

DATE: March 9, 2023
TO: Summerland Sanitary District
FROM: Lechowicz & Tseng Municipal Consultants
SUBJECT: Rate Study Report (Phase 2) and Proposed Sewer Service Charges

DRAFT
TECHNICAL MEMORANDUM

Introduction

This technical memorandum presents Lechowicz & Tseng Municipal Consultants' analysis of Summerland Sanitary District's cost of service and recommends sewer service charges (rates) for the next five fiscal years, starting July 1, 2023. The Summerland Sanitary District (SSD or District) provides wastewater conveyance, treatment, and disposal services to about 480 parcels within the Town of Summerland. Parcels (i.e. customers) taking service include the following land use types: single family residential, duplex, apartments, mobile homes, offices, retail, restaurants, schools, and other non-residential enterprises. In recent years, the District has experienced growth in the number of accessory dwelling units in its service area. SSD's sewer service charges are billed annually on the property tax roll and the District last conducted a comprehensive rate study in 2017.

Lechowicz & Tseng Municipal Consultants (L&T) was engaged by SSD to assess existing service charges, determine the amount of revenues required to meet future operational and capital needs, and develop fair and equitable service charges. This Technical Memorandum was developed with the goal of detailing the proposed service charges and how they were calculated. At the writing of this memo, the District is considering annexation to the Carpinteria Sanitary District. The cost of service and service charges developed in this report reflect the scenario in which Summerland Sanitary District remains an independent utility and does not annex to the Carpinteria Sanitary District. The Summerland Sanitary District's finances and service charges should be re-evaluated if the District proceeds with annexation.

Proposition 218 Legal Requirements

The implementation of public agency utility charges in California is governed by Proposition 218 ("The Right to Vote on Taxes Act"; Articles XIII C and XIII D of the California Constitution). The requirements of Proposition 218 state that service charges must be based on the reasonable cost of providing service and charges must be proportional to how customers take service. Proposition 218 prohibits unreasonable fees such as excessive fees charged to one customer group to subsidize another customer group. Furthermore, the District can only charge service charges equivalent to the cost of providing services.

Proposition 218 also outlines several procedural requirements for adopting new utility service charges. The District must mail a notice of any proposed service charge increases to all affected property owners or ratepayers specifying the proposed service charges, the basis on which they are calculated, and the date/time/location of a public rate hearing at which they will be considered and adopted. The public hearing must be held not less than 45 days after the notices are mailed. At the public hearing, the proposed service charge increases are subject to majority protest. If more than 50% of affected property owners or ratepayers submit written protests, the service charge increases cannot be adopted.

Cost of Service Analysis

The District’s cost of service was analyzed using the current fiscal year’s (FY) 2022/23 preliminary operating results, escalating costs as appropriate to account for inflation, and determining funding sources for capital improvements. Service charge adjustments are primarily needed to accumulate funds for the upcoming ocean outfall replacement capital project. As of July 1, 2022, the District had about \$2.2 million in cash balance compromised of unrestricted and restricted funds.

The District’s main financial challenge is to fund the nearly \$3.2 million ocean outfall project. It is assumed that the District will receive grant funding of 50% of the project cost and the District will reallocate \$500,000 of existing reserves to the ocean outfall replacement reserve. This study recommends the District set aside about \$220,000 annually plus inflation over the next five years to fund the remainder of the project. It is recommended that this funding be accumulated into an account separate from other District reserves. If this funding is ultimately not needed for the ocean outfall project, funds should used for other capital improvements for the benefit of the ratepayers.

To accumulate these funds, meet operating costs, pay debt service, and fund miscellaneous smaller capital repairs and improvements, it is recommended that the District increase its total service charge revenue by 5% in FY2023/24 and in FY2024/25. For fiscal years 2025/26 to 2027/28, it is recommended that the District increase its total service charge revenues by 4% annually to keep up with inflation. Not every customer will receive a service charge increase equal to these percentages in the first year of the proposed service charge increase (FY23/24) due to rate structure changes described below. However, these increases reflect the total service charge revenue requirements needed to meet the District’s financial goals.

