



AGENDA

1960 Elgin Street
Oroville, CA 95966
530-533-2000
www.loapud.com

Board of Directors
Regular Meeting
March 14, 2023 – 2:00 PM

Materials related to an item on the open meeting agenda that are provided to the Board of Directors, including those provided to the Board after distribution of the agenda packet, are available on the District website.

During this difficult time, we invite you to join today's scheduled meeting via Zoom by using your phone or computer to attend this meeting. Please call our District office at **(530)533-2000** for assistance in participating in the teleconference.

Dial in: 1-669-900-9128
Meeting ID: 899 8373 5476
Passcode: 890692

To ensure that our meetings are as orderly as possible, and to enable public participation at the proper times during the meeting, we are asking that everyone take a moment to ensure your line stays muted until public comment is invited. When it comes time for public comment, we will leave enough time for participants to unmute and speak to the entire group and our Board. Because attendees cannot see each other's mute status, we will simply need to be patient as we wait in between comments, and do our best not to speak over each other. Please state your name for the record before sharing comments. We are committed to keeping the public engaged throughout this crisis and appreciate your help in making that happen.

1. **CALL TO ORDER**

- 1.1 Roll Call
- 1.2 Flag Salute
- 1.3 Moment of Silence
- 1.4 Public Comment

2. **CONSENT AGENDA**

All items listed under the Consent Agenda are considered routine and will be enacted by one motion unless an item is removed. Consent Agenda items will be read by title only. There will be no separate discussion of these items unless members of the Board or person in the audience request a specific item to be removed from the Consent Agenda to the Regular Agenda for separate discussion, prior to the time the Board votes on the motion to adopt the Consent Agenda. If any item(s) is removed from the Consent Agenda, the item(s) will be considered immediately following action on the Consent Agenda.

- 2.1 Regular Board Meeting Minutes of February 14, 2023
- 2.2 Financial Reports for Month Ending February 28, 2023
- 2.3 Claims Report for Month Ending February 28, 2023

3. **ITEMS REMOVED FROM THE CONSENT AGENDA (IF ANY)**

4. **195 FAIR HILL DRIVE – CONTRACTOR AND PROPERTY OWNER REQUESTING A VARIANCE FOR LATERAL CONNECTION FOR PROPOSED ADU**

The Board will hear a request from the contractor and property owner at 195 Fair Hill Drive for a variance to the District Rules and Regulations for a proposed ADU lateral connection.

5. **BOARD TO REVIEW AND APPROVE THE QUOTATION AND PURCHASE OF SECURITY CAMERAS AND NETWORK EQUIPMENT FOR THE MYERS STREET PROPERTY**

The Board will review and approve the quotation from Stratti for the purchase and installation of security cameras and network equipment.

6. **BOARD TO REVIEW AND APPROVE THE PURCHASE OF SECURITY FENCING MYERS STREET PROPERTY**

The Board will review the quotations from Pisor Fence Co. and All American Welding for the purchase and installation of security fencing.

REPORTS AND CONSULTATIONS

7. **LAFCO & SC-OR COMMISSIONER'S REPORT**

8. **BOARD MEMBERS', MANAGER, AND STAFF COMMENTS**

- **FIELD OPERATIONS ACTIVITY REPORT**
- **MANAGERS REPORT**

9. **FUTURE AGENDA ITEMS**

10. **ADJOURNMENT**



Manager's Report

To: Board of Directors

From: David Goyer, General Manager

Date: March 14, 2023

RE: Item #1 – CALL TO ORDER

- 1.1 Roll call
- 1.2 Flag Salute
- 1.3 Moment of Silence
- 1.4 Public Comment



Manager's Report

To: Board of Directors
From: David Goyer, General Manager
Date: March 14, 2023
RE: Item #2 – Consent Agenda

Item No. 2.1 **Board Meeting Minutes** - Minutes from the February 14, 2023 Regular Board meeting are included for the Board's review and approval.

Item No. 2.2 **Financial Reports** – Cash Report and Income Statement through February 28, 2023 is attached for the Board's review and approval.

Item No. 2.3 **Payment of Claims** - The February 28, 2023 Claims report is attached for the Board's review and approval.

Attachments for each item included.

Recommended Action:

A motion to approve the minutes from the Regular Board meeting of February 14, 2023, and approve the Financial Reports and Payment of Claims from February 28, 2023 as presented.

Roll call vote.

**UNADOPTED
LAKE OROVILLE AREA PUBLIC UTILITY DISTRICT
BOARD OF DIRECTORS MEETING
FEBRUARY 14, 2023**

CALL TO ORDER

President Fairbanks called the meeting to order at 2:00 P.M. Directors present were Mastelotto, Salvucci and Sharman. General Manager (GM) Goyer, Field Operations Supervisor (FOS) Victorino, Engineer Knibb and Board Clerk (BC) Hamblin represented the District in person. Vice President Marciniak was absent.

SALUTE TO THE FLAG

Director Mastelotto led the meeting with the salute to the flag.

MOMENT OF SILENCE

President Fairbanks requested a moment of silence.

CONSENT AGENDA

The Board reviewed the minutes of the Regular Board Meeting of January 10, 2023 and the minutes of the Special Board Meeting of February 1, 2023, the Financial Reports and the Claims List for month ending January 31, 2023, and Resolution No. 03-2023 Authorizing Remote Meeting Consistent with AB 361. After discussion, it was moved by Director Mastelotto and seconded by Director Salvucci that the items on the consent agenda be approved as presented. The motion passed with the following roll call vote:

Ayes: Directors Fairbanks, Mastelotto, Salvucci and Sharman.

LAFCo REPORT

No report made.

SC-OR COMMISSIONERS' REPORT

Director Mastelotto reported that SC-OR is moving forward with contract negotiations as per the SC-OR closed session agenda item. Director Salvucci reported that the purchase and development of Ruddy Creek was moving forward in phases.

BOARD MEMBERS', MANAGER, AND STAFF REPORTS

FOS Victorino presented the Field Operations Report

No SSO's to report.

Update on Mooretown, Bidwell and Royal Oaks Lift Stations.

Report on the repair of multiple manholes.
Report on I & I work being done around the District.
Report on the I & I issues at the Loafer Creek Campgrounds.
Report on the HACH Flow Meter operation.
Updated the Board on the completion of the California Environmental Protection Agency and Butte County Environmental Protection Agency training and recertification.

GM Goyer presented the Manager's Report

Reminder that Directors Marciniak, Salvucci and Sharman need to complete the Ethics and Harassment trainings as soon as possible.
Updated the Board on the training seminars available for them as CSDA members.
Reported on the status of Mooretown and Royal Oaks.
Updates on 3515 Myers and Lincoln Apartments.
Updated the Board regarding the selection of a new land surveyor – Mike Mayes with North Star Engineering.

ADJOURNMENT

There being no further business to come before the Board the meeting was adjourned at 2:29 P.M.

Respectfully submitted,

Kelly Hamblin,
Clerk of the Board

LAKE OROVILLE AREA PUBLIC UTILITY DISTRICT
Cash Report
For the Accounting Period: 2/23

Fund/Account	Beginning Balance	Received	Transfers In	Disbursed	Transfers Out	Ending Balance
53 Sewer						
10001 Five Star Bank - General Acct.	477,389.48	105,480.08	454.29	10,826.88	189,650.85	382,846.12
10021 Five Star USDA	18,805.70	1.44	0.00	0.00	0.00	18,807.14
10031 Five Star Money Market	1,897,698.96	3,467.78	0.00	0.00	0.00	1,901,166.74
10400 LAIF 10401 Series A Bond Debt	2,737,124.28	0.00	0.00	0.00	0.00	2,737,124.28
10401 LAIF ACCOUNT SERIES A BOND DEPT	107,048.00	0.00	0.00	0.00	0.00	107,048.00
10500 Petty Cash	500.00	0.00	0.00	0.00	0.00	500.00
Total Fund	5,238,566.42	108,949.30	454.29	10,826.88	189,650.85	5,147,492.28
55 RIVER RANCH OROVILLE LLC						
10001 Five Star Bank - General Acct.	-10,209.77	26,174.92	0.00	0.00	0.00	15,965.15
57 LEAP GRANT						
10001 Five Star Bank - General Acct.	-58,964.54	0.00	0.00	0.00	850.00	-59,814.54
58 REAP GRANT						
10001 Five Star Bank - General Acct.	-44,521.66	0.00	0.00	0.00	850.00	-45,371.66
62 PALERMO WASTEWATER CONSOLIDATION						
10001 Five Star Bank - General Acct.	-15,525.00	0.00	0.00	0.00	510.00	-16,035.00
71 Payroll Clearing						
10001 Five Star Bank - General Acct.	571.00	0.00	58,027.08	56,932.08	0.00	1,666.00
73 Claims Clearing						
10001 Five Star Bank - General Acct.	230,200.29	0.00	141,681.39	356,376.60	0.00	15,505.08
Totals	5,340,116.74	135,124.22	200,162.76	424,135.56	191,860.85	5,059,407.31

*** Transfers In and Transfers Out columns should match, with the following exceptions:

- 1) Cancelled electronic checks increase the Transfers In column. Disbursed column will be overstated by the same amount and will not balance to the Redeemed Checks List.
- 2) Payroll Journal Vouchers including local deductions with receipt accounting will reduce the Transfers Out column by the total amount of these checks.

LAKE OROVILLE AREA PUBLIC UTILITY DISTRICT
Income Statement
For the Accounting Period: 2 / 23

Combined Funds

Account Object	Description	----- Current Year -----				%
		Current Month	Current YTD	Budget	Variance	
Revenue						
41100	Sewer Service Charge		833,876.54	1,668,489.00	-834,612.46	50
41150	Pumping Charge		63,705.07	127,462.00	-63,756.93	50
41200	Kelly Ridge Pumping Chg (Taxes)		25,378.65	45,000.00	-19,621.35	56
41300	Connection Fee		400.00		400.00	
41350	Other Services		6,777.30		6,777.30	
						51
	Total Revenue	0.00	930,137.56	1,840,951.00	-910,813.44	51
Expenses						
51000	Administration					
60100	Salaries & Wages	19,521.39	178,720.43	250,981.00	72,260.57	71
60200	Sick Time Buy Back			3,000.00	3,000.00	
62100	Health Insurance	5,264.14	47,169.99	72,000.00	24,830.01	66
62150	HSA PAYABLE	416.66	3,333.28	5,000.00	1,666.72	67
62200	Dental Insurance	292.44	2,631.96	4,116.00	1,484.04	64
62250	Life Insurance	33.78	304.02	435.00	130.98	70
62300	Vision Insurance		314.00	3,000.00	2,686.00	10
62400	Deferred Comp 457	382.74	3,505.18	5,020.00	1,514.82	70
62450	CALPERS Contribution	11,109.86	91,348.51	110,718.00	19,369.49	83
62500	Workers Comp Ins.		-465.42	2,930.00	3,395.42	-16
62550	Payroll Taxes/Ins.	1,512.02	13,588.25	20,275.00	6,686.75	67
	Total Account	38,533.03	340,450.20	477,475.00	137,024.80	71
51100	Director					
60100	Salaries & Wages	2,000.00	16,000.00	24,000.00	8,000.00	67
62300	Vision Insurance		1,811.80	5,000.00	3,188.20	36
62550	Payroll Taxes/Ins.	185.00	1,480.00	1,836.00	356.00	81
	Total Account	2,185.00	19,291.80	30,836.00	11,544.20	63
55100	LEAP GRANT					
64100	Engineering Services	850.00	17,350.00	41,587.00	24,237.00	42
64152	SURVEYING SERVICES		14,885.20	59,737.00	44,851.80	25
67450	Environmental			160,000.00	160,000.00	
	Total Account	850.00	32,235.20	261,324.00	229,088.80	12
55200	REAP GRANT					
64100	Engineering Services	850.00	12,152.50	30,957.00	18,804.50	39
64152	SURVEYING SERVICES		7,659.80	47,917.00	40,257.20	16
67450	Environmental			120,960.00	120,960.00	
	Total Account	850.00	19,812.30	199,834.00	180,021.70	10
57000	General Operating					
64100	Engineering Services	3,230.00	9,417.50	40,000.00	30,582.50	24
64150	Legal Services	7,894.39	21,677.39	24,000.00	2,322.61	90

Combined Funds

Account Object	Description	----- Current Year -----				
		Current Month	Current YTD	Budget	Variance	%
64200	Accounting/Audit Services	1,225.00	20,000.00	26,600.00	6,600.00	75
64250	Insurance		16,486.64	49,955.00	33,468.36	33
64300	Software Licenses, Annual Fees and Tech Support	3,365.00	37,587.05	20,000.00	-17,587.05	188
65100	Office Utilities	1,728.87	9,966.92	15,600.00	5,633.08	64
65150	Shop/Yard Utilities	618.14	4,843.87	9,920.00	5,076.13	49
66100	Office Supplies & Expenses	-155.94	3,240.63	7,500.00	4,259.37	43
66102	BILLING AND PAYMENT PROCESSING	396.70	20,731.85	29,000.00	8,268.15	71
66150	Office Equipment	913.02	3,651.27	20,000.00	16,348.73	18
66200	Building & Yard Repairs / Maintenance	1,018.89	2,504.32	13,000.00	10,495.68	19
66250	Small Tools & Consumables	20.76	266.25	22,700.00	22,433.75	1
66300	Safety Supplies	81.40	81.40		-81.40	
66350	Outside services	652.00	10,691.29	9,155.00	-1,536.29	117
67100	Education & Training		5,289.48	12,000.00	6,710.52	44
67150	Membership/Subscriptions	85.60	10,156.14	9,000.00	-1,156.14	113
67200	Permits & Licenses		5,557.45	14,150.00	8,592.55	39
67250	Travel, Meals & Entertainment	104.84	3,682.24	3,000.00	-682.24	123
67300	Elections		1,044.04	5,000.00	3,955.96	21
67350	Bank and collection fees		3,870.20	10,800.00	6,929.80	36
67400	Safety Training		712.59	500.00	-212.59	143
67450	Environmental			3,000.00	3,000.00	
67550	LAFCo Operating Fees		2,656.94	2,500.00	-156.94	106
69155	Propane			200.00	200.00	
69300	Auto Repairs & Maintenance	34.62	34.62		-34.62	
	Total Account	21,213.29	194,150.08	347,580.00	153,429.92	56
58000	Field					
60100	Salaries & Wages	18,849.51	168,172.69	322,319.00	154,146.31	52
60200	Sick Time Buy Back			1,500.00	1,500.00	
61150	Standby Wages	513.83	4,311.70	6,500.00	2,188.30	66
61200	Reoccurring Overtime Wages	1,259.56	13,465.86	16,640.00	3,174.14	81
61250	Call-Out OT - Not VV	162.24	2,322.99	3,000.00	677.01	77
61351	Villa Verona Overtime	261.55	767.75	2,500.00	1,732.25	31
62100	Health Insurance	1,560.12	13,920.75	47,000.00	33,079.25	30
62150	HSA PAYABLE	416.66	3,333.28	2,500.00	-833.28	133
62200	Dental Insurance	108.33	974.94	3,500.00	2,525.06	28
62250	Life Insurance	29.96	269.64	700.00	430.36	39
62300	Vision Insurance		159.99	5,000.00	4,840.01	3
62400	Deferred Comp 457	413.24	3,711.54	6,890.00	3,178.46	54
62450	CALPERS Contribution	6,275.80	51,783.36	110,500.00	58,716.64	47
62500	Workers Comp Ins.		-1,819.29	23,705.00	25,524.29	-8
62550	Payroll Taxes/Ins.	1,690.40	14,628.83	31,500.00	16,871.17	46
63500	Boots and Uniforms		287.42	4,500.00	4,212.58	6
63502	Boots& Uniforms-Broderson			550.00	550.00	
63506	Boots & Uniforms - VICTORINO		299.83	550.00	250.17	55
63507	Boots & Uniforms - PETERSON		229.17	550.00	320.83	42
63508	Boots & Uniforms - DAVIS		233.76	550.00	316.24	43
64100	Engineering Services		13,777.50		-13,777.50	
64300	Software Licenses, Annual Fees and Tech Support		6,532.50	20,000.00	13,467.50	33
65175	PUMP STATION UTILITIES	6,783.42	38,335.74	63,805.00	25,469.26	60
66200	Building & Yard Repairs / Maintenance	121.24	135.58		-135.58	

Combined Funds

Account Object	Description	----- Current Year -----				%
		Current Month	Current YTD	Budget	Variance	
66250	Small Tools & Consumables		2,313.34	25,000.00	22,686.66	9
66300	Safety Supplies	109.75	1,307.33	10,000.00	8,692.67	13
66350	Outside services	150.00	2,852.91	10,000.00	7,147.09	29
67100	Education & Training		113.73		-113.73	
67150	Membership/Subscriptions		4,000.00	5,000.00	1,000.00	80
67400	Safety Training		3,049.00	12,000.00	8,951.00	25
68100	Routine Operations & Maintenance - Sewer System	32.46	8,708.73	9,000.00	291.27	97
68125	REPAIRS AND MAINTENANCE ON PUMP STATIONS	11,381.66	67,061.68	75,000.00	7,938.32	89
68150	I & I Operations & Maintenance	827.00	882.84	30,000.00	29,117.16	3
68650	VV Operations & Maintenance	331.20	21,029.02		-21,029.02	
68900	FSPS Operations & Maintenance			5,000.00	5,000.00	
69100	Diesel Fuel	1,751.94	5,998.34	17,500.00	11,501.66	34
69150	Gasoline	3,577.33	13,697.32	16,500.00	2,802.68	83
69155	Propane		38.59		-38.59	
69250	Heavy Equipment Repairs & Maintenance	647.78	863.59	12,000.00	11,136.41	7
69300	Auto Repairs & Maintenance	1,445.59	6,235.35	12,000.00	5,764.65	52
	Total Account	58,700.57	473,987.30	913,259.00	439,271.70	52
	Total Expenses	122,331.89	1,079,926.88	2,230,308.00	1,150,381.12	48
	Net Income from Operations		-122,331.89		-149,789.32	
Other Revenue						
47100	Capacity Charge		9,554.00		9,554.00	
47150	Sewer Service Late Fees	-40.68	37,877.81		37,877.81	
47200	Interest	3,502.97	50,478.12	10,000.00	40,478.12	505
47250	RD Surcharge		181,167.70	362,620.00	-181,452.30	50
47350	Current Sec Taxes		230,321.97	342,403.00	-112,081.03	67
47400	Current Unsec Tax	1,015.26	18,231.87	17,000.00	1,231.87	107
47450	Prior Unsec Tax	87.78	484.07	1,000.00	-515.93	48
47475	SUPPLEMENTAL APPORTIONMENT	2,023.51	5,116.90	3,000.00	2,116.90	171
47500	Other Taxes	1,154.63	2,226.30	3,000.00	-773.70	74
47871	SC-OR Regional Facility Charge	-6,638.00				
47872	SC-OR Pre Annexation Capacity Study		5,000.00		5,000.00	
48000	GRANT REVENUE		31,707.00		31,707.00	
49000	Other Income		4,695.00		4,695.00	
	Total Other Revenue	1,105.47	576,860.74	739,023.00	-162,162.26	78

Combined Funds

Account Object	Description	----- Current Year -----				%
		Current Month	Current YTD	Budget	Variance	
Other Expenses						
81000	Capital Outlay					
81110	Equipment Purchase	7,861.92	573,719.91	630,220.00	56,500.09	91
81120	Capitalized Expenditure - Other	2,136.00	2,136.00		-2,136.00	
81200	District Projects-CIP			619,280.00	619,280.00	
	Total Account	9,997.92	575,855.91	1,249,500.00	673,644.09	46
85000	Debt Service					
85200	Loan Principal			65,000.00	65,000.00	
85250	Loan Interest Expense		98,833.75	98,834.00	0.25	100
	Total Account		98,833.75	163,834.00	65,000.25	60
87000	Other Expense					
74400	Depreciation			556,000.00	556,000.00	
	Total Account			556,000.00	556,000.00	
	Total Other Expenses	9,997.92	674,689.66	1,969,334.00	1,294,644.34	34

Net Income -131,224.34
-247,618.24

LAKE OROVILLE AREA PUBLIC UTILITY DISTRICT
Combined Check Register
For the Accounting Period: 2/23

Claims

Check #	Check		Check Amount	Date		Notes
	Type	Vendor/Employee/Payee Number/Name		Period	Issued	
-99808	Clm E	30 CA PUBLIC EMPLOYERS' RETIREMENT S	13303.25	2/23	02/10/23	
-99807	Clm E	30 CA PUBLIC EMPLOYERS' RETIREMENT S	95.58	2/23	02/10/23	
-99805*	Clm V	Check not processed in this period	0	/ 0	/ /	
-99804	Clm V	Check not processed in this period	0	/ 0	/ /	
-99803	Clm E	172 STRATTI	1390.00	2/23	02/17/23	
-99802	Clm V	Check not processed in this period	0	/ 0	/ /	
-99801	Clm V	Check not processed in this period	0	/ 0	/ /	
-99800	Clm E	59 HSA BANK	833.32	2/23	02/28/23	
-99799	Clm E	172 STRATTI	1390.00	2/23	02/13/23	
-99798	Clm E	164 DRIVE PAYMENTS	59.10	2/23	02/28/23	
-89284*	Pay P	2 ROBERT L BRODERSON	1713.77	2/23	02/10/23	
-89283	Pay P	22 COOPER DAVIS	1472.94	2/23	02/10/23	
-89282	Pay P	21 DAVID GOYER	2592.84	2/23	02/10/23	
-89281	Pay P	4 KELLY J HAMBLIN	1473.98	2/23	02/10/23	
-89280	Pay P	15 SHAWN PETERSON	1977.68	2/23	02/10/23	
-89279	Pay P	11 ANNELYN A RACKLEY	561.44	2/23	02/10/23	
-89278	Pay P	19 VINCENT M VICTORINO	1947.49	2/23	02/10/23	
-89277	Pay P	CALPERS 457 CAL 457	1037.48	2/23	02/10/23	
-89276	Pay P	PERS CLASS CAL PERS CLASSIC	2102.61	2/23	02/10/23	
-89275	Pay P	PEPRA CAL PERS PEPRA	1189.71	2/23	02/10/23	
-89274	Pay P	CA TRAIN (ETT) EDD	917.21	2/23	02/10/23	
-89273	Pay P	FIT EFTPS	4517.19	2/23	02/10/23	
-89272	Pay P	HEALTH INS LAKE OROVILLE AREA PUD	3534.10	2/23	02/10/23	
-89271	Pay P	AD&D LOPUD	616.84	2/23	02/10/23	
-89270	Pay P	2 ROBERT L BRODERSON	1999.33	2/23	02/24/23	
-89269	Pay P	22 COOPER DAVIS	1383.58	2/23	02/24/23	
-89268	Pay P	21 DAVID GOYER	2592.84	2/23	02/24/23	
-89267	Pay P	4 KELLY J HAMBLIN	1809.49	2/23	02/24/23	
-89266	Pay P	16 ROBERT MARCINIAK	365.00	2/23	02/24/23	
-89265	Pay P	9 ANGELA D MASTELOTTO	365.00	2/23	02/24/23	
-89264	Pay P	15 SHAWN PETERSON	1960.62	2/23	02/24/23	
-89263	Pay P	11 ANNELYN A RACKLEY	445.34	2/23	02/24/23	
-89262	Pay P	19 VINCENT M VICTORINO	1947.49	2/23	02/24/23	
-89261	Pay P	CALPERS 457 CAL 457	1058.91	2/23	02/24/23	
-89260	Pay P	PERS CLASS CAL PERS CLASSIC	2102.62	2/23	02/24/23	
-89259	Pay P	PEPRA CAL PERS PEPRA	1262.81	2/23	02/24/23	
-89258	Pay P	CA TRAIN (ETT) EDD	902.50	2/23	02/24/23	
-89257	Pay P	FIT EFTPS	5074.82	2/23	02/24/23	
-89256	Pay P	HEALTH INS LAKE OROVILLE AREA PUD	3534.10	2/23	02/24/23	
-89255	Pay P	AD&D LOPUD	616.87	2/23	02/24/23	
23225*	Clm SC	14 BETTER DEAL EXCHANGE	58.90	2/23	02/10/23	
23226	Clm SC	16 BLACK MOUNTAIN SOFTWARE	14657.00	2/23	02/10/23	
23227	Clm SC	38 COMCAST	530.62	2/23	02/10/23	
23228	Clm SC	40 COMP, INC	250.00	2/23	02/10/23	
23229	Clm SC	46 DATATREE	99.00	2/23	02/10/23	
23230	Clm SC	72 LARRY NELSON'S RADIO REPEATER SIT	1050.00	2/23	02/10/23	
23231	Clm SC	79 MIRY'S CLEANING SERVICES	295.00	2/23	02/10/23	
23232	Clm SC	85 NORTHERN CA GLOVES	109.75	2/23	02/10/23	

Check Types: MC=Manual Claim, SC=System Claim, V=Void (never in system), E=ACH
P=Payroll, C=Cancelled (cancelled in system), R=Reissued, D=Deleted (deleted in system)

LAKE OROVILLE AREA PUBLIC UTILITY DISTRICT
Combined Check Register
For the Accounting Period: 2/23

Claims

Check #	Check		Check Amount	Date		Notes
	Type	Vendor/Employee/Payee Number/Name		Period	Issued	
23233	Clm SC	154 PAC MACHINE CO., INC	33381.63	2/23	02/10/23	
23234	Clm SC	102 QUADIENT LEASING USA, INC	346.31	2/23	02/10/23	
23235	Clm SC	106 RECOLOGY BUTTE COLUSA COUNTIES	105.04	2/23	02/10/23	
23236	Clm SC	999998 RICHARD SALVUCCI	139.35	2/23	02/10/23	
23237	Clm SC	115 SOUTH FEATHER WATER	33.11	2/23	02/10/23	
23238	Clm SC	119 STREAMLINE	200.00	2/23	02/10/23	
23239	Clm SC	124 TESCO CONTROLS	4137.34	2/23	02/10/23	
23240	Clm SC	145 XEROX CORPORATION	176.06	2/23	02/10/23	
23241	Clm SC	999999 EL MEDIO	1.00	2/23	02/13/23	
23242	Clm SC	174 TIMIOS TITLE, A CALIFORNIA CORPOR	2135.00	2/23	02/13/23	
23243	Clm SC	14 BETTER DEAL EXCHANGE	19.47	2/23	02/17/23	
23247*	Clm SC	45 DAN'S ELECTRICAL SUPPLY	3.05	2/23	02/17/23	
23248	Clm SC	58 HOBBS PEST SOLUTIONS, INC	62.00	2/23	02/17/23	
23249	Clm SC	60 HUMANA	554.40	2/23	02/17/23	
23250	Clm SC	70 LAKEVIEW PETROLEUM CO	5329.27	2/23	02/17/23	
23251	Clm SC	79 MIRY'S CLEANING SERVICES	295.00	2/23	02/17/23	
23252	Clm SC	86 O'REILLY AUTOMOTIVE, INC	21.63	2/23	02/17/23	
23253	Clm SC	93 PACIFIC GAS & ELECTRIC	7615.32	2/23	02/17/23	
23254	Clm SC	95 PARAMEX	150.00	2/23	02/17/23	
23255	Clm SC	109 SAUERS ENGINEERING INC	4930.00	2/23	02/17/23	
23256	Clm SC	110 SC-OR	6638.00	2/23	02/17/23	
23257	Clm SC	113 SHARP'S LOCKSMITHING	154.80	2/23	02/17/23	
23258	Clm SC	115 SOUTH FEATHER WATER	73.08	2/23	02/17/23	
23259	Clm SC	133 UMPQUA BANK	8897.50	2/23	02/17/23	
23260	Clm SC	166 VALLI INFORMATION SYSTEMS, INC	128.60	2/23	02/17/23	
23261	Clm SC	14 BETTER DEAL EXCHANGE	114.19	2/23	02/24/23	
23262	Clm SC	17 BLUE SHIELD OF CA	6139.04	2/23	02/24/23	
23263	Clm SC	32 CA WATER SERVICE	93.25	2/23	02/24/23	
23264	Clm SC	50 DURHAM-PENTZ TRUCK CENTER	1408.96	2/23	02/24/23	
23265	Clm SC	78 MINASIAN LAW FIRM	7944.39	2/23	02/24/23	
23266	Clm SC	81 MME	558.39	2/23	02/24/23	
23267	Clm SC	86 O'REILLY AUTOMOTIVE, INC	28.16	2/23	02/24/23	
23268	Clm SC	182 SEALING SYSTEMS, INC	827.00	2/23	02/24/23	
23269	Clm SC	114 SINGLETONAUMAN	1225.00	2/23	02/24/23	
23270	Clm SC	115 SOUTH FEATHER WATER	24.42	2/23	02/24/23	
23271	Clm SC	183 WEST COAST ROTOR	11065.25	2/23	02/24/23	
23272	Clm SC	145 XEROX CORPORATION	338.44	2/23	02/24/23	
23273	Clm SC	184 B & L GRIFFIN CO INC	979.55	2/23	03/03/23	
23274	Clm SC	14 BETTER DEAL EXCHANGE	20.76	2/23	03/03/23	
23275	Clm SC	32 CA WATER SERVICE	61.39	2/23	03/03/23	
23276	Clm SC	79 MIRY'S CLEANING SERVICES	295.00	2/23	03/03/23	
23277	Clm SC	86 O'REILLY AUTOMOTIVE, INC	191.57	2/23	03/03/23	
23278	Clm SC	115 SOUTH FEATHER WATER	33.11	2/23	03/03/23	
23279	Clm SC	166 VALLI INFORMATION SYSTEMS, INC	105.20	2/23	03/03/23	
23280	Clm SC	139 VERIZON WIRELESS	394.84	2/23	03/03/23	
23281	Clm SC	141 VISTA NET, INC.	185.00	2/23	03/03/23	
88196*	Pay P	5 DARIN K KAHALEKULU	1843.74	2/23	02/10/23	
88197	Pay P	FRANCHISE TAX B FRANCHISE TAX BOARD	50.00	2/23	02/10/23	

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03/08/23
07:54:09

LAKE OROVILLE AREA PUBLIC UTILITY DISTRICT
Combined Check Register
For the Accounting Period: 2/23

Page: 3 of 3
Report ID: W100X1

Payroll

Check #	Check		Check Amount	Date		Notes
	Type	Vendor/Employee/Payee Number/Name		Period	Issued	
88198	Pay P	6 DEE G FAIRBANKS	365.00	2/23	02/24/23	
88199	Pay P	5 DARIN K KAHALEKULU	1843.74	2/23	02/24/23	
88200	Pay P	17 RICHARD SALVUCCI	365.00	2/23	02/24/23	
88201	Pay P	13 WILLIAM P SHARMAN	365.00	2/23	02/24/23	
88202	Pay P	AFLAC 125 AFLAC	68.00	2/23	02/24/23	
88203	Pay P	FRANCHISE TAX B FRANCHISE TAX BOARD	50.00	2/23	02/24/23	
Grand Total # of Checks:		102	Total: 199708.47	Total Claims	141681.39	Total Payroll 58027.08

Check Types: MC=Manual Claim, SC=System Claim, V=Void (never in system), E=ACH
P=Payroll, C=Cancelled (cancelled in system), R=Reissued, D=Deleted (deleted in system)



Manager's Report

To: Board of Directors

From: David Goyer, General Manager

Date: March 14, 2023

RE: Item #3 – Items Removed From Consent Agenda

Manager's Report

To: Board of Directors
From: David Goyer, General Manager
Date: March 14, 2023

RE: Item #4 – 195 Fair Hill Drive request for variance from contractor and property owner.

The board to hear discussion and provide direction to staff in regard to the request for a variance. Located at 195 Fair Hill Drive a variance from the District Standards, Rules and Regulations by the contractor and property owner for a proposed garage / hobby room change of use to an Additional Dwelling Unit (ADU) and garage.

Please see attached documentation and request.

Staff's recommendation:

Deny the request for a variance at this time.

Follow the District and County minimum standards. Suggest to the property owner and contractor to proceed with option A or B as previously provided.

Recommended Action:

- 1) A motion to deny the requested variance. Except new lower lateral once installed and meets current District standards.
- 2) A motion to grant the variance, direct staff to document and record the existing condition and location of the Sanitary Sewer lateral and connection. The District would not except the existing lower lateral at this time.

BETTER BUILDERS CONSTRUCTION, INC.

John J. Starr, License No. 323225
5263 Royal Oaks Dr., Oroville, CA 95966
Phone (530) 589-2574 Fax (530) 589-2942

March 10, 2023

Loapud Board of Directors
1960 Elgin St.
Oroville, CA 95966

Dear Board Member,

We have submitted plans to partially convert an existing detached garage to a 1,040 sq ft Accessory Dwelling Unit. The existing garage, built in 2006, has a permitted bathroom and laundry room, as well as two hobby rooms and is hooked up to sewer with a 3" line. Our plan creates an interior wall, and a kitchen, leaving 1,360 sq ft of garage. The cost of this would be well over \$10,000.

Upon review, Loapud is asking us to disconnect the 3" line and separate from the existing main house lateral, and install a new and separate lateral. We would like to leave the sewer line as is, put two clean out boxes, one on each side of the main to be able to lock off. Sewer lines were inspected by Loapud and Butte County and meet all County and State codes. It is a waste of money and labor to tear our part of the sewer main and re-route to outside of house.

The State of California has introduced code laws that were intended to help with the building of ADUs. As such, the code reads as follows:

(4) For an accessory dwelling unit described in subparagraph (A) of paragraph (1) of subdivision (e), a local agency, special district, or water corporation shall not require the applicant to install a new or separate utility connection directly between the accessory dwelling unit and the utility or impose a related connection fee or capacity charge, unless the accessory dwelling unit was constructed with a new single-family dwelling.

We believe that what Loapud is requiring for this project is in opposition of what the code states. We have attached the entire code and the State of California's ADU handbook, which also has this information, as well as what Loapud has proposed.

We respectfully ask this Board to waive the District standards in this, as the State intended when enacting the new ADU standards.

Thank you,

John Starr

Review - LOAPUD



Group: ALL

Type: LOAPUD

Status: PENDING REVIEW

Date Submitted: 2/22/2023

Date Due: 3/9/2023

Date Completed: 3/7/2023

Reviewer: LOAPUD

Remarks:

Notes: 3/7/2023 3:29:13 PM
Existing 3" lateral exiting the proposed ADU (detached garage) is required to disconnect and separate from existing Main House lateral. A new and separate lateral is required, per District Standards, to LOAPUD mainline facilities for the proposed ADU. All applicable fees and permits are required prior to connection to LOAPUD facilities.

CLOSE

GOVERNMENT CODE - GOV

TITLE 7. PLANNING AND LAND USE [65000 - 66499.58]

(Heading of Title 7 amended by Stats. 1974, Ch. 1536.)

DIVISION 1. PLANNING AND ZONING [65000 - 66301]

(Heading of Division 1 added by Stats. 1974, Ch. 1536.)

CHAPTER 4. Zoning Regulations [65800 - 65912]

(Chapter 4 repealed and added by Stats. 1965, Ch. 1880.)

ARTICLE 2. Adoption of Regulations [65850 - 65863.13]

(Article 2 added by Stats. 1965, Ch. 1880.)

65852.2.

(a) (1) A local agency may, by ordinance, provide for the creation of accessory dwelling units in areas zoned to allow single-family or multifamily dwelling residential use. The ordinance shall do all of the following:

(A) Designate areas within the jurisdiction of the local agency where accessory dwelling units may be permitted. The designation of areas may be based on the adequacy of water and sewer services and the impact of accessory dwelling units on traffic flow and public safety. A local agency that does not provide water or sewer services shall consult with the local water or sewer service provider regarding the adequacy of water and sewer services before designating an area where accessory dwelling units may be permitted.

(B) (i) Impose objective standards on accessory dwelling units that include, but are not limited to, parking, height, setback, landscape, architectural review, maximum size of a unit, and standards that prevent adverse impacts on any real property that is listed in the California Register of Historical Resources. These standards shall not include requirements on minimum lot size.

(ii) Notwithstanding clause (i), a local agency may reduce or eliminate parking requirements for any accessory dwelling unit located within its jurisdiction.

(C) Provide that accessory dwelling units do not exceed the allowable density for the lot upon which the accessory dwelling unit is located, and that accessory dwelling units are a residential use that is consistent with the existing general plan and zoning designation for the lot.

(D) Require the accessory dwelling units to comply with all of the following:

(i) Except as provided in Section 65852.26, the accessory dwelling unit may be rented separate from the primary residence, but may not be sold or otherwise conveyed separate from the primary residence.

(ii) The lot is zoned to allow single-family or multifamily dwelling residential use and includes a proposed or existing dwelling.

(iii) The accessory dwelling unit is either attached to, or located within, the proposed or existing primary dwelling, including attached garages, storage areas or similar uses, or an accessory structure or detached from the proposed or existing primary dwelling and located on the same lot as the proposed or existing primary dwelling, including detached garages.

(iv) If there is an existing primary dwelling, the total floor area of an attached accessory dwelling unit shall not exceed 50 percent of the existing primary dwelling.

(v) The total floor area for a detached accessory dwelling unit shall not exceed 1,200 square feet.

(vi) No passageway shall be required in conjunction with the construction of an accessory dwelling unit.

(vii) No setback shall be required for an existing living area or accessory structure or a structure constructed in the same location and to the same dimensions as an existing structure that is converted to an accessory dwelling unit or to a portion of an accessory dwelling unit, and a setback of no more than four feet from the side and rear lot lines shall be required for an accessory dwelling unit that is not converted from an existing structure or a new structure constructed in the same location and to the same dimensions as an existing structure.

(viii) Local building code requirements that apply to detached dwellings, except that the construction of an accessory dwelling unit shall not constitute a Group R occupancy change under the local building code, as described in Section 310 of the California Building Code (Title 24 of the California Code of Regulations), unless the building official or enforcement agency of the local agency makes a written finding based on substantial evidence in the record that the construction of the accessory dwelling unit could have a specific, adverse impact on public health and safety. Nothing in this clause shall be interpreted to prevent a local agency from changing the occupancy code of a space that was uninhabitable space or was only permitted for nonresidential use and was subsequently converted for residential use pursuant to this section.

(ix) Approval by the local health officer where a private sewage disposal system is being used, if required.

(x) (I) Parking requirements for accessory dwelling units shall not exceed one parking space per accessory dwelling unit or per bedroom, whichever is less. These spaces may be provided as tandem parking on a driveway.

(II) Offstreet parking shall be permitted in setback areas in locations determined by the local agency or through tandem parking, unless specific findings are made that parking in setback areas or tandem

parking is not feasible based upon specific site or regional topographical or fire and life safety conditions.

(III) This clause shall not apply to an accessory dwelling unit that is described in subdivision (d).

(xi) When a garage, carport, or covered parking structure is demolished in conjunction with the construction of an accessory dwelling unit or converted to an accessory dwelling unit, the local agency shall not require that those offstreet parking spaces be replaced.

(xii) Accessory dwelling units shall not be required to provide fire sprinklers if they are not required for the primary residence. The construction of an accessory dwelling unit shall not trigger a requirement for fire sprinklers to be installed in the existing primary dwelling.

(2) The ordinance shall not be considered in the application of any local ordinance, policy, or program to limit residential growth.

(3) (A) A permit application for an accessory dwelling unit or a junior accessory dwelling unit shall be considered and approved ministerially without discretionary review or a hearing, notwithstanding Section 65901 or 65906 or any local ordinance regulating the issuance of variances or special use permits. The permitting agency shall either approve or deny the application to create or serve an accessory dwelling unit or a junior accessory dwelling unit within 60 days from the date the permitting agency receives a completed application if there is an existing single-family or multifamily dwelling on the lot. If the permit application to create or serve an accessory dwelling unit or a junior accessory dwelling unit is submitted with a permit application to create a new single-family or multifamily dwelling on the lot, the permitting agency may delay approving or denying the permit application for the accessory dwelling unit or the junior accessory dwelling unit until the permitting agency approves or denies the permit application to create the new single-family or multifamily dwelling, but the application to create or serve the accessory dwelling unit or junior accessory dwelling unit shall be considered without discretionary review or hearing. If the applicant requests a delay, the 60-day time period shall be tolled for the period of the delay. If the local agency has not approved or denied the completed application within 60 days, the application shall be deemed approved. A local agency may charge a fee to reimburse it for costs incurred to implement this paragraph, including the costs of adopting or amending any ordinance that provides for the creation of an accessory dwelling unit.

(B) If a permitting agency denies an application for an accessory dwelling unit or junior accessory dwelling unit pursuant to subparagraph (A), the permitting agency shall, within the time period described in subparagraph (A), return in writing a full set of comments to the applicant with a list of items that are defective or deficient and a description of how the application can be remedied by the applicant.

(4) The ordinance shall require that a demolition permit for a detached garage that is to be replaced with an accessory dwelling unit be reviewed with the application for the accessory dwelling unit and issued at the same time.

(5) The ordinance shall not require, and the applicant shall not be otherwise required, to provide written notice or post a placard for the demolition of a detached garage that is to be replaced with an accessory dwelling unit, unless the property is located within an architecturally and historically significant historic district.

(6) An existing ordinance governing the creation of an accessory dwelling unit by a local agency or an accessory dwelling ordinance adopted by a local agency shall provide an approval process that includes only ministerial provisions for the approval of accessory dwelling units and shall not include any discretionary processes, provisions, or requirements for those units, except as otherwise provided in this subdivision. If a local agency has an existing accessory dwelling unit ordinance that fails to meet the requirements of this subdivision, that ordinance shall be null and void and that agency shall thereafter apply the standards established in this subdivision for the approval of accessory dwelling units, unless and until the agency adopts an ordinance that complies with this section.

(7) No other local ordinance, policy, or regulation shall be the basis for the delay or denial of a building permit or a use permit under this subdivision.

(8) (A) This subdivision establishes the maximum standards that local agencies shall use to evaluate a proposed accessory dwelling unit on a lot that includes a proposed or existing single-family dwelling. No additional standards, other than those provided in this subdivision, shall be used or imposed, except that, subject to subparagraphs (B) and (C), a local agency may require an applicant for a permit issued pursuant to this subdivision to be an owner-occupant.

(B) (i) Notwithstanding subparagraph (A), a local agency shall not impose an owner-occupant requirement on an accessory dwelling unit before January 1, 2025.

(ii) Notwithstanding subparagraph (A), a local agency shall not impose an owner-occupant requirement on an accessory dwelling unit that was permitted between January 1, 2020, and January 1, 2025.

(C) Notwithstanding subparagraphs (A) and (B), a local agency may require that an accessory dwelling unit be used for rentals of terms longer than 30 days.

(9) A local agency may amend its zoning ordinance or general plan to incorporate the policies, procedures, or other provisions applicable to the creation of an accessory dwelling unit if these provisions are consistent with the limitations of this subdivision.

(10) An accessory dwelling unit that conforms to this subdivision shall be deemed to be an accessory use or an accessory building and shall not be considered to exceed the allowable density for the lot upon which it is located, and shall be deemed to be a residential use that is consistent with the existing general plan and zoning designations for the lot. The accessory dwelling unit shall not be considered in the application of any local ordinance, policy, or program to limit residential growth.

(b) (1) When a local agency that has not adopted an ordinance governing accessory dwelling units in accordance with subdivision (a) receives an application for a permit to create or serve an accessory dwelling unit pursuant to this subdivision, the local agency shall approve or disapprove the application ministerially without discretionary review pursuant to subdivision (a). The permitting agency shall either approve or deny the application to create or serve an accessory dwelling unit or a junior accessory dwelling unit within 60 days from the date the permitting agency receives a completed application if there is an existing single-family or multifamily dwelling on the lot. If the permit application to create or serve an accessory dwelling unit or a junior accessory dwelling unit is submitted with a permit application to create or serve a new single-family or multifamily dwelling on the lot, the permitting agency may delay approving or denying the permit application for the accessory dwelling unit or the junior accessory dwelling unit until the permitting agency approves or denies the permit application to create or serve the new single-family or multifamily dwelling, but the application to create or serve the accessory dwelling unit or junior accessory dwelling unit shall still be considered ministerially without discretionary review or a hearing. If the applicant requests a delay, the 60-day time period shall be tolled for the period of the delay. If the local agency has not approved or denied the completed application within 60 days, the application shall be deemed approved.

(2) If a permitting agency denies an application for an accessory dwelling unit or junior accessory dwelling unit pursuant to paragraph (1), the permitting agency shall, within the time period described in paragraph (1), return in writing a full set of comments to the applicant with a list of items that are defective or deficient and a description of how the application can be remedied by the applicant.

(c) (1) Subject to paragraph (2), a local agency may establish minimum and maximum unit size requirements for both attached and detached accessory dwelling units.

