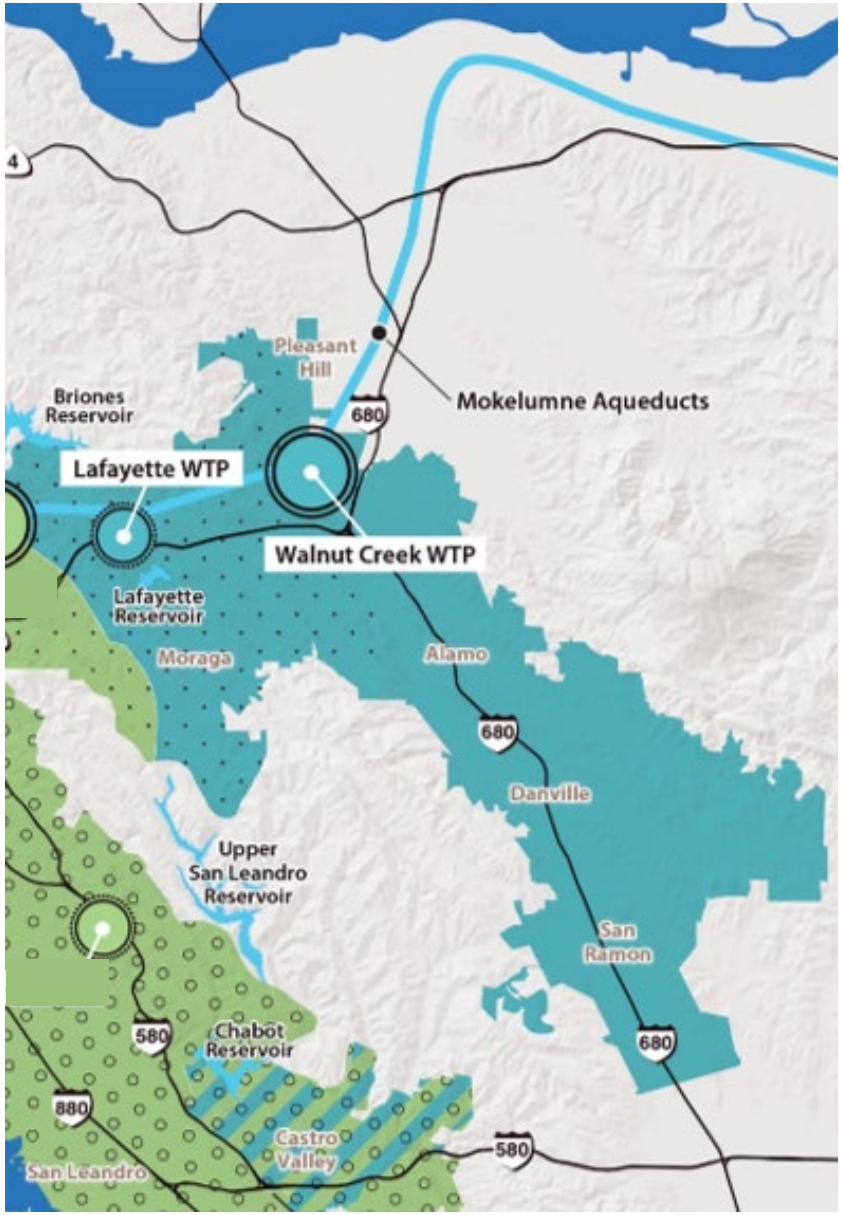
Agenda

- Background
  - Project Purpose and History
  - Walnut Creek WTP Site Plan
- Project Status
- Planning and Design Processes for Design Contracts
- Consultant Selection Update
- District Forces Roles and Responsibilities
- Next Steps

WTP = Creek Water Treatment Plant

Background

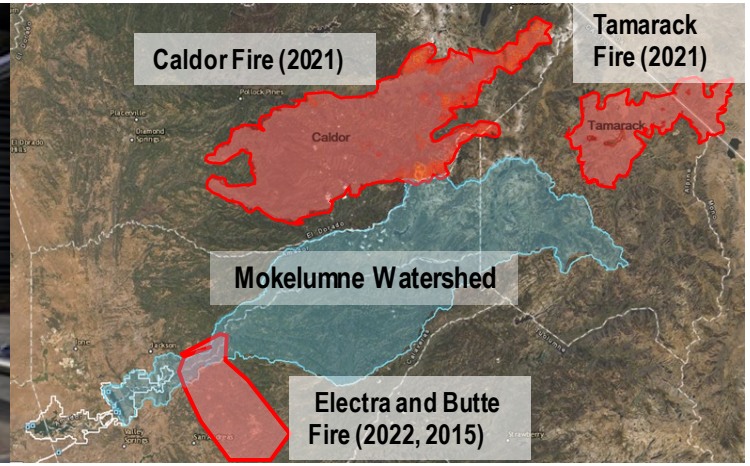
Walnut Creek Water Treatment Plant 1968



Purpose and Need

- Project Goals:
  1. Treat broader range of water quality on more reliable basis
  2. Improve water quality, including taste and odor
  3. Increase WTP capacity to meet planned future demands