	Current	Proposed				
		FY2023/24	FY2024/25	FY2025/26	FY2026/27	FY2027/28
Total Rate Revenue	\$1,065,800	\$1,119,000	\$1,175,000	\$1,222,000	\$1,271,000	\$1,322,000
% Increase		5.0%	5.0%	4.0%	4.0%	4.0%

Current Rate Design Methodology

The District currently collects its sewer service charges (rates)¹ on each customer's property tax bill based on the assignment of equivalent dwelling units (EDUs). One EDU is defined as the wastewater discharge and pollutant loading of the average single family dwelling unit in the District's service area. Non-residential customers are assigned an EDU count based on their estimated flows and loads relative to the average single family customer. As an example, restaurants typically have high flows and high strength pollutants and are therefore assigned higher EDU counts than offices, which typically have low flows and lower strength pollutants. The District currently charges all residential dwelling unit types (accessory dwelling units, apartments, duplexes, and mobile homes) one EDU per dwelling unit. The revenue requirement for the District is divided by the total number of EDUs to determine the base rate which is expressed as \$/EDU/year. It is proposed that the District continue to charge sewer service fees based on EDUs but the number of EDUs for each customer class is proposed to be updated.

Proposed Rate Design Methodology

The proposed rate structure included in this memorandum reflects an adjustment to the EDU count to better reflect the District's fixed and variable costs. A large percentage of the District's expenses (about 90%), such as staffing and infrastructure costs, are fixed and do not change based on the amount of sewer discharge. Residential customers are assigned 1.0 fixed EDUs per dwelling for the recovery of fixed expenses. It is proposed that the "apartment" rate category be divided into two categories: 1) parcels with 20 or fewer units and 2) parcels with more than 20 dwellings (i.e., 21 dwelling units and over). Parcels with 21 units and over are proposed to be included in the non-residential/commercial class and are assigned 0.7 fixed EDUs per dwelling.

Variable expenses which are impacted by the amount of sewer flows include costs such as chemicals, some budgeted repair and maintenance line items, and sludge hauling. The number of variable residential EDUs is proposed to be assigned according to updated flow and pollutant loading estimates relative to those of a single family residential customer. Non-residential EDUs for both the fixed and variable components are proposed to be assigned according to updated flow and pollutant loading estimates of each customer class relative to single family customers. Additionally, the QAD office complex is now referenced as the UCSB office complex has experienced a reduction in the number of occupants and is thus proposed to receive a reduction of 15 office spaces.

Sewer flow estimates were independently developed from metered water usage data provided by the Montecito Water District. The class average of the lowest monthly water use of each customer from January through March in the years 2018 through 2022 was used to approximate sewer flows for each of the District's customer classes. Pollutant loads were estimated based on industry standards.

¹ The terms "service charges" and "rates" are used interchangeably throughout this memorandum

Recommendations

It is recommended that the District increase the sewer service charges (rates) each year over the next five years to set aside funds for the ocean outfall replacement project and to keep up with inflationary operating cost increases. It is recommended that the District assign its sewer service charges to customers based on the District's fixed and variable costs. The number of EDUs for fixed and variable cost recovery can be determined using calculations based on recent trends in winter water use as a proxy for sewer flows.

Tables

The following is a listing and description of the tables used to calculate the proposed service charges:

COST OF SERVICE

Table 1: FY2022/23 Sewer Service Charges and Projected Revenues

This table lists the number of customers by category, the current sewer service charges, and the total service charge revenues projected for fiscal year (FY) 2022/23.

Table 2: Ocean Outfall Replacement Project Costs and Funding Sources

This table shows the estimated cost of the ocean outfall replacement project, estimated grant funding, existing reserves, and recommended funding to be accumulated annually from service charges over the next five years. The CSDA loan proceeds of \$500,000 are assumed to be spent this year on capital improvements and will not be available for future funding of the ocean outfall replacement project. \$500,000 of existing reserves are proposed to be allocated to the ocean outfall replacement reserve. If funding for the ocean outfall replacement project is not needed, accumulated reserves should be used to fund other needed capital improvements.

Table 3: Reserve Recommendations

This table summarizes current and recommended reserve targets for operations, capital, and ocean outfall/other capital replacement reserves. The recommended targets are incorporated into the District's cash flow.

Table 4: Cash Flow Projection

The cash flow is based on FY2022/23 estimated operating results and projected inflationary cost increases. The proposed service charge revenue increases allow the District to cover operating costs, pay down the existing debt, accumulate funding for the ocean outfall replacement project, and rebuild operating and capital reserves over the next five years.