(2) Notwithstanding paragraph (1), a local agency shall not establish by ordinance any of the following:

(A) A minimum square footage requirement for either an attached or detached accessory dwelling unit that prohibits an efficiency unit.

(B) A maximum square footage requirement for either an attached or detached accessory dwelling unit that is less than either of the following:

(i) 850 square feet.

(ii) 1,000 square feet for an accessory dwelling unit that provides more than one bedroom.

(C) Any requirement for a zoning clearance or separate zoning review or any other minimum or maximum size for an accessory dwelling unit, size based upon a percentage of the proposed or existing primary dwelling, or limits on lot coverage, floor area ratio, open space, front setbacks, and minimum lot size, for either attached or detached dwellings that does not permit at least an 800 square foot accessory dwelling unit with four-foot side and rear yard setbacks to be constructed in compliance with all other local development standards.

(D) Any height limitation that does not allow at least the following, as applicable:

(i) A height of 16 feet for a detached accessory dwelling unit on a lot with an existing or proposed single family or multifamily dwelling unit.

(ii) A height of 18 feet for a detached accessory dwelling unit on a lot with an existing or proposed single family or multifamily dwelling unit that is within one-half of one mile walking distance of a major transit stop or a high-quality transit corridor, as those terms are defined in Section 21155 of the Public Resources Code. A local agency shall also allow an additional two feet in height to accommodate a roof pitch on the accessory dwelling unit that is aligned with the roof pitch of the primary dwelling unit.

(iii) A height of 18 feet for a detached accessory dwelling unit on a lot with an existing or proposed multifamily, multistory dwelling.

(iv) A height of 25 feet or the height limitation in the local zoning ordinance that applies to the primary dwelling, whichever is lower, for an accessory dwelling unit that is attached to a primary dwelling. This clause shall not require a local agency to allow an accessory dwelling unit to exceed two stories.

(d) Notwithstanding any other law, and whether or not the local agency has adopted an ordinance governing accessory dwelling units in accordance with subdivision (a), all of the following shall apply:

(1) The local agency shall not impose any parking standards for an accessory dwelling unit in any of the following instances:

(A) Where the accessory dwelling unit is located within one-half mile walking distance of public transit.

(B) Where the accessory dwelling unit is located within an architecturally and historically significant historic district.

(C) Where the accessory dwelling unit is part of the proposed or existing primary residence or an accessory structure.

(D) When onstreet parking permits are required but not offered to the occupant of the accessory dwelling unit.

(E) When there is a car share vehicle located within one block of the accessory dwelling unit.

(F) When a permit application for an accessory dwelling unit is submitted with a permit application to create a new single-family dwelling or a new multifamily dwelling on the same lot, provided that the accessory dwelling unit or the parcel satisfies any other criteria listed in this paragraph.

(2) The local agency shall not deny an application for a permit to create an accessory dwelling unit due to the correction of nonconforming zoning conditions, building code violations, or unpermitted structures that do not present a threat to public health and safety and are not affected by the construction of the accessory dwelling unit.

(e) (1) Notwithstanding subdivisions (a) to (d), inclusive, a local agency shall ministerially approve an application for a building permit within a residential or mixed-use zone to create any of the following:

(A) One accessory dwelling unit and one junior accessory dwelling unit per lot with a proposed or existing single-family dwelling if all of the following apply:

(i) The accessory dwelling unit or junior accessory dwelling unit is within the proposed space of a single-family dwelling or existing space of a single-family dwelling or accessory structure and may include an expansion of not more than 150 square feet beyond the same physical dimensions as the existing accessory structure. An expansion beyond the physical dimensions of the existing accessory structure shall be limited to accommodating ingress and egress.

(ii) The space has exterior access from the proposed or existing single-family dwelling.

(iii) The side and rear setbacks are sufficient for fire and safety.

(iv) The junior accessory dwelling unit complies with the requirements of Section 65852.22.

(B) One detached, new construction, accessory dwelling unit that does not exceed four-foot side and rear yard setbacks for a lot with a proposed or existing single-family dwelling. The accessory dwelling unit may be combined with a junior accessory dwelling unit described in subparagraph (A). A local agency may impose the following conditions on the accessory dwelling unit:

(i) A total floor area limitation of not more than 800 square feet.

(ii) A height limitation as provided in clause (i), (ii), or (iii) as applicable, of subparagraph (D) of paragraph (2) of subdivision (c).

(C) (i) Multiple accessory dwelling units within the portions of existing multifamily dwelling structures that are not used as livable space, including, but not limited to, storage rooms, boiler rooms, passageways, attics, basements, or garages, if each unit complies with state building standards for dwellings.

(ii) A local agency shall allow at least one accessory dwelling unit within an existing multifamily dwelling and shall allow up to 25 percent of the existing multifamily dwelling units.

(D) (i) Not more than two accessory dwelling units that are located on a lot that has an existing or proposed multifamily dwelling, but are detached from that multifamily dwelling and are subject to a height limitation in clause (i), (ii), or (iii), as applicable, of subparagraph (D) of paragraph (2) of subdivision (c) and rear yard and side setbacks of no more than four feet.

(ii) If the existing multifamily dwelling has a rear or side setback of less than four feet, the local agency shall not require any modification of the existing multifamily dwelling as a condition of approving the application to construct an accessory dwelling unit that satisfies the requirements of this subparagraph.

(2) A local agency shall not require, as a condition for ministerial approval of a permit application for the creation of an accessory dwelling unit or a junior accessory dwelling unit, the correction of nonconforming zoning conditions.

(3) The installation of fire sprinklers shall not be required in an accessory dwelling unit if sprinklers are not required for the primary residence. The construction of an accessory dwelling unit shall not trigger a requirement for fire sprinklers to be installed in the existing multifamily dwelling.

(4) A local agency may require owner-occupancy for either the primary dwelling or the accessory dwelling unit on a single-family lot, subject to the requirements of paragraph (8) of subdivision (a).


(5) A local agency shall require that a rental of the accessory dwelling unit created pursuant to this subdivision be for a term longer than 30 days.

(6) A local agency may require, as part of the application for a permit to create an accessory dwelling unit connected to an onsite wastewater treatment system, a percolation test completed within the last five years, or, if the percolation test has been recertified, within the last 10 years.

(7) Notwithstanding subdivision (c) and paragraph (1) a local agency that has adopted an ordinance by July 1, 2018, providing for the approval of accessory dwelling units in multifamily dwelling structures shall ministerially consider a permit application to construct an accessory dwelling unit that is described in paragraph (1), and may impose objective standards including, but not limited to,


design, development, and historic standards on said accessory dwelling units. These standards shall not include requirements on minimum lot size.

(f) (1) Fees charged for the construction of accessory dwelling units shall be determined in accordance with Chapter 5 (commencing with Section 66000) and Chapter 7 (commencing with Section 66012).

 (2) An accessory dwelling unit shall not be considered by a local agency, special district, or water corporation to be a new residential use for purposes of calculating connection fees or capacity charges for utilities, including water and sewer service, unless the accessory dwelling unit was constructed with a new single-family dwelling.

(3) (A) A local agency, special district, or water corporation shall not impose any impact fee upon the development of an accessory dwelling unit less than 750 square feet. Any impact fees charged for an accessory dwelling unit of 750 square feet or more shall be charged proportionately in relation to the square footage of the primary dwelling unit.

(B) For purposes of this paragraph, "impact fee" has the same meaning as the term "fee" is defined in subdivision (b) of Section 66000, except that it also includes fees specified in Section 66477. "Impact fee" does not include any connection fee or capacity charge charged by a local agency, special district, or water corporation.

 (4) For an accessory dwelling unit described in subparagraph (A) of paragraph (1) of subdivision (e), a local agency, special district, or water corporation shall not require the applicant to install a new or separate utility connection directly between the accessory dwelling unit and the utility or impose a related connection fee or capacity charge, unless the accessory dwelling unit was constructed with a new single-family dwelling.

(5) For an accessory dwelling unit that is not described in subparagraph (A) of paragraph (1) of subdivision (e), a local agency, special district, or water corporation may require a new or separate utility connection directly between the accessory dwelling unit and the utility. Consistent with Section 66013, the connection may be subject to a connection fee or capacity charge that shall be proportionate to the burden of the proposed accessory dwelling unit, based upon either its square feet or the number of its drainage fixture unit (DFU) values, as defined in the Uniform Plumbing Code adopted and published by the International Association of Plumbing and Mechanical Officials, upon the water or sewer system. This fee or charge shall not exceed the reasonable cost of providing this service.

(g) This section shall supersede a conflicting local ordinance. This section does not limit the authority of local agencies to adopt less restrictive requirements for the creation of an accessory dwelling unit.

(h) (1) A local agency shall submit a copy of the ordinance adopted pursuant to subdivision (a) to the Department of Housing and Community Development within

60 days after adoption. After adoption of an ordinance, the department may submit written findings to the local agency as to whether the ordinance complies with this section.

(2) (A) If the department finds that the local agency's ordinance does not comply with this section, the department shall notify the local agency and shall provide the local agency with a reasonable time, no longer than 30 days, to respond to the findings before taking any other action authorized by this section.

(B) The local agency shall consider the findings made by the department pursuant to subparagraph (A) and shall do one of the following:

(i) Amend the ordinance to comply with this section.

(ii) Adopt the ordinance without changes. The local agency shall include findings in its resolution adopting the ordinance that explain the reasons the local agency believes that the ordinance complies with this section despite the findings of the department.

(3) (A) If the local agency does not amend its ordinance in response to the department's findings or does not adopt a resolution with findings explaining the reason the ordinance complies with this section and addressing the department's findings, the department shall notify the local agency and may notify the Attorney General that the local agency is in violation of state law.

(B) Before notifying the Attorney General that the local agency is in violation of state law, the department may consider whether a local agency adopted an ordinance in compliance with this section between January 1, 2017, and January 1, 2020.

(i) The department may review, adopt, amend, or repeal guidelines to implement uniform standards or criteria that supplement or clarify the terms, references, and standards set forth in this section. The guidelines adopted pursuant to this subdivision are not subject to Chapter 3.5 (commencing with Section 11340) of Part 1 of Division 3 of Title 2.

(j) As used in this section, the following terms mean:

(1) "Accessory dwelling unit" means an attached or a detached residential dwelling unit that provides complete independent living facilities for one or more persons and is located on a lot with a proposed or existing primary residence. It shall include permanent provisions for living, sleeping, eating, cooking, and sanitation on the same parcel as the single-family or multifamily dwelling is or will be situated. An accessory dwelling unit also includes the following:

(A) An efficiency unit.

(B) A manufactured home, as defined in Section 18007 of the Health and Safety Code.

- (2) "Accessory structure" means a structure that is accessory and incidental to a dwelling located on the same lot.
- (3) "Efficiency unit" has the same meaning as defined in Section 17958.1 of the Health and Safety Code.
- (4) "Living area" means the interior habitable area of a dwelling unit, including basements and attics, but does not include a garage or any accessory structure.
- (5) "Local agency" means a city, county, or city and county, whether general law or chartered.
- (6) "Nonconforming zoning condition" means a physical improvement on a property that does not conform with current zoning standards.
- (7) "Objective standards" means standards that involve no personal or subjective judgment by a public official and are uniformly verifiable by reference to an external and uniform benchmark or criterion available and knowable by both the development applicant or proponent and the public official prior to submittal.
- (8) "Passageway" means a pathway that is unobstructed clear to the sky and extends from a street to one entrance of the accessory dwelling unit.
- (9) "Permitting agency" means any entity that is involved in the review of a permit for an accessory dwelling unit or junior accessory dwelling unit and for which there is no substitute, including, but not limited to, applicable planning departments, building departments, utilities, and special districts.
- (10) "Proposed dwelling" means a dwelling that is the subject of a permit application and that meets the requirements for permitting.
- (11) "Public transit" means a location, including, but not limited to, a bus stop or train station, where the public may access buses, trains, subways, and other forms of transportation that charge set fares, run on fixed routes, and are available to the public.
- (12) "Tandem parking" means that two or more automobiles are parked on a driveway or in any other location on a lot, lined up behind one another.
- (k) A local agency shall not issue a certificate of occupancy for an accessory dwelling unit before the local agency issues a certificate of occupancy for the primary dwelling.
- (l) Nothing in this section shall be construed to supersede or in any way alter or lessen the effect or application of the California Coastal Act of 1976 (Division 20 (commencing with Section 30000) of the Public Resources Code), except that the local government shall not be required to hold public hearings for coastal development permit applications for accessory dwelling units.

(m) A local agency may count an accessory dwelling unit for purposes of identifying adequate sites for housing, as specified in subdivision (a) of Section 65583.1, subject to authorization by the department and compliance with this division.

(n) In enforcing building standards pursuant to Article 1 (commencing with Section 17960) of Chapter 5 of Part 1.5 of Division 13 of the Health and Safety Code for an accessory dwelling unit described in paragraph (1) or (2), a local agency, upon request of an owner of an accessory dwelling unit for a delay in enforcement, shall delay enforcement of a building standard, subject to compliance with Section 17980.12 of the Health and Safety Code:

(1) The accessory dwelling unit was built before January 1, 2020.

(2) The accessory dwelling unit was built on or after January 1, 2020, in a local jurisdiction that, at the time the accessory dwelling unit was built, had a noncompliant accessory dwelling unit ordinance, but the ordinance is compliant at the time the request is made.

(Amended (as amended by Stats. 2021, Ch. 343, Sec. 1) by Stats. 2022, Ch. 664, Sec. 2.5. (SB 897) Effective January 1, 2023.)



195 FAIRHILL
A.D.U. LATERAL
OPTION 2 OF 2



NORTH

INSTALL 45 DEGREE
BRASS, 1/2" 90 DEGREE
ELBOWS ARE USED AN
END OF LINE CLEAN
OUTS ARE REQUIRED

INSTALL NEW 3/4" SDR31 LATERAL
TO MAINTAIN PER LOCAL SPECS

MAIN HOUSE

A.D.U.

SEE OPTION 1 OF 2 FOR ABANDONMENT OF EXISTING
3" ABS FROM GARAGE (PURPOSED A.D.U.) AND MAIN
HOUSE BURIED CLEAN OUT REQUIREMENTS



195

Fairhill Dr

195 FAIRHILL
A.D.U LATERAL
OPTION 1 OF 2

MAIN HOUSE

A.D.U.

INSTALL NEW 4" PRESS LATERAL
TO MAINLINE PER LOUPOID SPECS
FOR A.D.U.

UNCOVER BURIED CLEAN
OUT AND RAISE TO GRADE
INSIDE A TRAFFIC RATED
CHRISTY BOX

ABANDON EXISTING 3"
FOUNDATION OF
GARAGE AND
CONNECTION TO MAIN
HOUSE LATERAL

NORTH
↑



CALIFORNIA DEPARTMENT OF HOUSING AND COMMUNITY
DEVELOPMENT

ACCESSORY DWELLING UNIT HANDBOOK

UPDATED JULY 2022



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Understanding Accessory Dwelling Units (ADUs) and Their Importance



California's housing production is not keeping pace with demand. In the last decade, fewer than half of the homes needed to keep up with the population growth were built. Additionally, new homes are often constructed away from job-rich areas. This lack of housing that meets people's needs is impacting affordability and causing average housing costs, particularly for renters in California, to rise significantly. As affordable housing becomes less accessible, people drive longer distances between housing they can afford and their workplace or pack themselves into smaller shared spaces, both of which reduce quality of life and produce negative environmental impacts.

Beyond traditional construction, widening the range of housing types can increase the housing supply and help more low-income Californians thrive. Examples of some of these housing types are accessory dwelling units (ADUs – also referred to as second units, in-law units, casitas, or granny flats) and junior accessory dwelling units (JADUs).

What is an ADU?

An ADU is accessory to a primary residence and has complete independent living facilities for one or more persons and has a few variations:

- **Detached:** The unit is separated from the primary structure.
- **Attached:** The unit is attached to the primary structure.
- **Converted Existing Space:** Space (e.g., master bedroom, attached garage, storage area, or similar use, or an accessory structure) on the lot of the primary residence that is converted into an independent living unit.
- **JADU:** A specific type of conversion of existing space that is contained entirely within an existing or proposed single-family residence.

ADUs tend to be significantly less expensive to build than new detached single-family homes and offer benefits that address common development barriers, such as environmental quality. Because ADUs must be built on lots with existing or proposed housing, they do not require paying for new land or other costly infrastructure often required to build a new single-family home. Because they are contained inside existing or proposed single-family homes, JADUs require relatively modest renovations and are much more affordable to complete. ADUs are often built with cost-effective one- or two-story wood frames, which are also less expensive than other construction types. Additionally, prefabricated ADUs (e.g., manufactured housing and factory-built housing) can be directly purchased and can further reduce construction time and cost. ADUs can provide as much living space as apartments and condominiums and work well for couples, small families, friends, young people, and seniors.

Much of California's housing crisis comes from job-rich, high-opportunity areas where the total housing stock is insufficient to meet demand and exclusionary practices have limited housing choice and inclusion. Professionals and students often prefer living closer to jobs and amenities rather than spending hours commuting. Parents often want better access to schools and do not necessarily require single-family homes to meet their housing needs. There is a shortage of affordable units, and the units that are available can be out of reach for many people. Homeowners can construct an ADU on their lot or convert an underutilized part of their home into a JADU. This flexibility benefits both renters and homeowners, who can receive extra monthly rental income while also contributing to meeting state housing production goals.

ADUs also give homeowners the flexibility to share independent living areas with family members and others, allowing seniors to age in place, even if they require more care, thus helping extended families stay together while maintaining privacy. ADUs provide housing for family members, students, the elderly, in-home health care providers, individuals with disabilities, and others at below market prices within existing neighborhoods.

New policies are making ADUs even more affordable to build, in part by limiting the development impact fees that local jurisdictions may charge for ADU construction and relaxing local zoning requirements. ADUs and JADUs can often be built at a fraction of the price of a new single-family home, and homeowners may use their existing lot to create additional housing. Often the rent generated from the ADU can pay for the entire project in a matter of years.

ADUs and JADUs are a flexible form of housing that can help Californians more easily access job-rich, high-opportunity areas. By design, ADUs are more affordable to renters and can provide additional income to homeowners. Local governments can encourage the development of ADUs and improve access to jobs, education, and services for many Californians.

Summary of Recent Changes to ADU Laws



In Government Code Section 65852.150, the California Legislature found and declared that, among other things, allowing ADUs in zones that allow single-family and multifamily uses provides additional rental housing and is an essential component in addressing California's housing needs. Over the years, State ADU Law has been revised to improve its effectiveness at creating more housing units. Changes to State ADU Law effective January 1, 2021, further reduce barriers, streamline approval processes, and expand capacity to accommodate the development of ADUs and JADUs. Within this context, the California Department of Housing and Community Development (HCD) developed –

and continues to update – this handbook to assist local governments, homeowners, architects, and the general public in encouraging the development of ADUs. Below is a summary of recent legislation that amended State ADU Law. Please see Attachment 1 for the complete statutory changes.

AB 345 (Chapter 343, Statutes of 2021)

AB 345 (Chapter 343, Statutes of 2021) builds upon recent changes to State ADU Law, particularly Government Code sections 65852.2 and 65852.26, to require the allowance of the separate conveyance of ADUs from the primary dwelling in certain circumstances, provided they meet certain conditions, including those listed below, found in Government Code section 65852.26, subdivisions (a)(1-5):

- The ADU or primary dwelling was built or developed by a qualified nonprofit. (Gov. Code, § 65852.26, subd. (a).)
- There is an enforceable restriction on the use of the property between the low-income buyer and nonprofit that satisfies the requirements of Section 402.1 of the Revenue and Taxation Code. (Gov. Code, § 65852.26, subd. (a)(2).)
- The entire property is subject to the affordability restrictions to assure that the ADU and primary dwelling are preserved for owner-occupied, low-income housing for 45 years and are sold or resold only to a qualified buyer. (Gov. Code, § 65852.26, subd. (a)(3)(D).)
- The property is held in a recorded tenancy in common agreement that meets certain requirements. (Gov. Code, § 65852.26, subd. (a)(3).)

AB 345 does not apply to JADUs, and local ordinances must continue to prohibit JADUs from being sold separately from the primary residence.

AB 3182 (Chapter 198, Statutes of 2020)

AB 3182 (Chapter 198, Statutes of 2020) builds upon recent changes to State ADU Law, specifically Government Code section 65852.2 and Civil Code Sections 4740 and 4741, to further address barriers to the development and use of ADUs and JADUs.

This legislation, among other changes, addresses the following:

- States that an application for the creation of an ADU or JADU shall be *deemed approved* (not just subject to ministerial approval) if the local agency has not acted on the completed application within 60 days. (Gov. Code, § 65852.2, subd. (a)(3).)
- Requires ministerial approval of an application for a building permit within a residential or mixed-use zone to create one ADU *and* one JADU per lot (not one or the other), within the proposed or existing single-family dwelling, if certain conditions are met. (Gov. Code, § 65852.2, subd. (e)(1)(A).)
- Provides for the rental or leasing of a separate interest ADU or JADU in a common interest development, notwithstanding governing documents that otherwise appear to prohibit renting or leasing of a unit, and without regard to the date of the governing documents. (Civ. Code, § 4740, subd. (a), and Civ. Code, § 4741, subd. (a).)
- Provides that not less than 25 percent of the separate interest units within a common interest development be allowed as rental or leasable units. (Civ. Code, § 4740, subd. (b).)

AB 68 (Chapter 655, Statutes of 2019), AB 881 (Chapter 659, Statutes of 2019), and SB 13 (Chapter 653, Statutes of 2019)

AB 68 (Chapter 655, Statutes of 2019), AB 881 (Chapter 659, Statutes of 2019), and SB 13 (Chapter 653, Statutes of 2019) build upon recent changes to ADU and JADU Law, specifically Government Code sections 65852.2 and 65852.22, and further address barriers to the development of ADUs and JADUs.

This legislation, among other changes, addresses the following:

- Prohibits local agencies from including in development standards for ADUs requirements on minimum lot size. (Gov. Code, § 65852.2, subd. (a)(1)(B)(i).)
- Clarifies that areas designated by local agencies for ADUs may be based on the adequacy of water and sewer services, as well as on impacts on traffic flow and public safety. (Gov. Code, § 65852.2, subd. (a)(1)(A).)
- Eliminates all owner-occupancy requirements by local agencies for ADUs approved between January 1, 2020, and January 1, 2025. (Gov. Code, § 65852.2, subd. (a)(6).)
- Prohibits a local agency from establishing a maximum size of an ADU of less than 850 square feet, or 1,000 square feet if the ADU contains more than one bedroom and

requires approval of a permit to build an ADU of up to 800 square feet. (Gov. Code, § 65852.2, subds. (c)(2)(B) and (C).)

- Clarifies that when ADUs are created through the conversion of a garage, carport or covered parking structure, replacement of off-street parking spaces cannot be required by the local agency. (Gov. Code, § 65852.2, subd. (a)(1)(D)(xi).)
- Reduces the maximum ADU and JADU application review time from 120 days to 60 days. (Gov. Code, § 65852.2, subd. (a)(3) and (b).)
- Clarifies that "public transit" includes various means of transportation that charge set fees, run on fixed routes, and are available to the public. (Gov. Code, § 65852.2, subd. (j)(9).)
- Establishes impact fee exemptions and limitations based on the size of the ADU. ADUs up to 750 square feet are exempt from impact fees, and ADUs that are 750 square feet or larger may be charged impact fees but only such fees that are proportional in size (by square foot) to those for the primary dwelling unit. (Gov. Code, § 65852.2, subd. (f)(3).)
- Defines an "accessory structure" to mean a structure that is accessory and incidental to a dwelling on the same lot. (Gov. Code, § 65852.2, subd. (j)(2).)
- Authorizes HCD to notify the local agency if HCD finds that the local ADU ordinance is not in compliance with state law. (Gov. Code, § 65852.2, subd. (h)(2).)
- Clarifies that a local agency may identify an ADU or JADU as an adequate site to satisfy its Regional Housing Needs Allocation (RHNA). (Gov. Code, §§ 65583.1, subd. (a), and 65852.2, subd. (m).)
- Permits JADUs even where a local agency has not adopted an ordinance expressly authorizing them. (Gov. Code, § 65852.2, subds. (b) and (e).)
- Allows a permitted JADU to be constructed within the walls of the proposed or existing single-family residence and eliminates the required inclusion of an existing bedroom and an interior entry into the single-family residence. (Gov. Code, § 65852.22, subd. (a)(4-5).)
- Requires, upon application and approval, a local agency to delay enforcement against a qualifying substandard ADU for five years to allow the owner to correct the violation, so long as the violation is not a health and safety issue, as determined by the enforcement agency. (Gov. Code, § 65852.2, subd. (n); Health & Safety Code, § 17980.12.)

AB 587 (Chapter 657, Statutes of 2019), AB 670 (Chapter 178, Statutes of 2019), and AB 671 (Chapter 658, Statutes of 2019)

In addition to the legislation listed above, AB 587 (Chapter 657, Statutes of 2019), AB 670 (Chapter 178, Statutes of 2019), and AB 671 (Chapter 658, Statutes of 2019) also have an

impact on State ADU Law, particularly through Health and Safety Code Section 17980.12. These pieces of legislation, among other changes, address the following:

- AB 587 creates a narrow exemption to the prohibition for ADUs to be sold or otherwise conveyed separately from the primary dwelling by allowing deed-restricted sales to occur if the local agency adopts an ordinance. To qualify, the primary dwelling and the ADU are to be built by a qualified nonprofit corporation whose mission is to provide units to low-income households. (Gov. Code, § 65852.26.)
- AB 670 provides that covenants, conditions and restrictions that either effectively prohibit or unreasonably restrict the construction or use of an ADU or JADU on a lot zoned for single-family residential use are void and unenforceable. (Civ. Code, § 4751.)
- AB 671 requires local agencies' housing elements to include a plan that incentivizes and promotes the creation of ADUs that can offer affordable rents for very low-, low-, or moderate-income households and requires HCD to develop a list of state grants and financial incentives in connection with the planning, construction, and operation of affordable ADUs. (Gov. Code, § 65583; Health & Safety Code, § 50504.5.)

Frequently Asked Questions

1. Legislative Intent

- **Should a local ordinance encourage the development of ADUs?**

Yes. Pursuant to Government Code section 65852.150, the California Legislature found and declared that, among other things, California is facing a severe housing crisis and ADUs are a valuable form of housing that meets the needs of family members, students, the elderly, in-home health care providers, people with disabilities, and others. Therefore, ADUs are an essential component of California's housing supply.

State ADU Law and recent changes intend to address barriers, streamline approval, and expand potential capacity for ADUs, recognizing their unique importance in addressing California's housing needs. The preparation, adoption, amendment, and implementation of local ADU ordinances must be carried out consistent with Government Code section 65852.150 and must not unduly constrain the creation of ADUs. Local governments adopting ADU ordinances should carefully weigh the adoption of zoning, development standards, and other provisions for impacts on the development of ADUs.

ADU Law is the statutory minimum requirement. Local governments may elect to go beyond this statutory minimum and further the creation of ADUs. (Gov. Code, § 65852.2, subd. (g).) Many local governments have embraced the importance of ADUs as an important part of their overall housing policies and have pursued innovative strategies.

Government Code section 65852.150:

(a) The Legislature finds and declares all of the following:

(1) Accessory dwelling units are a valuable form of housing in California.

(2) Accessory dwelling units provide housing for family members, students, the elderly, in-home health care providers, the disabled, and others, at below market prices within existing neighborhoods.

(3) Homeowners who create accessory dwelling units benefit from added income, and an increased sense of security.

(4) Allowing accessory dwelling units in single-family or multifamily residential zones provides additional rental housing stock in California.

(5) California faces a severe housing crisis.

(6) The state is falling far short of meeting current and future housing demand with serious consequences for the state's economy, our ability to build green infill consistent with state greenhouse gas reduction goals, and the well-being of our citizens, particularly lower and middle-income earners.

(7) Accessory dwelling units offer lower cost housing to meet the needs of existing and future residents within existing neighborhoods, while respecting architectural character.

(8) Accessory dwelling units are, therefore, an essential component of California's housing supply.

(b) It is the intent of the Legislature that an accessory dwelling unit ordinance adopted by a local agency has the effect of providing for the creation of accessory dwelling units and that provisions in this ordinance relating to matters including unit size, parking, fees, and other requirements, are not so arbitrary, excessive, or burdensome so as to unreasonably restrict the ability of homeowners to create accessory dwelling units in zones in which they are authorized by local ordinance.

2. Zoning, Development and Other Standards

A) Zoning and Development Standards

- **Are ADUs required jurisdiction-wide?**

No. ADUs proposed pursuant to subdivision (e) of Government Code section 65852.2 must be permitted in any residential or mixed-use zone, which should be construed broadly to mean any zone where residential uses are permitted by-right or by conditional use. For other ADUs, local governments may, by ordinance, designate areas in zones where residential uses are permitted that will also permit ADUs. However, any limits on where ADUs are permitted may only be based on the adequacy of water and sewer service and on the impacts on traffic flow and public safety.

Further, local governments may not preclude the creation of ADUs altogether, and any limitation should be accompanied by detailed findings of fact explaining why ADU limitations are required and consistent with these factors. If a lot with a residence has been rezoned to a use that does not allow for residential uses, that lot is no longer eligible to create an ADU. (Gov. Code § 65852.2 subd. (a)(1) and (e)(1).)

Impacts on traffic flow should consider factors like lower car ownership rates for ADUs. Finally, local governments may develop alternative procedures, standards, or special conditions with mitigations for allowing ADUs in areas with potential health and safety concerns.

- **Can ADUs exceed general plan and zoning densities?**

Yes. An ADU is an accessory use for the purposes of calculating allowable density under the general plan and zoning and does not count toward the allowable density. For example, if a zoning district allows one unit per 7,500 square feet, then an ADU would not be counted as an additional unit. Further, local governments could elect to allow more than one ADU on a lot, and ADUs are automatically a residential use deemed consistent with the general plan and zoning. (Gov. Code, § 65852.2, subd. (a)(1)(C).)

- **Can a local government apply design and development standards?**

Yes. With an adopted ADU ordinance in compliance with State ADU Law, a local government may apply development and design standards that include, but are not limited to, parking, height, setback, landscape, architectural review, maximum size of a unit, and standards that prevent adverse impacts on any real property that is listed in the California Register of Historical Resources. **However, these standards should be objective to allow ministerial review of an ADU.** (Gov. Code, § 65852.2, subds. (a)(1)(B)(i) and (a)(4).)

ADUs created under subdivision (e) of Government Code section 65852.2 shall not be subject to design and development standards except for those that are noted in the subdivision.

ADUs that do not meet objective and ministerial development and design standards may still be permitted through an ancillary discretionary process if the applicant chooses to pursue this route. In this scenario, the applicant assumes time and monetary costs associated with a discretionary approval process. Some jurisdictions with compliant ADU ordinances apply additional processes to further the creation of ADUs that do not otherwise comply with the minimum standards necessary for ministerial review. Importantly, these processes are intended to provide additional opportunities to create ADUs that would not otherwise be permitted, and a discretionary process may not be used to review ADUs that are fully compliant with State ADU Law.

- **Are ADUs permitted ministerially?**

Yes. ADUs subject to State ADU Law must be considered, approved, and permitted ministerially, without discretionary action. Development and other decision-making standards must be sufficiently objective to allow for ministerial review. Examples include numeric and fixed standards such as heights or setbacks, or design standards such as colors or materials. Subjective standards require judgement and can be interpreted in multiple ways, such as privacy, compatibility with neighboring properties, or promoting harmony and balance in the community; subjective standards must not be imposed on ADU development. Further, ADUs must not be subject to hearing requirements or any ordinance regulating the issuance of variances or special use permits and must be considered ministerially. (Gov. Code § 65852.2, subds. (a)(3) and (a)(4).)

- **Is there a streamlined permitting process for ADU and JADU applications?**

Yes. Whether or not a local agency has adopted an ordinance, applications to create an ADU or JADU shall be considered and approved ministerially within 60 days from the date the local agency receives a completed application. Although the allowed 60-day review period may be interrupted due to an applicant addressing comments generated by a local agency during the permitting process, additional 60-day time periods may not be required by the local agency for minor revisions to the application. (Gov. Code § 65852.2, subds. (a)(3) and (b).)

- **Can I create an ADU if I have multiple detached dwellings on a lot?**

Yes. A lot where there are currently multiple detached single-family dwellings is eligible for creation of one ADU per lot by converting space within the proposed or existing space of a single-family dwelling or existing structure and by building a new detached ADU subject to certain development standards. (Gov. Code § 65852.2, subds. (e)(1)(A) and (B).)

- **What is considered a multifamily dwelling under ADU Law?**

For the purposes of State ADU Law, a structure with two or more attached dwellings on

a single lot is considered a multifamily dwelling structure. Multiple detached single-unit dwellings on the same lot are not considered multifamily dwellings for the purposes of State ADU Law.

- **Can I build an ADU in a historic district or if the primary residence is subject to historic preservation?**

Yes. ADUs are allowed within a historic district and on lots where the primary residence is subject to historic preservation. State ADU Law allows for a local agency to impose standards that prevent adverse impacts on any real property that is listed in the California Register of Historical Resources. However, these standards do not apply to ADUs proposed pursuant to Government Code section 65852.2, subdivision (e).

As with non-historic resources, a jurisdiction may impose objective and ministerial standards that are sufficiently objective to be reviewed ministerially and do not unduly burden the creation of ADUs. Jurisdictions are encouraged to incorporate these standards into their ordinances and to submit these standards along with their ordinances to HCD. (Gov. Code, § 65852.2, subs. (a)(1)(B)(i) and (a)(5).)

B) Size Requirements

- **Can minimum lot size requirements be imposed on ADUs? What about lot coverage, floor area ratio, or open space requirements?**

No. While local governments may impose certain development standards on ADUs, these standards shall not include minimum lot size requirements. Further, lot coverage requirements cannot preclude the creation of a statewide exemption ADU (see below). If lot coverage requirements do not allow such an ADU, an automatic exception or waiver should be given to appropriate development standards such as lot coverage, floor area, or open space requirements. Local governments may continue to enforce building and health and safety standards and may consider design, landscape, and other standards to facilitate compatibility. (Gov. Code, § 65852.2, subs. (c)(2)(C).)

What is a statewide exemption ADU?

A statewide exemption ADU, found in Government Code section 65852, subdivision (e), is an ADU of up to 800 square feet, 16 feet in height, as potentially limited by a local agency, and with four-foot side and rear yard setbacks. State ADU Law requires that no lot coverage, floor area ratio, open space, or minimum lot size will preclude the construction of a statewide exemption ADU. Further, State ADU Law allows the construction of a detached new construction statewide exemption ADU to be combined on the same lot with a JADU in a single-family residential zone. In addition, ADUs are allowed in any residential or mixed uses regardless of zoning and development standards imposed in an ordinance. See more discussion below.

- **Can minimum and maximum unit sizes be established for ADUs?**

Yes. A local government may, by ordinance, establish minimum and maximum unit size requirements for both attached and detached ADUs; however, maximum unit size requirements must allow an ADU of at least 850 square feet, or 1,000 square feet for ADUs with more than one bedroom. For local agencies without an ADU ordinance, maximum unit sizes are 1,200 square feet for a new detached ADU and up to 50 percent of the floor area of the existing primary dwelling for an attached ADU (at least 800 square feet). Finally, the local agency must not establish by ordinance a minimum square footage requirement that prohibits the development of an efficiency unit as defined in Health and Safety Code section 17958.1.

The conversion of an existing accessory structure or a portion of the existing primary residence to an ADU is not subject to unit size requirements. For example, an existing 3,000 square-foot barn converted to an ADU would not be subject to the local unit size requirements, regardless of whether a local government has an adopted ADU ordinance. Should an applicant want to expand an accessory structure to create an ADU beyond 150 square feet, this ADU would be subject to the size maximums outlined in State ADU Law or in the local agency's adopted ordinance.

- **Can a percentage of the primary dwelling be used to limit the maximum size of an ADU?**

Yes. Local agencies may utilize a percentage (e.g., 50 percent) of the primary dwelling as a maximum unit size for attached ADUs, but only if it does not restrict an ADU's size to less than the standard of at least 850 square feet (or at least 1,000 square feet for ADUs with more than one bedroom). Local agencies shall not, by ordinance, establish any other minimum or maximum unit sizes, including limits based on a percentage of the area of the primary dwelling, that precludes an 800 square-foot ADU. (Gov. Code, § 65852.2, subd. (c)(2)(C).) Local agencies utilizing percentages of the primary dwelling as maximum unit sizes can consider multi-pronged standards to help navigate these requirements (e.g., shall not exceed 50 percent of the dwelling or 1,000 square feet, whichever is greater).

- **Can maximum unit sizes exceed 1,200 square feet for ADUs?**

Yes. Maximum unit sizes can exceed 1,200 square feet for ADUs through the adoption of a local ADU ordinance. State ADU Law does not limit the authority of local agencies to adopt *less* restrictive requirements for the creation of ADUs. (Gov. Code, § 65852.2, subd. (g).)

C) Parking Requirements

- **Are certain ADUs exempt from parking requirements?**

Yes. A local agency shall not impose ADU parking standards for any of the following ADUs, pursuant to Government Code section 65852.2, subdivisions (d)(1-5) and (j)(10):

- (1) ADUs located within one-half mile walking distance of public transit.
- (2) ADUs located within an architecturally and historically significant historic district.
- (3) ADUs that are part of the proposed or existing primary residence or an accessory structure.
- (4) When on-street parking permits are required but not offered to the occupant of the ADU.
- (5) When there is a car share vehicle located within one block of the ADU.

Note: For the purposes of State ADU Law, a jurisdiction may use the designated areas where a car share vehicle may be accessed. Public transit is any location where an individual may access buses, trains, subways, and other forms of transportation that charge set fares, run on fixed routes, and are available to the general public. Walking distance is defined as the pedestrian shed to reach public transit. Additional parking requirements to avoid impacts to public access may be required in the Coastal Zone.

- **Can ADU parking requirements exceed one space per unit or bedroom?**

No. Parking requirements for ADUs shall not exceed one parking space per unit or bedroom, whichever is less. These spaces may be provided as tandem parking on a driveway. Guest parking spaces shall not be required for ADUs under any circumstances. For certain ADUs, pursuant to Government Code section 65852.2, subdivisions (d)(1-5) and (j)(10), a local agency may not impose any ADU parking standards (see above question).

What is Tandem Parking?

Tandem parking means two or more automobiles that are parked on a driveway or in any other location on a lot, lined up behind one another. (Gov. Code, § 65852.2, subs. (a)(1)(D)(x)(I) and (j)(11).)

Local agencies may choose to eliminate or reduce parking requirements for ADUs, such as requiring zero or half a parking space per each ADU, to remove barriers to ADU construction and to facilitate development.

- **Is flexibility for siting ADU parking recommended?**

Yes. Local agencies should be flexible when siting parking for ADUs. Off-street parking spaces for the ADU shall be permitted in setback areas in locations determined by the local agency or through tandem parking unless specific findings are made. Specific findings must be based on specific site or regional topographical or fire and life safety conditions.

When a garage, carport, or covered parking structure is demolished in conjunction with the construction of an ADU, or converted to an ADU, the local agency shall not require that those off-street parking spaces for the primary unit be replaced. (Gov. Code, § 65852.2, subd. (a)(1)(D)(xi).)

D) Setbacks

- **Can setbacks be required for ADUs?**

Yes. A local agency may impose development standards, such as setbacks, for the creation of ADUs. However, setbacks should not unduly constrain the creation of ADUs and cannot be required for ADUs proposed pursuant to subdivision (e). Further, a setback of no more than four feet from the side and rear lot lines shall be required for an attached or detached ADU. (Gov. Code, § 65852.2, subd. (a)(1)(D)(vii).) Additional setback requirements may be required in the Coastal Zone if required by a local Coastal Program. Setback requirements must also comply with any recorded utility easements or other previously recorded setback restrictions.

No setback shall be required for an ADU created within an existing living area or accessory structure or an ADU created in a new structure in the same location as an existing structure, while not exceeding the existing dimensions, including height. (Gov. Code, § 65852.2, subd. (a)(1)(D)(vii).)

A local agency may also allow the expansion of a detached structure being converted into an ADU when the existing structure does not have four-foot rear and side setbacks. A local agency may also allow the expansion area of a detached structure being converted into an ADU to have no setbacks, or setbacks of less than four feet, if the existing structure has no setbacks, or has setbacks of less than four feet, respectively. A local agency shall not require setbacks of more than four feet for the expanded area of a detached structure being converted into an ADU.

A local agency may still apply front yard setbacks for ADUs, but front yard setbacks cannot preclude an ADU of at least 800 square feet and must not unduly constrain the creation of all types of ADUs. (Gov. Code, § 65852.2, subd. (c) and (e).)

- **Is there a distance requirement between an ADU and other structures on the lot?**

State ADU Law does not address the distance between an ADU and other structures on a lot. A local agency may impose development standards for the creation of ADUs, and ADUs shall comply with local building codes. However, development standards should not unduly constrain the creation of ADUs, cannot preclude a statewide exemption ADU (an ADU of up to 800 square feet, 16 feet in height, as potentially limited by a local agency, and with four-foot side and rear yard setbacks), and should not unduly constrain the creation of all types of ADUs, where feasible. (Gov. Code, § 65852.2, subd. (c).)

E) Height Requirements

- **Is there a limit on the height or number of stories of an ADU?**

There is no height limit contained in State ADU Law, but local agencies may impose height limits provided that the limit is no less than 16 feet. (Gov. Code, § 65852.2, subd. (a)(1)(B)(i).) For a local agency to impose a height limit, it must do so through the adoption of a compliant ADU ordinance.

F) Bedrooms

- **Can a limit on the number of bedrooms in an ADU be imposed?**

A limit on the number of bedrooms could be construed as a discriminatory practice towards protected classes, such as familial status, and would be considered a constraint on the development of ADUs. Building code standards for minimum bedroom size still apply.

G) Impact Fees

- **Can impact fees be charged for an ADU less than 750 square feet?**

No. An ADU is exempt from incurring impact fees from local agencies, special districts, and water corporations if less than 750 square feet. If an ADU is 750 square feet or larger, impact fees shall be charged proportionately in relation to the square footage of the ADU to the square footage of the primary dwelling unit.

What is “Proportionately”?

“Proportionately” is some amount in relation to a total amount, in this case, an impact fee for a single-family dwelling. For example, a 2,000 square-foot primary dwelling with a proposed 1,000 square-foot ADU could result in 50 percent of the impact fee that would be charged for a new primary dwelling on the same site. In all cases, the impact fee for the ADU must be less than the primary dwelling. Otherwise, the fee is not calculated proportionately. When utilizing proportions, careful consideration should be given to the impacts on costs, feasibility, and, ultimately, the creation of ADUs. In the case of the example above, anything greater than 50 percent of the primary dwelling could be considered a constraint on the development of ADUs. A proportional fee shall not be greater than 100 percent, as when a proposed ADU exceeds the size of the existing primary dwelling.

For purposes of calculating the fees for an ADU on a lot with a multifamily dwelling, the proportionality shall be based on the average square footage of the units within that multifamily dwelling structure. For ADUs converting existing space with a 150 square-foot expansion, a total ADU square footage over 750 square feet could trigger the proportionate fee requirement. (Gov. Code, § 65852.2, subd. (f)(3)(A).)

- **Can local agencies, special districts, or water corporations waive impact fees?**

Yes. Agencies can waive impact and any other fees for ADUs. Also, local agencies may use fee deferrals for applicants.

- **Can school districts charge impact fees?**

Yes. School districts are authorized to, but do not have to, levy impact fees for ADUs greater than 500 square feet pursuant to Section 17620 of the Education Code. ADUs less than 500 square feet are not subject to school impact fees. Local agencies are encouraged to coordinate with school districts to carefully weigh the importance of promoting ADUs, ensuring appropriate nexus studies and appropriate fees to facilitate construction or reconstruction of adequate school facilities.

- **What types of fees are considered impact fees?**

Impact fees charged for the construction of ADUs must be determined in accordance with the Mitigation Fee Act and generally include any monetary exaction that is charged by a local agency in connection with the approval of an ADU, including impact fees, for the purpose of defraying all or a portion of the cost of public facilities relating to the ADU. A local agency, special district, or water corporation shall not consider ADUs as a new residential use for the purposes of calculating connection fees or capacity charges for utilities, including water and sewer services. However, these provisions do not apply to ADUs that are constructed concurrently with a new single-family home. (Gov. Code, §§ 65852.2, subd. (f), and 66000.)

