



Fritz Buchman, Interim Director of Public Works

Alex Chetley, Interim Deputy Director/Development

Jim Stone, Deputy Director/Operations

Najee Zarif, Interim Deputy Director/Engineering

Kristi Rhea, Business Administrator

December 17, 2020

SUBJECT: SEWER AND WATER SERVICE FOR NEW ACCESSORY DWELLING UNITS

Dear Property Owner:

You are receiving this letter because you own property within County Service Area 44 Zone G (District), which provides water, sewer, storm drainage and street lighting services to your property. These services are provided by the San Joaquin County Department of Public Works (Public Works). The purpose of this letter is to advise you of an update to Public Work's policy regarding sewer and water service for new Accessory Dwelling Units (ADU) and to inform you of the associated cost increases.

An ADU is defined as additional living quarters on the same lot as a primary dwelling unit. These units typically have a kitchen and bathroom. While permitting of ADUs are processed by the San Joaquin County Community Development Department, ADUs must also be authorized by Public Works in consideration of the current capacity of the sewer and water systems. Previously, Public Works denied requests for ADUs because of concerns with sewer capacity and the rates charged were insufficient to cover the costs of providing service. With the recent approval of sewer rate increases, Public Works is able to allow a limited number of ADUs to be permitted within your District. The District lacks capacity to permit ADUs on all properties; therefore, once capacity is reached, subsequent ADU applications will be denied.

Please be advised that adding an ADU to your property will increase your annual sewer charges from one Single Family Equivalent Unit (SFE) to 1.7 SFE. Using the current approved five-year rate schedule, the table below shows the cost comparison:

Property Type	Current Annual Sewer Rate 2020-21	Approved Sewer Rate 2021-22	Approved Sewer Rate 2022-23	Approved Sewer Rate 2023-24	Approved Sewer Rate 2024-25
One single family home (1 SFE)	\$2,173	\$2,296	\$2,420	\$2,547	\$2,675
One single family home with ADU (1.7 SFE)	\$3,694	\$3,903	\$4,114	\$4,330	\$4,548



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There will also be an increase to your annual water rate from 1 SFE to 1.3 SFE (this is the fixed annual charge that is in addition to your metered water bill):

Property Type	Annual Water Rate
One single family home (1 SFE)	\$176
One single family home with ADU (1.3 SFE)	\$228

If you want to start the permitting process for an ADU or have questions about the permitting process, please contact the San Joaquin County Community Development Department at 468-3124.

Should you have additional questions about this policy or your utility services, please contact me at (209) 468-3697, or by email at jruz@sjgov.org.

Sincerely,

JAYNA RUTZ, P.E.
Community Infrastructure Engineering Manager

JR:lj
CI-20L027-L1 CSA 44 Zone G