RATE DESIGN

Table 5: Cost Allocation

This table allocates the District's FY2023/24 cost of service between fixed and variable categories. The fixed category includes expenses such as staffing and infrastructure costs that do not change based on the amount of sewer discharge. The variable category includes costs such as chemicals and sludge hauling that are impacted by the amount of sewer flows. The District's expenses are primarily fixed with only about 10% of total net expenses estimated to be variable.

Table 6: Residential and Large Apartment Variable EDUs Based on Winter Water Usage Data

This table summarizes average monthly winter water use of single and multi-family residences as a proxy for sewer flows. Winter water use is calculated based on the lowest monthly use of each customer from January to March (i.e. the winter period) in years 2018 to 2022. The average monthly winter water use for each customer class is then compared to the winter water use of single family customers and multiplied by the number of dwelling units to estimate the number of variable equivalent dwelling units (EDUs).

Table 7: Residential and Non-residential/Commercial Large Apartment Fixed EDUs

This table calculates the number of fixed EDUs for the residential and large apartment customer classes. All residential dwelling unit types except large apartments are proposed to be assigned one EDU per dwelling. Large apartment parcels with more than 20 dwellings are proposed to be included in the non-residential rate class and are assigned 0.7 fixed EDUs per dwelling.

Table 8: Allocation to Flow, BOD, and TSS

This table allocates the book value of the District's assets to flow, BOD (biochemical oxygen demand), and TSS (total suspended solids). BOD and TSS are wastewater pollutants that are costly for the District to treat and dispose of. Proposition 218 requires the rates and service charges to be assigned to customers proportionally to how they take service from and/or benefit from the wastewater utility. Collection and transmission of sewer flows and treatment and disposal of pollutants are the two ways that customers benefit from SSD's services. Customers with higher flows and pollutant loading result in a higher cost of service for the District. Thus, flow, BOD, and TSS are appropriate factors through which the District can determine service charges. The allocations shown in Table 8 are similar to the allocations shown in the 2017 rate report.

Table 9: Non-residential EDU Counts

The allocation to flow, BOD (biochemical oxygen demand), and TSS (total suspended solids) developed in Table 8 is used to calculate the number of non-residential EDUs. Like the residential class, non-residential flows were estimated based on five years of winter water usage data. BOD and TSS pollutant loading estimates (expressed as milligrams per liter - mg/l) for various customer categories were based on industry standard estimates. The flow and loading estimates for each customer class are compared to those of a single family customer (1 EDU) and weighted according to the allocation from Table 8 to determine the number of EDUs per billable unit for each customer class (see equation below). The

change in EDUs compared to the District’s existing EDU assignments is also shown. The table reflects the loss of 15 office spaces from the UCSB office parcel.

$$EDU = \frac{Flow}{SF\ Flow} \times (67.92\% + [17.44\% \times \frac{BOD}{SF\ BOD}] + [14.64\% \times \frac{TSS}{SF\ TSS}])$$

SF – Single Family

Table 10: Total Fixed and Variable EDUs

This table summarizes the total fixed and variable EDU counts for residential and non-residential customers. The total weighted EDU count (based on about 90% of the service charge collected from the fixed EDU count and about 10% being collected from the variable EDU count) is about 819 EDUs. This is less than the current EDU count of about 874 (reflecting 30 apartments billed as 15 EDUs).

Table 11: Unit Cost Calculation

This table splits the FY2023/24 revenue requirement (i.e. the desired service charge revenue from the cash flow in Table 4) into the fixed and variable categories based on the percentage allocation from Table 5. The fixed and variable revenue requirements are divided by the total number of fixed and variable EDUs from Table 10 to calculate unit costs.

Table 12: Residential and Non-residential/Commercial Large Apartment Variable Charge Calculation

The proposed volume component of the bill for each type of residential unit and large apartments is calculated by multiplying the variable unit cost calculated in Table 11 by the number of variable EDUs for each unit type which were calculated in Table 6.

Table 13: Total Residential and Large Apartment Service Charge Calculation

The sum of the volume charges from Table 12 plus the fixed charge from Table 11 equals the total proposed FY2023/24 annual service charge for residential and large apartment customers.

Table 14: Proposed Residential FY2023/24 Service Charges

This table compares the current and proposed residential service charges and annual rate revenues. Multi-family service charges are proposed to increase to a lesser extent than the single family service charge due to the difference in the variable portion of the charge. Overall, there is a proposed 10.5% residential class revenue increase. This table includes residential dwelling units located on mixed use parcels.