- **Can I still be charged water and sewer connection fees?**

ADUs converted from existing space and JADUs shall not be considered by a local agency, special district, or water corporation to be a new residential use for purposes of calculating connection fees or capacity charges for utilities, unless constructed with a new single-family dwelling. The connection fee or capacity charge shall be proportionate to the burden of the proposed ADU, based on its square footage or plumbing fixtures as compared to the primary dwelling. ADU Law does not cover monthly charge fees. (Gov. Code, § 65852.2, subd. (f)(2).)

H) Ministerially Approved ADUs and Junior ADUs (JADUs) Not Subject to Local Standards

- **Are local agencies required to comply with Government Code section 65852.2, subdivision (e)?**

Yes. All local agencies must comply with subdivision (e). This subdivision requires the ministerial approval of ADUs within a residential or mixed-use zone. The subdivision creates four categories of ADUs that should not be subject to other specified areas of State ADU Law, most notably zoning and development standards. For example, ADUs under this subdivision should not have to comply with lot coverage, setbacks, heights, and unit sizes. However, ADUs under this subdivision must meet the building code and health and safety requirements. The four categories of ADUs under subdivision (e)(1) are:

- (A) One ADU and one JADU are permitted per lot within the proposed space of a single-family dwelling or existing space of a single-family dwelling or accessory structure that meets specified requirements such as exterior access and setbacks for fire and safety.
- (B) One detached new construction ADU that does not exceed four-foot side and rear yard setbacks. This ADU may be combined on the same lot with a JADU, and may be required to meet a maximum unit size requirement of 800 square feet and a height limitation of 16 feet.

(C) Multiple ADUs within the portions of multifamily structures that are not used as livable space. Local agencies must allow at least one of these types of ADUs and up to 25 percent of the existing multifamily structures.

(D) Up to two detached ADUs on a lot that has existing multifamily dwellings that are subject to height limits of 16 feet and four-foot rear and side yard setbacks.

The above four categories may be combined. For example, local governments must allow (A) and (B) together or (C) and (D) together.

The most common ADU that can be created under subdivision (e) is a conversion of proposed or existing space of a single-family dwelling or accessory structure into an ADU, without any prescribed size limitations, height, setback, lot coverage, architectural review, landscape, or other development standards. This would enable the conversion of an accessory structure, such as a 2,000 square-foot garage, to an ADU without any additional requirements other than compliance with building standards for dwellings.

These types of ADUs are also eligible for a 150 square-foot expansion (see discussion below).

ADUs created under subdivision (e) shall not be required to provide parking if the ADU qualifies for one of the five exemptions listed under subdivision (d). Moreover, these units shall not, as a condition for ministerial approval, be required to correct any existing or created nonconformity. Subdivision (e) ADUs shall be required to be rented for terms longer than 30 days and only require fire sprinklers if fire sprinklers are required for the primary residence. These ADUs shall not be counted as units when calculating density for the general plan and are not subject to owner occupancy.

- **How many ADUs are allowed on a multifamily site under subdivision (e)?**

Under subdivision (e), an applicant may apply to build up to two detached ADUs and at least one interior ADU up to 25 percent of the number of units in the proposed or existing multifamily dwelling. All interior ADUs, however, must be converted from non-livable space, which is not a requirement under subdivision (a) for ADUs associated with single-family sites. It should also be noted that if there is no existing non-livable space within a multifamily structure, an applicant would not be able to build an interior ADU under subdivision (e). Attached ADUs are also prohibited under this subdivision.

By contrast, under subdivision (a), an applicant may choose to build one attached, detached, or conversion ADU on a site with a proposed or existing multifamily dwelling, with local objective development standards applied in the same manner as they would be applied to an ADU proposed on a single-family site under subdivision (a). JADUs can only be constructed on a site with a proposed or existing single-family dwelling; however, a JADU cannot be constructed on a multifamily site concurrently with an ADU under subdivision (a).

- **Can I convert my accessory structure into an ADU?**

Yes. The conversion of garages, sheds, barns, and other existing accessory structures, either attached or detached from the primary dwelling, into ADUs is permitted and promoted through State ADU Law.

These conversions of accessory structures are not subject to any additional development standards, such as unit size, height, and lot coverage requirements, and shall be from existing space that can be made safe under building and safety codes. A local agency should not set limits based on when the structure was created, and the structure must meet standards for health and safety.

Additionally, the two ADUs allowed on each multifamily site under subdivision (e) may be converted from existing detached structures on the site. Existing, detached accessory structures on a lot with an existing multifamily dwelling that are converted to ADUs cannot be required to be modified to correct for a non-conforming use. Both structures must be accessory structures detached from the primary residence, and because they are conversions of existing structures, these ADUs would not have to comply with the four-foot setback requirements under subdivision (e) if the existing structures are closer than four feet to the property line. This would also mean that the 16-foot height limitation would not apply if the existing structure were taller than 16 feet. Conversion ADUs in this scenario would not be subject to any square footage restrictions as long as they are built within the footprint of the previous structure.

- **Can an ADU created by converting existing space be expanded?**

Yes. An ADU created within the existing or proposed space of a single-family dwelling or accessory structure can be expanded beyond the physical dimensions of the structure. Per State ADU Law, only an ADU created within an existing accessory structure may be expanded up to 150 square feet without application of local development standards, but this expansion shall be limited to accommodating ingress and egress. An ADU created within the space of an existing or proposed single-family dwelling is subject to local development standards. An example of where this expansion could be applicable is for the creation of a staircase to reach a second story ADU. These types of ADUs shall conform to setbacks sufficient for fire and safety.

A local agency may allow for an expansion beyond 150 square feet, though the ADU would have to comply with the size maximums as per State ADU Law or per a local agency's adopted ordinance. (Gov. Code, § 65852.2, subd. (e)(1)(i).)

As a JADU is limited to being created within the walls of a primary residence and not an accessory structure, this expansion of up to 150 square feet does not pertain to JADUs.

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- **Can an ADU be constructed in the non-livable spaces of the non-residential portions of a mixed-use development?**

No. The non-livable space used to create an ADU or ADUs under Government Code section 65852.2, subdivision (e)(1)(C), should be limited to the residential areas of a mixed-use development, and not the areas used for commercial or other activities. The parking and storage areas for these non-residential uses would also be excluded from potential ADU development.

I) Nonconforming Zoning Standards

- **Does the creation of an ADU require the applicant to carry out public improvements?**

No physical improvements shall be required for the creation or conversion of an ADU. Any requirement to carry out public improvements is beyond what is required for the creation of an ADU, as per State ADU Law. For example, an applicant shall not be required to improve sidewalks or carry out street or access improvements to create an ADU. Additionally, as a condition for ministerial approval of an ADU, an applicant shall not be required to correct nonconforming zoning conditions. (Gov. Code, § 65852.2, subd. (e)(2).)

J) Renter- and Owner-Occupancy

- **Are rental terms allowed?**

Yes. Local agencies may require that the property be used for rentals of terms longer than 30 days. ADUs permitted ministerially, under subdivision (e), shall be rented for terms longer than 30 days. (Gov. Code, § 65852.2, subds. (a)(6) and (e)(4).)

- **Are there any owner-occupancy requirements for ADUs?**

No. Prior to recent legislation, ADU laws allowed local agencies to elect whether the primary dwelling or ADU was required to be occupied by an owner. The updates to State ADU Law removed the owner-occupancy requirement for newly created ADUs effective January 1, 2020. The new owner-occupancy exclusion is set to expire on December 31, 2024; however, local agencies may not retroactively require owner-occupancy for ADUs permitted between January 1, 2020, and December 31, 2024.

However, should a property have both an ADU and JADU, JADU law requires owner-occupancy of either the newly created JADU or the single-family residence. Under this specific circumstance, a lot with an ADU would be subject to owner-occupancy requirements. (Gov. Code, § 65852.22, subd. (a)(2).)

K) Fire Sprinkler Requirements

- **Can fire sprinklers be required for ADUs?**

Installation of fire sprinklers may not be required in ADUs (attached, detached, or conversion) where sprinklers were not required by building codes for the existing primary residence. For example, a detached single-family home designed and constructed decades ago would not have been required to have fire sprinklers installed under the applicable building code at the time. However, if the same primary dwelling recently underwent significant alteration and is now required to have fire sprinklers, any ADU created after that alteration must be provided with fire sprinklers. (Gov. Code, § 65852.2, subds. (a)(1)(D)(xii) and (e)(3).)

Please note, for ADUs created on lots with multifamily residential structures, the entire residential structure shall serve as the “primary residence” for the purposes of this analysis. Therefore, if the multifamily structure is served by fire sprinklers, the ADU can be required to install fire sprinklers.

For additional guidance on ADUs and fire sprinkler system requirements, please consult the Office of the State Fire Marshal.

L) Solar System Requirements

- **Are solar systems required for newly constructed ADUs?**

Yes, newly constructed ADUs are subject to the California Energy Code requirement (excluding manufactured homes) to provide solar systems if the unit(s) is a newly constructed, non-manufactured, detached ADU (though some exceptions apply). Per the California Energy Commission (CEC), the solar systems can be installed on the ADU or on the primary dwelling unit. ADUs that are constructed within existing space, or as an addition to existing homes, including detached additions where an existing detached building is converted from non-residential to residential space, are not subject to the Energy Code requirement to provide solar systems.

Please refer to the CEC on this matter. For more information, see the CEC’s website at www.energy.ca.gov. You may email your questions to title24@energy.ca.gov, or contact the Energy Standards Hotline at 800-772-3300. CEC memos can also be found on HCD’s website at <https://www.hcd.ca.gov/policy-research/AccessoryDwellingUnits.shtml>.

See HCD’s [Information Bulletin 2020-10](#) for information on the applicability of California solar requirements to manufactured housing.

3. JADUs – Government Code Section 65852.22

- **What is a JADU?**

A “junior accessory dwelling unit” or JADU is a unit that is no more than 500 square feet in size and contained entirely within a single-family residence. A JADU may include separate sanitation facilities or may share sanitation facilities with the existing structure. (Gov. Code, § 65852.22, subd. (h)(1).)

- **Are two JADUs allowed on a lot?**

No. A JADU may be created on a lot zoned for single-family residences with one primary dwelling. The JADU may be created within the walls of the proposed or existing single-family residence, including attached garages, as attached garages are considered within the walls of the existing single-family residence. Please note that JADUs created in the attached garage are not subject to the same parking protections as ADUs and could be required by the local agency to provide replacement parking.

JADUs are limited to one per residential lot with a single-family residence. Lots with multiple detached single-family dwellings are not eligible to have JADUs. (Gov. Code, § 65852.22, subd. (a)(1).)

- **Are JADUs required to have an interior connection to the primary dwelling?**

No. Although JADUs are required to be within the walls of the primary dwelling, they are not required to have an interior connection to the primary dwelling. That said, JADUs may share a significant interior connection to the primary dwelling, as they are allowed to share bathroom facilities with the primary dwelling.

- **Are JADUs allowed in detached accessory structures?**

No, JADUs are not allowed in accessory structures. The creation of a JADU must be within the single-family residence. As noted above, attached garages are eligible for JADU creation. (Gov. Code, § 65852.22, subsd. (a)(1) and (a)(4).)

- **Are JADUs allowed to be increased up to 150 square feet when created within an existing structure?**

No. Only ADUs are allowed to add up to 150 square feet “beyond the physical dimensions of the existing accessory structure” to provide for ingress. (Gov. Code, § 65852.2, subd. (e)(1)(A)(i).)

This provision extends only to ADUs and excludes JADUs. A JADU is required to be created within the single-family residence.

- **Are there any owner-occupancy requirements for JADUs?**

Yes. The owner must reside in either the remaining portion of the primary residence or in the newly created JADU. (Gov. Code, § 65852.22, subd. (a)(2).)

4. Manufactured Homes

- **Are manufactured homes considered to be an ADU?**

Yes. An ADU is any residential dwelling unit with independent living facilities and permanent provisions for living, sleeping, eating, cooking and sanitation. An ADU includes a manufactured home. (Health & Saf. Code, § 18007.)

Health and Safety Code section 18007, subdivision (a): **“Manufactured home,”** for the purposes of this part, means a structure that was constructed on or after June 15, 1976, is transportable in one or more sections, is eight body feet or more in width, or 40 body feet or more in length, in the traveling mode, or, when erected on site, is 320 or more square feet, is built on a permanent chassis and designed to be used as a single-family dwelling with or without a foundation when connected to the required utilities, and includes the plumbing, heating, air conditioning, and electrical systems contained therein. “Manufactured home” includes any structure that meets all the requirements of this paragraph except the size requirements and with respect to which the manufacturer voluntarily files a certification and complies with the standards established under the National Manufactured Housing Construction and Safety Act of 1974 (42 U.S.C., Sec. 5401, and following).

5. Regional Housing Needs Allocation (RHNA) and the Housing Element

- **Do ADUs and JADUs count toward a local agency’s RHNA?**

Yes. Pursuant to Government Code section 65852.2 subdivision (m), and section 65583.1, ADUs and JADUs may be utilized towards the RHNA and Housing Element Annual Progress Report (APR) pursuant to Government Code section 65400. To credit a unit toward the RHNA, HCD and the Department of Finance (DOF) utilize the census definition of a housing unit. Generally, an ADU, and a JADU with shared sanitation facilities, and any other unit that meets the census definition and is reported to DOF as part of the DOF annual City and County Housing Unit Change Survey can be credited toward the RHNA based on the appropriate income level. The housing element or APR must include a reasonable methodology to demonstrate the level of affordability. Local governments can track actual or anticipated affordability to assure ADUs and JADUs are

counted towards the appropriate income category. For example, some local governments request and track information such as anticipated affordability as part of the building permit or other local applications. For more information, please contact HousingElements@hcd.ca.gov.

- **What analysis is required to count ADUs toward the RHNA in the housing element?**

To count ADUs towards the RHNA in the housing element, local agencies must generally use a three-part approach: (1) development trends, (2) anticipated affordability, and (3) resources and incentives. Development trends must consider ADUs permitted in the prior planning period and may also consider more recent trends. Anticipated affordability can use a variety of methods to estimate the affordability by income group. Common approaches include rent surveys of ADUs, using rent surveys and square footage assumptions and data available through the APR pursuant to Government Code section 65400. Resources and incentives include policies and programs to encourage ADUs, such as prototype plans, fee waivers, expedited procedures, and affordability monitoring programs.

- **Are ADUs required to be addressed in the housing element?**

Yes. The housing element must include a description of zoning available to permit ADUs, including development standards and analysis of potential constraints on the development of ADUs. The element must include programs as appropriate to address identified constraints. In addition, housing elements must include a plan that incentivizes and promotes the creation of ADUs that can offer affordable rents for very low-, low-, or moderate-income households and requires HCD to develop a list of state grants and financial incentives in connection with the planning, construction, and operation of affordable ADUs. (Gov. Code, § 65583 and Health & Saf. Code, § 50504.5.) This list is available on HCD's ADU webpage.

6. Homeowners Associations

- **Can my local Homeowners Association (HOA) prohibit the construction of an ADU or JADU?**

No. Assembly Bill 670 (2019) and AB 3182 (2020) amended Section 4751, 4740, and 4741 of the Civil Code to preclude common interest developments from prohibiting or unreasonably restricting the construction or use, including the renting or leasing of, an ADU on a lot zoned for single-family residential use. Covenants, conditions and restrictions (CC&Rs) that either effectively prohibit or unreasonably restrict the construction or use of an ADU or JADU on such lots are void and unenforceable or may be liable for actual damages and payment of a civil penalty. Applicants who encounter issues with creating ADUs or JADUs within CC&Rs are encouraged to reach out to HCD for additional guidance. Refer to Section 4100 of the Civil Code for the meaning of a common interest development.

7. ADU Ordinances and Local Agencies

- **Are ADU ordinances existing prior to new 2020 laws null and void?**

Maybe. ADU ordinances existing prior to the new 2020 laws, as well as newly adopted ordinances, are null and void when they conflict with State ADU Law. Subdivision (a)(4) of Government Code section 65852.2 states that an ordinance that fails to meet the requirements of subdivision (a) shall be null and void, and the local agency shall apply the state standards until a compliant ordinance is adopted. See the question on Enforcement below for more detail.

- **Do local agencies have to adopt an ADU ordinance?**

No. Local governments may choose not to adopt an ADU ordinance. Should a local government choose not to adopt an ADU ordinance, any proposed ADU development would be subject only to standards set in State ADU Law. If a local agency adopts an ADU ordinance, it may impose zoning, development, design, and other standards in compliance with State ADU Law.

- **Is a local government required to send an ADU ordinance to HCD?**

Yes. A local government, upon adoption of an ADU ordinance, must submit a copy of the adopted ordinance to HCD within 60 days after adoption. After the adoption of an ordinance, HCD may review and submit written findings to the local agency as to whether the ordinance complies with State ADU Law. (Gov. Code, § 65852.2, subd. (h)(1).)

Local governments may also submit a draft ADU ordinance for preliminary review by HCD. HCD recommends that local agencies do so, as this provides local agencies the opportunity to receive feedback on their ordinance and helps to ensure compliance with State ADU Law prior to adoption.

- **Are charter cities and counties subject to the new ADU laws?**

Yes. State ADU Law applies to a local agency, which is defined as a city, county, or city and county, whether general law or chartered. (Gov. Code, § 65852.2, subd. (j)(5)).

Further, pursuant to Chapter 659, Statutes of 2019 (AB 881), the Legislature found and declared State ADU Law addresses “...a matter of statewide concern rather than a municipal affair, as that term is used in Section 5 of Article XI of the California Constitution” and concluded that State ADU Law applies to all cities, including charter cities.

- **Do the new ADU laws apply to jurisdictions located in the California Coastal Zone?**

Yes. ADU laws apply to jurisdictions in the California Coastal Zone, but do not

necessarily alter or lessen the effect or application of Coastal Act resource protection policies. (Gov. Code, § 65852.22, subd. (l).) Coastal localities should seek to harmonize the goals of protecting coastal resources and addressing housing needs of Californians. For example, where appropriate, localities should amend Local Coastal Programs for California Coastal Commission review to comply with the California Coastal Act and new ADU laws. For more information, see the [California Coastal Commission 2020 Memo](#) and reach out to the locality's local Coastal Commission district office.

- **Do the new ADU laws apply to areas governed by the Tahoe Regional Planning Agency (TRPA)?**

Possibly. The TRPA was formed through a bistate compact between California and Nevada. Under the compact, TRPA has authority to adopt ordinances, rules, and regulations, and those ordinances, rules, and regulations are considered federal law. Under this authority, TRPA has adopted certain restrictions that effectively limit lot coverage on developed land. State ADU Law may conflict to a degree with the TRPA standards, and to the extent that it does, the TRPA law likely preempts or overrides State ADU Law.

8. Enforcement

- **Does HCD have enforcement authority over ADU ordinances?**

Yes. Pursuant to Government Code section 65852.2, subdivision (h), local agencies are required to submit a copy of newly adopted ADU ordinances within 60 days of adoption. HCD may thereafter provide written findings to the local agency as to whether the ordinance complies with State ADU Law. If HCD finds that the local agency's ADU ordinance does not comply with State ADU Law, HCD must provide a reasonable time, no longer than 30 days, for the local agency to respond. The local agency shall either amend its ordinance in accordance with HCD's written findings or adopt the ordinance without changes but include findings in its resolution explaining why the ordinance complies with State ADU Law despite HCD's findings. If the local agency does not amend its ordinance in accordance with HCD's findings or adopt a resolution explaining why the ordinance is compliant, HCD shall notify the local agency that it is in violation of State ADU Law. HCD may also notify the Attorney General of the local agency's violation. While an ordinance is non-compliant, the local agency shall apply state standards.

In addition, HCD may review, adopt, amend, or repeal guidelines to implement uniform standards or criteria that supplement or clarify State ADU Law.

9. Senate Bill (SB) 9 (2021)

- **Does SB 9 have any impact on ADUs?**

SB 9 (Gov. Code Sections 66452.6, 65852.21 and 66411.7) contains some overlaps with State ADU Law, but only on a relatively small number of topics. Please note that although HCD does not administer or enforce SB 9, violations of SB 9 may concurrently violate other housing laws that HCD does enforce, including, but not limited to, State ADU Law and State Housing Element Law. As local jurisdictions implement SB 9, including adopting local

ordinances, it is important to keep these and other housing laws in mind. For details regarding SB 9, please see HCD's [SB 9 Factsheet](#).

10. Funding

- **Is there financial assistance or funding available for ADUs?**

Effective September 20, 2021, the California Housing Finance Agency's (CalHFA) ADU Grant Program provides up to \$40,000 in assistance to reimburse qualifying homeowners for predevelopment costs necessary to build and occupy an ADU or JADU on a lot with a single-family dwelling unit. The ADU Grant Program is intended to create more housing units in California by providing a grant to reimburse qualifying homeowners for predevelopment costs. Predevelopment costs include, but are not limited to, architectural designs, permits, soil tests, impact fees, property surveys, and energy reports. For additional information or questions, please see CalHFA's ADU Grant Program at <https://www.calhfa.ca.gov/adu> or contact the CalHFA Single Family Lending Division at (916) 326-8033 or SFLending@calhfa.ca.gov.

Resources



Attachment 1: Statutory Changes (Strikeout/Italics and Underline)

**GOV. CODE: TITLE 7, DIVISION 1, CHAPTER 4,
ARTICLE 2
Combined changes from AB 345, AB 3182, AB 881,
AB 68, and SB 13 (Changes noted in strikeout,
underline/italics)**

Effective January 1, 2022, Section 65852.2 of the Government Code is amended to read:

65852.2.

(a)(1) A local agency may, by ordinance, provide for the creation of accessory dwelling units in areas zoned to allow single-family or multifamily dwelling residential use. The ordinance shall do all of the following:

(A) Designate areas within the jurisdiction of the local agency where accessory dwelling units may be permitted. The designation of areas may be based on the adequacy of water and sewer services and the impact of accessory dwelling units on traffic flow and public safety. A local agency that does not provide water or sewer services shall consult with the local water or sewer service provider regarding the adequacy of water and sewer services before designating an area where accessory dwelling units may be permitted.

(B)(i) Impose standards on accessory dwelling units that include, but are not limited to, parking, height, setback, landscape, architectural review, maximum size of a unit, and standards that prevent adverse impacts on any real property that is listed in the California Register of ~~Historic~~ *Historical* Resources. These standards shall not include requirements on minimum lot size.

(ii) Notwithstanding clause (i), a local agency may reduce or eliminate parking requirements for any accessory dwelling unit located within its jurisdiction.

(C) Provide that accessory dwelling units do not exceed the allowable density for the lot upon which the accessory dwelling unit is located, and that accessory dwelling units are a residential use that is consistent with the existing general plan and zoning designation for the lot.

(D) Require the accessory dwelling units to comply with all of the following:

(i) ~~The~~ *Except as provided in Section 65852.26, the* accessory dwelling unit may be rented separate from the primary residence, but may not be sold or otherwise conveyed separate from the primary residence.

(ii) The lot is zoned to allow single-family or multifamily dwelling residential use and includes a proposed or existing dwelling.

(iii) The accessory dwelling unit is either attached to, or located within, the proposed or existing primary dwelling, including attached garages, storage areas or similar uses, or an accessory structure or detached from the proposed or existing primary dwelling and located on the same lot as the proposed or existing primary dwelling.

(iv) If there is an existing primary dwelling, the total floor area of an attached accessory dwelling unit shall not exceed 50 percent of the existing primary dwelling.

(v) The total floor area for a detached accessory dwelling unit shall not exceed 1,200 square feet.

(vi) No passageway shall be required in conjunction with the construction of an accessory dwelling unit.

(vii) No setback shall be required for an existing living area or accessory structure or a structure constructed in the same location and to the same dimensions as an existing structure that is

converted to an accessory dwelling unit or to a portion of an accessory dwelling unit, and a setback of no more than four feet from the side and rear lot lines shall be required for an accessory dwelling unit that is not converted from an existing structure or a new structure constructed in the same location and to the same dimensions as an existing structure.

(viii) Local building code requirements that apply to detached dwellings, as appropriate.

(ix) Approval by the local health officer where a private sewage disposal system is being used, if required.

(x)(I) Parking requirements for accessory dwelling units shall not exceed one parking space per accessory dwelling unit or per bedroom, whichever is less. These spaces may be provided as tandem parking on a driveway.

(II) Offstreet parking shall be permitted in setback areas in locations determined by the local agency or through tandem parking, unless specific findings are made that parking in setback areas or tandem parking is not feasible based upon specific site or regional topographical or fire and life safety conditions.

(III) This clause shall not apply to an accessory dwelling unit that is described in subdivision (d).

(xi) When a garage, carport, or covered parking structure is demolished in conjunction with the construction of an accessory dwelling unit or converted to an accessory dwelling unit, the local agency shall not require that those offstreet parking spaces be replaced.

(xii) Accessory dwelling units shall not be required to provide fire sprinklers if they are not required for the primary residence.

(1) The ordinance shall not be considered in the application of any local ordinance, policy, or program to limit residential growth.

(2) A permit application for an accessory dwelling unit or a junior accessory dwelling unit shall be considered and approved ministerially without discretionary review or a hearing, notwithstanding Section 65901 or 65906 or any local ordinance regulating the issuance of variances or special use permits. The permitting agency shall act on the application to create an accessory dwelling unit or a junior accessory dwelling unit within 60 days from the date the local agency receives a completed application if there is an existing single-family or multifamily dwelling on the lot. If the permit application to create an accessory dwelling unit or a junior accessory dwelling unit is submitted with a permit application to create a new single-family dwelling on the lot, the permitting agency may delay acting on the permit application for the accessory dwelling unit or the junior accessory dwelling unit until the permitting agency acts on the permit application to create the new single-family dwelling, but the application to create the accessory dwelling unit or junior accessory dwelling unit shall be considered without discretionary review or hearing. If the applicant requests a delay, the 60-day time period shall be tolled for the period of the delay. *If the local agency has not acted upon the completed application within 60 days, the application shall be deemed approved.* A local agency may charge a fee to reimburse it for costs incurred to implement this paragraph, including the costs of adopting or amending any ordinance that provides for the creation of an accessory dwelling unit.

(3) An existing ordinance governing the creation of an accessory dwelling unit by a local agency or an accessory dwelling ordinance adopted by a local agency shall provide an approval process that includes only ministerial provisions for the approval of accessory dwelling units and shall not include any discretionary processes, provisions, or requirements for those units, except as otherwise provided in this subdivision. If a local agency has an existing accessory dwelling unit ordinance that fails to meet the requirements of this subdivision, that ordinance shall be null and void and that agency shall thereafter apply the standards established in this subdivision for the approval of accessory dwelling units, unless and until the agency adopts an

ordinance that complies with this section.

(4) No other local ordinance, policy, or regulation shall be the basis for the delay or denial of a building permit or a use permit under this subdivision.

(5) This subdivision establishes the maximum standards that local agencies shall use to evaluate a proposed accessory dwelling unit on a lot that includes a proposed or existing single-family dwelling. No additional standards, other than those provided in this subdivision, shall be used or imposed, including any owner-occupant requirement, except that a local agency may require that the property be used for rentals of terms longer than 30 days.

(6) A local agency may amend its zoning ordinance or general plan to incorporate the policies, procedures, or other provisions applicable to the creation of an accessory dwelling unit if these provisions are consistent with the limitations of this subdivision.

(7) An accessory dwelling unit that conforms to this subdivision shall be deemed to be an accessory use or an accessory building and shall not be considered to exceed the allowable density for the lot upon which it is located, and shall be deemed to be a residential use that is consistent with the existing general plan and zoning designations for the lot. The accessory dwelling unit shall not be considered in the application of any local ordinance, policy, or program to limit residential growth.

(b) When a local agency that has not adopted an ordinance governing accessory dwelling units in accordance with subdivision (a) receives an application for a permit to create an accessory dwelling unit pursuant to this subdivision, the local agency shall approve or disapprove the application ministerially without discretionary review pursuant to subdivision (a). The permitting agency shall act on the application to create an accessory dwelling unit or a junior accessory dwelling unit within 60 days from the date the local agency receives a completed application if there is an existing single-family or multifamily dwelling on the lot. If the permit application to create an accessory dwelling unit or a junior accessory dwelling unit is submitted with a permit application to create a new single-family dwelling on the lot, the permitting agency may delay acting on the permit application for the accessory dwelling unit or the junior accessory dwelling unit until the permitting agency acts on the permit application to create the new single-family dwelling, but the application to create the accessory dwelling unit or junior accessory dwelling unit shall still be considered ministerially without discretionary review or a hearing. If the applicant requests a delay, the 60-day time period shall be tolled for the period of the delay. If the local agency has not acted upon the completed application within 60 days, the application shall be deemed approved.

(c) (1) Subject to paragraph (2), a local agency may establish minimum and maximum unit size requirements for both attached and detached accessory dwelling units.

(2) Notwithstanding paragraph (1), a local agency shall not establish by ordinance any of the following:

(A) A minimum square footage requirement for either an attached or detached accessory dwelling unit that prohibits an efficiency unit.

(B) A maximum square footage requirement for either an attached or detached accessory dwelling unit that is less than either of the following:

(i) 850 square feet.

(ii) 1,000 square feet for an accessory dwelling unit that provides more than one bedroom.

(C) Any other minimum or maximum size for an accessory dwelling unit, size based upon a percentage of the proposed or existing primary dwelling, or limits on lot coverage, floor area ratio, open space, and minimum lot size, for either attached or detached dwellings that does not permit at least an 800 square foot accessory dwelling unit that is at least 16 feet in height with four-foot side and rear yard setbacks to be constructed in compliance with all other local

development standards.

(d) Notwithstanding any other law, a local agency, whether or not it has adopted an ordinance governing accessory dwelling units in accordance with subdivision (a), shall not impose parking standards for an accessory dwelling unit in any of the following instances:

(1) The accessory dwelling unit is located within one-half mile walking distance of public transit.

(2) The accessory dwelling unit is located within an architecturally and historically significant historic district.

(3) The accessory dwelling unit is part of the proposed or existing primary residence or an accessory structure.

(4) When on-street parking permits are required but not offered to the occupant of the accessory dwelling unit.

(5) When there is a car share vehicle located within one block of the accessory dwelling unit.

(e) (1) Notwithstanding subdivisions (a) to (d), inclusive, a local agency shall ministerially approve an application for a building permit within a residential or mixed-use zone to create any of the following:

(A) One accessory dwelling unit ~~or~~ and one junior accessory dwelling unit per lot with a proposed or existing single-family dwelling if all of the following apply:

(i) The accessory dwelling unit or junior accessory dwelling unit is within the proposed space of a single-family dwelling or existing space of a single-family dwelling or accessory structure and may include an expansion of not more than 150 square feet beyond the same physical dimensions as the existing accessory structure. An expansion beyond the physical dimensions of the existing accessory structure shall be limited to accommodating ingress and egress.

(ii) The space has exterior access from the proposed or existing single-family dwelling.

(iii) The side and rear setbacks are sufficient for fire and safety.

(iv) The junior accessory dwelling unit complies with the requirements of Section 65852.22.

(B) One detached, new construction, accessory dwelling unit that does not exceed four-foot side and rear yard setbacks for a lot with a proposed or existing single-family dwelling. The accessory dwelling unit may be combined with a junior accessory dwelling unit described in subparagraph (A). A local agency may impose the following conditions on the accessory dwelling unit:

(i) A total floor area limitation of not more than 800 square feet.

(ii) A height limitation of 16 feet.

(C) (i) Multiple accessory dwelling units within the portions of existing multifamily dwelling structures that are not used as livable space, including, but not limited to, storage rooms, boiler rooms, passageways, attics, basements, or garages, if each unit complies with state building standards for dwellings.

(ii) A local agency shall allow at least one accessory dwelling unit within an existing multifamily dwelling and shall allow up to 25 percent of the existing multifamily dwelling units.

(D) Not more than two accessory dwelling units that are located on a lot that has an existing multifamily dwelling, but are detached from that multifamily dwelling and are subject to a height limit of 16 feet and four-foot rear yard and side setbacks.

(2) A local agency shall not require, as a condition for ministerial approval of a permit application for the creation of an accessory dwelling unit or a junior accessory dwelling unit, the correction of nonconforming zoning conditions.

(3) The installation of fire sprinklers shall not be required in an accessory dwelling unit if sprinklers are not required for the primary residence.

(4) A local agency shall require that a rental of the accessory dwelling unit created pursuant to this subdivision be for a term longer than 30 days.

(5) A local agency may require, as part of the application for a permit to create an accessory

dwelling unit connected to an onsite wastewater treatment system, a percolation test completed within the last five years, or, if the percolation test has been recertified, within the last 10 years.

(6) Notwithstanding subdivision (c) and paragraph (1) a local agency that has adopted an ordinance by July 1, 2018, providing for the approval of accessory dwelling units in multifamily dwelling structures shall ministerially consider a permit application to construct an accessory dwelling unit that is described in paragraph (1), and may impose standards including, but not limited to, design, development, and historic standards on said accessory dwelling units. These standards shall not include requirements on minimum lot size.

(f)(1) Fees charged for the construction of accessory dwelling units shall be determined in accordance with Chapter 5 (commencing with Section 66000) and Chapter 7 (commencing with Section 66012).

(2) An accessory dwelling unit shall not be considered by a local agency, special district, or water corporation to be a new residential use for purposes of calculating connection fees or capacity charges for utilities, including water and sewer service, unless the accessory dwelling unit was constructed with a new single-family dwelling.

(3)(A) A local agency, special district, or water corporation shall not impose any impact fee upon the development of an accessory dwelling unit less than 750 square feet. Any impact fees charged for an accessory dwelling unit of 750 square feet or more shall be charged proportionately in relation to the square footage of the primary dwelling unit.

(B) For purposes of this paragraph, "impact fee" has the same meaning as the term "fee" is defined in subdivision

(b) of Section 66000, except that it also includes fees specified in Section 66477. "Impact fee" does not include any connection fee or capacity charge charged by a local agency, special district, or water corporation.

(4) For an accessory dwelling unit described in subparagraph (A) of paragraph (1) of subdivision (e), a local agency, special district, or water corporation shall not require the applicant to install a new or separate utility connection directly between the accessory dwelling unit and the utility or impose a related connection fee or capacity charge, unless the accessory dwelling unit was constructed with a new single-family home.

(5) For an accessory dwelling unit that is not described in subparagraph (A) of paragraph (1) of subdivision (e), a local agency, special district, or water corporation may require a new or separate utility connection directly between the accessory dwelling unit and the utility.

Consistent with Section 66013, the connection may be subject to a connection fee or capacity charge that shall be proportionate to the burden of the proposed accessory dwelling unit, based upon either its square feet or the number of its drainage fixture unit (DFU) values, as defined in the Uniform Plumbing Code adopted and published by the International Association of Plumbing and Mechanical Officials, upon the water or sewer system. This fee or charge shall not exceed the reasonable cost of providing this service.

(g) This section does not limit the authority of local agencies to adopt less restrictive requirements for the creation of an accessory dwelling unit.

(h)(1) A local agency shall submit a copy of the ordinance adopted pursuant to subdivision (a) to the Department of Housing and Community Development within 60 days after adoption. After adoption of an ordinance, the department may submit written findings to the local agency as to whether the ordinance complies with this section.

(2)(A) If the department finds that the local agency's ordinance does not comply with this section, the department shall notify the local agency and shall provide the local agency with a reasonable time, no longer than 30 days, to respond to the findings before taking any other

action authorized by this section.

(B) The local agency shall consider the findings made by the department pursuant to subparagraph (A) and shall do one of the following:

(i) Amend the ordinance to comply with this section.

(ii) Adopt the ordinance without changes. The local agency shall include findings in its resolution adopting the ordinance that explain the reasons the local agency believes that the ordinance complies with this section despite the findings of the department.

(3)(A) If the local agency does not amend its ordinance in response to the department's findings or does not adopt a resolution with findings explaining the reason the ordinance complies with this section and addressing the department's findings, the department shall notify the local agency and may notify the Attorney General that the local agency is in violation of state law.

(B) Before notifying the Attorney General that the local agency is in violation of state law, the department may consider whether a local agency adopted an ordinance in compliance with this section between January 1, 2017, and January 1, 2020.

(i) The department may review, adopt, amend, or repeal guidelines to implement uniform standards or criteria that supplement or clarify the terms, references, and standards set forth in this section. The guidelines adopted pursuant to this subdivision are not subject to Chapter 3.5 (commencing with Section 11340) of Part 1 of Division 3 of Title 2.

(j) As used in this section, the following terms mean:

(1) "Accessory dwelling unit" means an attached or a detached residential dwelling unit that provides complete independent living facilities for one or more persons and is located on a lot with a proposed or existing primary residence. It shall include permanent provisions for living, sleeping, eating, cooking, and sanitation on the same parcel as the single-family or multifamily dwelling is or will be situated. An accessory dwelling unit also includes the following:

(A) An efficiency unit.

(B) A manufactured home, as defined in Section 18007 of the Health and Safety Code.

(2) "Accessory structure" means a structure that is accessory and incidental to a dwelling located on the same lot.

(3) "Efficiency unit" has the same meaning as defined in Section 17958.1 of the Health and Safety Code.

(4) "Living area" means the interior habitable area of a dwelling unit, including basements and attics, but does not include a garage or any accessory structure.

(5) "Local agency" means a city, county, or city and county, whether general law or chartered.

(6) "Nonconforming zoning condition" means a physical improvement on a property that does not conform with current zoning standards.

(7) "Passageway" means a pathway that is unobstructed clear to the sky and extends from a street to one entrance of the accessory dwelling unit.

(8) "Proposed dwelling" means a dwelling that is the subject of a permit application and that meets the requirements for permitting.

(9) "Public transit" means a location, including, but not limited to, a bus stop or train station, where the public may access buses, trains, subways, and other forms of transportation that charge set fares, run on fixed routes, and are available to the public.

(10) "Tandem parking" means that two or more automobiles are parked on a driveway or in any other location on a lot, lined up behind one another.

(k) A local agency shall not issue a certificate of occupancy for an accessory dwelling unit before the local agency issues a certificate of occupancy for the primary dwelling.

(l) Nothing in this section shall be construed to supersede or in any way alter or lessen the

effect or application of the California Coastal Act of 1976 (Division 20 (commencing with Section 30000) of the Public Resources Code), except that the local government shall not be required to hold public hearings for coastal development permit applications for accessory dwelling units.

(m) A local agency may count an accessory dwelling unit for purposes of identifying adequate sites for housing, as specified in subdivision (a) of Section 65583.1, subject to authorization by the department and compliance with this division.

(n) In enforcing building standards pursuant to Article 1 (commencing with Section 17960) of Chapter 5 of Part 1.5 of Division 13 of the Health and Safety Code for an accessory dwelling unit described in paragraph (1) or (2) below, a local agency, upon request of an owner of an accessory dwelling unit for a delay in enforcement, shall delay enforcement of a building standard, subject to compliance with Section 17980.12 of the Health and Safety Code:

(1) The accessory dwelling unit was built before January 1, 2020.

(2) The accessory dwelling unit was built on or after January 1, 2020, in a local jurisdiction that, at the time the accessory dwelling unit was built, had a noncompliant accessory dwelling unit ordinance, but the ordinance is compliant at the time the request is made.

(o) This section shall remain in effect only until January 1, 2025, and as of that date is repealed.

(Becomes operative on January 1, 2025)

Section 65852.2 of the Government Code is amended to read (changes from January 1, 2021 statute noted in underline/italic):

65852.2.

(a)(1) A local agency may, by ordinance, provide for the creation of accessory dwelling units in areas zoned to allow single-family or multifamily dwelling residential use. The ordinance shall do all of the following:

(A) Designate areas within the jurisdiction of the local agency where accessory dwelling units may be permitted. The designation of areas may be based on the adequacy of water and sewer services and the impact of accessory dwelling units on traffic flow and public safety. A local agency that does not provide water or sewer services shall consult with the local water or sewer service provider regarding the adequacy of water and sewer services before designating an area where accessory dwelling units may be permitted.

(B)(i) Impose standards on accessory dwelling units that include, but are not limited to, parking, height, setback, landscape, architectural review, maximum size of a unit, and standards that prevent adverse impacts on any real property that is listed in the California Register of Historic Resources. These standards shall not include requirements on minimum lot size.

(ii) Notwithstanding clause (i), a local agency may reduce or eliminate parking requirements for any accessory dwelling unit located within its jurisdiction.

(C) Provide that accessory dwelling units do not exceed the allowable density for the lot upon which the accessory dwelling unit is located, and that accessory dwelling units are a residential use that is consistent with the existing general plan and zoning designation for the lot.

(D) Require the accessory dwelling units to comply with all of the following:

(i) The accessory dwelling unit may be rented separate from the primary residence, but may not be sold or otherwise conveyed separate from the primary residence.

(ii) The lot is zoned to allow single-family or multifamily dwelling residential use and includes a proposed or existing dwelling.

(iii) The accessory dwelling unit is either attached to, or located within, the proposed or

existing primary dwelling, including attached garages, storage areas or similar uses, or an accessory structure or detached from the proposed or existing primary dwelling and located on the same lot as the proposed or existing primary dwelling.

(iv) If there is an existing primary dwelling, the total floor area of an attached accessory dwelling unit shall not exceed 50 percent of the existing primary dwelling.

(v) The total floor area for a detached accessory dwelling unit shall not exceed 1,200 square feet.

(vi) No passageway shall be required in conjunction with the construction of an accessory dwelling unit.

(vii) No setback shall be required for an existing living area or accessory structure or a structure constructed in the same location and to the same dimensions as an existing structure that is converted to an accessory dwelling unit or to a portion of an accessory dwelling unit, and a setback of no more than four feet from the side and rear lot lines shall be required for an accessory dwelling unit that is not converted from an existing structure or a new structure constructed in the same location and to the same dimensions as an existing structure.

(viii) Local building code requirements that apply to detached dwellings, as appropriate.

(ix) Approval by the local health officer where a private sewage disposal system is being used, if required.

(x) (I) Parking requirements for accessory dwelling units shall not exceed one parking space per accessory dwelling unit or per bedroom, whichever is less. These spaces may be provided as tandem parking on a driveway.

(II) Offstreet parking shall be permitted in setback areas in locations determined by the local agency or through tandem parking, unless specific findings are made that parking in setback areas or tandem parking is not feasible based upon specific site or regional topographical or fire and life safety conditions.

(III) This clause shall not apply to an accessory dwelling unit that is described in subdivision (d).

(xi) When a garage, carport, or covered parking structure is demolished in conjunction with the construction of an accessory dwelling unit or converted to an accessory dwelling unit, the local agency shall not require that those offstreet parking spaces be replaced.

(xii) Accessory dwelling units shall not be required to provide fire sprinklers if they are not required for the primary residence.

(2) The ordinance shall not be considered in the application of any local ordinance, policy, or program to limit residential growth.

(3) A permit application for an accessory dwelling unit or a junior accessory dwelling unit shall be considered and approved ministerially without discretionary review or a hearing, notwithstanding Section 65901 or 65906 or any local ordinance regulating the issuance of variances or special use permits. The permitting agency shall act on the application to create an accessory dwelling unit or a junior accessory dwelling unit within 60 days from the date the local agency receives a completed application if there is an existing single-family or multifamily dwelling on the lot. If the permit application to create an accessory dwelling unit or a junior accessory dwelling unit is submitted with a permit application to create a new single-family dwelling on the lot, the permitting agency may delay acting on the permit application for the accessory dwelling unit or the junior accessory dwelling unit until the permitting agency acts on the permit application to create the new single-family dwelling, but the application to create the accessory dwelling unit or junior accessory dwelling unit shall be considered without discretionary review or hearing. If the applicant requests a delay, the 60-day time period shall be tolled for the period of the delay. *If the local agency has not acted upon the completed application within 60 days, the application shall be deemed approved.* A local agency may charge a fee to reimburse it for costs incurred to implement this paragraph, including the costs

of adopting or amending any ordinance that provides for the creation of an accessory dwelling unit.

(4) An existing ordinance governing the creation of an accessory dwelling unit by a local agency or an accessory dwelling ordinance adopted by a local agency shall provide an approval process that includes only ministerial provisions for the approval of accessory dwelling units and shall not include any discretionary processes, provisions, or requirements for those units, except as otherwise provided in this subdivision. If a local agency has an existing accessory dwelling unit ordinance that fails to meet the requirements of this subdivision, that ordinance shall be null and void and that agency shall thereafter apply the standards established in this subdivision for the approval of accessory dwelling units, unless and until the agency adopts an ordinance that complies with this section.

(5) No other local ordinance, policy, or regulation shall be the basis for the delay or denial of a building permit or a use permit under this subdivision.