Freeport Regional Water Facility Intake

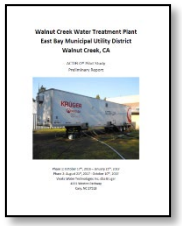


Recent Wildfires in the Mokelumne Watershed

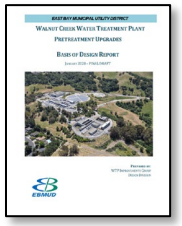
Project History

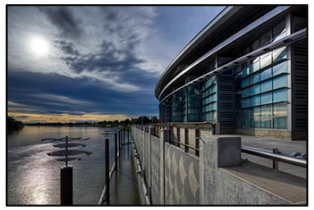
1999
FSCC Predesign for Inline WTPs

2017
Actiflo Pilot Study



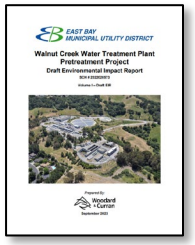
2021
WCWTP Pretreatment Basis of Design Report





2015
FSCC Water at Walnut Creek WTP

2018
Inline WTP Pretreatment Alternatives



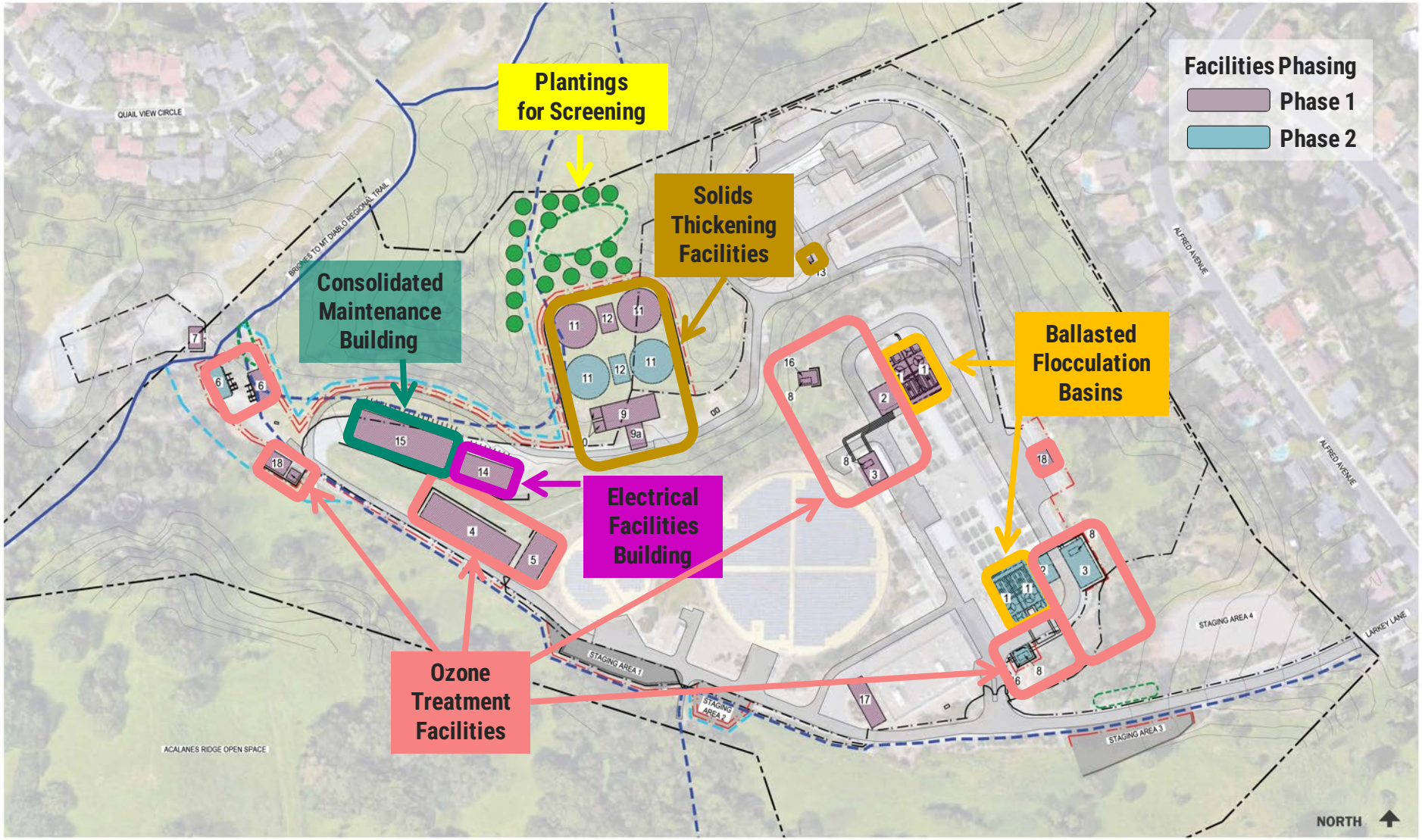
2023
Draft EIR

Key Takeaway

- Need for this project has been extensively studied and the preliminary design criteria established.