Table 15: Proposed Non-Residential/Commercial FY2023/24 Service Charges

This tables compares the current and proposed non-residential service charges and annual service charge revenues. The proposed service charges are calculated as the proposed service charge for one EDU (\$1,367) multiplied by the EDU assignment for each non-residential customer class shown in Table

9. There is about a 14% decrease to commercial class revenue including the loss of 15 UCSB office spaces. This table does not include residential dwelling units located on mixed use parcels.

Table 16: Proposed Non-Residential/Commercial and Mixed Use Residential FY2023/24 Service Charges

This table provides the EDU, service charge, and annual revenue changes for the commercial and mixed use residential parcels which are calculated in the same manner as the service charges shown in Table 15.

Table 17: Proposed 5-Year Residential Service Charges & Table 18: Proposed 5-Year Non-residential/Commercial Service Charges

These tables provide the proposed service charges over the next five years. The FY2023/24 service charges reflect the rate design re-structuring regarding fixed and variable cost recovery. The service charges for FY2024/25 through FY2027/28 reflect the percentage increases shown in the first row of the table and the cash flow projection (Table 4). The percentage increases in FY2024/25 through FY2027/28 are applied equally to all rate categories.

Table 19: Multi-family Rate Survey

This table provides a survey of the typical multi-family bills charged by other local agencies. The Cities of Santa Barbara, Santa Paula, and Ventura have a volumetric component to their wastewater bills, while the remaining cities surveyed have fixed rates only.

Figure 1: Annual Sewer Bill Surveys

This figure compares the District's current and proposed single family and mobile home bills with the bills charged by other local agencies.

**Table 1: FY2022/23 Sewer Service Charges and Projected Revenues
Summerland Sanitary District
Financial Plan**

Classification	Total	Equiv. Units	Sewer Service Rate FY2022/23	# of Units	FY2022/23 Sewer Rates	% of Total
RESIDENTIAL						
Properties with 1 SFD	332	1	\$1,219	332	\$404,708	38.0%
Properties with 2 SFD's	5	2	\$1,219	10	\$12,190	1.1%
Properties with a Duplex	20	2	\$1,219	40	\$48,760	4.6%
Properties with a Duplex + 1ADU	1	3	\$1,219	3	\$3,657	0.3%
Properties with 1 SFD + 1 ADU	55	2	\$1,219	110	\$134,090	12.6%
Properties with 1 SFD + 2 ADU	4	3	\$1,219	12	\$14,628	1.4%
Properties with 1 SFD + 3 ADU	1	4	\$1,219	4	\$4,876	0.5%
Properties with 3 Apartments	3	3	\$1,219	9	\$10,971	1.0%
Properties with 4 Apartments	6	4	\$1,219	24	\$29,256	2.7%
Properties with 6 Apartments	2	6	\$1,219	12	\$14,628	1.4%
Properties with 8 Apartments	4	8	\$1,219	32	\$39,008	3.7%
Properties with 10 Apartments	2	10	\$1,219	20	\$24,380	2.3%
Properties with 1 SFD + 4 Apartments	1	5	\$1,219	5	\$6,095	0.6%
<u>Mobile home park 40 Unit [1]</u>	<u>1</u>	40	\$1,219	<u>40</u>	<u>\$48,760</u>	<u>4.6%</u>
Subtotal Residential	437			653	\$796,007	74.7%
NON-RESIDENTIAL						
Apartment Complex 30-unit	1	30	\$1,219	30 [2]	\$18,285 [2]	1.7%
Barber & Beauty shop	1	1.85	\$2,255	1.85	\$2,255	0.2%
Bed and Breakfast- per 10 rooms	3	3	\$3,657	9	\$10,971	1.0%
Firestation	1	2	\$2,438	2	\$2,438	0.2%
Food Market <5,000 sq.ft.	2	2.32	\$2,828	4.64	\$5,656	0.5%
Food Market - with food grinder	1	7.1	\$8,655	7.1	\$8,655	0.8%
Health club	3	2	\$2,438	6	\$7,314	0.7%
Meeting Hall-Church w.o. kitchen	1	1.6	\$1,950	1.6	\$1,950	0.2%
Offices- per 10 employees	16	1	\$1,219	16	\$19,504	1.8%
Offices- per 10 employees UCSB	36	1	\$1,219	36	\$43,884	4.1%
Offices- Medical/Dental	1	2.33	\$2,840	2.33	\$2,840	0.3%
Restaurant- per 1,000 sq.ft.	6	6.9	\$8,411	41.4	\$50,466	4.7%
Retail - per 1,000 sq.ft.	30	1	\$1,219	30	\$36,570	3.4%
Small Retail < 400 sq.ft.	2	0.7	\$853	1.4	\$1,706	0.2%
School- per 40 students	4	1	\$1,219	4	\$4,876	0.5%
Pacifica	14	1	\$1,219	14	\$17,066	1.6%
Park w/Restrooms	1	2	\$2,438	2	\$2,438	0.2%
Coffee Shop	1	1	\$1,219	1	\$1,219	0.1%
# ADU's at Commercial Buildings	23	1	\$1,219	23	\$28,037	2.6%
<u># SFD's at Commercial Buildings</u>	<u>3</u>	1	\$1,219	<u>3</u>	<u>\$3,657</u>	<u>0.3%</u>
Subtotal Non-Residential	150			236	\$269,787	25.3%
TOTAL				894	\$1,065,794	100.0%