(6) ~~(A)~~ This subdivision establishes the maximum standards that local agencies shall use to evaluate a proposed

accessory dwelling unit on a lot that includes a proposed or existing single-family dwelling. No additional standards, other than those provided in this subdivision, shall be used or ~~imposed, including any owner-occupant requirement, except that~~ imposed except that, subject to subparagraph (B), a local agency may require an applicant for a permit issued pursuant to this subdivision to be an owner-occupant or that the property be used for rentals of terms longer than 30 days.

(B) Notwithstanding subparagraph (A), a local agency shall not impose an owner-occupant requirement on an accessory dwelling unit permitted between January 1, 2020, to January 1, 2025, during which time the local agency was prohibited from imposing an owner-occupant requirement.

(7) A local agency may amend its zoning ordinance or general plan to incorporate the policies, procedures, or other provisions applicable to the creation of an accessory dwelling unit if these provisions are consistent with the limitations of this subdivision.

(8) An accessory dwelling unit that conforms to this subdivision shall be deemed to be an accessory use or an accessory building and shall not be considered to exceed the allowable density for the lot upon which it is located, and shall be deemed to be a residential use that is consistent with the existing general plan and zoning designations for the lot. The accessory dwelling unit shall not be considered in the application of any local ordinance, policy, or program to limit residential growth.

(b) When a local agency that has not adopted an ordinance governing accessory dwelling units in accordance with subdivision (a) receives an application for a permit to create an accessory dwelling unit pursuant to this subdivision, the local agency shall approve or disapprove the application ministerially without discretionary review pursuant to subdivision (a). The permitting agency shall act on the application to create an accessory dwelling unit or a junior accessory dwelling unit within 60 days from the date the local agency receives a completed application if there is an existing single-family or multifamily dwelling on the lot. If the permit application to create an accessory dwelling unit or a junior accessory dwelling unit is submitted with a permit application to create a new single-family dwelling on the lot, the permitting agency may delay acting on the permit application for the accessory dwelling unit or the junior accessory dwelling unit until the permitting agency acts on the permit application to create the new single-family dwelling, but the application to create the accessory dwelling unit or junior accessory dwelling unit shall still be considered ministerially without discretionary review or a hearing. If the applicant requests a delay, the 60-day time period shall be tolled for the period of the delay. If

the local agency has not acted upon the completed application within 60 days, the application shall be deemed approved.

(c)(1) Subject to paragraph (2), a local agency may establish minimum and maximum unit size requirements for both attached and detached accessory dwelling units.

(2) Notwithstanding paragraph (1), a local agency shall not establish by ordinance any of the following:

(A) A minimum square footage requirement for either an attached or detached accessory dwelling unit that prohibits an efficiency unit.

(B) A maximum square footage requirement for either an attached or detached accessory dwelling unit that is less than either of the following:

(i) 850 square feet.

(ii) 1,000 square feet for an accessory dwelling unit that provides more than one bedroom.

(C) Any other minimum or maximum size for an accessory dwelling unit, size based upon a percentage of the proposed or existing primary dwelling, or limits on lot coverage, floor area ratio, open space, and minimum lot size, for either attached or detached dwellings that does not permit at least an 800 square foot accessory dwelling unit that is at least 16 feet in height with four-foot side and rear yard setbacks to be constructed in compliance with all other local development standards.

(d) Notwithstanding any other law, a local agency, whether or not it has adopted an ordinance governing accessory dwelling units in accordance with subdivision (a), shall not impose parking standards for an accessory dwelling unit in any of the following instances:

(1) The accessory dwelling unit is located within one-half mile walking distance of public transit.

(2) The accessory dwelling unit is located within an architecturally and historically significant historic district.

(3) The accessory dwelling unit is part of the proposed or existing primary residence or an accessory structure.

(4) When on-street parking permits are required but not offered to the occupant of the accessory dwelling unit.

(5) When there is a car share vehicle located within one block of the accessory dwelling unit.

(e)(1) Notwithstanding subdivisions (a) to (d), inclusive, a local agency shall ministerially approve an application for a building permit within a residential or mixed-use zone to create any of the following:

(A) One accessory dwelling unit ~~or~~ and one junior accessory dwelling unit per lot with a proposed or existing single-family dwelling if all of the following apply:

(i) The accessory dwelling unit or junior accessory dwelling unit is within the proposed space of a single-family dwelling or existing space of a single-family dwelling or accessory structure and may include an expansion of not more than 150 square feet beyond the same physical dimensions as the existing accessory structure. An expansion beyond the physical dimensions of the existing accessory structure shall be limited to accommodating ingress and egress.

(ii) The space has exterior access from the proposed or existing single-family dwelling.

(iii) The side and rear setbacks are sufficient for fire and safety.

(iv) The junior accessory dwelling unit complies with the requirements of Section 65852.22.

(B) One detached, new construction, accessory dwelling unit that does not exceed four-foot side and rear yard setbacks for a lot with a proposed or existing single-family dwelling. The accessory dwelling unit may be combined with a junior accessory dwelling unit described in subparagraph (A). A local agency may impose the following conditions on the accessory dwelling unit:

(i) A total floor area limitation of not more than 800 square feet.

(ii) A height limitation of 16 feet.

(C)(i) Multiple accessory dwelling units within the portions of existing multifamily dwelling structures that are not used as livable space, including, but not limited to, storage rooms, boiler rooms, passageways, attics, basements, or garages, if each unit complies with state building standards for dwellings.

(ii) A local agency shall allow at least one accessory dwelling unit within an existing multifamily dwelling and shall allow up to 25 percent of the existing multifamily dwelling units.

(D) Not more than two accessory dwelling units that are located on a lot that has an existing multifamily dwelling but are detached from that multifamily dwelling and are subject to a height limit of 16 feet and four-foot rear yard and side setbacks.

(2) A local agency shall not require, as a condition for ministerial approval of a permit application for the creation of an accessory dwelling unit or a junior accessory dwelling unit, the correction of nonconforming zoning conditions.

(3) The installation of fire sprinklers shall not be required in an accessory dwelling unit if sprinklers are not required for the primary residence.

(4) A local agency may require owner occupancy for either the primary dwelling or the accessory dwelling unit on a single-family lot, subject to the requirements of paragraph (6) of subdivision (a).

~~(4)~~ (5) A local agency shall require that a rental of the accessory dwelling unit created pursuant to this subdivision be for a term longer than 30 days.

~~(5)~~ (6) A local agency may require, as part of the application for a permit to create an accessory dwelling unit connected to an onsite wastewater treatment system, a percolation test completed within the last five years, or, if the percolation test has been recertified, within the last 10 years.

~~(6)~~ (7) Notwithstanding subdivision (c) and paragraph (1) a local agency that has adopted an ordinance by July 1, 2018, providing for the approval of accessory dwelling units in multifamily dwelling structures shall ministerially consider a permit application to construct an accessory dwelling unit that is described in paragraph (1), and may impose standards including, but not limited to, design, development, and historic standards on said accessory dwelling units. These standards shall not include requirements on minimum lot size.

(f)(1) Fees charged for the construction of accessory dwelling units shall be determined in accordance with Chapter 5 (commencing with Section 66000) and Chapter 7 (commencing with Section 66012).

(2) An accessory dwelling unit shall not be considered by a local agency, special district, or water corporation to be a new residential use for purposes of calculating connection fees or capacity charges for utilities, including water and sewer service, unless the accessory dwelling unit was constructed with a new single-family dwelling.

(3)(A) A local agency, special district, or water corporation shall not impose any impact fee upon the development of an accessory dwelling unit less than 750 square feet. Any impact fees charged for an accessory dwelling unit of 750 square feet or more shall be charged proportionately in relation to the square footage of the primary dwelling unit.

(B) For purposes of this paragraph, "impact fee" has the same meaning as the term "fee" is defined in subdivision

(b) of Section 66000, except that it also includes fees specified in Section 66477. "Impact fee" does not include any connection fee or capacity charge charged by a local agency, special district, or water corporation.

(4) For an accessory dwelling unit described in subparagraph (A) of paragraph (1) of subdivision (e), a local agency, special district, or water corporation shall not require the applicant to install a new or separate utility connection directly between the accessory

dwelling unit and the utility or impose a related connection fee or capacity charge, unless the accessory dwelling unit was constructed with a new single-family ~~home~~ dwelling.

(5) For an accessory dwelling unit that is not described in subparagraph (A) of paragraph (1) of subdivision (e), a local agency, special district, or water corporation may require a new or separate utility connection directly between the accessory dwelling unit and the utility.

Consistent with Section 66013, the connection may be subject to a connection fee or capacity charge that shall be proportionate to the burden of the proposed accessory dwelling unit, based upon either its square feet or the number of its drainage fixture unit (DFU) values, as defined in the Uniform Plumbing Code adopted and published by the International Association of Plumbing and Mechanical Officials, upon the water or sewer system. This fee or charge shall not exceed the reasonable cost of providing this service.

(g) This section does not limit the authority of local agencies to adopt less restrictive requirements for the creation of an accessory dwelling unit.

(h) (1) A local agency shall submit a copy of the ordinance adopted pursuant to subdivision (a) to the Department of Housing and Community Development within 60 days after adoption.

After adoption of an ordinance, the department may submit written findings to the local agency as to whether the ordinance complies with this section.

(2)(A) If the department finds that the local agency's ordinance does not comply with this section, the department shall notify the local agency and shall provide the local agency with a reasonable time, no longer than 30 days, to respond to the findings before taking any other action authorized by this section.

(B) The local agency shall consider the findings made by the department pursuant to subparagraph (A) and shall do one of the following:

(i) Amend the ordinance to comply with this section.

(ii) Adopt the ordinance without changes. The local agency shall include findings in its resolution adopting the ordinance that explain the reasons the local agency believes that the ordinance complies with this section despite the findings of the department.

(3)(A) If the local agency does not amend its ordinance in response to the department's findings or does not adopt a resolution with findings explaining the reason the ordinance complies with this section and addressing the department's findings, the department shall notify the local agency and may notify the Attorney General that the local agency is in violation of state law.

(B) Before notifying the Attorney General that the local agency is in violation of state law, the department may consider whether a local agency adopted an ordinance in compliance with this section between January 1, 2017, and January 1, 2020.

(i) The department may review, adopt, amend, or repeal guidelines to implement uniform standards or criteria that supplement or clarify the terms, references, and standards set forth in this section. The guidelines adopted pursuant to this subdivision are not subject to Chapter 3.5 (commencing with Section 11340) of Part 1 of Division 3 of Title 2.

(j) As used in this section, the following terms mean:

(1) "Accessory dwelling unit" means an attached or a detached residential dwelling unit that provides complete independent living facilities for one or more persons and is located on a lot with a proposed or existing primary residence. It shall include permanent provisions for living, sleeping, eating, cooking, and sanitation on the same parcel as the single-family or multifamily dwelling is or will be situated. An accessory dwelling unit also includes the following:

(A) An efficiency unit.

(B) A manufactured home, as defined in Section 18007 of the Health and Safety Code.

(2) "Accessory structure" means a structure that is accessory and incidental to a dwelling located

on the same lot.

- (3) "Efficiency unit" has the same meaning as defined in Section 17958.1 of the Health and Safety Code.
- (4) "Living area" means the interior habitable area of a dwelling unit, including basements and attics, but does not include a garage or any accessory structure.
- (5) "Local agency" means a city, county, or city and county, whether general law or chartered.
- (6) "Nonconforming zoning condition" means a physical improvement on a property that does not conform with current zoning standards.
- (7) "Passageway" means a pathway that is unobstructed clear to the sky and extends from a street to one entrance of the accessory dwelling unit.
- (8) "Proposed dwelling" means a dwelling that is the subject of a permit application and that meets the requirements for permitting.
- (9) "Public transit" means a location, including, but not limited to, a bus stop or train station, where the public may access buses, trains, subways, and other forms of transportation that charge set fares, run on fixed routes, and are available to the public.
- (10) "Tandem parking" means that two or more automobiles are parked on a driveway or in any other location on a lot, lined up behind one another.
- (k) A local agency shall not issue a certificate of occupancy for an accessory dwelling unit before the local agency issues a certificate of occupancy for the primary dwelling.
- (l) Nothing in this section shall be construed to supersede or in any way alter or lessen the effect or application of the California Coastal Act of 1976 (Division 20 (commencing with Section 30000) of the Public Resources Code), except that the local government shall not be required to hold public hearings for coastal development permit applications for accessory dwelling units.
- (m) A local agency may count an accessory dwelling unit for purposes of identifying adequate sites for housing, as specified in subdivision (a) of Section 65583.1, subject to authorization by the department and compliance with this division.
- (n) In enforcing building standards pursuant to Article 1 (commencing with Section 17960) of Chapter 5 of Part 1.5 of Division 13 of the Health and Safety Code for an accessory dwelling unit described in paragraph (1) or (2) below, a local agency, upon request of an owner of an accessory dwelling unit for a delay in enforcement, shall delay enforcement of a building standard, subject to compliance with Section 17980.12 of the Health and Safety Code:
- (1) The accessory dwelling unit was built before January 1, 2020.
- (2) The accessory dwelling unit was built on or after January 1, 2020, in a local jurisdiction that, at the time the accessory dwelling unit was built, had a noncompliant accessory dwelling unit ordinance, but the ordinance is compliant at the time the request is made.
- (o) This section shall ~~remain in effect only until January 1, 2025, and as of that date is repealed. become operative on January 1, 2025.~~

**GOV. CODE: TITLE 7, DIVISION 1, CHAPTER 4,
ARTICLE 2
AB 345 (Accessory Dwelling Units)**

Effective January 1, 2022, Section 65852.26 is amended to read:

65852.26.

(a) Notwithstanding clause (i) of subparagraph (D) of paragraph (1) of subdivision (a) of Section 65852.2, a local agency ~~may, by ordinance,~~ *shall* allow an accessory dwelling unit to be sold or conveyed separately from the primary residence to a qualified buyer if all of the following apply:

- (1) The ~~property~~ *accessory dwelling unit or the primary dwelling* was built or developed by a qualified nonprofit corporation.
- (2) There is an enforceable restriction on the use of the land pursuant to a recorded contract between the qualified buyer and the qualified nonprofit corporation that satisfies all of the requirements specified in paragraph (10) of subdivision (a) of Section 402.1 of the Revenue and Taxation Code.
- (3) The property is held pursuant to a recorded tenancy in common agreement that includes all of the following:
 - (A) The agreement allocates to each qualified buyer an undivided, unequal interest in the property based on the size of the dwelling each *that* qualified buyer occupies.
 - (B) A repurchase option that requires the qualified buyer to first offer the qualified nonprofit corporation to buy the ~~property~~ *accessory dwelling unit or primary dwelling* if the buyer desires to sell or convey the property.
 - (C) A requirement that the qualified buyer occupy the ~~property~~ *accessory dwelling unit or primary dwelling* as the buyer's principal residence.
 - (D) Affordability restrictions on the sale and conveyance of the ~~property~~ *accessory dwelling unit or primary dwelling* that ensure the ~~property~~ *accessory dwelling unit and primary dwelling* will be preserved for low-income housing for 45 years for owner-occupied housing units and will be sold or resold to a qualified buyer.
 - (E) *If the tenancy in common agreement is recorded after December 31, 2021, it shall also include all of the following*
 - (i) *Delineation of all areas of the property that are for the exclusive use of a cotenant. Each cotenant shall agree not to claim a right of occupancy to an area delineated for the exclusive use of another cotenant, provided that the latter cotenant's obligations to each of the other cotenants have been satisfied.*
 - (ii) *Delineation of each cotenant's responsibility for the costs of taxes, insurance, utilities, general maintenance and repair, improvements, and any other costs, obligations, or liabilities associated with the property. This delineation shall only be binding on the parties to the agreement, and shall not supersede or obviate the liability, whether joint and several or otherwise, of the parties for any cost, obligation, or liability associated with the property where such liability is otherwise established by law or by agreement with a third party.*

(iii) Procedures for dispute resolution among the parties before resorting to legal action.

(4) A grant deed naming the grantor, grantee, and describing the property interests being transferred shall be recorded in the county in which the property is located. A Preliminary Change of Ownership Report shall be filed concurrently with this grant deed pursuant to Section 480.3 of the Revenue and Taxation Code.

(5) Notwithstanding subparagraph (A) of paragraph (2) of subdivision (f) of Section 65852.2, if requested by a utility providing service to the primary residence, the accessory dwelling unit has a separate water, sewer, or electrical connection to that utility.

(b) For purposes of this section, the following definitions apply:

(1) "Qualified buyer" means persons and families of low or moderate income, as that term is defined in Section 50093 of the Health and Safety Code.

(2) "Qualified nonprofit corporation" means a nonprofit corporation organized pursuant to Section 501(c)(3) of the Internal Revenue Code that has received a welfare exemption under Section 214.15 of the Revenue and Taxation Code for properties intended to be sold to low-income families who participate in a special no-interest loan program.

Effective January 1, 2021, Section 4740 of the Civil Code is amended to read (changes noted in ~~strikeout~~, underline/*italics*) (AB 3182 (Ting)):

4740.

(a) An owner of a separate interest in a common interest development shall not be subject to a provision in a governing document or an amendment to a governing document that prohibits the rental or leasing of any of the separate interests in that common interest development to a renter, lessee, or tenant unless that governing document, or amendment thereto, was effective prior to the date the owner acquired title to ~~his or her~~ their separate interest.

~~(b) Notwithstanding the provisions of this section, an owner of a separate interest in a common interest development may expressly consent to be subject to a governing document or an amendment to a governing document that prohibits the rental or leasing of any of the separate interests in the common interest development to a renter, lessee, or tenant.~~

(c) (b) For purposes of this section, the right to rent or lease the separate interest of an owner shall not be deemed to have terminated if the transfer by the owner of all or part of the separate interest meets at least one of the following conditions:

(1) Pursuant to Section 62 or 480.3 of the Revenue and Taxation Code, the transfer is exempt, for purposes of reassessment by the county tax assessor.

(2) Pursuant to subdivision (b) of, solely with respect to probate transfers, or subdivision (e), (f), or (g) of, Section 1102.2, the transfer is exempt from the requirements to prepare and deliver a Real Estate Transfer Disclosure Statement, as set forth in Section 1102.6.

~~(d)~~ (c) Prior to renting or leasing ~~his or her~~ their separate interest as provided by this section, an owner shall provide the association verification of the date the owner acquired title to the separate interest and the name and contact information of the prospective tenant or lessee or the prospective tenant's or lessee's representative.

~~(e)~~ (d) Nothing in this section shall be deemed to revise, alter, or otherwise affect the voting process by which a common interest development adopts or amends its governing documents.

~~(f) This section shall apply only to a provision in a governing document or a provision in an amendment to a governing document that becomes effective on or after January 1, 2012.~~

Effective January 1, 2021 of the Section 4741 was added to the Civil Code, to read:

4741.

(a) An owner of a separate interest in a common interest development shall not be subject to a provision in a governing document or an amendment to a governing document that prohibits, has the effect of prohibiting, or unreasonably restricts the rental or leasing of any of the separate interests, accessory dwelling units, or junior accessory dwelling units in that common interest development to a renter, lessee, or tenant.

(b) A common interest development shall not adopt or enforce a provision in a governing document or amendment to a governing document that restricts the rental or lease of separate interests within a common interest to less than 25 percent of the separate interests. Nothing in this subdivision prohibits a common interest development from adopting or enforcing a provision authorizing a higher percentage of separate interests to be rented or leased. (c) This section does not prohibit a common interest development from adopting and enforcing a provision in a governing document that prohibits transient or short-term rental of a separate property interest for a period of 30 days or less.

(d) For purposes of this section, an accessory dwelling unit or junior accessory dwelling unit shall not be construed as a separate interest.

(e) For purposes of this section, a separate interest shall not be counted as occupied by a renter if the separate interest, or the accessory dwelling unit or junior accessory dwelling unit of the separate interest, is occupied by the owner.

(f) A common interest development shall comply with the prohibition on rental restrictions specified in this section on and after January 1, 2021, regardless of whether the common interest development has revised their governing documents to comply with this section. However, a common interest development shall amend their governing documents to conform to the requirements of this section no later than December 31, 2021.

(g) A common interest development that willfully violates this section shall be liable to the applicant or other party for actual damages, and shall pay a civil penalty to the applicant or other party in an amount not to exceed one thousand dollars (\$1,000).

(h) In accordance with Section 4740, this section does not change the right of an owner of a separate interest who acquired title to their separate interest before the effective date of this section to rent or lease their property.

Effective January 1, 2020, Section 65852.22 of the Government Code was amended to read:

65852.22.

(a) Notwithstanding Section 65852.2, a local agency may, by ordinance, provide for the creation of junior accessory dwelling units in single-family residential zones. The ordinance may require a permit to be obtained for the creation of a junior accessory dwelling unit, and shall do all of the following:

- (1) Limit the number of junior accessory dwelling units to one per residential lot zoned for single-family residences with a single-family residence built, or proposed to be built, on the lot.
- (2) Require owner-occupancy in the single-family residence in which the junior accessory dwelling unit will be permitted. The owner may reside in either the remaining portion of the

structure or the newly created junior accessory dwelling unit. Owner-occupancy shall not be required if the owner is another governmental agency, landtrust, or housing organization.

(3) Require the recordation of a deed restriction, which shall run with the land, shall be filed with the permitting agency, and shall include both of the following:

(A) A prohibition on the sale of the junior accessory dwelling unit separate from the sale of the single-family residence, including a statement that the deed restriction may be enforced against future purchasers.

(B) A restriction on the size and attributes of the junior accessory dwelling unit that conforms with this section.

(4) Require a permitted junior accessory dwelling unit to be constructed within the walls of proposed or existing single-family residence.

(5) Require a permitted junior accessory dwelling to include a separate entrance from the main entrance to the proposed or existing single-family residence.

(6) Require the permitted junior accessory dwelling unit to include an efficiency kitchen, which shall include all of the following:

(A) A cooking facility with appliances.

(B) A food preparation counter and storage cabinets that are of reasonable size in relation to the size of the junior accessory dwelling unit.

(b)(1) An ordinance shall not require additional parking as a condition to grant a permit.

(2) This subdivision shall not be interpreted to prohibit the requirement of an inspection, including the imposition of a fee for that inspection, to determine if the junior accessory dwelling unit complies with applicable building standards.

(c) An application for a permit pursuant to this section shall, notwithstanding Section 65901 or 65906 or any local ordinance regulating the issuance of variances or special use permits, be considered ministerially, without discretionary review or a hearing. The permitting agency shall act on the application to create a junior accessory dwelling unit within 60 days from the date the local agency receives a completed application if there is an existing single-family dwelling on the lot. If the permit application to create a junior accessory dwelling unit is submitted with a permit application to create a new single-family dwelling on the lot, the permitting agency may delay acting on the permit application for the junior accessory dwelling unit until the permitting agency acts on the permit application to create the new single-family dwelling, but the application to create the junior accessory dwelling unit shall still be considered ministerially without discretionary review or a hearing. If the applicant requests a delay, the 60-day time period shall be tolled for the period of the delay. A local agency may charge a fee to reimburse the local agency for costs incurred in connection with the issuance of a permit pursuant to this section.

(d) For purposes of any fire or life protection ordinance or regulation, a junior accessory dwelling unit shall not be considered a separate or new dwelling unit. This section shall not be construed to prohibit a city, county, city and county, or other local public entity from adopting an ordinance or regulation relating to fire and life protection requirements within a single-family residence that contains a junior accessory dwelling unit so long as the ordinance or regulation applies uniformly to all single-family residences within the zone regardless of whether the single-family residence includes a junior accessory dwelling unit or not.

(e) For purposes of providing service for water, sewer, or power, including a connection fee, a junior accessory dwelling unit shall not be considered a separate or new dwelling unit.

(f) This section shall not be construed to prohibit a local agency from adopting an ordinance or regulation, related to parking or a service or a connection fee for water, sewer, or power, that applies to a single-family residence that contains a junior accessory dwelling unit, so long as

that ordinance or regulation applies uniformly to all single-family residences regardless of whether the single-family residence includes a junior accessory dwelling unit.

(g) If a local agency has not adopted a local ordinance pursuant to this section, the local agency shall ministerially approve a permit to construct a junior accessory dwelling unit that satisfies the requirements set forth in subparagraph (A) of paragraph (1) of subdivision (e) of Section 65852.2 and the requirements of this section.

(h) For purposes of this section, the following terms have the following meanings:

(1) "Junior accessory dwelling unit" means a unit that is no more than 500 square feet in size and contained entirely within a single-family residence. A junior accessory dwelling unit may include separate sanitation facilities, or may share sanitation facilities with the existing structure.

(2) "Local agency" means a city, county, or city and county, whether general law or chartered.

Effective January 1, 2020 Section 17980.12 was added to the Health and Safety Code, immediately following Section 17980.11, to read:

17980.12.

(a)(1) An enforcement agency, until January 1, 2030, that issues to an owner of an accessory dwelling unit described in subparagraph (A) or (B) below, a notice to correct a violation of any provision of any building standard pursuant to this part shall include in that notice a statement that the owner of the unit has a right to request a delay in enforcement pursuant to this subdivision:

(A) The accessory dwelling unit was built before January 1, 2020.

(B) The accessory dwelling unit was built on or after January 1, 2020, in a local jurisdiction that, at the time the accessory dwelling unit was built, had a noncompliant accessory dwelling unit ordinance, but the ordinance is compliant at the time the request is made.

(2) The owner of an accessory dwelling unit that receives a notice to correct violations or abate nuisances as described in paragraph (1) may, in the form and manner prescribed by the enforcement agency, submit an application to the enforcement agency requesting that enforcement of the violation be delayed for five years on the basis that correcting the violation is not necessary to protect health and safety.

(3) The enforcement agency shall grant an application described in paragraph (2) if the enforcement agency determines that correcting the violation is not necessary to protect health and safety. In making this determination, the enforcement agency shall consult with the entity responsible for enforcement of building standards and other regulations of the State Fire Marshal pursuant to Section 13146.

(4) The enforcement agency shall not approve any applications pursuant to this section on or after January 1, 2030. However, any delay that was approved by the enforcement agency before January 1, 2030, shall be valid for the full term of the delay that was approved at the time of the initial approval of the application pursuant to paragraph (3).

(b) For purposes of this section, "accessory dwelling unit" has the same meaning as defined in Section 65852.2.

(c) This section shall remain in effect only until January 1, 2035, and as of that date is repealed.

**CIVIL CODE: DIVISION 4, PART 5, CHAPTER 5,
ARTICLE 1**

AB 670 Accessory Dwelling Units

Effective January 1, 2020, Section 4751 was added to the Civil Code, to read (AB 670 (Friedman)):

4751.

(a) Any covenant, restriction, or condition contained in any deed, contract, security instrument, or other instrument affecting the transfer or sale of any interest in a planned development, and any provision of a governing document, that either effectively prohibits or unreasonably restricts the construction or use of an accessory dwelling unit or junior accessory dwelling unit on a lot zoned for single-family residential use that meets the requirements of Section 65852.2 or 65852.22 of the Government Code, is void and unenforceable.

(b) This section does not apply to provisions that impose reasonable restrictions on accessory dwelling units or junior accessory dwelling units. For purposes of this subdivision, "reasonable restrictions" means restrictions that do not unreasonably increase the cost to construct, effectively prohibit the construction of, or extinguish the ability to otherwise construct, an accessory dwelling unit or junior accessory dwelling unit consistent with the provisions of Section 65852.2 or 65852.22 of the Government Code.

**GOV. CODE: TITLE 7, DIVISION 1, CHAPTER 3,
ARTICLE 10.6**

AB 671 Accessory Dwelling Units

Effective January 1, 2020, Section 65583(c)(7) of the Government Code was added to read (sections of housing element law omitted for conciseness) (AB 671 (Friedman)):

65583(c)(7).

Develop a plan that incentivizes and promotes the creation of accessory dwelling units that can be offered at affordable rent, as defined in Section 50053 of the Health and Safety Code, for very low, low-, or moderate-income households. For purposes of this paragraph, "accessory dwelling units" has the same meaning as "accessory dwelling unit" as defined in paragraph (4) of subdivision (i) of Section 65852.2.

Effective January 1, 2020, Section 50504.5 was added to the Health and Safety Code, to read (AB 671 (Friedman)):

50504.5.

(a) The department shall develop by December 31, 2020, a list of existing state grants and financial incentives for operating, administrative, and other expenses in connection with the planning, construction, and operation of an accessory dwelling unit with affordable rent, as defined in Section 50053, for very low, low-, and moderate-income households.

(b) The list shall be posted on the department's internet website by December 31, 2020.

(c) For purposes of this section, "accessory dwelling unit" has the same meaning as defined in paragraph (4) of subdivision (i) of Section 65852.2 of the Government Code.

**GOV. CODE: TITLE 7, DIVISION 1, CHAPTER 4, ARTICLE 2 & TITLE 7, DIVISION 2,
CHAPTER 1, ARTICLE 1
SB 9 Housing development: approvals**

Effective January 1, 2022, Section 65852.21 was added to the Government Code, to read:

65852.21. (a) A proposed housing development containing no more than two residential units within a single-family residential zone shall be considered ministerially, without discretionary review or a hearing, if the proposed housing development meets all of the following requirements:

(1) The parcel subject to the proposed housing development is located within a city, the boundaries of which include some portion of either an urbanized area or urban cluster, as designated by the United States Census Bureau, or, for unincorporated areas, a legal parcel wholly within the boundaries of an urbanized area or urban cluster, as designated by the United States Census Bureau.

(2) The parcel satisfies the requirements specified in subparagraphs (B) to (K), inclusive, of paragraph (6) of subdivision (a) of Section 65913.4.

(3) Notwithstanding any provision of this section or any local law, the proposed housing development would not require demolition or alteration of any of the following types of housing:

(A) Housing that is subject to a recorded covenant, ordinance, or law that restricts rents to levels affordable to persons and families of moderate, low, or very low income.

(B) Housing that is subject to any form of rent or price control through a public entity's valid exercise of its police power.

(C) Housing that has been occupied by a tenant in the last three years.

(4) The parcel subject to the proposed housing development is not a parcel on which an owner of residential real property has exercised the owner's rights under Chapter 12.75 (commencing with Section 7060) of Division 7 of Title 1 to withdraw accommodations from rent or lease within 15 years before the date that the development proponent submits an application. 94 — 3 — Ch. 162

(5) The proposed housing development does not allow the demolition of more than 25 percent of the existing exterior structural walls, unless the housing development meets at least one of the following conditions:

(A) If a local ordinance so allows.

(B) The site has not been occupied by a tenant in the last three years.

(6) The development is not located within a historic district or property included on the State Historic Resources Inventory, as defined in Section 5020.1 of the Public Resources Code, or within a site that is designated or listed as a city or county landmark or historic property or district pursuant to a city or county ordinance.

(b)(1) Notwithstanding any local law and except as provided in paragraph (2), a local agency may impose objective zoning standards, objective subdivision standards, and objective design review standards that do not conflict with this section.

(2)(A) The local agency shall not impose objective zoning standards, objective subdivision standards, and objective design standards that would have the effect of physically precluding the construction of up to two units or that would physically preclude either of the two units from being at least 800 square feet in floor area. (B)(i) Notwithstanding subparagraph (A), no setback shall be required for an existing structure or a structure constructed in the same location and to the same dimensions as an existing structure.

(ii) Notwithstanding subparagraph (A), in all other circumstances not described in clause (i), a local agency may require a setback of up to four feet from the side and rear lot lines.

(c) In addition to any conditions established in accordance with subdivision (b), a local agency may require any of the following conditions when considering an application for two residential units as provided for in this section:

(1) Off-street parking of up to one space per unit, except that a local agency shall not impose parking requirements in either of the following instances:

(A) The parcel is located within one-half mile walking distance of either a high-quality transit corridor, as defined in subdivision (b) of Section 21155 of the Public Resources Code, or a major transit stop, as defined in Section 21064.3 of the Public Resources Code.

(B) There is a car share vehicle located within one block of the parcel. (2) For residential units connected to an onsite wastewater treatment system, a percolation test completed within the last 5 years, or, if the percolation test has been recertified, within the last 10 years.

(d) Notwithstanding subdivision (a), a local agency may deny a proposed housing development project if the building official makes a written finding, based upon a preponderance of the evidence, that the proposed housing development project would have a specific, adverse impact, as defined and determined in paragraph (2) of subdivision (d) of Section 65589.5, upon public health and safety or the physical environment and for which there is 94 Ch. 162 — 4 — no feasible method to satisfactorily mitigate or avoid the specific, adverse impact.

(e) A local agency shall require that a rental of any unit created pursuant to this section be for a term longer than 30 days.

(f) Notwithstanding Section 65852.2 or 65852.22, a local agency shall not be required to permit an accessory dwelling unit or a junior accessory dwelling unit on parcels that use both the authority contained within this section and the authority contained in Section 66411.7.

(g) Notwithstanding subparagraph (B) of paragraph (2) of subdivision (b), an application shall not be rejected solely because it proposes adjacent or connected structures provided that the structures meet building code safety standards and are sufficient to allow separate conveyance.

(h) Local agencies shall include units constructed pursuant to this section in the annual housing element report as required by subparagraph (l) of paragraph (2) of subdivision (a) of Section 65400.

(i) For purposes of this section, all of the following apply:

(1) A housing development contains two residential units if the development proposes no more than two new units or if it proposes to add one new unit to one existing unit.

(2) The terms "objective zoning standards," "objective subdivision standards," and "objective design review standards" mean standards that involve no personal or subjective judgment by a public official and are uniformly verifiable by both the development applicant or proponent and the public official prior to submittal. These standards may be embodied in alternative objective land use specifications adopted by a local agency, and may include, but are not limited to, housing overlay zones, specific plans, inclusionary zoning ordinances, and density bonus ordinances.

(3) "Local agency" means a city, county, or city and county, whether general law or chartered.

(i) A local agency may adopt an ordinance to implement the provisions of this section. An ordinance adopted to implement this section shall not be considered a project under Division 13 (commencing with Section 21000) of the Public Resources Code.

(k) Nothing in this section shall be construed to supersede or in any way alter or lessen the effect or application of the California Coastal Act of 1976 (Division 20 (commencing with Section 30000) of the Public Resources Code), except that the local agency shall not be required to hold public hearings for coastal development permit applications for a housing development pursuant to this section.

Section 66411.7 is added to the Government Code, to read:

66411.7. (a) Notwithstanding any other provision of this division and any local law, a local agency shall ministerially approve, as set forth in this section, a parcel map for an urban lot split only if the local agency determines that the parcel map for the urban lot split meets all the following requirements:

(1) The parcel map subdivides an existing parcel to create no more than two new parcels of approximately equal lot area provided that one parcel shall not be smaller than 40 percent of the lot area of the original parcel proposed for subdivision.

(2) (A) Except as provided in subparagraph (B), both newly created parcels are no smaller than 1,200 square feet. (B) A local agency may by ordinance adopt a smaller minimum lot size subject to ministerial approval under this subdivision.

(3) The parcel being subdivided meets all the following requirements:

(A) The parcel is located within a single-family residential zone.

(B) The parcel subject to the proposed urban lot split is located within a city, the boundaries of which include some portion of either an urbanized area or urban cluster, as designated by the United States Census Bureau, or, for unincorporated areas, a legal parcel wholly within the boundaries of an urbanized area or urban cluster, as designated by the United States Census Bureau.

(C) The parcel satisfies the requirements specified in subparagraphs (B) to (K), inclusive, of paragraph (6) of subdivision (a) of Section 65913.4.

(D) The proposed urban lot split would not require demolition or alteration of any of the following types of housing: (i) Housing that is subject to a recorded covenant, ordinance, or law that restricts rents to levels affordable to persons and families of moderate, low, or very low income.

(ii) Housing that is subject to any form of rent or price control through a public entity's valid exercise of its police power. (iii) A parcel or parcels on which an owner of residential real property has exercised the owner's rights under Chapter 12.75 (commencing with Section 7060) of Division 7 of Title 1 to withdraw accommodations from rent or lease within 15 years before the date that the development proponent submits an application.

(iv) Housing that has been occupied by a tenant in the last three years.

(E) The parcel is not located within a historic district or property included on the State Historic Resources Inventory, as defined in Section 5020.1 of the Public Resources Code, or within a site that is designated or listed as a city or county landmark or historic property or district pursuant to a city or county ordinance.

(F) The parcel has not been established through prior exercise of an urban lot split as provided for in this section. (G) Neither the owner of the parcel being subdivided nor any person acting in concert with the owner has previously subdivided an adjacent parcel using an urban lot split as provided for in this section.

(b) An application for a parcel map for an urban lot split shall be approved in accordance with the following requirements:

(1) A local agency shall approve or deny an application for a parcel map for an urban lot split ministerially without discretionary review.

(2) A local agency shall approve an urban lot split only if it conforms to all applicable objective requirements of the Subdivision Map Act (Division 2 (commencing with Section 66410)), except as otherwise expressly provided in this section.

(3) Notwithstanding Section 66411.1, a local agency shall not impose regulations that require dedications of rights-of-way or the construction of offsite improvements for the parcels being created as a condition of issuing a parcel map for an urban lot split pursuant to this section.

(c) (1) Except as provided in paragraph (2), notwithstanding any local law, a local agency may impose objective zoning standards, objective subdivision standards, and objective design review standards applicable to a parcel created by an urban lot split that do not conflict with this section.
(2) A local agency shall not impose objective zoning standards, objective subdivision standards, and objective design review standards that would have the effect of physically precluding the construction of two units on either of the resulting parcels or that would result in a unit size of less than 800 square feet.
(3) (A) Notwithstanding paragraph (2), no setback shall be required for an existing structure or a structure constructed in the same location and to the same dimensions as an existing structure.
(B) Notwithstanding paragraph (2), in all other circumstances not described in subparagraph (A), a local agency may require a setback of up to four feet from the side and rear lot lines.
(d) Notwithstanding subdivision (a), a local agency may deny an urban lot split if the building official makes a written finding, based upon a preponderance of the evidence, that the proposed housing development project would have a specific, adverse impact, as defined and determined in paragraph (2) of subdivision (d) of Section 65589.5, upon public health and safety or the physical environment and for which there is no feasible method to satisfactorily mitigate or avoid the specific, adverse impact.
(e) In addition to any conditions established in accordance with this section, a local agency may require any of the following conditions when considering an application for a parcel map for an urban lot split:
(1) Easements required for the provision of public services and facilities.
(2) A requirement that the parcels have access to, provide access to, or adjoin the public right-of-way.
(3) Off-street parking of up to one space per unit, except that a local agency shall not impose parking requirements in either of the following instances:
(A) The parcel is located within one-half mile walking distance of either a high-quality transit corridor as defined in subdivision (b) of Section 21155 of the Public Resources Code, or a major transit stop as defined in Section 21064.3 of the Public Resources Code.
(B) There is a car share vehicle located within one block of the parcel.
(f) A local agency shall require that the uses allowed on a lot created by this section be limited to residential uses.
(g) (1) A local agency shall require an applicant for an urban lot split to sign an affidavit stating that the applicant intends to occupy one of the housing units as their principal residence for a minimum of three years from the date of the approval of the urban lot split.
(2) This subdivision shall not apply to an applicant that is a "community land trust," as defined in clause (ii) of subparagraph (C) of paragraph (11) of subdivision (a) of Section 402.1 of the Revenue and Taxation Code, or is a "qualified nonprofit corporation" as described in Section 214.15 of the Revenue and Taxation Code.
(3) A local agency shall not impose additional owner occupancy standards, other than provided for in this subdivision, on an urban lot split pursuant to this section.
(h) A local agency shall require that a rental of any unit created pursuant to this section be for a term longer than 30 days.
(i) A local agency shall not require, as a condition for ministerial approval of a parcel map application for the creation of an urban lot split, the correction of nonconforming zoning conditions.
(j) (1) Notwithstanding any provision of Section 65852.2, 65852.21, 65852.22, 65915, or this section, a local agency shall not be required to permit more than two units on a parcel created through the exercise of the authority contained within this section.
(2) For the purposes of this section, "unit" means any dwelling unit, including, but not limited to, a unit or units created pursuant to Section 65852.21, a primary dwelling, an accessory dwelling unit as defined in Section 65852.2, or a junior accessory dwelling unit as defined in Section 65852.22.

(k) Notwithstanding paragraph (3) of subdivision (c), an application shall not be rejected solely because it proposes adjacent or connected structures provided that the structures meet building code safety standards and are sufficient to allow separate conveyance.

(l) Local agencies shall include the number of applications for parcel maps for urban lot splits pursuant to this section in the annual housing element report as required by subparagraph (l) of paragraph (2) of subdivision (a) of Section 65400.

(m) For purposes of this section, both of the following shall apply:

(1) "Objective zoning standards," "objective subdivision standards," and "objective design review standards" mean standards that involve no personal or subjective judgment by a public official and are uniformly verifiable by reference to an external and uniform benchmark or criterion available and knowable by both the development applicant or proponent and the public official prior to submittal. These standards may be embodied in alternative objective land use specifications adopted by a local agency, and may include, but are not limited to, housing overlay zones, specific plans, inclusionary zoning ordinances, and density bonus ordinances.

(2) "Local agency" means a city, county, or city and county, whether general law or chartered.

(n) A local agency may adopt an ordinance to implement the provisions of this section. An ordinance adopted to implement this section shall not be considered a project under Division 13 (commencing with Section 21000) of the Public Resources Code.

(o) Nothing in this section shall be construed to supersede or in any way alter or lessen the effect or application of the California Coastal Act of 1976 (Division 20 (commencing with Section 30000) of the Public Resources Code), except that the local agency shall not be required to hold public hearings for coastal development permit applications for urban lot splits pursuant to this section.

Attachment 2: ADU Resources

ACCESSORY DWELLING UNITS: CASE STUDY

By the United States Department of Housing and Urban Development, Office of Policy Development and Research. (2008)

Introduction: Accessory dwelling units (ADUs) — also referred to as accessory apartments, ADUs, or granny flats— are additional living quarters on single-family lots that are independent of the primary dwelling unit. The separate living spaces are equipped with kitchen and bathroom facilities and can be either attached or detached from the main residence. This case study explores how the adoption of ordinances, with reduced regulatory restrictions to encourage ADUs, can be advantageous for communities. Following an explanation of the various types of ADUs and their benefits, this case study provides examples of municipalities with successful ADU legislation and programs. Section titles include: History of ADUs; Types of Accessory Dwelling Units; Benefits of Accessory Dwelling Units; and Examples of ADU Ordinances and Programs.

ADU UPDATE: EARLY LESSONS AND IMPACTS OF CALIFORNIA'S STATE AND LOCAL POLICY CHANGES

By David Garcia (2017)

Terner Center for Housing and Innovation, UC Berkeley

As California's housing crisis deepens, innovative strategies for creating new housing units for all income levels are needed. One such strategy is building Accessory Dwelling Units (ADUs) by private homeowners. While large scale construction of new market rate and affordable homes is needed to alleviate demand-driven rent increases and displacement pressures, ADUs present a unique opportunity for individual homeowners to create more housing as well. In particular, ADUs can increase the supply of housing in areas where there are fewer opportunities for larger-scale developments, such as neighborhoods that are predominantly zoned for and occupied by single-family homes.

In two of California's major metropolitan areas -- Los Angeles and San Francisco -- well over three quarters of the total land area is comprised of neighborhoods where single-family homes make up at least 60 percent of the community's housing stock. Across the state, single-family detached units make up 56.4 percent of the overall housing stock. Given their prevalence in the state's residential land use patterns, increasing the number of single-family homes that have an ADU could contribute meaningfully to California's housing shortage.

ACCESSORY DWELLING UNITS AS LOW-INCOME HOUSING: CALIFORNIA' FAUSTIAN BARGAIN

By Darrel Ramsey-Musolf (2018)

University of Massachusetts Amherst, ScholarWorks@UMass Amherst

In 2003, California allowed cities to count accessory dwelling units (ADU) towards low-income housing needs. Unless a city's zoning code regulates the ADU's maximum rent, occupancy income, and/or effective period, then the city may be unable to enforce low-income occupancy. After examining a stratified random sample of 57 low-, moderate-, and high-income cities, the high-income cities must proportionately accommodate more low-income needs than low-income cities. By contrast, low-income cities must quantitatively accommodate three times the low-income needs of high-income cities. The sample counted 750 potential ADUs as low-income housing. Even though 759 were constructed, no units were identified as available low-income housing. In addition, none of the cities' zoning codes enforced low-income occupancy. Inferential tests determined that cities with colleges and high incomes were more probable to count ADUs towards overall and low-income housing needs. Furthermore, a city's count of potential ADUs and cities with high proportions of renters maintained positive associations with ADU production, whereas a city's density and prior compliance with state housing laws maintained negative associations. In summary, ADUs did increase local housing inventory and potential ADUs were positively associated with ADU production, but ADUs as low-income housing remained a paper calculation.