FSCC = Folsom South Canal Connection *WCWTP = Walnut Creek Water Treatment Plant* *EIR = Environmental Impact Report*

Walnut Creek WTP Site Facilities



Project Status

CEQA

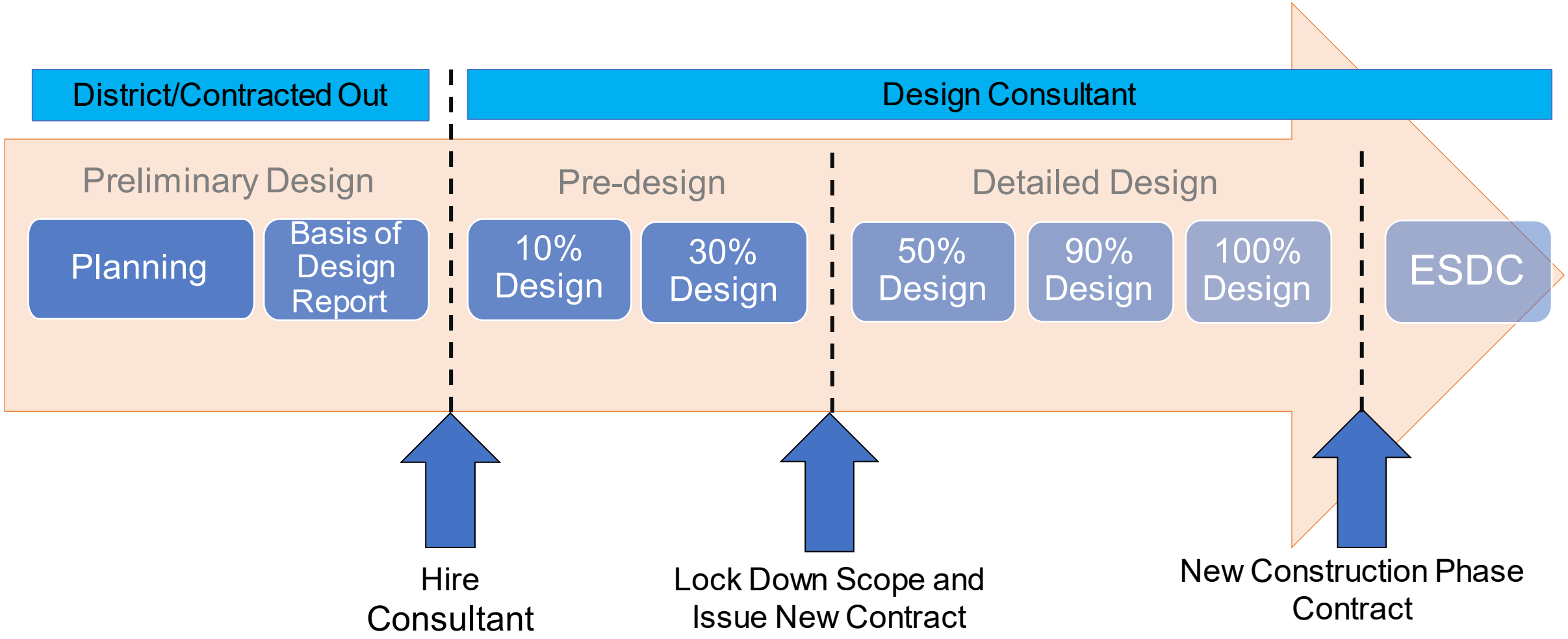
- Draft EIR Publication
  September 2023
- Draft EIR Public Review –
  Sep. 2023 – Nov. 2023
- EBMUD Board Considers Project and Final EIR –
  June 2024

Phase 1 Design

- Request for Proposals
  August 2023 – October 2023
- Pre-Design (0 – 30%)
  Winter 2023 – Winter 2025
- Detailed Design (30 – 100%)
  Winter 2025 – Fall 2027
- Construction Begins
  Fall 2027