FY = fiscal year (July 1 to June 30)

SFD = single family dwelling unit

ADU = accessory dwelling unit

1 – 38 mobile home dwelling unit plus two buildings billed as single family residential dwelling units

2 – Billed at 50%

**Table 2: Ocean Outfall Replacement Project Costs and Funding Sources
Summerland Sanitary District
Financial Plan**

Projected Total Project Cost (Current Year \$)	\$3,195,000
Less Expected Grant Funding (50%)	(\$1,597,500)
Less Allocation of Existing Reserve	<u>(\$500,000)</u>
Needed Funding	\$1,097,500
Needed Funding	\$1,097,500
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Years to Accumulate Funds	<u>5</u>
Recommended Annual Set-Aside from Rate Revenues	\$219,500

**Table 3: Reserve Recommendations
Summerland Sanitary District
Financial Plan**

Reserve	Adopted Policy (2017)	Recommendation
Operating Reserve	6 months of operating expenses	6 months of operating expenses plus annual debt service cost
Capital Reserve	Minimum equal to the annual depreciation cost of the system (\$162,000 in FY2021); emergency reserve target of \$2 million	Minimum of \$500,000 reflecting the potential cost of a repair such as a mainline break; emergency reserve target of \$2 million
Ocean Outfall Replacement/Other Capital Reserve	NA	50% of project funding + inflation accumulated over 5 years

**Table 4: Cash Flow Projection
Summerland Sanitary District
Financial Plan**

	Budget FY2022/23	Years 1 -5: Proposition 218				
		FY2023/24	FY2024/25	FY2025/26	FY2026/27	FY2027/28
1 Rate Revenue Increase [1]		5.0%	5.0%	4.0%	4.0%	4.0%
2						
3 BEGINNING FUND BALANCE [2]	\$2,246,200	\$1,838,000	\$1,848,200	\$1,872,700	\$1,901,200	\$1,943,500
4						
5 REVENUES						
6 <i>Rate Revenues</i>						
7 Sewer Service Charges	1,065,800	1,119,000	1,175,000	1,222,000	1,271,000	1,322,000
8						
9 <i>Non-Rate Revenue</i>						
10 Property Taxes	307,000	310,000	310,000	310,000	319,000	329,000
11 Interest and Admin Fees	10,300	10,600	10,900	11,200	11,500	11,800
12 Connection Fees & Interest (5216)	13,900	15,000	15,000	15,000	15,000	15,000
13 Interest Income (5217)	10,000	10,000	10,000	10,000	10,000	10,000
14 Sale of asset	<u>20,000</u>	<u>0</u>	<u>0</u>	<u>0</u>	<u>0</u>	<u>0</u>
15 Subtotal Non-Rate Revenues	361,200	345,600	345,900	346,200	355,500	365,800
16						
17 Total Revenue	1,427,000	1,464,600	1,520,900	1,568,200	1,626,500	1,687,800
18						
19 EXPENSES						
20 <i>Operating Expenses [3]</i>			3%	3%	3%	3%
21 Salaries & Employee Benefits [4]	720,000	700,000	721,000	743,000	765,000	788,000
22 Services and Supplies	<u>371,000</u>	<u>396,000</u>	<u>408,000</u>	<u>420,000</u>	<u>433,000</u>	<u>446,000</u>
23 Subtotal O&M	1,091,000	1,096,000	1,129,000	1,163,000	1,198,000	1,234,000
24						
25 Net Operating Revenue	336,000	368,600	391,900	405,200	428,500	453,800
26						
27 Existing Debt Service	58,900	58,900	58,900	58,900	58,900	58,900
28						
29 <i>Capital Expenses</i>						
30 Fund 5216 Expenses	25,000					
31 Fund 5217 Expenses	160,300		3%	3%	3%	3%
32 Misc Capital Repairs	0	80,000	82,400	84,900	87,400	90,000
33 <u>Outfall Reserve Funding</u>	<u>500,000</u>	<u>219,500</u>	<u>226,100</u>	<u>232,900</u>	<u>239,900</u>	<u>247,100</u>
34 Subtotal Capital Expenses	685,300	299,500	308,500	317,800	327,300	337,100
35						
36 Total Expenses	1,835,200	1,454,400	1,496,400	1,539,700	1,584,200	1,630,000
37						
38 Total Net Revenues	(408,200)	10,200	24,500	28,500	42,300	57,800
39						
40 ENDING FUND BALANCE	\$1,838,000	\$1,848,200	\$1,872,700	\$1,901,200	\$1,943,500	\$2,001,300
41						