[IMPLEMENTING THE BACKYARD REVOLUTION: PERSPECTIVES OF CALIFORNIA'S ADU OWNERS \(2022\)](#)

By Karen Chapple, Dori Ganetsos, and Emmanuel Lopez (2022)
UC Berkeley Center for Community Innovation

The report presents the findings from the first-ever statewide ADU owner survey in California.

[JUMPSTARTING THE MARKET FOR ACCESSORY DWELLING UNITS: LESSONS LEARNED FROM PORTLAND, SEATTLE AND VANCOUVER](#)

By Karen Chapple et al (2017)
Terner Center for Housing and Innovation, UC Berkeley

Despite government attempts to reduce barriers, a widespread surge of ADU construction has not materialized. The ADU market remains stalled. To find out why, this study looks at three cities in the Pacific Northwest of the United States and Canada that have seen a spike in construction in recent years: Portland, Seattle, and Vancouver. Each city has adopted a set of zoning reforms, sometimes in combination with financial incentives and outreach programs, to spur ADU construction. Due to these changes, as well as the acceleration of the housing crisis in each city, ADUs have begun blossoming.

[THE MACRO VIEW ON MICRO UNITS](#)

By Bill Whitlow, et al. – Urban Land Institute
(2014)Library Call #: H43 4.21 M33 2014

The Urban Land Institute Multifamily Housing Councils were awarded a ULI Foundation research grant in fall 2013 to evaluate from multiple perspectives the market performance and market acceptance of micro and small units.

REACHING CALIFORNIA'S ADU POTENTIAL: PROGRESS TO DATE AND THE NEED FOR ADU FINANCE

Karen Chapple, et al. – Turner Center (2020)

To build upon the early success of ADU legislation, the study argues that more financial tools are needed to facilitate greater ADU development amongst low to moderate income homeowners who do not have access to cash saving and cannot leverage home equity. The study recommends that the federal government create ADU-specific construction lending programs. In addition, California could lead this effort by creating a program to assist homeowners in qualifying for ADU construction loans.

RETHINKING PRIVATE ACCESSORY DWELLINGS

By William P. Macht. Urbanland online. (March 6, 2015)

Library Location: Urbanland 74 (1/2) January/February 2015, pp. 87-91.

One of the large impacts of single-use, single-family detached zoning has been to severely shrink the supply of accessory dwellings, which often were created in or near primary houses. Detached single-family dwelling zones—the largest housing zoning category—typically preclude more than one dwelling per lot except under stringent regulation, and then only in some jurisdictions. Bureaucratically termed “accessory dwelling units” that are allowed by some jurisdictions may encompass market-derived names such as granny flats, granny cottages, mother-in-law suites, secondary suites, backyard cottages, casitas, carriage flats, sidekick houses, basement apartments, attic apartments, laneway houses, multigenerational homes, or home-within-a-home.

REGULATION ADUS IN CALIFORNIA: LOCAL APPROACHES & OUTCOMES

By Deidra Pfeiffer (May 16, 2019)

Turner Center for Housing and Innovation, UC Berkeley

Accessory dwelling units (ADU) are often mentioned as a key strategy in solving the nation's housing problems, including housing affordability and challenges associated with aging in place. However, we know little about whether formal ADU practices—such as adopting an ordinance, establishing regulations, and permitting—contribute to these goals. This research helps to fill this gap by using data from the Turner California Residential Land Use Survey and the U.S. Census Bureau to understand the types of communities engaging in different kinds of formal ADU practices in California, and whether localities with adopted ordinances and less restrictive regulations have more frequent applications to build ADUs and increasing housing affordability and aging in place. Findings suggest that three distinct approaches to ADUs are occurring in California: 1) a more restrictive approach in disadvantaged communities of color, 2)

a moderately restrictive approach in highly advantaged, predominately White and Asian communities, and 3) a less restrictive approach in diverse and moderately advantaged communities. Communities with adopted ordinances and less restrictive regulations receive more frequent applications to build ADUs but have not yet experienced greater improvements in housing affordability and aging in place. Overall, these findings imply that 1) context-specific technical support and advocacy may be needed to help align formal ADU practices with statewide goals, and 2) ADUs should be treated as one tool among many to manage local housing problems.

SECONDARY UNITS AND URBAN INFILL: A LITERATURE REVIEW

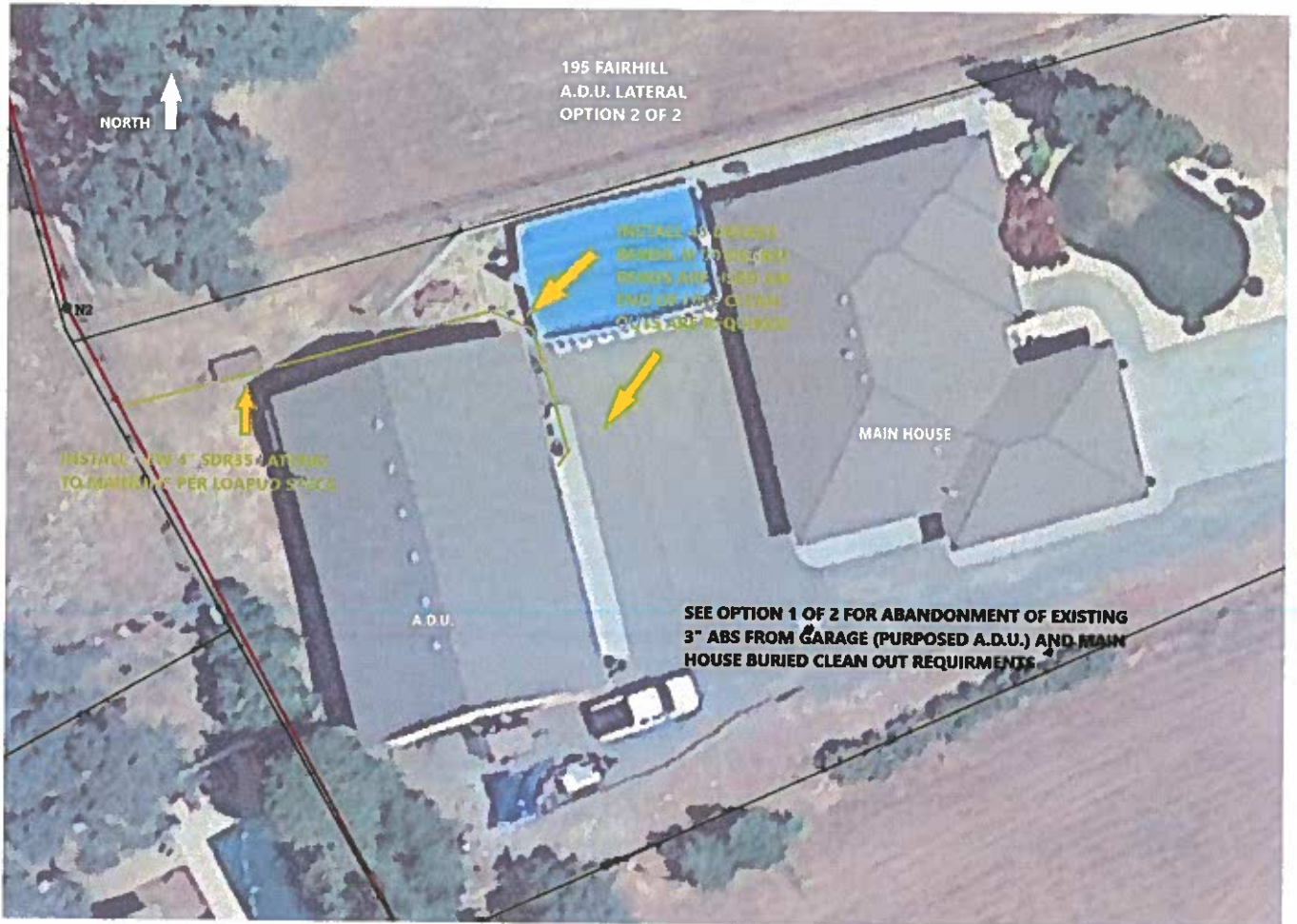
By Jake Wegmann and Alison Nemirow (2011)
UC Berkeley: IURD
Library Call # D44 4.21 S43 2011

This literature review examines the research on both infill development in general, and secondary units in particular, with an eye towards understanding the similarities and differences between infill as it is more traditionally understood – i.e., the development or redevelopment of entire parcels of land in an already urbanized area – and the incremental type of infill that secondary unit development constitutes.

A



B



Article IV. - Supplemental Use Regulations

• Division 1. - Supplemental Use Regulations

Butte County Zoning Code • 24-155 - Purpose.

This article establishes development and operating standards for specific land uses to minimize negative impacts on neighboring properties, implement State and federal law, and ensure the orderly development of a diversity of land uses within the county.

(Ord. No. 4062, § 1, 9-10-13)

24-172 - Accessory dwelling units and junior accessory dwelling units.

A. Purpose. This section establishes standards for the location and construction of accessory dwelling units and junior accessory dwelling units in conformance with Section 65852.2 and Section 65852.22 of the California Government Code. These standards are intended to allow for accessory dwelling units as an important form of affordable housing while preserving the character and integrity of residential areas within the county and maintaining public safety.

B. Permit Process. An accessory dwelling unit or a junior accessory dwelling unit shall be allowed, after obtaining a building permit, wherever a single-family or multi-family dwelling is allowed, with certain limitations specified below.

C. Location.

1. Zones Allowing Single-Family and Multi-Family Dwellings. Accessory dwelling units are allowed on any parcel that contains a primary residence, and junior accessory dwelling units are allowed within single-family dwellings on parcels zoned for single-family dwellings, with the restrictions set forth below.

2. Restrictions. There are additional standards to be met when obtaining a building permit for an accessory dwelling unit or a junior accessory dwelling unit in the State Responsibility Area related to Fire Hazard Reduction and Defensible Space and in the Agricultural Buffer Area, both of which are more fully described below. An accessory dwelling unit or a junior accessory dwelling unit shall not be allowed on a parcel subject to a Williamson Act contract or located in the Timber Production Zone.

3. State Responsibility Area. The State Responsibility Area is an area identified by the California Department of Forestry and Fire Protection (CalFire) as being subject to more severe fires. CalFire has imposed setbacks for this area that are intended to lessen the impact of fire. Butte County has been particularly hard hit by fires, especially most recently the Camp Fire which destroyed approximately fourteen thousand (14,000) homes and killed eighty-five (85) individuals. Requiring greater setbacks in this area for fire hazard reduction and for defensible space will lessen the impact of future fires which is vital to the health and safety of Butte County residents.

4. Agricultural Buffer Area. The Agricultural Buffer Area is an area composed of parcels zoned Agriculture, as well as the three hundred (300) feet adjoining parcels zoned Agriculture located on parcels not zoned Agriculture. The area is identified in the Zoning Ordinance, Division 7, Agricultural Buffers. The area identifies where residents may be negatively impacted by agricultural activities, including dust, odors, and the spraying of pesticides. The area is intended to lessen the impact of agricultural activities on nearby residents in order to protect the health and safety of those residents by imposing a buffer (setback) that is greater than setbacks imposed in non-Agriculture zones.

D. Site Requirements.

1. Accessory dwelling units and junior accessory dwelling units shall be permitted only on legally-created parcels.

2. Accessory dwelling units and junior accessory dwelling units that conform to this chapter shall be deemed to be an accessory use or an accessory structure and shall not be considered to exceed the allowable density for the parcel upon which it is located, and shall be deemed to be a residential use that is consistent with the existing general plan and zoning designations for the parcel.

3. A local agency, special district or water corporation shall not impose any impact fee upon the development of an accessory dwelling unit or a junior accessory dwelling unit that is less than seven hundred fifty (750) square feet. Any impact fee charged for an accessory dwelling unit of seven hundred fifty (750) square feet or more shall be charged proportionately in relation to the square footage of the primary dwelling unit. Additional restrictions on imposing impact fees on accessory dwelling units or junior accessory dwelling units are set forth in Government Code Section 65852.2(f).

4. Guest houses shall be excluded from the requirements of this section and shall be regulated pursuant to Section 24-156(g) (Accessory Uses and Structures).

5. Accessory dwelling units and junior accessory dwelling units that comply with all requirements of this section are permitted on a parcel containing a guest house.

E. Accessory Dwelling Unit Types and Sizes

1. Junior Accessory Dwelling Unit: A unit that meets the definition of California Government Code Section 65852.22(h)(1).

2. Accessory Dwelling Unit: A unit that meets the definition of California Government Code Section 65852.2(j)(1).

F. Maximum Number Permitted.

1. For a parcel with one (1) single-family dwelling, one (1) accessory dwelling unit, either attached or detached, or, if the parcel is also zoned for single-family dwellings, one (1) junior

accessory dwelling unit is allowed. If a parcel already contains two (2) or more single-family dwelling units, with one of the units being constructed in 1995 or later under Butte County's Second Dwelling Unit Ordinance, and is located in a zone that only allows one (1) single-family dwelling unit, the parcel already contains an accessory dwelling unit, and an additional accessory dwelling unit or junior accessory dwelling unit is not allowed.

2. For a parcel with a multi-family dwelling, two (2) detached accessory dwelling units, as well as multiple conversions of areas of the multi-family dwelling that are not used as livable space, are allowed.

3. Agricultural Worker Housing approved by the State of California and Butte County shall not be considered an accessory dwelling unit or counted as a primary dwelling unit under this section.

G. Relationship to Primary Dwelling.

1. Accessory dwelling units and junior accessory dwelling units cannot be sold separately from the primary dwelling.

2. The owner of the parcel with a junior accessory dwelling unit shall reside in either the primary dwelling or the junior accessory dwelling unit pursuant to California Government Code Section 65852.22(a)(2).

3. An accessory dwelling unit may be within, attached to, or detached from the primary dwelling, while a junior accessory dwelling unit shall be located within a single-family dwelling. An accessory dwelling unit shall have its own kitchen, bathroom facilities, and entrance separate from the primary dwelling, while a junior accessory dwelling unit may have separate sanitation facilities or share them with the primary dwelling.

H. Development Standards.

1. Standards. The standards for development are as set forth in the Zoning Ordinance and the Building Code, unless they are modified below. There is no limit on the size of an accessory dwelling unit.

2. Sewage Disposal and Potable Water Requirements. The accessory dwelling unit shall have adequate sewage disposal facilities and potable water facilities, as determined by the Butte County Environmental Health Division.

3. Setbacks. The setbacks established in the Zoning Ordinance are applicable, with the following exceptions:

a. There is no setback for the conversion of an existing structure, without expanding the external boundary of the structure, to an accessory dwelling unit;



Manager's Report

To: Board of Directors
From: David Goyer, General Manager
Date: March 14, 2023

RE: Item #5 – Review and approve the quotation and purchase of security cameras, network equipment, wiring and installation for the Myers Street property.

Attached is a quotation from Stratti to provide and install all equipment and wiring for security cameras and networking for the Myers Street property.

Recommended Action:

A motion to approve the quotation from Stratti for the purchase of all equipment, wiring and installation for the security cameras and networking for the Myers Street property in an amount not to exceed \$19,150.00.



Main: 530-342-8999

Email: brent@stratti.com

Web: www.stratti.com

We have prepared a quote for you

Camera and Network for new location

Quote # 006443

Version 1

Prepared for:

Lake Oroville Area Public Utility Dist

Prepared by:

Brent Largent



Main: 530-342-8999

Email: brent@stratti.com

Web: www.stratti.com

Monday, March 06, 2023

Lake Oroville Area Public Utility Dist
David Goyer
1960 Elgin Steet
Oroville, CA 95966
manager@loapud.com

Dear David,

This proposal includes multiple element in providing the Myers building security and internet access.



1. Full network wiring within the building to a central location with network switching and connectivity
2. Installation and configuration of a secure dedicated wireless bridge between Elgin and Myers streets
3. Installation and configuration of an integrated video security system with monitoring and notification of activity
4. Wireless network setup to provide public and private network and internet access

A handwritten signature in black ink that reads "Brent Largent".









Brent Largent
President
Stratti

Hardware A	Price	Qty	Ext. Price
AXIS M2025-LE Network Camera - Bullet AXIS M2025-LE Network Camera - Bullet <ul style="list-style-type: none"> • Back Yard North • Back Yard South 	\$379.49	2	\$758.98
AXIS M3057-PLVE MkII 6 Megapixel Indoor/Outdoor Network Camera - Dome - 65.62 ft Infrared Night Vision - H.264 (MPEG-4 Part 10/AVC), H.265 (MPEG-H Part 2/HEVC), MJPEG, H.264, H.265, Zipstream, H.264B, H.264H, H.264M - 2560 x 1440 Fixed Lens - RGB CMOS - P <ul style="list-style-type: none"> • Garage 1 & 2 • Building North • Building South 	\$673.33	4	\$2,693.32
AXIS M3086-V 4 Megapixel Indoor Network Camera - Color - Mini Dome - TAA Compliant - H.264, H.265, Zipstream, H.264H, H.264M, H.264 (MPEG-4 Part 10/AVC), H.265 (MPEG-H Part 2/HEVC) - 2688 x 1512 - 2.40 mm Fixed Lens - RGB CMOS - HDMI - Ceiling Mount, Wall <ul style="list-style-type: none"> • Entrance 	\$411.56	1	\$411.56
AXIS M3115-LVE Indoor/Outdoor Full HD Network Camera - Color - Dome - 65.62 ft Infrared Night Vision - H.264, H.264 (MPEG-4 Part 10/AVC), H.264 BP, H.264 (MP), H.264 HP, H.265, H.265 (MP), H.265 (MPEG-H Part 2/HEVC), Motion JPEG - 1920 x 1080 - 2.80 mm Fi <ul style="list-style-type: none"> • Hallway 	\$389.25	1	\$389.25
AXIS Panoramic P4705-PLVE 2 Megapixel Outdoor Full HD Network Camera - Color - 49.21 ft Infrared Night Vision - Zipstream, H.264, H.265, H.264B, H.264H, H.264M, Motion JPEG, H.264B (MPEG-4 Part 10/AVC), H.264M (MPEG-4 Part 10/AVC), H.264H (MPEG-4 Part 10/AVC) <ul style="list-style-type: none"> • Parking Lot West 	\$1,080.76	1	\$1,080.76
AXIS Mounting Plate for Network Camera, Camera Mount	\$65.80	1	\$65.80
Two 4' x 1.5" rigid conduit with additional mounting hardware, Mounting bolts, cable ties, etc.	\$186.00	1	\$186.00
	Subtotal:		\$5,585.67




* Contains Optional Items




Hardware B		Price	Qty	Ext. Price
Network Video Server				
ST5000LM000	Seagate BarraCuda 5 TB Hard Drive - 2.5" Internal - SATA (SATA/600) - 5400rpm - 2 Year Warranty	\$260.48	1	\$260.48
				
210-APXG	Precision 3930 Rack mount Video Server Precision 3930 Rack : Precision 3930 Rack XCTO Base ([210-APXG]) Processor : 9th Gen Intel® Core™ i3-9100 (6 MB cache, 4 cores, 4 threads, 3.60 GHz to 4.20 GHz Turbo) ([338-BTNV]) Chassis Options : 3930 Rack Refresh Chassis V3 ([321-BHYM]) Additional Power Supply : No Additional Power Supply ([450-AHUG]) Video Card : Intel® Graphics ([470-ADBD]) Memory : 16 GB, 1 x 16 GB, DDR4, 2666 MHz ([370-AEJL]) Systems Management : Standard Management ([631-ABVP]) Hard Drive/Solid State Drive Configurations : C5 SATA HDD/SSD Drives with M.2 PCIe SSD Boot Drive ([340-ABIG]) Hard Drive : 4 TB, 7200 RPM, 3.5-inch, SATA, HDD, AG-Enterprise Class ([400-AZZC])[575-BBWG][575-BBWH] 2nd Hard Drive : 3.5in HDD Blank ([400-AZZI]) Motherboard M.2 Drives (PCIe SSDs) : M.2 256GB PCIe NVMe Class 35 Solid State Drive ([400-BNCD]) Motherboard M.2 PCIe SSD Storage Configs (RAID Opt : 1x/2x Motherboard M.2 PCIe NVMe SSDs (JBOD) ([449-BBMZ]) Operating System : Windows 10 Pro (Windows 11 Pro license included), English, French, Spanish ([619-AQMP]) Riser Card : Riser 1A V3: PCIe Riser (1x x16 or 2x x8) ([321-BHYH]) Power Cords : US Power Cord ([450-AHDU]) Front Bezel : Bezel ([325-BDDT]) ENERGY STAR : ENERGY STAR Qualified ([387-BBNI]) Rack Mounting Rails : ReadyRails Static Rails Without Cable Management Arm ([770-BCVT]) TPM Security : Dell Precision TPM ([340-ACBY]) Chassis Operating Temperature Range : Standard Temperature Range (10-35 degree C) ([379-BDEI]) Hardware Support Services : 3 Years Hardware Warranty with Onsite/In-Home Service after Remote Diagnosis ([819-5034])	\$2,006.69	1	\$2,006.69
0879-010	Axis Core Device Licenses Axis Core Device Licenses	\$99.27	9	\$893.43
				

* Contains Optional Item

Hardware B		Price	Qty	Ext. Price
Network equipment				
	SRW6U Tripp Lite SmartRack Wall mount Rack Enclosure Ser Tripp Lite SmartRack Wall mount Rack Enclosure Server Cabinet - Wall mount cabinet - black - 6U - 19"	\$245.91	1	\$245.91
	5801-694 AXIS T8516 PoE+ Network Switch - 18 Ports - Manageable AXIS T8516 PoE+ Network Switch - 18 Ports - Manageable - 2 Layer Supported - Modular - Twisted Pair, Optical Fiber - Desktop, Rack-mountable - 3 Year Limited Warranty	\$779.61	1	\$779.61
	JG962A#ABA HPE 1950-24G-2SFP+-2XGT-PoE+(370W) Switch - 26 Ports - Manageable - Gigabit Ethernet, 10 Gigabit Ethernet - 10/100Base-TX, 10/100/1000Base-T, 10GBase-T, 10GBase-X - 3 Layer Supported - Twisted Pair, Optical Fiber - 1U High - Rack-mountable - Lifetime Limi	\$884.11	1*	\$884.11
	SMART500RT1 U Tripp Lite UPS 500VA 300W 120V Line-Interactive UPS 6 NEMA 5-15R Outlets USB DB9 Network Card Option 1U Rack/Tower Battery Backup - 1U Rack/Tower - 4 Hour Recharge - 3.20 Minute Stand-by - 120 V AC Input - 120 V AC Output - 6 x NEMA 5-15R	\$289.81	1	\$289.81
	UBB-US Ubiquiti UniFi IEEE 802.11ad 1.70 Gbit/s Wireless Bridge - 2.40 GHz, 5 GHz, 60 GHz - 1 x Network (RJ-45) - Gigabit Ethernet - Wall Mountable, Pole-mountable - 2 Pack	\$649.77	1	\$649.77
	N252-024 24 Port CAT5/CAT6 Patch Panel 24 Port CAT5/CAT5e/CAT6 Patch Panel	\$69.28	1	\$69.28
	IC107F01IV 1 Port Faceplate (Ivory) 1 Port Faceplate (Ivory)	\$1.52	4	\$6.08
	IC1078F6IV CAT6 HD Mod Jack (Ivory) CAT6 Mod Jack for High Density (ivory)	\$5.03	4	\$20.12

* Contains Optional Items

Hardware B		Price	Qty	Ext. Price
ETH-2000-01BL	Cat6 Patch Cable 1 FT Blue  1 ft CAT6 Snagless Unshielded (UTP) Network Patch Cable (TAA) - Blue - Category 6 for Network Device - RJ-45 Male - RJ-45 Male -TAA Compliant - 1ft - Blue	\$2.93	15	\$43.95
CAT6E-1000	CAT6 Data Cable Blue - Bulk  CAT6 Data Cable Blue	\$0.29	800	\$232.00
C6GF-NA-1000	CAT6 Solid, Gel-Filled Bulk cable Black Box Outdoor-Rated  Black Box Outdoor-Rated CAT6 Solid, Gel-Filled Bulk Cable, Black	\$0.29	200	\$58.00
A120TCHNF	Sophos APX 120 IEEE 802.11ac 1.14 Gbit/s Wireless Access Point - 2.40 GHz, 5 GHz - MIMO Technology - 1 x Network (RJ-45) - Wall Mountable, Ceiling Mountable	\$278.76	1	\$278.76
* Optional Subtotal:				\$884.11
Subtotal:				\$5,833.89

Services	Price	Qty	Ext. Price
<p>Professional Services - Wiring, Camera installation, Wireless AP installation, Wireless Bridge Installation, Network Rack installation</p> <p>Professional Services - Includes:</p> <p>Myers Street</p> <ul style="list-style-type: none"> • Installation of Network Rack in Office #1 • Installation of Network switch and CAT6 patch panel • Installation of Battery Backup • Network cabling for 9 cameras • Network cabling for access point • Network cabling for Wireless bridge on existing tower • Network cabling for 4 network drops in walls inside building • Test, terminate and label all network cables (15) • Mount and adjust cameras • Install and configure Wireless access point • Install Wireless bridge at Myers Street <p>Elgin Street</p> <ul style="list-style-type: none"> • Install network cable for wireless bridge • Test and terminate network cable • Install Wireless Bridge • Adjust bridge alignment for Myers location • Test performance • Install Network Video Recorder in network rack • Setup connections to all cameras • Open network ports for outside access to camera system • Setup application on user's computers and mobile devices • Work with Client for retention of camera data 	 \$125.00	35	\$4,375.00
<p>Professional Services - In House</p> <p>Labor - In House Setup of Network Video Recorder (NVR)</p> <ul style="list-style-type: none"> • Add system to the Domain • Install latest patches • Install NVR software • Add additional storage • Install Endpoint protection • Install Agent 	 \$150.00	1.5	\$225.00
<p>Scissor Lift Rental with pickup and Delivery</p> <p>Scissor Lift Rental with pickup and Delivery</p>	 \$292.32	2	\$584.64
Subtotal:			\$5,184.64



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Camera and Network for new location

Prepared by:

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Prepared for:

Lake Oroville Area Public Utility Dist
1960 Elgin Steet
Oroville, CA 95966
David Goyer
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manager@loapud.com

Quote Information:

Quote #: 006443
Version: 1
Delivery Date: 03/06/2023
Expiration Date: 03/29/2023




Quote Summary		Amount
Hardware A		\$5,585.67
Hardware B		\$5,833.89
Services		\$5,184.64
	Subtotal:	\$16,604.20
	Estimated Tax:	\$763.15
	Total:	\$17,367.35
Optional Expenses		One-Time
Hardware B		\$884.11
	Optional Subtotal:	\$884.11

A 25% deposit is required for all quotes over \$5,000. Projects lasting more than 30 days may be billed in monthly increments. Taxes, shipping, handling, and other fees may apply. We reserve the right to cancel orders arising from pricing or other errors. Standard billing rates are \$150/hour from 7AM-5PM PST Monday -Friday. After-hour rates apply outside of those hours.

Stratti

Lake Oroville Area Public Utility Dist

Signature: 
Name: Brent Largent
Title: President
Date: 03/06/2023

Signature: _____
Name: David Goyer
Date: _____



Secure. Improve. Protect.

Actionable insights
from video.

Enter >

CRITICAL INFRASTRUCTURE AND INDUSTRIAL SITES

AXIS[®]
COMMUNICATIONS

The potential of network video

for critical infrastructure and industrial sites

Water treatment facilities. Pharmaceutical manufacturers. Solar farms. Lumberyards. Food processors and agriculture. Chemical plants. Oil and gas refineries. Dams and hydroelectric power plants. Manufacturers of all kinds.

Industrial sites take many forms and fulfill many different functions – some of them critical to the well-being of society. But industrial sites that are part of critical infrastructure share a key priority with those that aren't: protecting their production. And when it comes to minimizing disruptions, network video solutions go far beyond what analog cameras or physical protection can offer.

Beyond security

Physically securing sites and high-value assets from intrusion, theft, and sabotage is only the first step in protecting production. Ultimately, ensuring continued operations depends on an intelligent, proactive approach in three key areas:



Intrusion protection

Secure the site. Rapidly detect, verify, and evaluate threats so alarms can be handled effectively and efficiently.



Operational efficiency

Improve productivity. Understand precisely what is happening in production to optimize processes and reduce downtime.



Health, safety, and environment

Protect people and keep sites up and running. Monitor and support policy adherence and regulatory compliance.

The coming pages will detail the benefits of network video and audio solutions for security, productivity, and safety purposes in critical infrastructure and industrial contexts. Read on to discover how these solutions are currently being used and explore exciting future possibilities.

[Read more >](#)

Understanding network solutions

In plain language, the network solutions described in this brochure are a type of surveillance system made up of IP-based components such as cameras, speakers, and other devices. These devices connect to a standard network, so it's quick and easy to scale the system up or down. Network solutions allow users to manage extensive areas and multiple sites remotely from a centralized control room.

How network solutions raise the bar

Because IP devices are connected in a network, they can communicate with each other. That means they can share data and that rules can be set so that certain events trigger reactions. For example, once a camera with license plate recognition analytics identifies a pre-approved vehicle, a signal can be sent to trigger the access control system to open the gate.

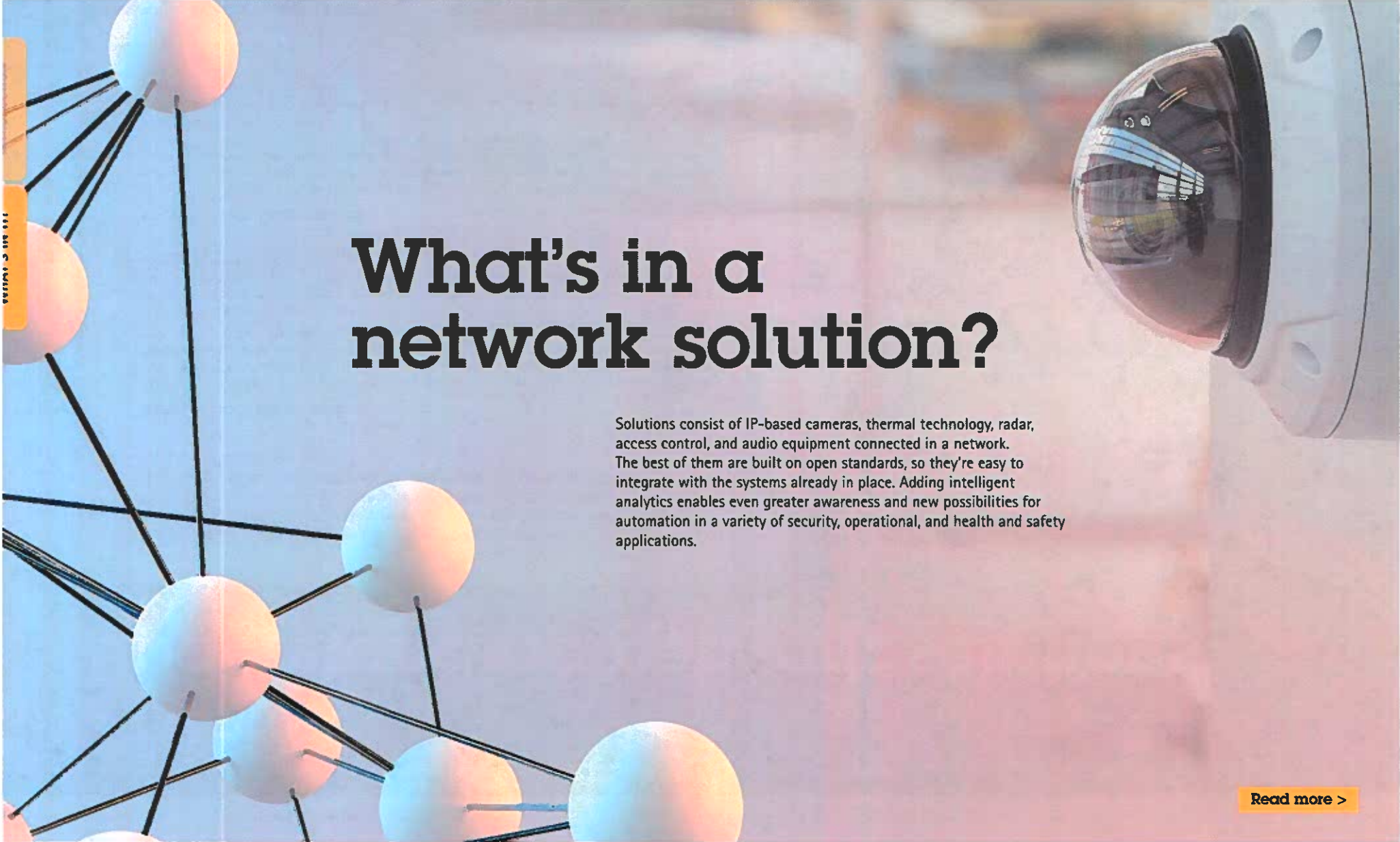
In other words, a network camera is more than a tool to see. The best cameras are more accurately described as sensors. When paired with analytics, network cameras can efficiently collect and analyze vast amounts of data. The result? Faster, smarter responses to real-time events, plus insights that can help shape practices and optimize processes for the long term.

Looking back – and ahead

In 1996, Axis launched the world's first network camera and changed the landscape of video forever. As society grew more connected, the world began to explore what could be done with the information gathered by networked devices. Today, the value of that data for informing intelligent, resource-smart action is well known. At the same time, the diversity, power, accuracy, and innovation of analytics that make sense of data outstrip any other point in history.

A rich, always-current source of information. Sophisticated ways to derive meaning from it. And a flexible, scalable platform. Now more than ever, a network solution helps futureproof sites.

[Read more >](#)



What's in a network solution?

Solutions consist of IP-based cameras, thermal technology, radar, access control, and audio equipment connected in a network. The best of them are built on open standards, so they're easy to integrate with the systems already in place. Adding intelligent analytics enables even greater awareness and new possibilities for automation in a variety of security, operational, and health and safety applications.

[Read more >](#)



Visual cameras

There are visual cameras to suit a wide range of use cases and mounting needs, including pan, tilt, zoom (PTZ), fixed box and dome, and modular cameras. Sophisticated algorithms and technologies can ensure forensic image quality even in challenging conditions.



Thermal technology and radar

Thermal cameras and radar accurately detect people, objects, and incidents in challenging conditions that include complete darkness, strong sunlight, fog, smoke, or dust. And when it comes to operational efficiency, predictive maintenance, and safety, thermometric cameras help assess variations in equipment temperature that can indicate risk of engine shutdown, equipment deterioration, or fire.



Explosion-protected cameras

Available in visual, thermal, or thermographic models, these cameras are primarily used for productivity or safety applications in hazardous areas. Their heavy-duty enclosures prevent sparks from igniting vapors, gases, dust, or fibers in the environment, while sophisticated technologies and analytics allow them to perform all the tasks of other network cameras.



Intelligent analytics

The functionality of network cameras extends far beyond visual awareness. Analytics can turn cameras into sensors able to detect specific objects, complete quality assurance tasks, inspect processes, and much more. Thanks to intelligent features and direct notifications, analytics-equipped cameras make it possible to automate responses and alert personnel, on-site or off, to take further action.



Audio

Audio equipment, such as horn speakers with built-in two-way communication, can be integrated with video so that relevant messages are triggered by specific events. For example, warn off intruders, or deliver automated instructions to staff during an unexpected production stop. The same system can be used to manage live messages including paging, urgent updates (for example, severe weather), and other public address needs.



Network access control

Access control solutions help ensure people and vehicles only gain entrance where they are authorized to be, from the front gates down to a particular server cabinet. These solutions can be integrated with other systems and network devices. For example, to ensure a specific door is not accessible during a certain stage of production, or unless personal protective equipment is worn.

Secure sites

In order to keep valuable assets safe and help ensure continued productivity, all industrial sites must be well protected against intrusion, theft, and sabotage. But when production involves socially critical deliverables or potentially dangerous materials, security incidents do more than put heavy investments at risk. They can also pose safety hazards for employees and the world beyond the fence. At these sites in particular, the reliability and robustness of a security solution is of utmost importance.

The advantage of network solutions

Guarding vast areas from intrusion using physical barriers, analog cameras, and on-the-spot manpower alone is challenging and costly. Technologies such as radio-frequency intruder detection, electric fences, long-range sensors, and microwave or infrared barriers can help, but they come with a hefty price tag. Network video and audio present a cost-effective alternative to both more traditional approaches and other high-tech solutions.

With network surveillance, users can:

- Maintain powerful situational awareness, even across large sites with extensive perimeters and challenging conditions
- Verify the validity of a threat, assess its nature – and then act swiftly and appropriately
- Save money on false alarms and physical patrols, thanks to intelligent onboard analytics
- Control access to a site or multiple sites, as well as restricted areas within them
- Leverage high-quality video footage for trainings and forensic purposes

[Read more >](#)

Security solutions in action

Effective intrusion protection takes a layered approach, enabling businesses to monitor the perimeter for potential intruders, track people and vehicles inside the site, and safeguard key assets. At each and every layer, network solutions support early threat detection, accurate verification, and swift, proportional deterrence measures – without wasting resources on false alarms.

Layer 1: Perimeter protection

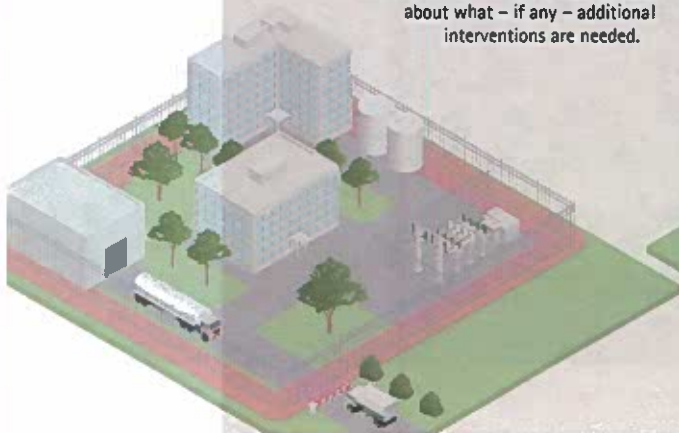
Imagine this scenario:

Under cover of night, a thermal camera at the fence line detects a suspected intruder.

Analytics in the camera verify and classify the alarm, and a signal is sent via the network.

That signal alerts a remote operator and triggers a prerecorded announcement from a network horn speaker to warn off the intruder.

Simultaneously, a pan, tilt, and zoom (PTZ) camera with autotracking analytics zooms in, capturing identifying information and enabling a remote operator to track the intruder while they make an informed and speedy decision about what – if any – additional interventions are needed.



Layer 2: Area protection

If the intruder isn't turned away at the perimeter:

Tracking continues even in complete darkness, using radar to provide information about speed, distance, and angle of movement while an appropriate response is mounted.

Network solutions also enable rapid, informed responses to other threats inside the perimeter, such as theft and sabotage. Identify suspicious objects across wide areas using multidirectional cameras with 360° coverage, or observe and track objects of interest using PTZ cameras with IR.

Live or prerecorded audio warnings help deter suspects, and when an in-person security presence is required, body worn cameras provide forensic-quality documentation.



Layer 3: Access control

A smart approach to security doesn't just address bad actors:

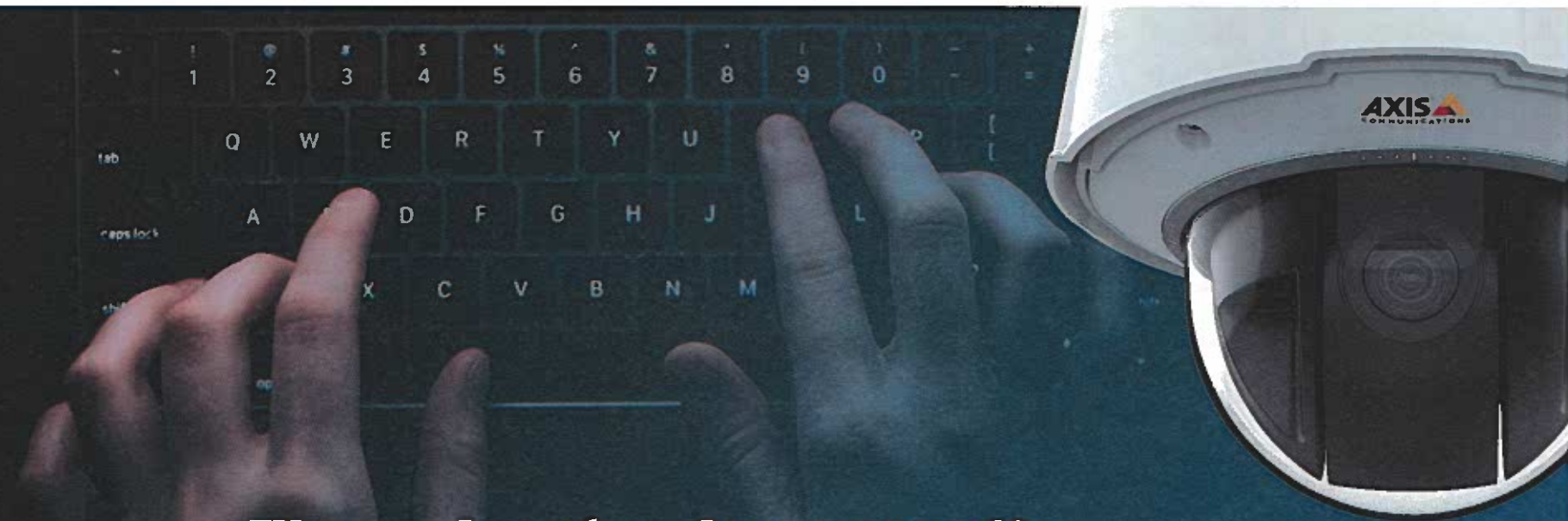
It also makes it easy for authorized people and vehicles to get where they need to be, so security staff can focus on unwanted activity.

Network access control links cameras, analytics, credential readers, intercoms, door controllers, and access management systems to support automated entry options for pre-authorized vehicles and credentialed individuals.

Access control can be added wherever it's needed to secure high-value or potentially hazardous areas, from a specific building all the way down to particular server cabinet.



[Read more >](#)

HIGH RESOLUTION
CLOUDS IS AS A VISION
EVIDENCE

The role of cybersecurity

Network solutions – done right – offer superior protection for a site's physical assets and continued production. Cybersecurity is a critical piece of what it means to do it right.

Understanding vulnerabilities

The safety of data captured over the network is essential. Equally important is compliance with ever-changing data protection legislation around the world. On its own, cutting-edge technology is not enough.

Effective protection takes products and technology into account, but it also considers people and ongoing processes. Although devices must be well-protected when they're delivered, they must remain well-protected over their lifetime.

Managing risk

Because of the essential role of cybersecurity, IP camera suppliers that design chips in-house – sealing back-door entry points to the camera – are at an advantage. The best network devices also include a variety of built-in cybersecurity features. Meanwhile, trustworthy suppliers continually identify and address vulnerabilities to help users harden devices with additional layers of cybersecurity. They also support customers with training and tools that promote best practices within the organization.

A successful cybersecurity approach is long-term, collaborative, and constantly evolving to minimize the risk of digital attacks.

[Read more >](#)

Perimeter protection (buffer zone)

Detect and turn back trespassers earlier with a protective buffer zone beyond the traditional perimeter. Radar with analytics detect and classify potential intruders, while analytics on complementary PTZ cameras track their movement. Meanwhile, alarms and warning messages from horn speakers can act as deterrents.



Area protection

Keep vast open areas inside the perimeter free from unwanted activity by detecting people and vehicles with radar. Add visual cameras with analytics for tracking, and leverage horn speakers for deterrence messaging.



Perimeter protection (fence line)

Deter intrusion, theft, and sabotage with a combined fenceline solution. Thermal cameras with analytics detect and classify potential intruders, while analytics on complementary PTZ cameras track their movement. Meanwhile, alarms and warning messages from horn speakers can act as deterrents.



Document incidents on patrol

Deter bad behavior, protect property, and document incidents by equipping security guards with body worn cameras. The camera captures audio and video from the wearer's point of view, and recordings can be used for forensic purposes or internal trainings.



Use case examples

Drone detection

Stay aware of unwelcome aerial activities using third-party hardware and software for detection and PTZ cameras to track the drone and provide visual data. This data enables identification and classification of the drone and its probable intent, so a remote operator can make a rapid, informed decision about next steps.



Access control

Control site access and maintain a visual record of people entering the site using a network intercom with a built-in credential reader and camera. Personnel and credentialed visitors can identify themselves to gain access to the site, and unknown visitors can use the intercom to call security personnel and request access.