CEQA = California Environmental Quality Act

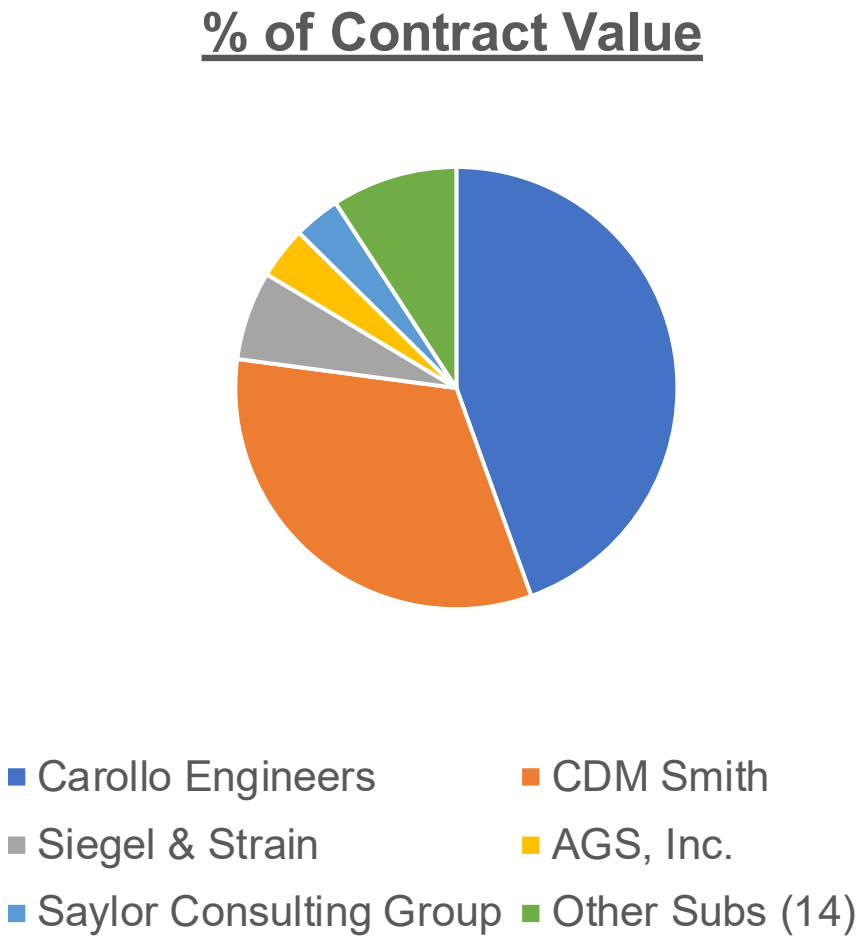
Approach to Planning and Design



ESDC = Engineering Services During Construction

Consultant Selection Update

- District Selection Committee comprised of District design, construction, operations, and water quality staff
- Consultant Team selected based on extensive experience, well-developed implementation plan, and robust Quality Assurance and Control Plan
- Local business enterprises account for more than 97% of the contract
- Contract equity participation includes SBEs, MBEs, and WBEs



SBE = small business enterprise, WBE = women-owned business enterprise, MBE = minority-owned business enterprise

Communications with Local 2019

- Met with L2019 on June 6th, July 5th, and December 5th, 2023
- Pre-design contract emphasis on District standards confirmation, field verification, and onsite presence
- Resource loaded for significant staff involvement including discipline leads and key stakeholders
- Collaborating and sequencing work with other ongoing Walnut Creek WTP capital projects

District Forces Roles and Responsibilities

Division	Roles and Responsibilities
Engineering & Construction	Overall project management, review drawings, design concepts, equipment selection & procurement, outage planning, constructability review, CEQA and environmental mitigation oversight, and District Forces coordination
Facilities Maintenance & Construction	Participate in workshops and review pre-design submittals, asset management coordination
Water Operations	Participate in workshops and review pre-design submittals, O&M planning and integration of project into existing WTP operations
Operations & Maintenance Support	Perform pilot testing, participate in workshops and review pre-design submittals, regulatory compliance review, workplace health & safety assessment

O&M = Operations and Maintenance

Pretreatment and Ozone Pilot Testing

- Pilot testing for verification and optimization of ozone design criteria, including selection of pre- or intermediate ozone
- Staff to work closely with operations and water quality staff to perform the testing
- Water Quality Research Facility pilot testing equipment to be pre-purchased in spring 2024

Pilot filters at Walnut Creek Pumping Plant

Next Steps

- $11.2 million Pre-Design Contract for Board Consideration – January 23, 2024
- Pre-purchase pilot testing equipment – spring 2024

Questions?

FLOWING
INTO
THE
FUTURE