	Budget FY2022/23	Years 1 -5: Proposition 218					
		FY2023/24	FY2024/25	FY2025/26	FY2026/27	FY2027/28	
42	<i>Reserve Fund Targets [5]</i>						
43	604,000	607,000	623,000	640,000	658,000	676,000	
44	<u>500,000</u>	<u>500,000</u>	<u>500,000</u>	<u>500,000</u>	<u>500,000</u>	<u>500,000</u>	
45	1,104,000	1,107,000	1,123,000	1,140,000	1,158,000	1,176,000	
46	<i>Operating Reserve Target Met?</i>	<i>yes</i>	<i>yes</i>	<i>yes</i>	<i>yes</i>	<i>yes</i>	
47							
48	Total Outfall Replacement/Other Capital Funding Reserve	500,000	719,500	945,600	1,178,500	1,418,400	1,665,500
49							
50	Debt Service Coverage Target - 1.20x [6]	5.70	6.26	6.65	6.88	7.28	7.70
51	<i>Target Met?</i>	<i>yes</i>	<i>yes</i>	<i>yes</i>	<i>yes</i>	<i>yes</i>	

1 - Average rate revenue increase across all District customers; not every customer will receive a rate increase exactly equal to the percentage shown here due to rate structure adjustments

2 - Total cash (Funds 5215, 5216, and 5217) as of July 1; does not include Outfall Funding Reserve

3 - Estimated inflationary cost increase for operating expenses

4 - Salaries and Benefits Expense for FY2022/2023 is based on mid-year cost estimates

5 - Recommended targets: Operating Reserve target is 6 months O&M expenses plus annual debt service cost and Capital Reserve target is \$500,000.