Vehicle access control

Manage and automate vehicle access. Cameras equipped with license plate recognition analytics support approved vehicle access, help monitor time spent on site, and maintain a record of visitors.



Improve productivity

While the benefits of network surveillance tools to protect sites against intrusion, theft, and sabotage are generally well understood, their use in optimizing production is an exciting, rapidly expanding field. By integrating IP cameras, thermal technology, access control, and intelligent analytics with other systems already in place, production-focused sites get a fuller picture of their operations. They also get the tools to interpret that information and derive actionable insights.

The advantage of network solutions

Industrial sites – critical or otherwise – are often large, intricate webs of people, assets, and many simultaneous processes and procedures. Onsite inspections and industrial control systems like SCADA help monitor processes, but they only tell part of the story. By integrating network cameras, sites can add a layer of visual support to their industrial control system and, ultimately, transparency and control to process monitoring. This unlocks the ability to make critical decisions that improve operational efficiency while simultaneously limiting downtime and the need for costly site visits.

With network cameras, users can:

- Improve situational awareness with always-current operational data
- Detect anomalies in processes and products
- Catch and assess potential problems early – and act swiftly to get processes up and running again
- Uphold strict personal privacy requirements

[Read more >](#)



Productivity solutions in action

Scalable, flexible network video provides a powerful platform for improving operations. When network solutions are built on open standards, that flexibility is unmatched. Openness enables easy integration with other devices and systems that sites depend on, and it unlocks the widest possible range of intelligent analytics.

How network cameras help keep operations running smoothly

Enable more efficient processes

A clear view of processes and products is the first piece of the productivity puzzle. Network video provides that view, even in hazardous, hard-to-access, or unmanned areas.

Using cameras for visual inspection helps sites identify opportunities to improve production. For example, by uncovering unnecessary movements on a manual assembly line or revealing bottlenecks in internal logistics.

And since network cameras don't share human limitations in keeping up with the pace or scope of production, they're also powerful tools for detecting anomalies. With the right analytics, spotting certain irregularities — such as a screw tightened one time too many or a missing ampule of insulin in a box being packaged for shipment — is almost instantaneous.

Minimize costly downtime

Every moment that production is paused affects profitability. For safety and maintenance reasons, some shutdowns are inevitable. However, network cameras reduce unnecessary downtime by enabling operators to visually verify alarms from industrial control systems.

Thermal technology with analytics also reduces downtime by supporting data collection and predictive maintenance. For example, monitor trends or sudden changes in operating temperature to optimize servicing schedules, avoid engine overheating, or identify gas or oil leaks. These abilities are especially useful for equipment that is difficult or dangerous to access — network cameras enable remote data collection, often while equipment is in operation.

[Read more >](#)



What innovation looks like: Customers taking the lead

Network cameras offer different levels of functionality, but there's no pre-determined entry point. Rather than having to purchase all their functionality up front, sites can choose how proactive they want to be when it comes to improving production...and evolve when it suits them. This is the heart of what it means to be futureproof.

Challenge: Misaligned components on a conveyor belt can cause a jam that must be cleared

Level 1 solution:

Establish and maintain situational awareness

Example: Position a camera above an assembly line conveyor belt to continuously observe components being carried into the next stage of production. When an operator identifies a misaligned component, the object can be repositioned before causing a jam.

Level 2 solution:

Integrate cameras with other sensors in the industrial control system

Example: When the industrial control system reports a jam in the equipment, an operator is automatically notified and provided with a camera feed. Then, the operator can better assess the problem and determine next steps. Because alerts from the industrial control system notify the operator when to check the feed from an integrated camera, one operator can monitor multiple processes – maximizing human resources.

Level 3 solution:

Make the most of analytics

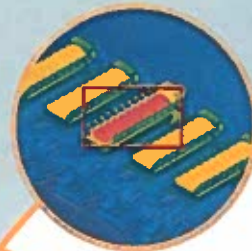
Example: Use a camera coupled with analytics to spot components whose position on the belt poses a risk of jamming the equipment. Components can then be removed or repositioned – manually or automatically – before an incident. Here, analytics turn the camera into an intelligent sensor, supporting the prevention and minimization of downtime.

Note: Effective solutions focus on processes and systems. The best network solutions also include sophisticated masking analytics to protect the privacy of individual employees.

[Read more >](#)

Overheating equipment

Prevent overheating and reduce the risk of fire by monitoring temperature changes in piping and equipment with **thermometric cameras** that send alerts when temperatures go outside a preset range. Monitoring temperature changes also enables predictive maintenance, which reduces unnecessary downtime.



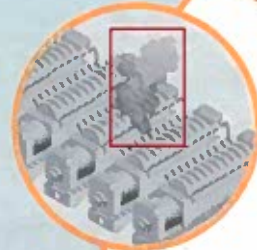
Anomaly detection

Detect anomalies in processes or products using a **visual camera** with **intelligent analytics**, then automatically alert an operator.



Early fire prevention

Support fire prevention with early recognition of smoke. A **fixed camera** with **smart analytics** "sees" smoke and enables a situational overview that allows for prompt, appropriate action.



Visual inspection

Identify opportunities to optimize processes or production with **visual cameras** to inspect and analyze what can be done more efficiently or safely, with or without **intelligent analytics**. Integrate **privacy analytics** to blur faces or entire bodies, protecting employees' personal integrity.



Use case examples

Keep restricted areas clear

Avoid production stops by creating a **buffer zone** around restricted production areas. When a **visual camera** with **analytics** detects a person approaching the zone where an automatic shutdown will be triggered, issue **live or pre-recorded warnings** via **horn speakers** to turn them back.



Leak detection

Support efficient production and lean operations by identifying leaks from pipes, tanks, and equipment early with **thermal technology**. If staff in the area needs to be alerted, a warning can be sent via **horn speakers**. In noisy environments, **strobe sirens** provide a combined audio and visual warning.



Visual verification

Minimize process or plant shutdowns, or unnecessary service personnel deployment, by enabling operators to verify incident alerts from the industrial control system with **visual cameras** so they can make well-informed decisions.



Maintenance verification

Verify work is done when and how it should be by issuing **body worn cameras** to maintenance crews. Later, those recordings can be used for cost- and time-efficient internal trainings that reflect the wearer's point of view.



A close-up photograph of a worker wearing safety glasses and a blue shirt. The worker is focused on a task, using a tool that produces a large amount of bright, glowing orange and yellow sparks. The background is dark and out of focus, emphasizing the worker and the sparks.

Protecting people and the environment

Every company has an obligation to protect the health and safety of its workers, the public, and the surrounding environment. Because specific hazards at production-focused sites can include heavy machinery, large vehicles, high voltages, extreme temperatures, industrial robots, or dangerous materials, a proactive approach saves lives. Not only do network camera solutions support a proactive approach, but they also provide far greater visual coverage than in-person visits, thus supporting better compliance with regulations.

The advantage of network solutions

Network video solutions present a more thorough and cost-effective alternative to in-person spot-checks. Once organizations have an improved awareness of site-wide health and safety compliance, they can build safer workplaces using a combination of IP devices including access control systems, network audio, and intelligent analytics.

With network solutions, users can:

- Ensure regulatory compliance and evaluate health and safety procedures
- Understand and mitigate risk
- Handle urgent situations safely and efficiently
- Uphold strict personal privacy requirements

[Read more >](#)

Health and safety solutions in action

First and foremost, a proactive stance towards health and safety protects human lives. It also helps maximize business continuity – the same non-compliance that puts health and safety at risk also costs businesses time and money when workers are injured or fines issued. Network solutions support effective safety interventions – not just in real time, but in the future as well, protecting people and raising the bar for long-term site health and profitability.

Real-time responses

Sometimes, the unexpected happens – no matter how proactive you are. In those cases, a quick, well-informed response can save lives. Network cameras coupled with analytics provide the awareness needed to react quickly, whether that means identifying smoke, fire, and leaks in their earliest stages or supporting an emergency management system by tracking evacuation efforts throughout a site. In those scenarios and more, network audio products enable sites to clearly communicate critical information and instructions right where they're needed.

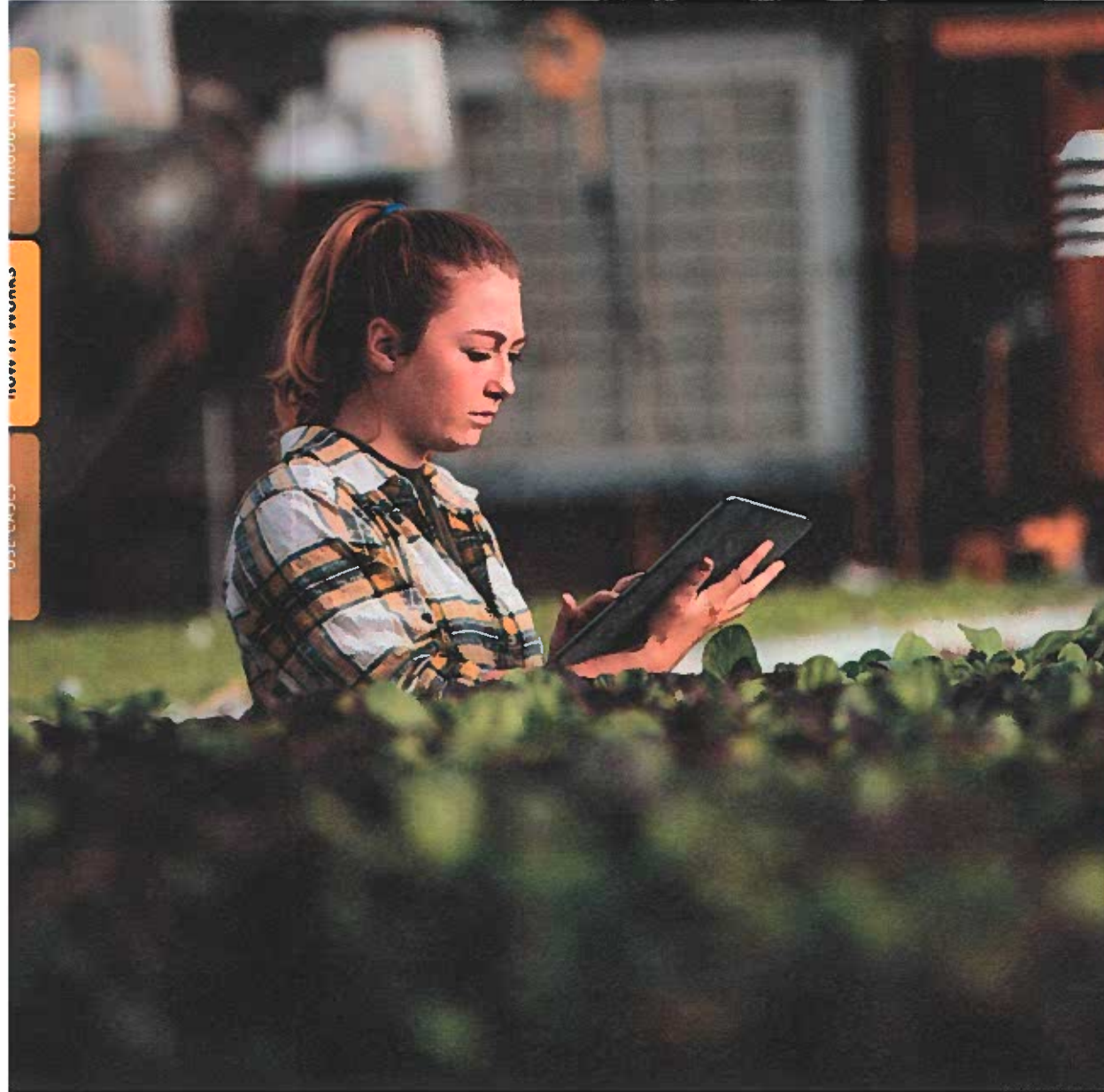
Near-future risk management

Network cameras paired with the right analytics can detect potential hazards and enable timely interventions. For example, when a person is detected in a potentially dangerous restricted area, a signal can be sent through the network to trigger both an audio warning and an automatic equipment shutdown. Network audio can also mitigate risk and prevent injuries by supporting compliance with health and safety policies, such as enabling correctional messaging when cameras coupled with analytics identify missing personal protective equipment (PPE) or determine that an object is blocking an emergency exit.

Long-term safety improvements

By supporting both situational awareness and trend monitoring, network solutions enable sites to better understand risk and build a workplace that's inherently safer – for people and for the surrounding environment. Reviewing recorded material and logged alerts makes it possible to identify processes or places on site with low regulatory compliance, or to pinpoint areas where near misses happen frequently. These insights enable strategic action that can yield measurable improvements in health and safety.

[Read more >](#)

Introduction
Current status
Calculation

What innovation looks like: Upholding employee privacy



Because lasting safety solutions focus on processes and systems – not individual employees – quality network solutions support advanced applications to protect employee privacy and personal data.

Understanding masking

Privacy applications support live masking at full frame rate. Masking is triggered by motion (as compared against a fixed background) or enabled by AI in cameras with a deep-learning processing unit (DLPU). Masking allows you to see movements and activities while ensuring compliance with laws or regulations such as GDPR, or rules put forward by trade unions.

Solutions that work for sites

The best solutions are efficient, easy to implement and configure, and operate on the edge, before data ever leaves the camera. They're also flexible, so sites can easily define areas with no masking – for example, to clearly view moving objects on a conveyor belt but mask the people standing along that belt.

[Read more >](#)

PPE detection

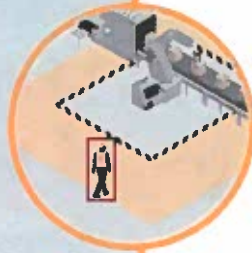
Establish and maintain a culture of safety with **visual cameras** and **smart analytics** that confirm the presence (or absence) of required personal protective equipment. Integrating PPE detection with **network horn speakers** allows workplaces to issue correctional messaging – and linking it to an **access control system** can prevent site access without proper PPE.

**Man down**

Mitigate risk in lone-worker scenarios and respond swiftly to incidents in any high-risk areas, using a **visual camera** with **intelligent analytics** to help monitor the working environment for slips, falls, or collapses.

**Keep restricted areas clear**

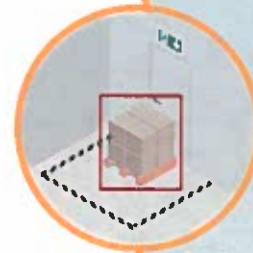
Help prevent incidents and accidents in restricted areas and confined spaces. A **visual camera** with **analytics** can trigger automatic equipment shutdowns and warn operators when it detects a person within a predetermined risk zone. Warning messages and alarms can be issued via **horn speakers**.



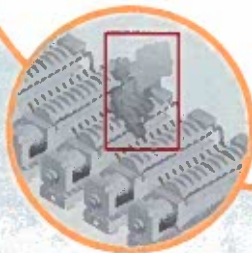
Use case examples

Blocked exit notification

Ensure evacuation paths stay clear using a **visual camera** with **intelligent analytics** to detect objects blocking emergency exits or other evacuation areas. Send pre-recorded or live correctional messages via **horn speakers**.

**Early fire prevention**

Support fire prevention with early recognition of smoke and fire, using **analytics** in a **visual camera**. Immediate situational overview allows for prompt appropriate action.

**Leak detection**

Support staff safety and environmental compliance by monitoring pipes, tanks, and equipment for potentially dangerous leaks with **thermal technology**. If staff in the area needs to be alerted, a warning can be sent via **horn speakers**.



Looking forward

The possibility space for network cameras equipped with intelligent analytics is rapidly expanding. When we look to the future, one of the most exciting areas of growth is our access to data and the ways we leverage it for meaningful improvements in security, productivity, and safety.

Currently, cameras generate an overwhelming amount of data that goes mostly unused. The increased processing power of the best network cameras, however, enables analytics to be put to work extracting, classifying, and cataloging the metadata in a scene. As computer vision and deep learning technologies continue to evolve, analytics will get even better at those tasks. That improved metadata, in turn, will result in more accurate detection, more reliable verifications, and an enhanced ability to track patterns – even make predictions about what will happen next.

[Read more >](#)

The future of analytics

A key focus for Axis has been – and remains – developing the best quality cameras and other IP-based devices. In recent years, however, we've also launched a range of analytics that allow customers to make optimal use of their investment in our platform. We aren't doing that alone. From the very beginning, partnership has been a core value at Axis – it's helped make us the most integrated camera brand on the market. While Axis itself is constantly developing new analytics, our global network of software development partners is the true multiplier of analytics innovation.

Scaling innovation

We know the value of collaboration for solving complex challenges. It's why we build all our products on open standards, supporting integration with the widest possible range of applications on the market. That openness even facilitates the development of customized software solutions for unique use cases.

The potential for computer vision applications based on the Axis platform is almost endless. We're excited to see what the imagination of our customers and our partner community will create.

New data streams

Video is only the beginning. Data comes in many forms, and acoustic analytics are also evolving. Already, audio-in technologies support automated distinctions between, for example, a window breaking and a drinking glass shattering. As acoustic analytics applications improve at analyzing characteristics such as sound frequency, intensity, duration, and location, they will play their own role in protecting business continuity. Scheduling predictive maintenance. Supporting real-time responses to safety incidents. Detecting anomalies. Or detecting and classifying security incidents – the potential applications of this technology for industrial sites are as many and varied as sites themselves.

Regardless of input type, the aim of big data, machine learning, and artificial intelligence remains the same: to combine the power of computers with the unique decision-making abilities of humans in a kind of augmented intelligence. As technologies continue to mature, many different kinds of data will combine to yield even more usable intelligence and powerful new insights.



The Axis advantage

All organizations within critical infrastructure and industrial applications have a vested interest in securing their sites, optimizing their production, and protecting employee health and safety and the environment. Regardless of their unique goals and specific challenges, easy access to actionable insights is perhaps the most powerful tool available to protect assets, improve efficiency, and ensure business continuity.

Axis is innovating for smarter, safer, more productive sites. Our scalable Internet of Things (IoT) solutions yield immediate benefits by facilitating real-time responses. Even more importantly, an Axis solution paves the way for ongoing optimization for years to come.

On the next pages, you can read about the eight key reasons why Axis is the ideal solution provider for your organization.

[Read more >](#)

8 key reasons to choose Axis



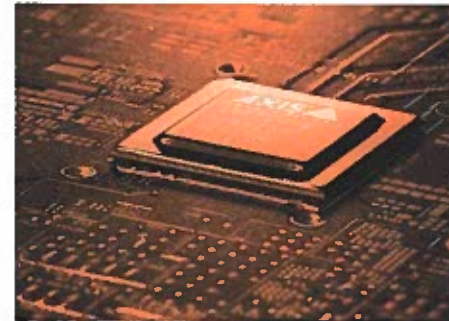
1. Our visionary approach

We invented the first network camera in 1996, demonstrating IoT capabilities two decades before IoT became a thing. There was no market for image processing chipsets then, so we designed our own, ARTPEC® – tailor-made for video security purposes. We went on to develop the largest product portfolio in the market, and to be the first to introduce third-party applications in our network cameras. Along the way, we've developed unique technologies like Axis Lightfinder for true-color video in low light and Axis Zipstream to reduce bandwidth and storage consumption. We're always looking ahead...and looking to improve.



2. Openness

The philosophy of openness sits at the heart of Axis. By building our technology on open standards, we ensure flexibility and scalability as well as the possibility to integrate our products with your existing systems. A network video solution based on open standards offers you more freedom – because your needs and priorities can change, we never lock you into a proprietary system or force you to purchase all your functionality up front. Our goal is to provide solutions that fit your needs and ensure they can evolve along with you.



3. Innovative technology

Smart solutions demand innovative technology. At Axis, we take pride both in driving innovation, and in incorporating the best of third-party technology to enhance customer benefits. The powerful processing capabilities of our in-house chipsets support AI and sophisticated analytics on the edge. That, plus our commitment to open standards, gives our customers maximum flexibility to integrate cutting-edge third-party systems and applications. And with technologies like wide dynamic range (WDR), electronic image stabilization (EIS), and our own Axis Lightfinder, you can count on our cameras to produce top-quality video in challenging industrial environments.



4. Cybersecurity

With network solutions, it's crucial that captured data is safe and treated in accordance with data protection legislation. Axis expertly assesses risk and builds processes for data protection into every level of our offering, from design to day-to-day operations support. Cybersecurity best practices are also at the forefront of our software development. We design our ARTPEC® chips in-house, sealing back door entry points, and we equip all devices with built-in cybersecurity features. Cybersecurity advisories and updates come to you directly from us, and the AXIS Device Manager tool makes managing all major installation, security, and maintenance tasks straightforward and cost-efficient.

[Read more >](#)

5. Sustainability

At Axis, we consider social responsibility an essential part of being a sustainable company. That's reflected in our Silver Sustainability rating from Ecovadis, acknowledging our focus on the environment, human and labor rights, ethics, and sustainable procurement. Our social contract extends to include our suppliers, whom we also hold to the highest standards. And our products help our customers meet their own sustainability goals. Edge-based processing and Axis Zipstream technology decrease hardware, bandwidth, and storage needs. Cameras that perform well in low-light conditions demand less energy and limit light pollution. And with efforts to phase out hazardous substances, minimize waste in product design, and prioritize eco-friendly goods and transport, Axis constantly strives to minimize the environmental impact of its products – all while delivering exceptional quality.

6. Quality in everything we do

Best practices in security, productivity, and safety require a long-term vision, so you want a solution that's built to last. Axis products are thoroughly tested and perform to outstanding durability, functionality, and safety standards in any environment. Axis hardware and software are trusted by companies from the freezing cold of Nuuk to the tropical heat of São Paulo. We understand that when there's a security incident, video quality needs to be good enough to stand up in court. That managers need images so sharp that they can double-check the number of pallets loaded into a truck or accurately identify objects floating on a reservoir during a storm. Whatever – and wherever – the challenge, Axis can help you meet it head on.

7. Total cost of ownership

When it comes the cost of a network video solution, the price of the camera is just the tip of the iceberg. The total cost of ownership also includes design, deployment, operation, and maintenance costs. Those associated expenses make up most of the lifetime cost of owning the camera.

Axis designs high-quality cameras that last, even in harsh environments, and we offer extensive tools to simplify product selection and site design. As a result, you save time and money everywhere from planning and installation all the way through ongoing maintenance and repair. Axis technologies that lower bandwidth, storage, and energy consumption further cut operating costs. Most importantly, our cameras perform. We don't just mean that you're less likely to interrupt production for repairs or replacements. We also mean that our outstanding image quality, powerful processors, and open platform reliably deliver what we promise: the insights you need to secure sites, improve operations, and protect people. And that makes an Axis camera a revenue-generating asset over the long term.

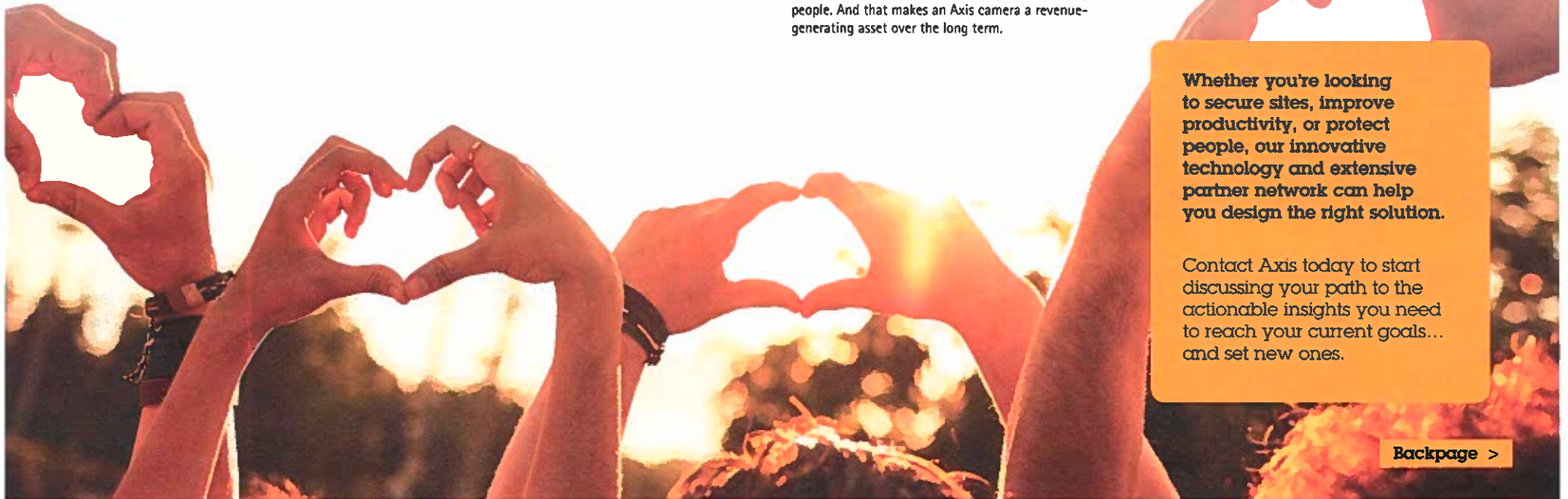
8. Support all the way

You can always rely on Axis for the highest quality products, service, and support. We work with our global network to provide you with tools and resources every step of the way, starting with selecting hardware and designing your installation. We'll help you identify the analytics that will get the most out of your solution and connect you to our partner network for custom solutions. But our services don't stop after installation – we keep you up and running with ongoing support and cybersecurity hardening. We also offer online support, product warranties, an advance replacement policy, and industry-recognized training. With Axis, you can rest assured that you'll receive assistance wherever you are, whenever you need it.

Whether you're looking to secure sites, improve productivity, or protect people, our innovative technology and extensive partner network can help you design the right solution.

Contact Axis today to start discussing your path to the actionable insights you need to reach your current goals... and set new ones.

[Backpage >](#)



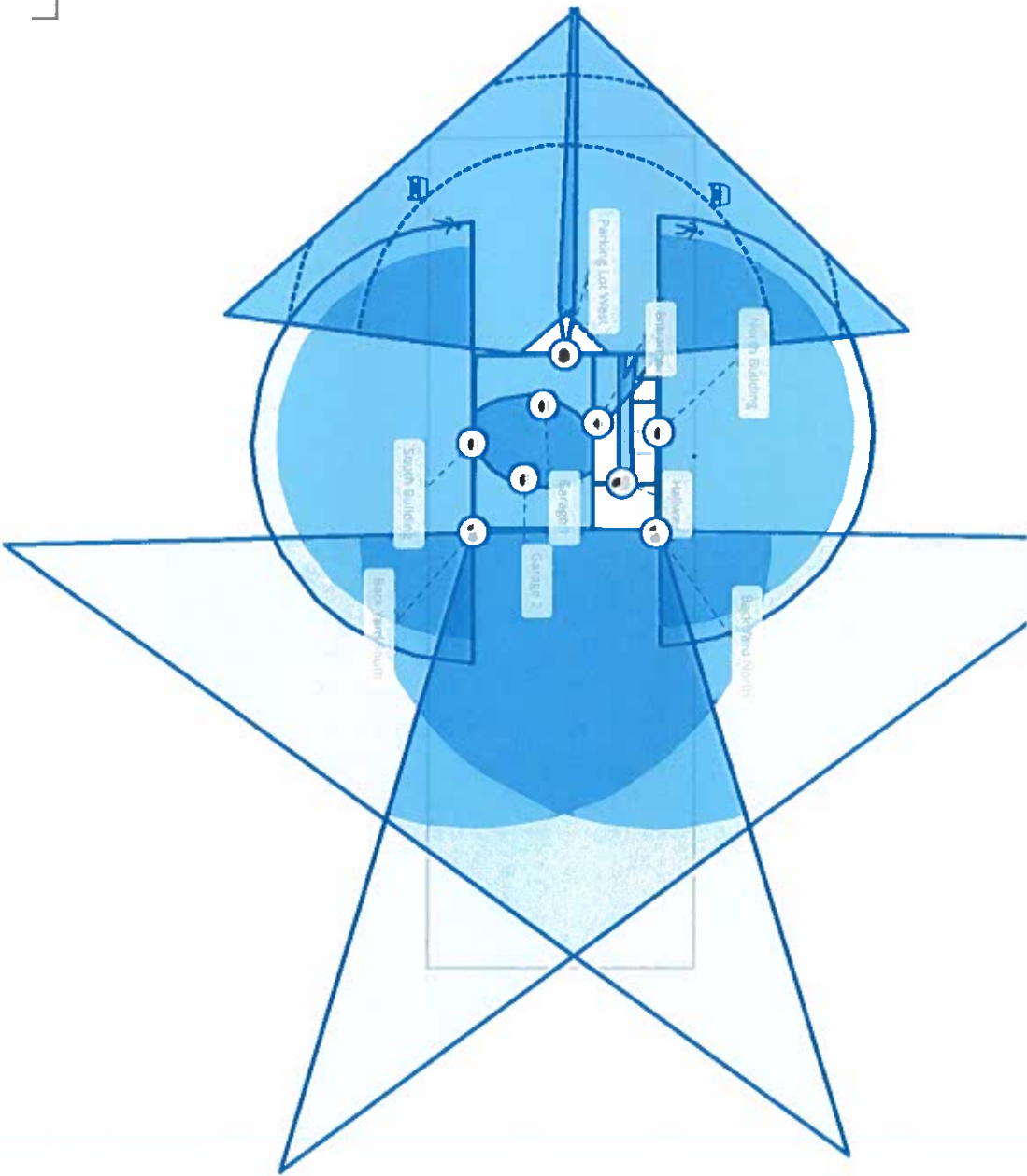
About Axis Communications

Axis enables a smarter and safer world by creating solutions for improving security and business performance. As a network technology company and industry leader, Axis offers solutions in video surveillance, access control, intercom, and audio systems. They are enhanced by intelligent analytics applications and supported by high-quality training.

Axis has around 4,000 dedicated employees in over 50 countries and collaborates with technology and system integration partners worldwide to deliver customer solutions. Axis was founded in 1984, and the headquarters are in Lund, Sweden.

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10 m
50 ft

Bandwidth report

Loapud



Stratti
Brent Largent
2080 Talbert Dr
Chico CA 95928
United States
5303428999

Name	Model	Qty	Scenario	Storage time	Bandwidth	Storage
Back Yard North	AXIS M2025-LE	1	Office Location - Retail	60 days	3.09 Mbit/s	405 GB
Back Yard South	AXIS M2025-LE	1	Office Location - Retail	60 days	3.09 Mbit/s	405 GB
Entrance	AXIS M3086-V	1	Office Location - Retail	60 days	3.80 Mbit/s	506 GB
Garage 1	AXIS M3057-PLVE Mk II	1	Office Location - Retail	60 days	3.09 Mbit/s	425 GB
Garage 2	AXIS M3057-PLVE Mk II	1	Office Location - Retail	60 days	3.09 Mbit/s	425 GB
Hallway	AXIS M3115-LVE	1	Office Location - Retail	60 days	1.93 Mbit/s	260 GB
North Building	AXIS M3057-PLVE Mk II	1	Office Location - Retail	60 days	3.09 Mbit/s	425 GB
Parking Lot West	AXIS P4705-PLVE	1	Office Location - Retail	60 days	4.12 Mbit/s	551 GB
South Building	AXIS M3057-PLVE Mk II	1	Office Location - Retail	60 days	3.09 Mbit/s	425 GB
Total:					28.4 Mbit/s	3.83 TB

About bandwidth and storage



Calculated bandwidth and storage values are estimates only. Each camera system installation is unique. This means that the bandwidth estimates provided will invariably differ from the bandwidth measurements of the actual system installation.



Stratti
Brent Largent
2080 Talbert Dr
Chico CA 95928
United States
5303428999

Devices

9

devices to install

Storage and bandwidth

Total estimated storage

3.83 TB

Total estimated bandwidth

28.4 Mbit/s

Details

Camera

Back Yard North

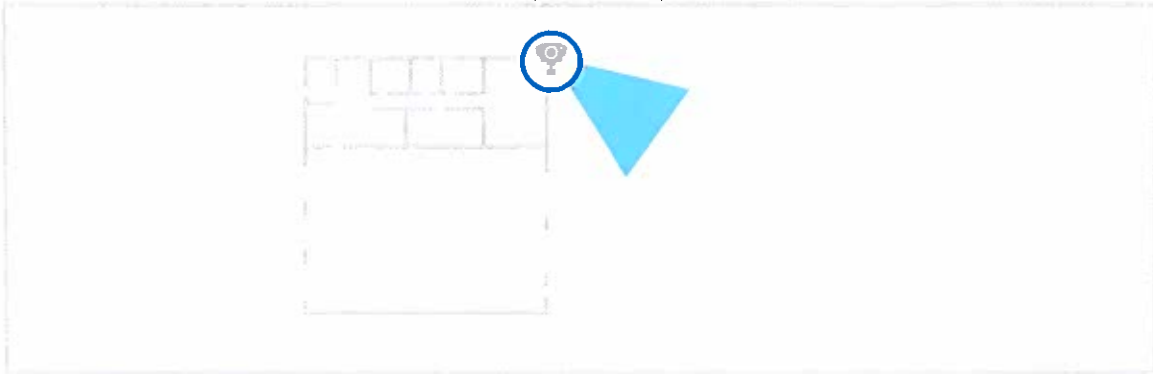


AXIS M2025-LE

33° ↓
Tilt angle

10 ft
Installation height

3515 Myers Floorplan



Settings	Resolution	Frame rate	Compression	Zipstream	Average bitrate	Schedule	Storage time
Motion triggered recording	1920×1080	25	30	Zip strength Medium, Dynamic GOP	-	Always	60 days

Back Yard South

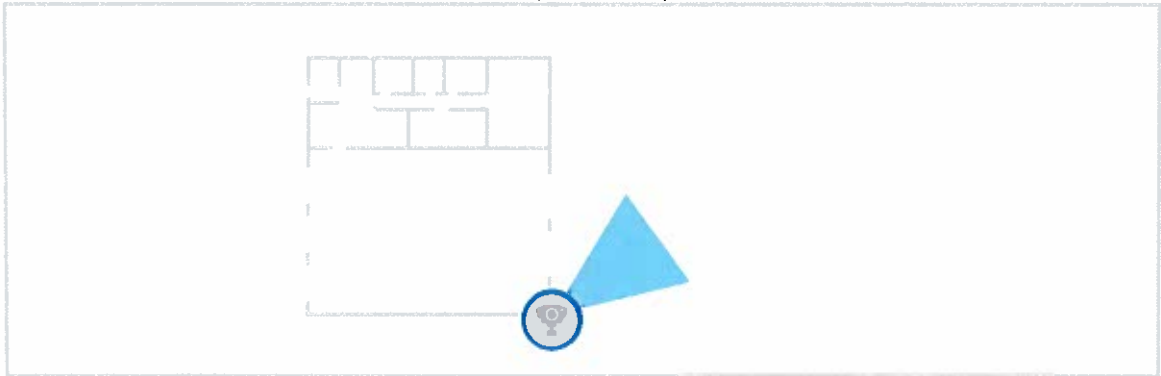


AXIS M2025-LE

33° ↓
Tilt angle

10 ft
Installation height

3515 Myers Floorplan



Settings	Resolution	Frame rate	Compression	Zipstream	Average bitrate	Schedule	Storage time
Motion triggered recording	1920×1080	25	30	Zip strength Medium, Dynamic GOP	-	Always	60 days

Entrance



AXIS M3086-V

69° ↓
Tilt angle

10 ft
Installation height

3515 Myers Floorplan



Settings	Resolution	Frame rate	Compression	Zipstream	Average bitrate	Schedule	Storage time
Motion triggered recording	2688×1512	25	30	Zip strength Medium, Dynamic GOP	-	Always	60 days

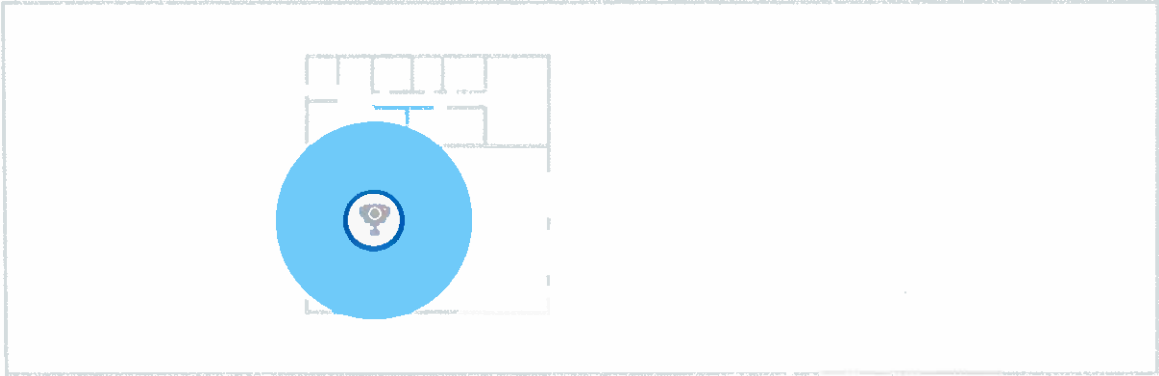
Garage 1



AXIS M3057-PLVE Mk II

14 ft
Installation height

3515 Myers Floorplan



Settings	Resolution	Frame rate	Compression	Zipstream	Average bitrate	Schedule	Storage time
Motion triggered recording	2016×2016	25	30	Zip strength Medium, Dynamic GOP	-	Always	60 days

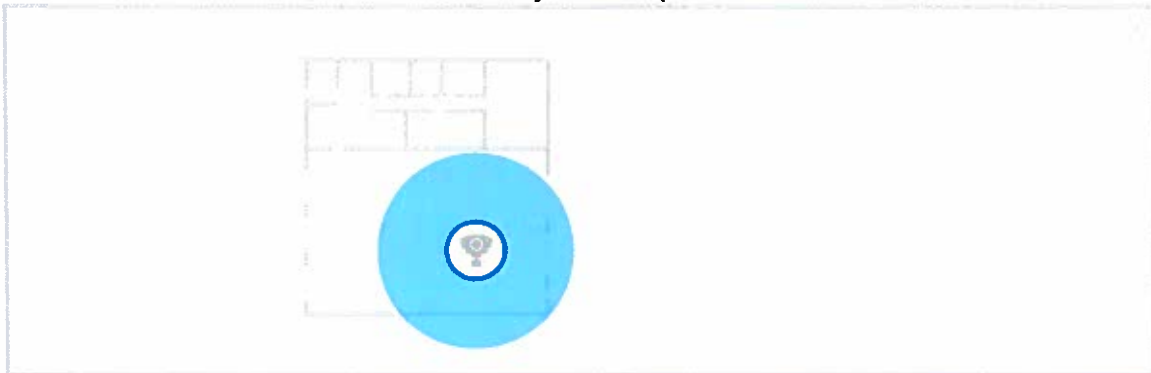
Garage 2



AXIS M3057-PLVE Mk II

14 ft
Installation height

3515 Myers Floorplan



Settings	Resolution	Frame rate	Compression	Zipstream	Average bitrate	Schedule	Storage time
Motion triggered recording	2016×2016	25	30	Zip strength Medium, Dynamic GOP	-	Always	60 days

Hallway

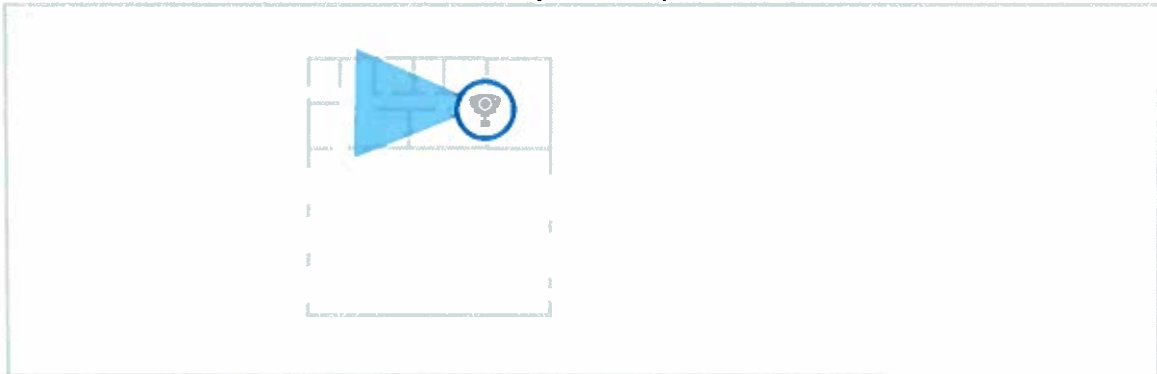


AXIS M3115-LVE

57° ↓
Tilt angle

10 ft
Installation height

3515 Myers Floorplan



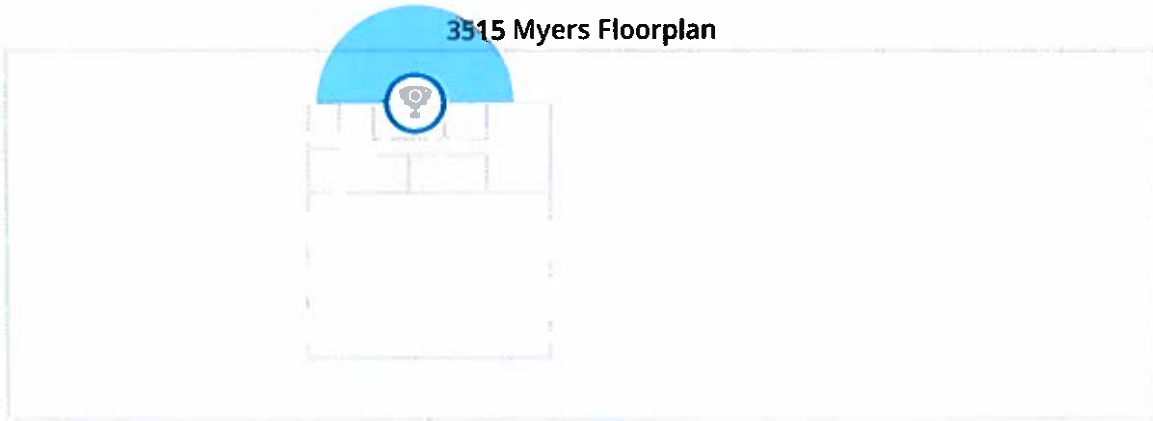
Settings	Resolution	Frame rate	Compression	Zipstream	Average bitrate	Schedule	Storage time
Motion triggered recording	1920×1080	25	30	Zip strength Medium, Dynamic GOP	-	Always	60 days

North Building



AXIS M3057-PLVE Mk II

10 ft
Installation height



Settings	Resolution	Frame rate	Compression	Zipstream	Average bitrate	Schedule	Storage time
Motion triggered recording	2016×2016	25	30	Zip strength Medium, Dynamic GOP	-	Always	60 days

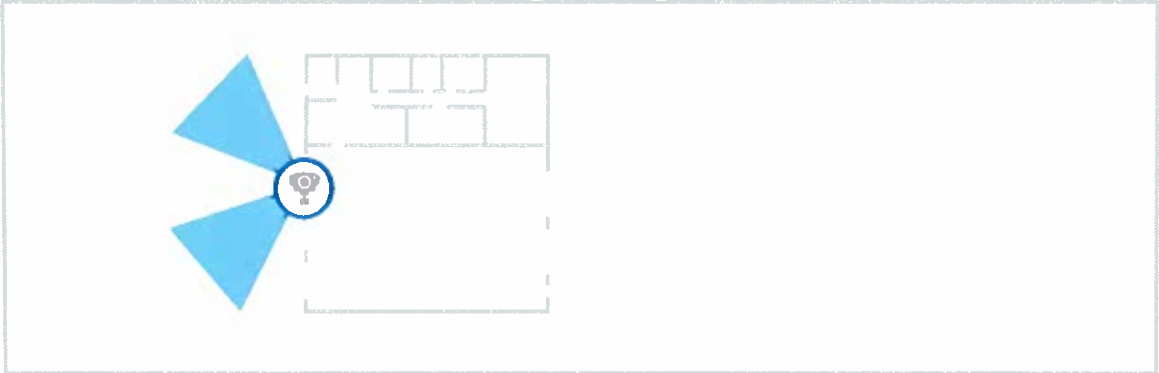
Parking Lot West



AXIS P4705-PLVE

15.3 ft
Installation height

3515 Myers Floorplan



Settings	Resolution	Frame rate	Compression	Zipstream	Average bitrate	Schedule	Storage time
Motion triggered recording	2 x 1920x1080	25	30	Zip strength Medium, Dynamic GOP	-	Always	60 days

South Building



AXIS M3057-PLVE Mk II

10 ft
Installation height

3515 Myers Floorplan



Settings	Resolution	Frame rate	Compression	Zipstream	Average bitrate	Schedule	Storage time
Motion triggered recording	2016x2016	25	30	Zip strength Medium, Dynamic GOP	-	Always	60 days

Storage and bandwidth

Total estimated storage

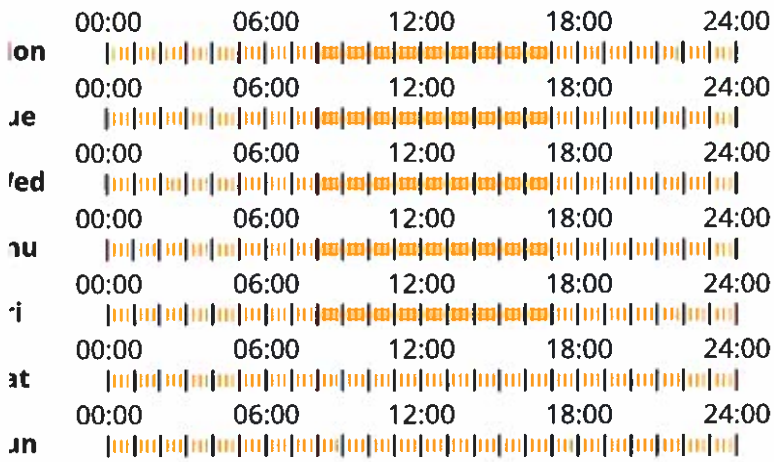
3.83 TB

Total estimated bandwidth

28.4 Mbit/s

Name	Model	Qty	Scenario	Storage time	Bandwidth	Storage
Back Yard North	AXIS M2025-LE	1	Office Location - Retail	60 days	3.09 Mbit/s	405 GE
Back Yard South	AXIS M2025-LE	1	Office Location - Retail	60 days	3.09 Mbit/s	405 GE
Entrance	AXIS M3086-V	1	Office Location - Retail	60 days	3.80 Mbit/s	506 GE
Garage 1	AXIS M3057-PLVE Mk II	1	Office Location - Retail	60 days	3.09 Mbit/s	425 GE
Garage 2	AXIS M3057-PLVE Mk II	1	Office Location - Retail	60 days	3.09 Mbit/s	425 GE
Hallway	AXIS M3115-LVE	1	Office Location - Retail	60 days	1.93 Mbit/s	260 GE
North Building	AXIS M3057-PLVE Mk II	1	Office Location - Retail	60 days	3.09 Mbit/s	425 GE
Parking Lot West	AXIS P4705-PLVE	1	Office Location - Retail	60 days	4.12 Mbit/s	551 GE
South Building	AXIS M3057-PLVE Mk II	1	Office Location - Retail	60 days	3.09 Mbit/s	425 GE

Schedules > Office hours



AXIS M2025-LE Network Camera

Affordable and outdoor-ready camera with built-in IR

AXIS M2025-LE is a small, bullet-style camera delivering high-quality images in HDTV resolution. It has built-in IR illumination that enables surveillance up to 15 m even at nighttime. The outdoor-ready camera is resistant to rough weather and the integrated sunshield protects against sun and rain. With a 115° field of view, a single camera gives full surveillance at low cost, and Axis Corridor Format provides efficient monitoring of corridors and shopping aisles. WDR – Forensic Capture increases forensic usability by highlighting details in both dark and well-lit areas. The spacious back box enables secure cable management and easy installation.