6 - Net Operating Revenue divided by total debt service

**Table 5: Cost Allocation
Summerland Sanitary District
Financial Plan**

Budgeted Expenses	Category	FY2023/24		
		Projected	Fixed	Variable
<i>Operating Expenses</i>				
Salaries and Employee Benefits	Fixed	700,000	100%	0%
Uniforms/Boots	Fixed	2,680	100%	0%
Telephone /Internet	Fixed	8,840	100%	0%
Liability Insurance	Fixed	56,700	100%	0%
Directors Fees	Fixed	15,750	100%	0%
Operation Supplies				
Sodium Bisulfite	Variable	15,860	0%	100%
Sodium Hypochlorite	Variable	17,540	0%	100%
Polymer	Variable	2,000	0%	100%
Lab Supplies/Gloves	Fixed	3,780	100%	0%
Audit & Acct's	Fixed	26,460	100%	0%
Maint. Build. & Grounds	Fixed	8,400	100%	0%
Maint. Equipment				
Plant Equipment	Variable	9,450	0%	100%
All Other Maint. Equipment	Fixed	11,050	100%	0%
Lab Services	Fixed	25,590	100%	0%
Memberships	Fixed	9,110	100%	0%
Office Expense	Fixed	3,990	100%	0%
Books & Subscrip.	Fixed	560	100%	0%
IT Professional Serv.	Fixed	4,200	100%	0%
Prof & Special Serv.				
Electrical				
Troubleshoot/Repair	Variable	5,250	0%	100%
All other Prof & Special Serv	Fixed	40,960	100%	0%
Legal Fees	Fixed	36,750	100%	0%
Contract Services				
Sludge Hauling	Variable	7,980	0%	100%
All Other Contract Services	Fixed	1,960	100%	0%
Permitting Services	Fixed	10,230	100%	0%
Public. & Legal Notices	Fixed	630	100%	0%
Administration Expense	Fixed	3,780	100%	0%
Small Tools & Instr.	Fixed	530	100%	0%
Training Fees & Supplies	Fixed	8,090	100%	0%
Special Projects	Fixed	420	100%	0%
Transportation & Travel	Fixed	1,050	100%	0%
Gas-Oil-Fuel				
Gasoline	Variable	2,630	0%	100%
Diesel (for generator)	Fixed	1,050	100%	0%
Electricity	Variable	45,150	0%	100%

Budgeted Expenses	Category	FY2023/24		
		Projected	Fixed	Variable
Water				
Montecito Water District	Variable	1,890	0%	100%
Water Usage Line Cleaning	Variable	340	0%	100%
Bottled Water	Fixed	530	100%	0%
Trash Services	Fixed	<u>4,460</u>	<u>100%</u>	<u>0%</u>
<i>Subtotal Operations</i>		\$1,095,640	\$987,550	\$108,090
<u>Debt Service Expenses</u>	Fixed	<u>58,900</u>	<u>100%</u>	<u>0%</u>
<i>Subtotal Debt Service</i>		\$58,900	\$58,900	\$0
<u>Capital Expenses</u>	Fixed	<u>299,500</u>	<u>100%</u>	<u>0%</u>
<i>Subtotal Capital Expenses</i>		\$299,500	\$299,500	\$0
Non-rate Revenues	Fixed	<u>(\$345,600)</u>	<u>100%</u>	<u>0%</u>
<i>Subtotal Non-rate Rev.</i>		(\$345,600)	(\$345,600)	\$0
TOTAL NET EXPENSES		\$1,108,440	\$1,000,350	\$108,090
PROPOSED ALLOCATION %			90.2%	9.8%

Total net expenses of about \$1,108,000 plus contribution to reserves of \$10,200 equals the proposed service charge revenue of \$1,119,000 (rounded)

**Table 6: Residential and Large Apartment Variable EDUs Based on Winter Water Usage Data
Summerland Sanitary District
Financial Plan**

Column	A	B	C	D
Customer Class	Average Monthly Winter Water Use (hcf) [1]	Variable EDUs per Dwelling Unit [2]	# of Dwelling Units	# of Variable EDUs [3]
<i>Residential</i>				
Single Family Dwelling	5.51	1.00	346	346.00
Multi-Family Dwellings (SFD + ADU, Duplexes)	4.77	0.87	175	151.50
Multi-Unit (Apartments) - 20 units and under	3.16	0.57	120	68.82
Mobile Homes	2.82	0.51	<u>38</u>	<u>19.45</u>
Subtotal			679	585.77
<i>Non-residential/Commercial</i>				
Multi-Unit (Apartments) - 21 units and over	2.20	0.40	30	11.98

EDU = equivalent dwelling unit

hcf = one hundred cubic feet (equal to 748 gallons)

SFD = single family dwelling

ADU = accessory dwelling unit

1 - Winter water use is a proxy for sewer flow. Water use shown here is the class average taken as the lowest monthly use of each customer from January to March (i.e. winter period) in years 2018 to 2022

2 - Relative to single family winter water use; each half of a duplex is represented as 0.435 EDUs

3 - Column B multiplied by Column C

**Table 7: Residential and Non-residential/Commercial Large Apartment Fixed EDUs
Summerland Sanitary District
Financial Plan**

Customer Class	Fixed EDUs per Dwelling Unit	# of Dwelling Units	# of Fixed EDUs
<i>Residential</i>			
Single Family Dwelling	1.0	346	346
Multi-Family Dwellings (SFD + ADU, Duplexes)	1.0	175	175
Multi-Unit (Apartments) - 20 units and under	1.0	120	120
Mobile Homes	1.0	<u>38</u>	<u>38</u>
Subtotal		679	679
<i>Non-residential/Commercial</i>			
Multi-Unit (Apartments) - 21 units and over	0.7	30	21