- > Outdoor-ready, IP66- and NEMA 4X-rated
- > HDTV 1080p
- > Built-in IR illumination
- > 115° field of view
- > Zipstream



AXIS M2025-LE Network Camera

Models	AXIS M2025-LE AXIS M2025-LE Black	AXIS Video Motion Detection, active tampering alarm Supported AXIS Digital Autotracking, AXIS Cross Line Detection Support for AXIS Camera Application Platform enabling installation of third-party applications, see axis.com/acap
Camera		
Image sensor	1/2.8" progressive scan RGB CMOS	
Lens	M12 mount, Fixed iris, Fixed focus 2.8 mm, F2.0 Horizontal field of view: 115° Vertical field of view: 64°	
Day and night	Automatically removable infrared-cut filter	
Minimum illumination	Color: 0.2 lux at 50 IRE, F2.0 B/W: 0.04 lux at 50 IRE, F2.0 0 lux with IR illumination on	
Shutter speed	1/65000 s to 2 s	
Video		
Video compression	H.264 (MPEG-4 Part 10/AVC) Baseline, Main and High Profiles Motion JPEG	
Resolution	1920x1080 to 160x90	
Frame rate	Up to 25/30 fps with power line frequency 50/60 Hz	
Video streaming	Multiple, individually configurable streams in H.264 and Motion JPEG Axis Zipstream technology in H.264 Controllable frame rate and bandwidth VBR/ABR/MBR H.264	
Multi-view streaming	Up to 2 individually cropped out view areas in full frame rate streaming	
Image settings	Compression, color, brightness, sharpness, contrast, local contrast, white balance, exposure control, WDR - Forensic Capture: up to 115 dB depending on scene, rotation: 0°, 90°, 180°, 270° including Corridor Format, text and image overlay, privacy masks, mirroring of images	
Pan/Tilt/Zoom	Digital PTZ	
Network		
Security	Password protection, IP address filtering, HTTPS ^a encryption, IEEE 802.1x (EAP-TLS) ^a network access control, digest authentication, user access log, centralized certificate management, brute force delay protection, signed firmware	
Supported protocols	IPv4, IPv6 USGv6, HTTP, HTTPS ^a , SSL/TLS ^a , QoS Layer 3 DiffServ, FTP, SFTP, CIFS/SMB, SMTP, Bonjour, UPnP TM , SNMP v1/v2c/v3 (MIB-II), DNS, DynDNS, NTP, RTSP, RTP, SRTP, TCP, UDP, IGMPv1/v2/v3, RTCP, ICMP, DHCP, ARP, SOCKS, SSH, LLDP, MQTT v3.1.1	
System integration		
Application Programming Interface	Open API for software integration, including VAPIX [®] and AXIS Camera Application Platform; specifications at axis.com One-click cloud connection ONVIF [®] Profile G, ONVIF [®] Profile S, and ONVIF [®] Profile T. Specifications at onvif.org	
Event triggers	Analytics, edge storage events	
Event actions	Record video: SD card and network share Upload of images or video clips: FTP, SFTP, HTTP, HTTPS, network share and email Pre- and post-alarm video or image buffering for recording or upload Notification: email, HTTP, HTTPS, TCP and SNMP trap Overlay text	
Data streaming	Event data	
Built-in installation aids	Pixel counter	
Analytics		
Applications	Included AXIS Motion Guard, AXIS Fence Guard, AXIS Loitering Guard	
General		
Casing	IP66-, NEMA 250 Type 4X-, and IK08-rated, polymer casing Encapsulated electronics, captive screws (Torx [®] 10) M2025-LE: Color: White NCS 5 1002-B M2025-LE Black: Color: Black NCS 5 9000-N	
Sustainability	PVC free	
Memory	512 MB RAM, 256 MB Flash	
Power	Power over Ethernet (PoE) IEEE 802.3af/802.3at Type 1 Class 2 Typical 4.1 W, max 6.3 W	
Connectors	RJ45 10BASE-T/100BASE-TX PoE	
IR illumination	Power-efficient, long-life 850 nm IR LED. Range of reach up to 15 m (50 ft) depending on scene	
Storage	Support for microSD/microSDHC/microSDXC card Support for SD card encryption Support for recording to network-attached storage (NAS) For SD card and NAS recommendations see axis.com	
Operating conditions	-30 °C to 50 °C (-22 °F to 122 °F) Humidity 10–100% RH (condensing)	
Storage conditions	-40 °C to 65 °C (-40 °F to 149 °F) Humidity 5–95% RH (non-condensing)	
Approvals	EMC EN 55032 Class A, EN 55024, IEC 62471, EN 61000-6-1, EN 61000-6-2, FCC Part 15 Subpart B Class A, ICES-003 Class A, VCCI Class A, RCM AS/NZS CISPR 32 Class A, KCC KN32 Class A, KN35 Environment IEC 60068-2-1, IEC 60068-2-2, IEC 60068-2-78, IEC 60068-2-14, IEC 60068-2-6, IEC 60068-2-27, IEC/EN 62262 IK08, IEC/EN 60529 IP66, NEMA 250 Type 4X Safety IEC/EN/UL 62368-1, IS 13252 IEC/EN/UL 60950-22 Network NIST SP500-267	
Dimensions	Height, straight: 174 mm (6.9 in) Height, angled: 118 mm (4.6 in) ø 101 mm (4.0 in)	
Weight	0.5 kg (1.1 lb)	
Included accessories	Installation Guide, Windows [®] decoder 1-user license, Torx [®] L-key, Connector guard	
Optional accessories	AXIS T94B03L Recessed Mount, AXIS T94B02D Pendant kit, AXIS T94B01P Conduit Back Box, AXIS T94B02M J-Box/Gang Box Plate, Axis mounts, AXIS Surveillance microSDXC [™] Card AXIS T94 mounts for various installations For more accessories, see axis.com/vms	
Video management software	AXIS Companion, AXIS Camera Station, video management software from Axis' Application Development Partners available at axis.com/vms	
Languages	English, German, French, Spanish, Italian, Russian, Simplified Chinese, Japanese, Korean, Portuguese, Traditional Chinese	
Warranty	5-year warranty, see axis.com/warranty	
a. This product includes software developed by the OpenSSL Project for use in the OpenSSL Toolkit. (www.openssl.org), and cryptographic software written by Eric Young (ey@cryptsoft.com).		
Environmental responsibility: axis.com/environmental-responsibility		

AXIS M3086-V Dome Camera

Fixed 4 MP mini dome with deep learning

This cost-efficient mini dome features Wide Dynamic Range (WDR) to ensure clarity even when there's both dark and light areas in the scene. With Lightfinder, it delivers sharp color images even in low light. A deep learning processing unit enables intelligent analytics based on deep learning on the edge. And AXIS Object Analytics offers detection and classification of different types of objects – all tailored to your specific needs. Furthermore, this compact, easy-to-install, vandal-resistant camera offers a wide-angle view of 130° and comes factory focused so there's no manual focusing required.

- > **Great image quality in 4 MP**
- > **Compact, discreet design**
- > **WDR and Lightfinder**
- > **Support for analytics with deep learning**
- > **Built-in cybersecurity features**



AXIS M3086-V Dome Camera

Camera		
Image sensor	1/2.7" progressive scan RGB CMOS	
Lens	2.4 mm, F2.1 Horizontal field of view: 130° Vertical field of view: 93° Fixed iris, IR corrected	
Day and night	Automatically removable infrared-cut filter	
Minimum illumination	With Lightfinder: Color: 0.19 lux at 50 IRE F2.1 B/W: 0.03 lux at 50 IRE F2.1	
Shutter speed	1/38500 s to 1/5 s	
Camera angle adjustment	Pan: ±175° Tilt: ±80° Rotation: ±175° Can be directed in any direction and see the wall/ceiling	
System on chip (SoC)		
Model	CV25	
Memory	1024 MB RAM, 512 MB Flash	
Compute capabilities	Deep learning processing unit (DLPU)	
Video		
Video compression	H.264 (MPEG-4 Part 10/AVC) Main and High Profiles H.265 (MPEG-H Part 2/HEVC) Main Profile Motion JPEG	
Resolution	2688x1512 (4 MP) to 320x240	
Frame rate	25/30 fps with power line frequency 50/60 Hz in H.264 and H.265 ^a	
Video streaming	Multiple, individually configurable streams in H.264, H.265 and Motion JPEG Axis Zipstream technology in H.264 and H.265 Controllable frame rate and bandwidth VBR/MBR H.264/H.265 Average bitrate	
Multi-view streaming	Up to 2 individually cropped out view areas in full frame rate streaming	
Image settings	Compression, color, brightness, sharpness, contrast, white balance, exposure control, motion-adaptive exposure, WDR: up to 120 dB depending on scene, dynamic overlays, mirroring of images, privacy mask Rotation: 0°, 90°, 180°, 270°, including Corridor Format	
Pan/Tilt/Zoom	Digital PTZ	
Audio		
Audio streaming	Audio output via edge-to-edge technology	
Audio input/output	Two-way audio connectivity via optional accessories using portcast technology Network speaker pairing	
Network		
Security	IP address filtering, HTTPS ^b encryption, IEEE 802.1x (EAP-TLS) ^b network access control, user access log, centralized certificate management, signed video Axis Edge Vault, Axis device ID	
Network protocols	IPv4, IPv6 USGv6, ICMPv4/ICMPv6, HTTP, HTTPS ^b , HTTP/2, TLS ^b , QoS Layer 3 DiffServ, FTP, SFTP, CIFS/SMB, SMTP, mDNS (Bonjour), UPnP ^c , SNMP v1/v2c/v3 (MIB-II), DNS/DNSv6, DDNS, NTP, NTS, RTSP, RTP, SRTP/RTSPS, TCP, UDP, IGMPv1/v2/v3, DHCPv4/v6, SSH, LLDP, CDP, MQTT v3.1.1, Syslog, Link-Local address (ZeroConf)	
System integration		
Application Programming Interface	Open API for software integration, including VAPIX [®] and AXIS Camera Application Platform; specifications at axis.com One-click cloud connection ONVIF [®] Profile G, ONVIF [®] Profile M, ONVIF [®] Profile S, and ONVIF [®] Profile T, specification at onvif.org	
Event conditions	Device status: above operating temperature, above or below operating temperature, below operating temperature, IP address removed, live stream active, network lost, new IP address, system ready, within operating temperature	
		Edge storage: recording ongoing, storage disruption, storage health issues detected I/O: manual trigger, virtual input, digital input via accessories using portcast technology MQTT: subscribe Scheduled and recurring: schedule Video: average bitrate degradation, tampering
Event actions	Notification: HTTP, HTTPS, TCP and email Record video: SD card and network share MQTT: publish Pre- and post-alarm video or image buffering for recording or upload Record video: SD card and network share SNMP traps: send, send while the rule is active Upload of images or video clips: FTP, SFTP, HTTP, HTTPS, network share and email External output activation via accessories using portcast technology	
Built-in installation aids	Pixel counter	
Analytics		
AXIS Object Analytics	Object classes: humans, vehicles (types: cars, buses, trucks, bikes) Trigger conditions: line crossing, object in area, time in area ^{BETA} Up to 10 scenarios Metadata visualized with color-coded bounding boxes Polygon include/exclude areas Perspective configuration ONVIF Motion Alarm event	
Metadata	Object data: Classes: humans, faces, vehicles (types: cars, buses, trucks, bikes), license plates Confidence, position Event data: Producer reference, scenarios, trigger conditions	
Applications	Included AXIS Object Analytics, AXIS Video Motion Detection Support for AXIS Camera Application Platform enabling installation of third-party applications, see axis.com/acap	
Cybersecurity		
Edge security	Software: Signed firmware, brute force delay protection, digest authentication, password protection, AES-XTS-Plain64 256bit SD card encryption Hardware: Secure boot, Axis Edge Vault with Axis device ID, signed video, secure keystore (CC EAL4+ certified hardware protection of cryptographic operations and keys)	
Network security	IEEE 802.1X (EAP-TLS) ^b , IEEE 802.1AR, HTTPS/HSTS ^b , TLS v1.2/v1.3 ^b , Network Time Security (NTS), X.509 Certificate PKI, IP address filtering	
Documentation	<i>AXIS OS Hardening Guide</i> <i>Axis Vulnerability Management Policy</i> <i>Axis Security Development Model</i> To download documents, go to axis.com/support/cybersecurity/resources To read more about Axis cybersecurity support, go to axis.com/cybersecurity	
General		
Casing	IP42 water- and dust-resistant (to comply with IP42, follow Installation Guide), IK08 impact-resistant, polycarbonate/ABS casing Encapsulated electronics Color: white NCS S 1002-B For repainting instructions, contact your Axis partner.	
Sustainability	57% recycled plastics, PVC free, BFR/CFR free	
Power	Power over Ethernet (PoE) IEEE 802.3af/802.3at Type 1 Class 2 Typical 3.6 W, max 4.2 W	
Connectors	RJ45 10BASE-T/100BASE-TX PoE	
Storage	Support for microSD/microSDHC/microSDXC card Support for SD card encryption (AES-XTS-Plain64 256bit) Recording to network-attached storage (NAS) For SD card and NAS recommendations see axis.com	
Operating conditions	0 °C to 45 °C (32 °F to 113 °F) Humidity 10–85% RH (non-condensing)	

AXIS M3057-PLVE Mk II Network Camera

6 MP outdoor-ready dome with 360° panoramic view

With its 6 MP sensor, AXIS M3057-PLVE Mk II offers excellent image quality and a complete 180° or 360° overview, indoors or out, around the clock. Perfect for video analytics, this compact mini dome also offers dewarped views such as panorama, quad, corner, and corridor views directly from the camera. It includes Axis Lightfinder and Axis Forensic WDR for true colors and great details in challenging light or near darkness. And, Axis OptimizedIR allows for surveillance in pitch darkness. Furthermore, enhanced security functionality prevents unauthorized access and safeguards your system.

- > **Complete 180° and 360° overview**
- > **Lightfinder, Forensic WDR, and OptimizedIR**
- > **Digital PTZ and dewarped views**
- > **Factory-focused with digital roll**
- > **Enhanced security features**



AXIS M3057-PLVE Mk II Network Camera

Camera

Image sensor	1/1.8" progressive scan RGB CMOS
Lens	1.56 mm, F2.0 Horizontal field of view: 183° Vertical field of view: 183° Fixed iris, fixed focus, IR corrected
Day and night	Automatically removable infrared-cut filter
Minimum illumination	Color: 0.16 lux at 50 IRE, F2.0 B/W: 0.03 lux at 50 IRE, F2.0 0 lux with IR illumination on
Shutter speed	1/16000 s to 1 s
Camera angle adjustment	Digital roll: ± 180°

System on chip (SoC)

Model	ARTPEC-7
Memory	1024 MB RAM, 512 MB Flash

Video

Video compression	H.264 (MPEG-4 Part 10/AVC) Baseline, Main and High Profiles H.265 (MPEG-H Part 2/HEVC) Main Profile Motion JPEG
Resolution	Overview: 2016x2016 to 160x160 Panorama: 2560x1440 to 192x72 Double Panorama: 2560x1920 to 384x288 Quad view: 2560x1920 to 384x288 View area 1-4: 1920x1440 to 256x144 Corner right/left: 2368x1184 to 384x288 Double corner: 2016x2016 to 384x288 Corridor: 2560x1920 to 256x144
Frame rate	360° overview only, up to 2016x2016 without WDR: 50/60 fps @ 50/60 Hz 360° overview and dewarped views up to max resolution with WDR: up to 25/30 fps @ 50/60 Hz
Video streaming	Multiple, individually configurable streams in H.264, H.265 and Motion JPEG Axis Zipstream technology in H.264 and H.265 Controllable frame rate and bandwidth VBR/ABR/MBR H.264/H.265 Low latency mode
Multi-view streaming	360° overview, dewarped panorama, corridor, corner left/right and quad views. Up to 4 individually cropped out and dewarped view areas. All different views can be streamed simultaneously. When streaming 4 dewarped view areas and one 360° overview in max resolution: up to 19 fps per stream.
Image settings	Compression, color saturation, brightness, sharpness, contrast, local contrast, white balance, day/night threshold, tone mapping, exposure control (including automatic gain control), exposure zones, Forensic WDR: up to 120 dB depending on scene, fine tuning of low-light behavior, dynamic text and image overlay, mirroring, digital roll, polygon privacy masks
Pan/Tilt/Zoom	Digital PTZ of view areas, digital PT of panorama, corner, corridor and quad views, preset positions, guard tours

Network

Security	IP address filtering, HTTPS ^a encryption, IEEE 802.1x (EAP-TLS) ^a network access control, user access log, centralized certificate management, signed video, secure keystore (CC EAL4 certified)
Network protocols	IPv4, IPv6 USGv6, ICMPv4/ICMPv6, HTTP, HTTPS ^a , HTTP/2, TLS ^a , QoS Layer 3 DiffServ, FTP, SFTP, CIFS/SMB, SMTP, mDNS (Bonjour), UPnP [®] , SNMP v1/v2c/v3 (MIB-II), DNS/DNSv6, DDNS, NTP, NTS, RTSP, RTP, SRTP/RTSPS, TCP, UDP, IGMP, RTCP, ICMP, DHCPv4/v6, ARP, SSH, SIP, LLDP, CDP, MQTT v3.1.1, Syslog, Link-Local address (ZeroConf)

System integration

Application Programming Interface	Open API for software integration, including VAPIX [®] and AXIS Camera Application Platform; specifications at axis.com AXIS Guardian with One-Click Connection ONVIF [®] Profile G, ONVIF [®] Profile M, ONVIF [®] Profile S, ONVIF [®] Profile T specification at onvif.org
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Support for Session Initiation Protocol (SIP) for integration with Voice over IP (VoIP) systems, peer to peer or integrated with SIP/PBX

Onscreen controls	Day/night shift Wide dynamic range Video streaming indicator IR illumination
Event conditions	Analytics, edge storage events, virtual inputs through API, supervised external inputs, open casing MQTT subscribe
Event actions	Record video: SD card and network share MQTT publish Upload of images or video clips: FTP, SFTP, HTTP, HTTPS, network share and email Pre- and post-alarm video or image buffering for recording or upload Notification: email, HTTP, HTTPS, TCP and SNMP trap PTZ: PTZ preset, start/stop guard tour Overlay text, external output activation, zoom preset, day/night mode
Built-in installation aids	Pixel counter, digital roll, repositioning of quad views, digital PTZ of view areas, digital PT of panorama, corner, corridor and quad views

Analytics

Applications	Included AXIS Video Motion Detection, AXIS Motion Guard, AXIS Fence Guard, AXIS Loitering Guard, active tampering alarm Supported AXIS People Counter, AXIS Occupancy Estimator, AXIS Queue Monitor Support for AXIS Camera Application Platform enabling installation of third-party applications, see axis.com/acap
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Cybersecurity

Edge security	Software: Signed firmware, brute force delay protection, digest authentication, password protection, AES-XTS-Plain64 256bit SD card encryption Hardware: Secure boot, Axis Edge Vault with Axis device ID
Network security	IEEE 802.1X (EAP-TLS) ^a , IEEE 802.1AR, HTTPS/HSTS ^a , TLS v1.2/v1.3 ^a , Network Time Security (NTS), X.509 Certificate PKI, IP address filtering
Documentation	<i>AXIS OS Hardening Guide</i> <i>Axis Vulnerability Management Policy</i> <i>Axis Security Development Model</i> To download documents, go to axis.com/support/cybersecurity/resources To read more about Axis cybersecurity support, go to axis.com/cybersecurity

General

Casing	IP66-, NEMA 4X- and IK10-rated Polycarbonate hard coated dome Aluminum Color: white NCS S 1002-B For repainting instructions of skin cover or casing and impact on warranty, contact your Axis partner.
Sustainability	PVC free
Power	Power over Ethernet (PoE) IEEE 802.3af/802.3at Type 1 Class 3 Typical 8.0 W, max 11.9 W
Connectors	Shielded RJ45 10BASE-T/100BASE-TX PoE Terminal block for 1 alarm input and 1 output (12 V DC output, max. load 25 mA)
IR illumination	Optimized IR with power-efficient, long-life 850 nm IR LEDs Range of reach 20 m (66 ft) or more depending on scene
Storage	Support for microSD/microSDHC/microSDXC card Support for SD card encryption (AES-XTS-Plain64 256bit) Recording to network-attached storage (NAS) For SD card and NAS recommendations see axis.com
Operating conditions	-40 °C to 50 °C (-40 °F to 122 °F) Start-up temperature: -30 °C to 50 °C (-22 °F to 122 °F) Maximum temperature (intermittent): 55 °C (131 °F)

Storage conditions	-40 °C to 65 °C (-40 °F to 149 °F) Humidity 5–95% RH (non-condensing)	Optional accessories	AXIS TM3812 Tamper Cover Black casing Smoked dome AXIS Surveillance microSDXC™ Card For more accessories see axis.com
Approvals	EMC ICES-3(A)/NMB-3(A), EN 55032 Class A, EN 55035, EN 61000-6-1, EN 61000-6-2, FCC Part 15 Subpart B Class A, ICES-003 Class A, VCCI Class A, KS C 9835, KS C 9832 Class A, RCM AS/NZS CISPR 32 Class A, Safety IEC/EN/UL 62368-1, IS 13252 Environment IEC 60068-2-1, IEC 60068-2-2, IEC 60068-2-6, IEC 60068-2-14, IEC 60068-2-27, IEC/EN 60529 IP42, IEC/EN 62262 Class IK08 Network NIST SP500-267	Video management software	AXIS Companion, AXIS Camera Station and video management software from Axis Application Development Partners. For more information, see axis.com/vms
Dimensions	Height: 56 mm (2.2 in) ø 101 mm (4.0 in)	Languages	English, German, French, Spanish, Italian, Russian, Japanese, Korean, Portuguese, Simplified Chinese, Traditional Chinese
Weight	150 g (0.33 lb)	Warranty	5-year warranty, see axis.com/warranty
Included accessories	Installation guide, Windows® decoder 1-user license		

- a. *Reduced frame rate in Motion JPEG*
b. *This product includes software developed by the OpenSSL Project for use in the OpenSSL Toolkit. (openssl.org), and cryptographic software written by Eric Young (eay@cryptsoft.com).*

Environmental responsibility:

axis.com/environmental-responsibility

	Maximum temperature according to NEMA TS 2 (2.2.7): 74 °C (165 °F) Humidity 10–100% RH (condensing)		
Storage conditions	-40 °C to 65 °C (-40 °F to 149 °F) Humidity 5–95% RH (non-condensing)	Included accessories	Installation guide, Windows® decoder 1-user license, drill hole template, cable gaskets, connector guard, I/O connector, RESISTORX® TR20 bit, mounting bracket, cable hole lid, view protector
Approvals	EMC EN 55032 Class A, EN 55035, EN 61000-6-1, EN 61000-6-2, EN 55024, FCC Part 15 Subpart B Class A, ICES-3(A)/NMB-3(A), VCCI Class A, RCM AS/NZS CISPR 32 Class A, KC KN32 Class A, KC KN35 EN 50121-4, IEC 62236-4 Safety IEC/EN/UL 60950-22, IEC/EN/UL 62368-1, IEC/EN 62471, IS 13252 Environment IEC 60068-2-1, IEC 60068-2-2, IEC 60068-2-6, IEC 60068-2-14, IEC 60068-2-27, 60068-2-78, IEC/EN 60529 IP66, IEC/EN 62262 IK10, IEC 60721-3-5 Class 5M3 (vibration and shock), NEMA 250 Type 4X, NEMA TS 2 (2.2.7-2.2.9) Network NIST SP500-267	Optional accessories	AXIS T94T02D Pendant kit with weathershield AXIS Surveillance Cards AXIS TM3808-E Skin Cover Black AXIS Mounts & Cabinets AXIS T6101 Audio and I/O Interface AXIS T6112 Audio and I/O Interface AXIS T94S02L Recessed Mount Kit For more accessories, see axis.com
Dimensions	Height: 66 mm (2.5 in) ø 149 mm (5.8 in)	Video management software	AXIS Device Manager, AXIS Companion, AXIS Camera Station, video management software from Axis Application Development Partners available at axis.com/vms
Weight	700 g (1.5 lb)	Languages	English, German, French, Spanish, Italian, Russian, Simplified Chinese, Japanese, Korean, Portuguese, Polish, Traditional Chinese
		Warranty	5-year warranty, see axis.com/warranty

a. *This product includes software developed by the OpenSSL Project for use in the OpenSSL Toolkit. (openssl.org), and cryptographic software written by Eric Young (eay@cryptsoft.com).*

Environmental responsibility:
axis.com/environmental-responsibility

AXIS M3115-LVE Network Camera

Affordable flat-faced 1080p dome with IR

AXIS M3115-LVE is an affordable, flat-faced dome designed to suppress light reflections. This compact, IK08-rated camera features a wide-angle view in HDTV 1080p video. It includes Forensic WDR, Lightfinder and built-in IR illumination for sharp video with clear colors even in challenging light or complete darkness. Additionally, it offers flexible installation for both indoor and outdoor surveillance. And, with its 3-axis camera-angle adjustment, it can be easily leveled and directed. It features enhanced security functionality, and Axis Zipstream with support for H.264/H.265 significantly reduces bandwidth and storage requirements without compromising image quality.

- > **HDTV 1080p video quality**
- > **Forensic WDR, Lightfinder and IR illumination**
- > **Flat-faced design suppressing light reflections**
- > **Zipstream supporting H.264 and H.265**
- > **Signed firmware and secure boot**



AXIS M3115-LVE Network Camera

Camera		Pre- and post-alarm video or image buffering for recording or upload Notification: email, HTTP, HTTPS, TCP, and SNMP trap Overlay text
Image sensor	1/2.9" progressive scan RGB CMOS	
Lens	2.8 mm, F2.0 Horizontal field of view: 105° Vertical field of view: 58° Fixed iris, Fixed focus, IR corrected	
Day and night	Automatically removable infrared-cut filter	
Minimum illumination	Color: 0.17 lux at 50 IRE, F2.0 B/W: 0.03 lux at 50 IRE, F2.0 0 lux with IR illumination on	
Shutter speed	1/33500 s to 2 s	
Camera angle adjustment	Pan: ±180° Tilt: 0° to 60° (0° = lens directed at a right angle to camera base) Rotation: ±95° Can be directed in any direction and see the wall/ceiling	
System on chip (SoC)		
Model	ARTEPEC-7	
Memory	512 MB RAM, 512 MB Flash	
Video		
Video compression	H.264 (MPEG-4 Part 10/AVC) Baseline, Main and High Profiles H.265 (MPEG-H Part 2/HEVC) Main Profile Motion JPEG	
Resolution	1920x1080 to 160x90	
Frame rate	Up to 25/30 fps with power line frequency 50/60 Hz	
Video streaming	Multiple, individually configurable streams in H.264, H.265 and Motion JPEG Axis Zipstream technology in H.264 and H.265 Controllable frame rate and bandwidth VBR/ABR/MBR H.264/H.265	
Multi-view streaming	Up to 2 individually cropped out view areas in full frame rate	
Image settings	Compression, color saturation, brightness, sharpness, contrast, local contrast, white balance, day/night threshold, tone mapping, exposure control (including automatic gain control), exposure zones, Forensic WDR: up to 120 dB depending on scene, fine tuning of low-light behavior, defogging, dynamic text and image overlay, privacy masks, mirroring, rotation: 0°, 90°, 180°, 270° including Corridor Format	
Pan/Tilt/Zoom	Digital PTZ	
Audio		
Audio input/output	Two-way audio connectivity via the optional AXIS T61 Audio and I/O Interfaces with portcast technology	
Network		
Security	Password protection, IP address filtering, HTTPS ^a encryption, IEEE 802.1x (EAP-TLS) ^a network access control, Digest authentication, User access log, Centralized Certificate Management, brute force delay protection, signed firmware, secure boot	
Network protocols	IPv4, IPv6, USGv6, ICMPv4/ICMPv6, HTTP, HTTP/2, HTTPS ^a , TLS ^a , QoS Layer 3 DiffServ, FTP, SFTP, CIFS/SMB, SMTP, mDNS (Bonjour), UPnP ^a , SNMP v1/v2c/v3 (MIB-II), DNS/DNSv6, DDNS, NTP, NTS, RTSP, RTP, SRTP, TCP, UDP, IGMPv1/v2/v3, RTCP, ICMP, DHCPv4/v6, ARP, SSH, SIP, LLDP, CDP, MQTT v3.1.1, Syslog, Link-Local address (ZeroConf)	
System integration		
Application Programming Interface	Open API for software integration, including VAPIX [®] and AXIS Camera Application Platform; specifications at axis.com One-Click Cloud Connection ONVIF [®] Profile G, ONVIF [®] Profile M, ONVIF [®] Profile S, and ONVIF [®] Profile T, specification at onvif.org Support for Session Initiation Protocol (SIP) for integration with Voice over IP (VoIP) systems, peer to peer or integrated with SIP/PBX.	
Event triggers	Analytics, Edge storage events, Virtual inputs through API	
Event actions	Record video: SD card and network share Upload of images or video clips: FTP, SFTP, HTTP, HTTPS, network share, and email	
Built-in installation aids	Pixel counter, adjustable IR-illumination intensity	
Analytics		
Metadata	Object data: Classes: humans, faces, vehicles (types: cars, buses, trucks, bikes), license plates Confidence, position Event data: Producer reference, scenarios, trigger conditions	
Applications	Included AXIS Motion Guard, AXIS Fence Guard, AXIS Loitering Guard AXIS Video Motion Detection, active tampering alarm Support for AXIS Camera Application Platform enabling installation of third-party applications, see axis.com/acap	
General		
Casing	IP66/IP67- and NEMA 4X-rated, IK08 impact-resistant casing Encapsulated electronics and captive screws (Torx 10) Color: white NCS S 1002-B For repainting instructions and impact on warranty, contact your Axis partner	
Sustainability	PVC free	
Power	Power over Ethernet (PoE) IEEE 802.3af/802.3at Type 1 Class 3 Typical: 3.7 W, Max.: 8.7 W	
Connectors	RJ45 10BASE-T/100BASE-TX PoE Audio and I/O connectivity via the optional AXIS T61 Audio and I/O Interfaces with portcast technology	
IR illumination	Power-efficient, long-life 850 nm IR LED. Range of reach 20 m (65 ft) or more depending on the scene	
Storage	Support for microSD/microSDHC/microSDXC card Support for SD card encryption (AES-XTS-Plain64 256bit) Recording to network-attached storage (NAS) For SD card and NAS recommendations see axis.com	
Operating conditions	-30 °C to 50 °C (-22 °F to 122 °F) Start-up temperature: -20 °C to 50 °C (-4 °F to 122 °F) Humidity 10–100% RH (condensing)	
Storage conditions	-40°C to 65°C (-40°F to 149 °F) Humidity 5-95% RH (non-condensing)	
Approvals	EMC EN 55024, EN 55032 Class A, EN 55035, EN 61000-6-1, EN 61000-6-2, FCC Part 15 Subpart B Class A, KC KN32 Class A, KC KN35, RCM AS/NZS CISPR 32 Class A, ICES-3(A)/NMB-3(A), VCCI Class A Environment IEC 60068-2-1, IEC 60068-2-2, IEC 60068-2-78, IEC 60068-2-14, IEC 60068-2-6, IEC 60068-2-27 IEC/EN 62262 IK08, IEC/EN 60529 IP66/IP67, NEMA 250 Type 4X Safety IEC/EN/UL 60950-22, IEC/EN/UL 62368-1, IEC/EN 62471, IS 13252 Network NIST SP500-267, IPv6 USGv6	
Dimensions	Height: 94 mm (3.7 in) ø 101 mm (4.0 in)	
Weight	390 g (0.85 lb)	
Included accessories	Installation Guide, Windows decoder 1-user license, Torx [®] L-key, Connector guard, Cable gasket	
Optional accessories	AXIS T94B02D Pendant kit, AXIS T94B01P Conduit Back Box, AXIS T94B02M J-Box/Gang Box Plate, AXIS TM3807 Black Casing, Axis Mounts, AXIS Surveillance microSDXC [™] Card, AXIS Weathershield Kit C, AXIS T61 Audio and I/O Interface Series For more accessories, see axis.com	
Video management software	AXIS Companion, AXIS Camera Station, Video management software from Axis' Application Development Partners available on axis.com/vms	
Languages	English, German, French, Spanish, Italian, Russian, Simplified Chinese, Japanese, Korean, Portuguese, Traditional Chinese	

Warranty 5-year warranty, see axis.com/warranty

Environmental responsibility:

axis.com/environmental-responsibility

- a. *This product includes software developed by the OpenSSL Project for use in the OpenSSL Toolkit. (www.openssl.org), and cryptographic software written by Eric Young (eay@cryptsoft.com).*

AXIS P4705-PLVE Panoramic Camera

Dual-sensor with 360° IR and deep learning

This dual-sensor, multidirectional camera offers 2*2 MP at 30 fps. It features Lightfinder and Forensic WDR for sharp, clear images in challenging or poor light conditions. Built on ARTPEC-8, this high-performance camera includes a deep learning processing unit enabling improved processing and storage capabilities. It also allows you to collect and analyze even more data than before – on the edge. Plus, it delivers valuable metadata facilitating fast, easy, and efficient forensic search capabilities in live or recorded video. And, with flexible positioning of both varifocal camera heads plus, remote zoom and focus capabilities, it ensures fast and cost-effective installation.

- > **2*2 MP, multidirectional camera, with one IP address**
- > **Support for analytics with deep learning on both sensors**
- > **360° IR illumination**
- > **2.5x zoom**
- > **Axis Lightfinder and Forensic WDR**



AXIS P4705-PLVE Panoramic Camera

Camera

Image sensor	2 x 1/2.8" progressive scan RGB CMOS
Lens	Varifocal, 3.3–8.1 mm, F1.9–3.2 Horizontal field of view: 107°–39° Vertical field of view: 55°–22° Diagonal field of view: 131°–45° Minimum focus distance: 0.5 m (1.6 ft) Fixed iris, IR corrected, remote zoom and focus
Day and night	Automatically removable infrared-cut filter
Minimum illumination	Color: 0.15 lux at 50 IRE, F1.9 B/W: 0 lux at 50 IRE, F1.9 0 lux with IR illumination on
Shutter speed	1/20000 s to 1.5 s with 60/50 Hz
Camera angle adjustment	Pan ±110°, tilt ±75°, rotation ±170°

System on chip (SoC)

Model	ARTEC-8
Memory	2048 MB RAM, 8192 MB Flash
Compute capabilities	Deep learning processing unit (DLPU)

Video

Video compression	H.264 (MPEG-4 Part 10/AVC) Baseline, Main and High Profiles H.265 (MPEG-H Part 2/HEVC) Main Profile Motion JPEG
Resolution	2x 1920x1080 (2x HDTV 1080p) to 2x 640x360
Frame rate	Up to 60/50 fps (60/50 Hz) in all resolutions
Video streaming	Multiple, individually configurable streams in H.264, H.265, and Motion JPEG Axis Zipstream technology in H.264 and H.265 Controllable frame rate and bandwidth VBR/ABR/MBR H.264/H.265 Low latency mode
Image settings	Saturation, contrast, brightness, sharpness, Forensic WDR, white balance, day/night threshold, tone mapping, exposure mode, exposure zones, compression, rotation: 0°, 90°, 180°, 270° including Corridor Format, mirroring, dynamic text and image overlay, polygon privacy mask

Audio

Audio streaming	Audio in, simplex Two-way audio via edge-to-edge technology
Audio encoding	24bit LPCM, AAC-LC 8/16/32/44.1/48 kHz, G.711 PCM 8 kHz, G.726 ADPCM 8 kHz, Opus 8/16/48 kHz Configurable bit rate
Audio input/output	External microphone input or line input, ring power, digital audio input, automatic gain control Network speaker pairing

Network

Security	IP address filtering, HTTPS ^a encryption, IEEE 802.1x (EAP-TLS) ^a network access control, user access log, centralized certificate management
Network protocols	IPv4, IPv6 USGv6, ICMPv4/ICMPv6, HTTP, HTTPS ^a , HTTP/2, TLS ^a , QoS Layer 3 DiffServ, FTP, SFTP, CIFS/SMB, SMTP, mDNS (Bonjour), UPnP ^a , SNMP v1/v2c/v3 (MIB-II), DNS/DNSv6, DDNS, NTP, NTS, RTSP, RTCP, RTP, SRTP/RTSPS, TCP, UDP, IGMPv1/v2/v3, DHCPv4/v6, ARP, SSH, LLDP, CDP, MQTT v3.1.1, Syslog, Link-Local address (ZeroConf)

System integration

Application Programming Interface	Open API for software integration, including VAPIX [®] and AXIS Camera Application Platform; specifications at axis.com One-click cloud connection ONVIF [®] Profile G, ONVIF [®] Profile M, ONVIF [®] Profile S, and ONVIF [®] Profile T, specification at onvif.org
Onscreen controls	IR illumination Autofocus Privacy mask Play media clip
Event conditions	Analytics, virtual inputs through API

Audio: audio detection

Device status: above operating temperature, above or below operating temperature, below operating temperature, within operating temperature, IP address removed, new IP address, network lost, system ready, ring power overcurrent protection, live stream active, casing open
Digital audio: digital signal contains Axis metadata, digital signal has invalid sample rate, digital signal missing, digital signal okay
Edge storage: recording ongoing, storage disruption, storage health issues detected
I/O: manual trigger, virtual input
MQTT: subscribe
Scheduled and recurring: schedule
Video: average bitrate degradation, day-night mode, live stream open, tampering

Event actions

Overlay text, day/night mode, flash status LED
Audio clips: play, stop
Illumination: use lights, use lights while the rule is active
MQTT: publish
Notification: HTTP, HTTPS, TCP and email
Pre- and post-alarm video or image buffering for recording or upload
Record video: SD card and network share
SNMP traps: send, send while the rule is active
Upload of images or video clips: FTP, SFTP, HTTP, HTTPS, network share and email

Built-in installation aids

Pixel counter, remote zoom and focus, level grid

Analytics

AXIS Object Analytics	Object classes: humans, vehicles (types: cars, buses, trucks, bikes) Trigger conditions: line crossing, object in area, time in area ^{BETA} Up to 10 scenarios Metadata visualized with trajectories and color-coded bounding boxes Polygon include/exclude areas Perspective configuration ONVIF Motion Alarm event
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Metadata

Object data: Classes: humans, faces, vehicles (types: cars, buses, trucks, bikes), license plates
Confidence, position
Event data: Producer reference, scenarios, trigger conditions

Applications

Included
AXIS Object Analytics, AXIS Video Motion Detection, active tampering alarm, audio detection
Support for AXIS Camera Application Platform enabling installation of third-party applications, see axis.com/acap

Cybersecurity

Edge security	Software: Signed firmware, brute force delay protection, digest authentication, password protection, AES-XTS-Plain64 256bit SD card encryption Hardware: Secure boot, Axis Edge Vault with Axis device ID, signed video, secure keystore (CC EAL4+, FIPS 140-2 level 2 certified hardware protection of cryptographic operations and keys)
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Network security

IEEE 802.1X (EAP-TLS)^a, IEEE 802.1AR, HTTPS/HSTS^a, TLS v1.2/v1.3^a, Network Time Security (NTS), X.509 Certificate PKI, IP address filtering

Documentation

AXIS OS Hardening Guide
Axis Vulnerability Management Policy
Axis Security Development Model
To download documents, go to axis.com/support/cybersecurity/resources
To read more about Axis cybersecurity support, go to axis.com/cybersecurity

General

Casing	IP66-, IP67-, NEMA 4X- and IK10-rated Polycarbonate hard-coated dome Aluminum and plastic casing, weathershield Color: white NCS S 1002-B or black NCS S 9000-N
Mounting	Mounting bracket with junction box holes (double-gang, single-gang, 4" square, and 4" octagon) ¼"-20 UNC tripod screw thread

	½" (M20) conduit side entry		
Sustainability	PVC and BFR/CFR free, 7% recycled plastics, 2% bioplastics		
Power	Power over Ethernet (PoE) IEEE802.3at Type 2 Class 3 Typical 6.2 W, max 12.95 W Power over Ethernet (PoE) IEEE802.3at Type 2 Class 4 Typical 8.3 W, max 17.5 W		
Connectors	Shielded RJ45 10BASE-T/100BASE-TX/1000BASE-T PoE 3.5 mm mic/line in		
IR illumination	Optimized IR with power-efficient, long-life 850 nm IR LEDs PoE Class 3: range of reach 15 m (50 ft) or more depending on the scene PoE Class 4: range of reach 30 m (98 ft) or more depending on the scene		
Storage	Support for microSD/microSDHC/microSDXC card Support for SD card encryption (AES-XTS-Plain64 256bit) Recording to network-attached storage (NAS) For SD card and NAS recommendations see axis.com		
Operating conditions	-30 °C to 50 °C (-22 °F to 122 °F) Maximum temperature according to NEMA TS 2 (2.2.7): 74 °C (165 °F) Start-up temperature: -30 °C Humidity 10–100% RH (non-condensing)		
Storage conditions	-40 °C to 65 °C (-40 °F to 149 °F) Humidity 5–95% RH (non-condensing)		
Approvals	EMC CISPR 32 Class A, CISPR 35, EN 50121-4, EN 55032 Class A, EN 55035, EN 61000-6-1, EN 61000-6-2, FCC Part 15 Subpart B Class A, ICES-3(A)/NMB-3(A), IEC 62236-4, KS C 9832 Class A, KS C 9835, RCM AS/NZS CISPR 32 Class A, VCCI Class A Safety CAN/CSA-C22.2 No. 60950-22, CAN/CSA C22.2 No. 62368-1, IEC/EN/UL 62368-1, IEC/EN/UL 60950-22, IEC/EN 62471, IS 13252		
		Environment IEC 60068-2-1, IEC 60068-2-2, IEC 60068-2-6, IEC 60068-2-14, IEC 60068-2-27, IEC 60068-2-78, IEC/EN 62262:2002 IK10, IEC/EN 60529 IP66/IP67, MIL-STD-810H (Method 501.7, 502.7, 505.7, 506.6, 507.6, 509.7, 512.6) ^b , NEMA 250 Type 4X, NEMA TS 2 (2.2.7-2.2.9), VDMA 24364 Network NIST SP500-267	
		Dimensions Height: 88 mm (3.5 in) Width: 133 mm (5.2 in) Length: 208 mm (8.2 in)	
		Weight 975 g (2.1 lb)	
		Included accessories Installation guide, Windows® decoder 1-user license, connector kit, weathershield, connector guard	
		Optional accessories Black casing, smoked dome, conduit adapters, AXIS T94N02 Pendant Kit AXIS T8415 Wireless Installation Tool AXIS Surveillance Cards For more accessories, see axis.com	
		Video management software AXIS Companion, AXIS Camera Station, video management software from Axis Application Development Partners available at axis.com/vms	
		Languages English, German, French, Spanish, Italian, Russian, Simplified Chinese, Japanese, Korean, Portuguese, Polish, Traditional Chinese	
		Warranty 5-year warranty, see axis.com/warranty	
		a. <i>This product includes software developed by the OpenSSL Project for use in the OpenSSL Toolkit. (openssl.org), and cryptographic software written by Eric Young (eay@cryptsoft.com).</i> b. <i>Method 505.7 with weathershield</i>	
		Environmental responsibility: axis.com/environmental-responsibility	



60 GHz Gigabit+ Wireless Bridge Kit

Low-Interference 60 GHz Radio Band

5 GHz Radio for Backup

Pre-Paired Radios for Quick Setup Using UniFi App



Overview

The UniFi Building-to-Building Bridge, model UBB, is the ideal solution for high-throughput connectivity with a range of up to 500 m. Integration with the UniFi Controller makes bridging two networks seamless.

Comprised of two pre-paired endpoint devices, the UBB delivers a Point-to-Point (PtP) link – up to 1.7+ Gbps bi-directional – using 802.11ad technology on the low-interference 60 GHz radio band. For backup, a 5 GHz radio using 802.11ac technology is available.

60 GHz Operating Frequency

The 60 GHz band attenuates quickly due to atmospheric absorption. When a 60 GHz radio – such as the UBB – uses a highly directional antenna, interference from other directions is also attenuated. The 60 GHz band thus offers extremely high transmission capacity as a wireless wire.

Wireless Link Redundancy

60 GHz is highly directional and any obstacle in the line of sight – even rain – can drop signal levels.

To maintain connectivity, the UBB can fail over to the 5 GHz radio. The 5 GHz radio band propagates better and uses radio wave reflections and refractions more effectively, although it offers lower maximum throughput.

Pre-Paired Configuration

Setup is quick and easy: the UBB radios are pre-paired out of the box so you can use the UniFi app for simultaneous adoption.

The UniFi Controller software enables intuitive management of individual UniFi devices and site-wide deployments.

Sleek Industrial Design

The UBB is designed with a compact form factor for discreet integration into any environment.

Convenient Alignment

The UBB pivots on its ball joint 3-axis mount for easy aiming.

Mounting Versatility

No fasteners are required for pole-mounting, and a single wall fastener (not included) is required for wall-mounting. A wall mount kit, model NBE-WMK, is available as an optional accessory to enhance stability.



Deployment Example



The UBB creates a wireless link between two buildings.



Scalable UniFi Network Controller

Management Capabilities

The UniFi Network Controller can provision UniFi devices, map out networks, and quickly manage system traffic. Important network details are logically organized for a simplified, yet powerful, interface.

Network Overview

From a single pane of glass, view network topology and configuration, real-time statistics, and debugging metrics. Monitor your network's vitals and make on-the-fly adjustments as needed.

Deep Packet Inspection

Ubiquiti's proprietary Deep Packet Inspection (DPI) engine includes the latest application identification signatures to track which applications (and IP addresses) are using the most bandwidth.

Detailed Analytics

The UniFi Network Controller provides configurable reporting and analytics to manage large user populations and expedite troubleshooting. Advanced search and sorting capabilities make network management more efficient.

Multi-Site Management

A single controller running in the cloud can manage multiple sites: multiple, distributed deployments and multi-tenancy for managed service providers. Each site is logically separated and has its own configuration, maps, statistics, guest portal, and administrator accounts.

RF Environment

Detect and troubleshoot nearby interference, analyze radio frequencies, and choose optimal AP placement. The auto-optimize feature configures the UBB with best practice settings, and the included radio AI capability optimizes channel selection using a genetic algorithm.

Advanced RF Performance

RF performance and configuration features include spectral analysis, airtime fairness, band steering, and cell-size tuning.

LAN/WLAN Groups

Create multiple LAN and WLAN groups and assign them to the respective UniFi devices and VLAN tags.

Predictive Maps

Upload a map or use Google Maps to represent the areas where your UniFi devices are located. Use the predictive map feature* to get a preview of coverage, and to help you avoid dead spots.

Wireless Uplink

Wireless Uplink functionality enables wireless connectivity between APs for extended range, wireless adoption of APs in their default state, and real-time changes to network topology.

Guest Portal/Hotspot

Configure custom settings, including authentication, Hotspot setup, and the option to use your own external portal server.

* version 5.1 or higher



UBB Radio	
Dimensions	140 x 140 x 90 mm (5.51 x 5.51 x 3.54")
Weight	376 g (13.3 oz)
Antenna Gain	
2.4 GHz (BLE)	2 dBi
5 GHz	10 dBi
60 GHz	17.2 dBi
GPS	Yes
Max. TX Power (EIRP)	
5 GHz	25 dBm
60 GHz	32 - 36.5dBm
60 GHz Elevation Beamwidth	30°
60 GHz Azimuthal Coverage	±60°
Interfaces	
Networking	(1) 10/100/1000 Ethernet Port
Management	Bluetooth
Enclosure	UV-Resistant Polycarbonate
Power Method	802.3af Supported Passive Power over Ethernet (48V)
Power Supply	UniFi PoE Switch 48V, 0.32A Gigabit PoE Adapter (Included)
Max Power Consumption	11W
Wind Loading	56 N @ 200 km/h (12.6 lbf @ 125 mph)
Wind Survivability	200 km/h (125 mph)
Mounting	Pole-Mount (Kit Included) Wall-Mount (Not Included)
ESD/EMP Protection	± 24kV Contact/Air
Operating Temperature	-40 to 60° C (-40 to 140° F)
Operating Humidity	5 to 95% Noncondensing
Certifications	CE, FCC, IC



Operating Frequency (GHz)		
Worldwide	5.150 - 5.875 57 - 66	
US/CA	U-NII-1: 5.150 - 5.250	U-NII-3: 5.725 - 5.850
	57 - 66	



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PRECISION 3930 Rack

The world's most powerful 1U rack workstation.



COMPACT INDUSTRIAL DESIGN

A short-depth and narrow design delivers better rack density and a smaller footprint ideal for space-constrained workspaces. Extended operating temperatures and a compact form-factor facilitates a seamless integration into complex OEM medical imaging and industrial automation solutions.



ROOM TO GROW

Up to 24TB of storage delivers high performance for complex projects. Expandability with up to 3 PCIe slots with an option to add PCI legacy cards allows you to scale with your business needs.



PROFESSIONAL POWER

Impressive affordability and workstation-class performance with 9th Gen Intel® Core™ and Xeon® processors, up to 128GB of memory, and up to one double-width 295W of NVIDIA Quadro® or Radeon™

Pro professional graphics support. In addition, Dell Precision Optimizer Premium is the only AI-based performance optimizer software in the industry to automatically tune your workstation to run popular ISV applications at the fastest speeds possible.



REMOTE PEACE OF MIND

Experience versatile, secure and fast remote 1:1 user access with optional Teradici PCoIP technology with support for dual and quad display zero clients. Seamlessly integrates into your datacenter, bringing data, heat and noise isolation with reduced clutter at your desk, without sacrificing your budget.

Recommended Accessories

PRECISION 3930 RACK



DELL PREMIER WIRELESS KEYBOARD AND MOUSE | KM717

Enhance productivity and enjoy its elegant design that will fit into virtually any workspace. For increased productivity you can simultaneously pair up to two compatible devices with Bluetooth LE.



DELL WYSE 5030

Extremely compact and energy efficient, the Wyse 5030 connects to Teradici host cards in a Dell rack workstation to provide a remote workstation experience with lossless video as well as connection to dual FHD monitors.



DELL ULTRASHARP 24 MONITOR | U2417H

Get up to 18% more done with dual monitors, and see more with virtually borderless InfinityEdge. With 23.8 inch Full HD displays, you'll see vividly clear visuals across an ultrawide viewing angle.



DELL DUAL MONITOR ARM

Support and suspends two monitors at once with a sleek, modern design that enhances your workplace aesthetic and provides comfortable viewing of two monitors.



3DCONNEXION SPACEMOUSE PRO WIRELESS

SpaceMouse Pro Wireless handles 3D navigation for a revolutionary two-handed work style preferred by the world's top 3D professionals. Intuitively examine and analyze your designs from every angle.



X-RITE COLORIMETER IDISPLAY PRO

The iDisplay Pro ensures a perfectly calibrated and profiled display while delivering the speed, options and flexibility needed to maintain color accuracy.

Built for business

Dell Technologies Unified Workspace

Dell Technologies Unified Workspace is the most comprehensive solution to deploy, secure, manage and support virtually all devices from the cloud. We designed this revolutionary solution with intelligence and automation providing you with visibility across the entire endpoint environment. We help you save time, improve user experience, optimize resources and strengthen security.



DEPLOY

Our modern deployment solution, ProDeploy in the Unified Workspace allows you to revolutionize the way deployment gets done. By spending just one hour for set up, IT can then hand deployment to Dell and have preconfigured systems shipped directly to the end users--wherever they are.



SECURE

Dell Endpoint Security for the Unified Workspace helps you manage growing cyber risks while embracing workforce transformation. With Dell SafeGuard and Response powered by Secureworks, you gain actionable insight to help you quickly and efficiently prevent, detect and respond to cyber-attacks - keeping your environment free from harm.



MANAGE

We integrated our hardware management solution Dell Client Command Suite with VMware Workspace ONE, allowing you to take advantage of unified endpoint management (UEM) and manage the firmware, operating system and applications for all devices from the Workspace ONE console. UEM simplifies the management of the entire environment saving IT time from having to work between separate consoles for PCs and phones.



SUPPORT

ProSupport Plus continues to be the only predictive and proactive support in the market. When compared to key competitors, ProSupport Plus with SupportAssist reduced time to resolve a failed hard drive with up to 11x faster time to resolution*

*Based on a Principled Technologies test report, "Spend Less Time and Effort Troubleshooting Laptop Hardware Failures" dated April 2018. Testing commissioned by Dell, conducted in the United States. Actual results will vary. Full report: <http://facts.pt/L52XKM>

Features & Technical Specifications

PRECISION 3930 RACK

Feature	Precision 3930 Rack Technical Specifications	Storage Options ⁴
Processor ¹	9 th Generation Intel® Core™ i3, i5, i7 and i9 and Intel Xeon Processor E-2200 family of CPUs with up to 8 Cores. 8 th Generation Intel® Core™ i3, i5 and i7 and Intel Xeon Processor E-2100 family of CPUs with up to 6 cores	Up to (4) 256GB Up to (4) 512GB Up to (4) 1TB 2.5" SATA SMR 5400 RPM Up to (4) 2TB 2.5" SATA 7200 RPM Up to (4) 1TB 3.5" SATA 7200 RPM Up to (2) 500GB Up to (2) 2TB Up to (2) 2TB Enterprise Up to (2) 4TB Enterprise Up to (2) 8TB Enterprise Self Encrypting Drives Up to (4) 2.5" 500GB 7200 RPM Up to (2) M.2 PCIe SSD 512GB Up to (2) M.2 PCIe SSD 256GB Optane Memory M.2 SSD 32GB Optane Memory
Operating System ²	Microsoft® Windows 10 Pro (64 bit) Microsoft® Windows 10 Pro for Workstations (64 bit) Microsoft® Windows 10 Home 64 bit (Offline only) Red Hat® Enterprise Linux® 7.5 Ubuntu Linux 18.04	
Chipset	Intel C246	
Memory ³	Dual channel UDIMM memory up to 128GB 2666MHz DDR4 Non-ECC or ECC Memory (128GB ECC coming soon)	
Graphics ³	One PCI Express® x16 Gen 3 double width Graphics card or Two PCI Express x 8 Gen 3 Graphics single width graphics cards up to 295W Dual graphic card capability is available for select cards, including NVIDIA Quadro® RTX 4000, P4000, P2000, P400 and AMD Radeon Pro WX 4100 High end 3D cards: NVIDIA Quadro® RTX 5000 w/16GB DDR5 (dual PSU required) NVIDIA Quadro® RTX 6000 w/24GB DDR5 (dual PSU required) NVIDIA Quadro® P5000 NVIDIA Quadro® P6000 Mid-range 3D cards: NVIDIA Quadro® RTX 4000 w/8GB DDR5 (dual PSU required when using two RTX 4000 cards) NVIDIA Quadro® P4000 NVIDIA Quadro® P2000 Entry 3D cards: AMD Radeon Pro WX 4100 NVIDIA Quadro® P400 NVIDIA Quadro® P620 (coming soon) NVIDIA Quadro® P1000 (coming soon) Consumer Graphics: NVIDIA GTX 1080 NVIDIA GTX 2080 B Support for Intel Integrated graphics on Core and select Xeon	Communications Integrated: 1Gb Intel and 10Gb Aquantia Ethernet Connections Network Cards Intel® i210-single port 1Gb Ethernet Network Card (1 x 1 Gb ports) Intel® X550-Dual Port 10GbE (2 X 10 Gb) Ethernet Network Card 1:1 Remote Workstation Access Solutions Optional: Teradici Dual and Quad display PCoIP™ PCIe remote access host cards: - Wyse 5030 PCoIP Dual-display Zero client - Amulet Hotkey DXZ4 Quad-display Zero client Teradici PCoIP software clients for Windows, Mac, IOS, Android and ChromeOS available from Teradici. Manageability⁶ Intel® vPro™ Technology's advanced management features (optional, requires Intel WiFi® Link WLAN) Add-in cards Optional: Dell Precision Ultra-Speed Drive Duo (x8) with active cooling and support for up to 2 M.2 NVMe PCIe SSDs Serial Port PCIe Card (1 port) Thunderbolt Card (2 ports) USB 3.1 10Gb/s Type C Card (2 ports) Dual and Quad display Teradici PCoIP PCIe remote workstation access cards
Storage Options ⁴	Support for up to (2) M.2 PCIe SSD on motherboard slot and Up to (2) 3.5" SATA or (4) 2.5" SATA. Support for up to up to (2) additional PCIe SSD on Dell Precision Ultraspeed drive (x8) with active cooling M.2 PCIe SSD (NVMe) Up to (2) 512GB Up to (2) 1TB Up to (2) 2TB 2.5" SATA SSD	I/O Ports Front 1- Audio Jack 1- USB 3.1 Type C 2 - USB 3.1 Type A 1- SD Card Reader Internal 1 - USB 3.1 Type A (supports USB storage key) Rear 2 - USB 3.1 Type C/IGFX Display Port 1 - Remote Power Switch connector 1 - Serial port 2 - RJ45 Network Operating Temperature Range Standard Temperature Range (10C - 35C) Extended Temperature Range (10C - 45C) on select configs (<=80W processors, SSDs and Enterprise HDDs, GPU = NVIDIA Quadro™ P400, P2000 and P4000)

Features & Technical Specifications

PRECISION 3930 RACK

Feature	Precision 3930 Rack
	Technical Specifications
Chassis⁶	Dimensions: HxWxD: 1.68" (42.8 mm) x 18.98" (482.0 mm) x 23.19" (589.1 mm) with Bezel or 22.74" (577.6 mm) without Bezel Weight: 19.27lb (8.74 kg) Slots: Three add-in card slots available Chassis Choice of 2 Risers for Slot 1 (bottom) & 2 (top): Riser 1A: Support for PCIe Cards Riser 1B: Support for PCI legacy cards With PCIe riser 1A: All Slots PCIe Gen 3. Up to 1 double-width x16 card supported Slot 1 (bottom): Full Height Double width PCIe16 Gen 3 or Single Width PCIe8 Gen 3 Slot 2 (top): Full Height Single Width PCIe8 Gen 3 With PCI legacy riser 1B: Slot 1 (bottom): Full Height PCI 32/33 Slot 2 (top): Full Height PCI 32/33 Fixed Riser for Slot 3 (on all chassis): Full Height Single Width PCIeX4 Gen 3 Power Supply: One or two redundant/non-redundant hot pluggable 550W (80PLUS Platinum certified) Two PSUs required with RTX 4000, RTX 5000 and RTX 6000 that will function in non-redundant mode
Security Options (Check regional availability)	Trusted Platform Module (TPM 2.0); chassis Intrusion switch; Setup/BIOS Password; I/O Interface Security; lockable front bezel, Dell Data Guardian, Dell Endpoint Security Suite Enterprise, Kensington Lock and Padlock
Regulatory and Environmental	For a complete listing of declarations & certifications, see Dell's regulatory & compliance homepage at dell.com/regulatory_compliance
Warranty & Support Services⁷	3-Year Limited Hardware Warranty and 3-year NBD On-Site Service after Remote Diagnosis Optional: Dell ProSupport is designed to rapidly respond to your business's needs, help protect your investment and sensitive data, and provide enhanced proactive support services to help reduce risk and complexity within your IT environment
TAA	YES (check regional availability)



PRECISION 3930 RACK

Create without limits.

1 Intel Turbo Boost mode only available on Xeon, Core i7 and Core i5 processors. Intel Integrated HD graphics only available with select processors.

2 A 64-bit operating system is required to support 4GB or more of system memory.

3 System memory may be used to support graphics, depending on system memory size and other factors.

4 Hard Drive capacity varies with preloaded material and will be less.

5 Systems Management Options: Intel® vPro Technology - Fully vPro-capable at point of purchase; the vPro systems management option requires vPro processors. Includes support for Intel Advanced Management Technology (AMT) 9.x. Intel® Standard Manageability - Fully enabled at point of purchase; the Intel Standard Management option is a subset of the AMT features. ISM is not upgradeable to vPro technology post-purchase. iLO Out-of-Band Systems Management - This option entirely removes Intel out of band systems (OOB) management features. The system can still support in band management. OOB management support through AMT cannot be upgraded post-purchase.

6 Weights vary depending on configuration and manufacturing variability.

7 Availability and terms of Dell Services vary by region. For more information, visit Dell.com/servicecontacts/global. Limited Hardware Warranty available by writing Dell USA LP, Attn: Warranties, One Dell Way, Round Rock, TX 78682 or see www.dell.com/warranty. Onsite Service after Remote Diagnosis: Remote Diagnosis is determination by online/phone technician of cause of issue; may involve customer access to inside of system and multiple or extended sessions. If issue is covered by Limited Hardware Warranty (www.dell.com/warranty) and not resolved remotely, technician and/or part will be dispatched, usually within 1 business day following completion of Remote Diagnosis. Availability varies. Other conditions apply.

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AXIS T8516 PoE+ Network Switch

16-port switch for efficient network management

AXIS T8516 PoE+ Network Switch is an easy to install 16-port managed Gigabit switch - a perfect complement to Axis' recorders to further simplify setup and installation of surveillance systems. AXIS T8516 comes with an integrated DHCP server for automatic assignment of IP addresses and discovery of connected Axis devices. The intuitive administrator interface offers a graphic topology for easy overview of all devices in the system with information about connected devices and status. The high PoE power output allows for connection of up to 16 PoE cameras.

- > **30 W PoE per port, total 240 W**
- > **Gigabit switch**
- > **2 SFP/RJ45 Combination Ports**
- > **Intuitive graphic topology for system overview**



AXIS T8516 PoE+ Network Switch

Network		Power	
Network function	DHCP server included VLAN	Power connector port	
Security	Password protection, IP address filtering, HTTPS encryption, IEEE 802.1X network access control, ACL, Private VLANs, DHCP Snooping	Surge protection	6 kV on all network ports and AC lines
Supported protocols	IPv4, IPv6, HTTP, HTTPS, QoS, Bonjour, UPnP, SNMP v1/v2c/v3, DNS, NTP, TCP, UDP, IGMP, ICMP, DHCP, ARP, SSH, STP, RSTP, MSTP, LLDP, LLDP-MED, TFTP, SMTP, BPDU	Operating conditions	0 °C to 50 °C (32 °F to 122 °F) Humidity 10–90% RH (non-condensing)
Throughput	26.8 Mpps	Storage conditions	-10 °C to 70 °C (14 °F to 158 °F) Humidity 5–95% RH (non-condensing)
Switching capacity	36 Gbps	Approvals	EMC EN 55032 Class A EN 55024 FCC Part 15 Subpart B Class A VCCI Class A ICES-003 Class A KCC RCM Safety IEC/EN/UL 60950-1 EN 62368-1 S-mark (Argentina) EAC CE, ANATEL, JATE
MAC table	8 K	Management software	AXIS Device Manager
Jumbo frames	9216 Bytes	Included accessories	Installation Guide Power cord 19" ear rack kit Rubber feet (4x)
General		Warranty	5-year warranty, see axis.com/warranty
Casing	Metal Color: Black	Environmental responsibility: axis.com/environmental-responsibility	
Environment	Indoor		
Dimensions	WxDxH: 442 x 211 x 44 mm (17.4 x 8.31 x 1.73 in)		
Weight	3 kg (6.1 lbs)		
Power requirements	100–240 V AC, 50/60 Hz		
PoE class	Power over Ethernet Plus (PoE+) IEEE 802.3at Type 2 Class 4		
PoE output	Port 1 to 16: Up to 30 W Power budget: 240 W		
Connectors	PoE ports RJ45 10Base-T/100Base-TX/1000Base-T (16x) Uplink Combination port RJ45/SFP 100Base-TX/1000Base-T (2x)		

SmartRack 6U Wall Mount Mini Rack Enclosure, Low-Profile, Switch-Depth

MODEL NUMBER: SRW6U



6U wall mount rack secures and organizes network switches in closets, classrooms and other locations with limited floor space. Accommodates switches and patch panels up to 16.5 inches deep.

Description

Tripp Lite's SRW6U 6U network rack is designed to house EIA-standard 19-inch rack equipment in home and office network wiring closets, retail locations, classrooms, back offices and other areas with limited floor space where you need equipment to be secure, organized and out of the way. Constructed from heavy-duty steel with a durable black powder-coated finish, this wall mount switch rack has a maximum load capacity of 200 pounds (90.7 kilograms).

The side panels and front door lock securely to help prevent damage, tampering or theft. The front, top, bottom and removable side panels are vented, which allows air to flow freely and keep equipment cool. The reversible front door can open left or right by rotating the cabinet 180° before mounting. Convenient top and bottom ports allow easy cable routing.

The SRW6U comes fully assembled and ready to mount to the wall, or use Tripp Lite's optional SRCASTER rolling caster kit to make it a mobile rack. Square and 12-24 threaded mounting holes and numbered rack spaces make equipment installation easy. The vertical mounting rails adjust in 7/8-inch increments to accommodate equipment up to 16.5 inches deep, such as network switches and patch panels.

Features

Saves Valuable Workspace

Ideal for home and office network wiring closets, retail locations, classrooms and other areas with limited floor space where you need equipment to be secure, organized and out of the way. Houses EIA-standard 19 in. rack equipment in 6U of space. Maximum load capacity of 200 lb. (90.7 kg)

Keeps Important Equipment Secure

Side panels and front door lock securely to help prevent damage, tampering or theft. Vented panels allow generous airflow that keeps equipment cool. Rotate cabinet 180° before mounting to open reversible front door left or right. Convenient ports with removable covers allow cable routing through top and bottom.

Easy Enclosure and Equipment Installation

Ships fully assembled for quick installation. Mounts to wall or rolls on floor with Tripp Lite's optional SRCASTER caster kit. Wall-mounting holes spaced 16 in. apart for standard wall stud placement. Vertical mounting rails adjust in 7/8 in. increments to accommodate equipment up to 16.5 in. deep, such as network switches and patch panels. Rails support square-hole or 12-24 threaded-hole mounting. Rack spaces numbered for easy reference.

Highlights

- Maximum load capacity of 200 lb. (90.7 kg)
- Locking steel cabinet vented at sides, front, top and bottom
- Flow-through ventilation keeps equipment cool
- Secures 6U of 19 in. rack equipment up to 16.5 in. deep
- Mounts to wall or rolls on floor (with optional SRCASTER)

Package Includes

- SRW6U SmartRack 6U Low-Profile Switch-Depth Wall-Mount Rack Enclosure
- (12) M6 screws
- (12) M6 cage nuts
- (12) M6 cup washers
- (12) 12-24 screws
- Removable mounting plate
- (3) Mounting plate screws
- (2) Keys
- Owner's manual



Tripp Lite
1111 W. 35th Street
Chicago, IL 60609 USA
Telephone: 773.869.1234
www.tripplite.com

Meets Payment Card Industry Standards

Provides physical equipment and media security required for PCI DSS (Payment Card Industry Data Security Standard) compliance

Specifications

OVERVIEW	
UPC Code	037332154651
Device Compatibility	Patch Panel; Network Switch; UPS
Rack Type	Small Enclosure
PHYSICAL	
Color	Black
Rack Height	6U
Rack Depth	Shallow
Maximum Device Depth (cm)	41.91
Maximum Device Depth (in.)	16.5
Maximum Device Depth (mm)	419
Minimum Device Depth (cm)	7.62
Minimum Device Depth (in.)	3
Minimum Device Depth (mm)	76
Cable Access Hole Measurement (inches)	9.812 x 2.35 (l x w)
Shipping Dimensions (hwd / in.)	17.50 x 20.60 x 26.40
Shipping Dimensions (hwd / cm)	44.45 x 52.32 x 67.06
Shipping Weight (lbs.)	34.00
Shipping Weight (kg)	15.42
Unit Dimensions (hwd / in.)	14.500 x 23.500 x 17.500
Unit Dimensions (hwd / cm)	36.83 x 60 x 44.45
Unit Weight (lbs.)	29
Unit Weight (kg)	13.15
Weight Capacity - Stationary (kg)	91
Weight Capacity - Stationary (lbs.)	200
Number of Vertical Mounting Rails	2
FEATURES & SPECIFICATIONS	
Extra Wide	No



Tripp Lite
1111 W. 35th Street
Chicago, IL 60609 USA
Telephone: 773.869.1234
www.tripplite.com

Grounding Lug	Front and Back door frames
Built-in Cable Management	No
STANDARDS & COMPLIANCE	
Product Certifications	UL 60950-1
Product Compliance	RoHS; EIA/ECA-310-E; UKCA
WARRANTY & SUPPORT	
Product Warranty Period (Worldwide)	5-year limited warranty

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Manager's Report

To: Board of Directors
From: David Goyer, General Manager
Date: March 14, 2023

RE: Item #6 – Review security fencing quotations for the Myers Street property.

The Board will review two security fencing quotations for the Myers Street Property.

Please see attached quotations.

Pisor Fence Company quotation \$289,947.00
All American Welding quotation \$85,026.32

For Discussion Purposes only. No action requested at this time.

ESTIMATE

All American Welding
143 Lone Tree Rd
Oroville, CA 95965

aaworoville@gmail.com
+1 5304039271



David Goyer

Bill to

Lake Oroville Area Public Utility
District

Ship to

Lake Oroville Area Public Utility
District

Estimate details

Estimate no.: 1016
Estimate date: 3/6/23

Product or service

Amount

1. **Fencing**

\$85,026.32

We will fully fencing the old fire department building on Myers St. This will include privacy fencing around the sides and back of the facility, and iron fencing in the front.

-There is approximately 600 feet of privacy fencing to be installed around the side and back of the facility. This will include a rolling gate and two personnel gates. We will use the existing posts wherever possible and will be installing new posts at the back of the property once the property lines are verified. There is a possibility of a price reduction depending on how many posts need to be replaced or moved.

-There is approximately 300 feet of iron fencing to be installed in the front of the facility. This will include two 20-foot rolling gates, one personnel gate, and one 12-foot double swing gate to allow access to the side of the facility. The rolling gates will be set up with Lift Master openers. The commercial iron fencing will be ordered, and the gates will be custom made to match the fencing. There is a possibility of a price reduction that will depend on how many holes need to be cut through asphalt or concrete.

-Note- Custom fencing can be fabricated instead of the standard commercial fencing. This would include different options in style and powder coat. For this option the total cost would be \$105,026.32.

Total

\$85,026.32

PISOR FENCE DIVISION, INC.(PFDI)**BUDGET FORM**

PO Box 7213

Citrus Heights, CA 95621

Lic. # 316128, State Cert. Small Business # 26577 - DIR # 100003166

PFDI IS SIGNATORY TO THE NORCAL LABORERS UNIONATTENTION : DAVID GOYER
RE: LAKE OROVILLE AREA, PUD.

DATE: 3/9/23

WE ARE PLEASED TO SUBMIT OUR QUOTATION TO FURNISH AND INSTALL (F&I) FENCING PER SECTION NONE OF THE SPECIFICATIONS, PLANS AND ADDENDA NONE NOTED FOR THE SUM OF: **SEE BELOW****SCOPE:**

- | | | |
|----|--|---------------|
| 1) | F&I UP TO 300 LF OF 6' HIGH BLACK ORNAMNETAL IRON (OI) FENCE, INCLUDING
1 EA. PED-GATE (NO ADA), 1 EA. 12'W DBL. SWING GATE AND 2 EA. 20'W OPERATED
ROLL GATES WITH V-TRACK INSTALLED BY PISOR FENCE. | \$ 231,700.00 |
| 2) | F&I UP TO 600 LF OF 6' HIGH SLATTED WESTERN WIRE FENCE, INCL. 1 EA. PED GATE
AND 1 EA. ROLL GATE (USING THE EXISTING ROLL GATE). | \$ 58,247.00 |

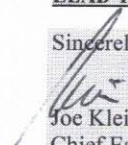
NOTE: OPERATOR SYSTEM HAS OPERATORS, LOOPS, PHOTO EYES, GOOSE NECK & KEYPAD.

Standard Qualifications:

- (A) DUE TO A VOLATILE COMMODITIES MARKET AND COVID-19, THE MATERIAL PRICE COMPONENT OF THIS PROPOSAL IS VALID FOR ONLY **40 DAYS** AFTER THE ABOVE DATE AND THEREAFTER IS SUBJECT TO INCREASE AT ANY TIME. SAID INCREASE TO BE PASSED ON BY PFDI TO CONTRACTOR, INCLUDING AFTER THE ACCEPTANCE OF THIS PROPOSAL AND/OR EXECUTION OF A CONTRACT. UPON EXPIRATION OF THE 40 DAY PERIOD, THE MATERIAL PRICE COMPONENT CAN BE LOCKED IN BY ISSUANCE OF WRITTEN DIRECTION AUTHORIZING PFDI TO PURCHASE THE MATERIAL REQUIRED FOR THE PROJECT AND RECEIPT OF ADVANCE PAYMENT FOR SAID PURCHASE.
- (B) NO CLEARING GRUBBING GRADING OF THE FENCE LINE. NO PATCHING OF THE AC
ALL EXCAVATION DIRT WILL BE PLACED ADJACENT TO THE FENCE LINE. REMOVAL FROM THE FENCE LINE & DISPOSAL BY OTHERS.
- (C) NO TRAFFIC CONTROL. NO SIGNAGE. NO HIGH VOLTAGE ELECTRICAL, INCLUDING FINAL HOOK-UP. LOW VOLTAGE
CONDUIT AND PULL STRING BY OTHERS AS LAID OUT BY PFDI. NO TIE-INS TO THE SECURITY SYSTEM. CONCRETE WASH-OUT BY GC.
- (D) BASIC INS. COV. IN BID: GL. - 1M(2M AG), AUTO LIA. 1M, EXCESS LIA. 2M&WRKMN'S COMP. 1M, NO RAILROAD INSURANCE
- (E) ALL POST HOLE DIGGING TO BE DONE WITH MOTORIZED EQUIPMENT(e.g. BOBCAT etc). **HAND DIGGING ON CCO ONLY**
- (E1) NON-DRILLABLE/NON-RIPPABLE GROUND CONDITIONS REQUIRE PER HOLE PRICING
- (F) STAKING TO BE DONE BY GC/OWNER. STAKING = ALL END POSTS, CORNER POSTS AND GATE POSTS.
- (G) CONTRACTOR TO PROVIDE CLEAR ACCESS ALL ALONG SIDE OF AND ADJACENT TO PROPOSED FENCE LINE FOR ACCESS WITH
EQUIPMENT AND/OR READY MIX CONCRETE TRUCK.
- (H) OTHER THAN NOTED ABOVE, THERE IS NO TEMPORARY FENCE, NO REMOVAL OF EXISTING FENCE, NO TREE FENCE.
- (I) NO SLEEVES/POST-POCKETS.
- (J) **NO CONCRETE WORK, EXCEPT FENCE POST FOOTINGS. NO CONCRETE GATE TRACK PADS, RE-BAR OR RETAINING
WALLS. NO SCANNING, NO CORE-DRILLING. V-TRACKS PROVIDED AND INSTALLED BY PFDI.
SAW CUTTING FOR LOOPS AND V-TRACK ONLY IS INCLUDED.**
- (K) ALL POSTS IN CONCRETE SLABS/WALLS/BRIDGES TO BE SET PRIOR TO POUR OR TO BE BLOCKED OUT BY GC.
- (L) JOB FIGURED FOR 2 MOVE IN(S). ADDITIONAL MOVE IN(S) AT \$ **2,400.00 EACH**
REMOBES = A) JOB JOINTLY SCHEDULED FOR INSTALL, PFDI SHOWS UP, JOB NOT READY = REMOBE
B) CREW ON JOB, PULLED OFF BY GC OR OWNER AT NO FAULT OF PFDI = REMOBE
- (M) UNDERGROUND UTILITIES NOT COVERED BY USA ARE TO BE LOCATED AND CLEARLY MARKED BY GC OR OWNER PRIOR TO PFDI MOBILIZATION.
THE GC OR OWNER SHALL INDEMNIFY AND HOLD PFDI HARMLESS FROM ANY AND ALL CLAIMS, ACTIONS, COSTS AND LIABILITIES RESULTING
FROM UNMARKED OBJECTS OF ANY KIND.
- (M2) PFDI IS NOT RESPONSIBLE FOR LANDSCAPING GAS, ELECTRICAL, IRRIGATION LINES, CONTROL WIRING FIBER OPTICS AND CONDUITS PLACED
WITHIN 6' OF THE FENCE LINE. ALL GROUNDING OF THE FENCE, GATES, GATE OPERATOR SYSTEMS ETC. TO BE PERFORMED BY OTHERS
- (N) ENGINEERING CALCS, IF REQUIRED, ARE NOT INCLUDED. ANY CHANGES RESULTING FROM RE-ENGINEERING DIFFERING
FROM CONTRACT PLANS & SPECS WILL BE CONSIDERED A CCO.
- (O) KNOX PROCUREMENTS BY OTHERS. NO PERMITS, NO PERMIT FEES.
- (P) GC TO PROVIDE 1 EACH SET OF PLANS AND SPECIFICATIONS.
- (Q) NO BOND EXPENSE. BID BOND (1.5%) HAS A ONE YEAR RENEWAL/DURATION. ADDITIONAL TIME BEYOND ONE YEAR ORIGATION = ADDITIONAL
COST.
- (R) **"BUY AMERICA: NO - BUY AMERICAN: NO**
- (S) OUR BID FACTORS IN A MAXIMUM OF A 5% RETENTION. THIS RETENTION IS DUE AND PAYABLE 90 DAYS AFTER ACCEPTANCE OF OUR COMPLETED
WORK. PRIOR TO COMMENCEMENT OF CONSTRUCTION, A CONTRACT CONTAINING TERMS MUTAUALY AGREEABLE TO BOTH PARTIES SHALL
BE PREPARED AND EXECUTED.

**THE ONGOING COVID-19 PANDEMIC HAS CREATED A SHORTAGE OF CEMENT & DELAYS IN MANUFACTURED
PRODUCTS. THESE ISSUES MAY DELAY PISOR FENCE'S SCHEDULING
LEAD TIME FOR GATES AFTER FIELD VERIFICATION OF GATE OPENING IS 3 - 5 WEEKS.**

Sincerely,



Joe Klein
Chief Estimator

(O) 916.726.1173, (M) 916.910.4086, (F) 916.726.1198 / jklein@pisorfence.net

LABORERS 185 -- PISOR FENCE IS A REPUTABLE UNION COMPANY -- PROUDLY SERVING NORTHERN CALIFORNIA

Manager's Report

To: Board of Directors
From: David Goyer, General Manager
Date: March 14, 2023

RE: Item #7 – LAFCo and SC-OR Reports

7.1 LAFCo

Please see attached February Agenda for LAFCo (if available).

On January 24, 2023, the Butte Local Agency Formation Commission called for nominations for **One (1) Special District "Enterprise" Member**. The seat term is four years to begin June 1 2023, to expire May 31, 2027.

The nomination period closed on Friday, March 3, 2023. The following nominations were received:

- **Bob Matthews**, Director, Paradise Irrigation District
- **Bruce Wristen**, Director, Thermalito Water and Sewer District
- **Ruth Duncan**, Director, South Feather Water and Power Agency
- **Scott "Kent" Fowler**, Director, Feather River Recreation and Park District

Therefore, the Butte Local Agency Formation Commission is conducting an election for: **One (1) Special District "Enterprise" Member**

Attachment Included

Recommended Action: Review the nominees for the **Special District "Enterprise" Member** and register a vote for the District.

7.2 SC-OR

Please see attached February Agenda and flow reports for SC-OR (if available).



BUTTE LOCAL AGENCY FORMATION COMMISSION

1453 Downer Street, Suite C • Oroville, California 95965-4950
(530)538-7784 • Fax (530)538-2847 • www.buttelafco.org

TO: Butte County Special Districts
Butte County Special District Association

FROM: Krystal Bradford, Commission Clerk

SUBJECT: Election of a Special District *Regular* “Enterprise” Member

DATE: March 7, 2023

Nominations Requested

On January 24, 2023, the Butte Local Agency Formation Commission called for nominations for:

- One (1) Special District ***Regular* “Enterprise”** Member. The term for this seat is four years and will begin June 1, 2023 and expire May 31, 2027; and

Nominations Received

The nomination period closed on Friday, March 3, 2023. Valid nominations received are as follows:

For the ***Regular* “Enterprise”** Member:

- **Bob Matthews** – Paradise Irrigation District
- **Ruth Duncan** – South Feather Water and Power Agency
- **Bruce Wristen** – Thermalito Water and Sewer District
- **Scott “Kent” Fowler** – Feather River Recreation and Park District

Instructions:

1. Votes shall be made by official action of the Districts' Board of Directors.
2. Ballots shall be certified by the signature of the Chair, or an alternate District Board Member chosen by the Districts' Board for the purpose of signing the attached ballot AND counter-signed by the Districts' General Manager/Secretary of Board.
3. Ballots shall be returned no later than **4:00 p.m. on Friday, May 5, 2023**. Ballots postmarked after the closing date will not be accepted.
4. Districts may submit their ballots one of the following ways:

Hand Delivered	Electronic Mail	Certified Mail
Stephen Lucas Executive Officer Butte LAFCO 1453 Downer Street, Suite C Oroville, CA 95965	slucas@buttecounty.net	Stephen Lucas Executive Officer Butte LAFCO 1453 Downer Street, Suite C Oroville, CA 95965

5. District ballots returned by electronic mail shall be scanned copies of the original signed certified ballot.
6. If you do not have a District Board meeting scheduled within this time frame, a special meeting shall be scheduled in order to submit a valid ballot.

In order for the election to be valid, a quorum (21) of districts must complete and return their ballots. Otherwise, the process will repeat until such time we receive ballots from a majority of the districts. This is an important ballot, as your Special District LAFCO Commissioner will be making decisions on budget issues, policies and projects that may have a direct impact on your district. Please participate in this election and submit your vote.

Should you have any questions, please feel free to me.

Enclosed: Ballot



Manager's Report

To: Board of Directors
From: David Goyer, General Manager
Date: March 14, 2023

RE: Item #8 – Board Members', Manager, and Staff Comments

8.1 Field Operations Activity Report

The February 2023 Field Operations Activity Report is included for your review and discussion.

Information only, no action to be taken at this time.

Attachment Included

8.2 General Manger's Report

Updates on ongoing activities:

- A) Schedule time for required training for Director Bill Sharman.
- B) Schedule meeting for committee to review Myers Street property.
- C) Scheduled maintenance L1 lift station.
Moving forward with ordering parts to rebuild estimated cost of \$14,158.02.
Including tax and 10% contingency.
- D) Solar project.

Information only, no action to be taken at this time.

FIELD OPERATIONS ACTIVITY REPORT

FEBRUARY 2023

Meetings and Compliance

- California State Water Resource Control Board: LOAPUD reported “ZERO” Sanitary Sewer Overflows for the Month of February 2023.
- Butte County Air Quality Management: Fuel tank inspection and testing.
- Monthly District Safety and Compliance Inspections.
- Field Operations Crew: Special District Risk Management Authority, various on-line safety related training subjects.
- Field Operations Crew: Hach portable flow meter training.

General Updates

- Hach portable flow meter sent back for warranty replacement. Data transfer issues, estimated return first week of March 2023.
- South Feather Water and Power: Assisted with root removal from an irrigation line in Palermo.

I & I Repairs and Inspections

- 10 manholes repaired, additional 27 inspected with no issues.
- On-going I&I inspections at various locations during rain events. Minor issues addressed upon finding.

New Permits and Connections, Estimates, Inquiries or Termination

- 5690 Lower Wyandotte Road: New lateral and mainline connection installed. Permit finalization pending septic tank abandonment.
- 2440 Monte Vista Avenue: Full lateral replacement completed to mainline. Lower lateral accepted into District.
- 2475 Greenville Street: Full lateral replacement to mainline. Lower lateral accepted into District.
- 195 Fairhill Drive: Permit inquiry for an ADU. Direction given for connection to District facilities.
- 3350 Columbia Avenue: Permit inquiry for an ADU. Direction given for connection to District facilities.

Lines Cleaned

- 14,765' LF Cleaned with the Combo Truck
- 2500' LF of Villa Verona lines flushed

CCTV Work

- 298' LF Televised

Maintenance, Repairs and Misc

- Daily lift station inspections and USA North location requests.
- Royal Oaks Lift Station: Pump #1 of 2 in-house full rebuild.
- 3115 Claremont Avenue: Anti-vandalism lid and riser installed on Villa Verona gravity effluent tank.
- Bidwell Canyon L-1 Lift Station: Pumps 1&2 inspected for impeller wear, oil changed in rotating assemblies and belts adjusted.
- 1996 Ford F-350 and 2008 Ford Explorer: Brake inspections.
- 2021 Ford F-250: New tires purchased and installed by Country Boys Auto.
- New tires for the easement machine (line cleaning equipment) ordered, estimated delivery first week of March 2023.
- 2004 Sterling Jet Rodder: Transmission issues resolved and serviced by Durham Pentz Truck Service, faulted shift solenoid relays.

Primary System Service Calls/O.T. Call Outs

- Service Calls: "ZERO"
- O.T. Call Outs- 3: (1) Mooretown Lift Station, low wet-well level condition after pump shut down, no issues found. (2) Mooretown Lift and Bidwell Canyon L-3 Lift Stations, low SCADA communication alarms, weather related.

Villa Verona Service Calls/O.T. Call Outs

- Service Calls- 6: All tanks serviced and pumped.
- O.T. Call Outs- 3: All tanks serviced and pumped.

Fuel Consumption

- Gasoline: 316.8gals (Last Mo. 316.2gals)
- Diesel: 188.8gals (Last Mo. 205.1gals)

gals = gallons
L_F = Linear Feet
F_t = Feet
L_S = Lift Station
I&I = Infiltration & Intrusion
ADU = Additional Dwelling Unit
O.T. = Overtime

Prepared By:
Vince Victorino
Field Operations Supervisor



Manager's Report

To: Board of Directors

From: David Goyer, General Manager

Date: March 14, 2023

RE: Item #9 – Future Agenda Items