**Table 8: Allocation to Flow, BOD, and TSS
Summerland Sanitary District
Financial Plan**

Asset Category	Book Value of Assets [1]	Flow	BOD	TSS
Treatment & Land	\$2,019,750	50.00%	25.00%	25.00%
Subsurface Lines	\$2,687,515	100.00%	0.00%	0.00%
Ocean Outfall Lines	\$93,203	100.00%	0.00%	0.00%
Equipment	<u>\$780,845</u>	<u>0.00%</u>	<u>60.00%</u>	<u>40.00%</u>
	\$5,581,313	\$3,790,593	\$973,445	\$817,276
% Allocation		67.92%	17.44%	14.64%

BOD - biochemical oxygen demand; TSS – total suspended solids
1 - As reported in the June 30, 2022 and 2021 Financial Statements

**Table 9: Non-residential EDU Counts
Summerland Sanitary District
Financial Plan**

Classification	Billable Units	Count	Flow	BOD	TSS	EDUs per Billable Unit	# of EDUs	EDU Change
			67.92% gallons per day	17.44% mg/L	14.64% mg/L			
1 EDU			135.5	175	175	1.00		
Barber & Beauty Shop	per 3 operators	1	158.4	300	300	1.44	1.44	(0.41)
Bed & Breakfast	per 10 rooms	3	464.3	175	175	3.43	10.29	1.29
Coffee Shop	See retail	1	See retail			0.72	0.72	(0.28)
Fire Station	Each	1	No data available			2.00	2.00	0.00
Food Market	less than 5,000 sq ft	2	173.1	130	80	1.12	2.24	(2.40)
Food Market	w/grinder	1	454.5	600	600	5.97	5.97	(1.13)
Health Club	Each	3	165.5	175	175	1.22	3.66	(2.34)
Meeting Hall (Church)	Each	1	39.3	175	175	0.29	0.29	(1.31)
Office	per 10 employees	30	104.8	130	80	0.68	20.40	(9.60)
Office - Medical	per 10 employees	1	104.8	175	100	0.72	0.72	(1.61)
Office - UCSB		21	104.8	130	80	0.68	14.28	(21.72)
Park w/Restrooms	Each	1	Assigned 2 EDUs			2.00	2.00	0.00
Restaurant	per 1,000 sq ft	6	515.2	600	600	6.76	40.56	(0.84)
Retail	per 1,000 sq ft	30	111.4	130	80	0.72	21.60	(8.40)
Retail - small	400 sq ft or less	2	Set as 40% of retail			0.29	0.58	(0.82)
School	per 40 students	4	104.5	175	175	0.77	<u>3.08</u>	<u>(0.92)</u>
							129.83	(50.49)

For ease of reference, the equation used to calculate the EDUs shown in the table above is listed here:

$$EDU = \frac{Flow}{SF\ Flow} \times (67.92\% + [17.44\% \times \frac{BOD}{SF\ BOD}] + [14.64\% \times \frac{TSS}{SF\ TSS}])$$

SF – Single Family

**Table 10: Total Fixed and Variable EDUs
Summerland Sanitary District
Financial Plan**

Customer Class	Fixed EDUs	Variable EDUs
Residential	679.00	585.77
Multi-Unit (Apartments) - 21 units and over	21.00	11.98
Commercial	<u>129.83</u>	<u>129.83</u>
Total	829.83	727.57

**Table 11: Unit Cost Calculation
Summerland Sanitary District
Financial Plan**

	Total	Fixed Expenses	Variable Expenses
2023/24 Revenue Requirement	\$1,119,000	\$1,009,880	\$109,120
Cost Allocation % (Table 5)		90.2%	9.8%
2023/24 Units of Service		829.83	727.57
		# of Fixed Units	# of Variable Units
2023/24 Unit Cost		\$1,216.97	\$149.98
		\$/Fixed EDU	\$/Variable EDU

**Table 12: Residential and Non-residential/Commercial Large Apartment Variable Charge Calculation
Summerland Sanitary District
Financial Plan**

Customer Class	Variable EDUs		\$/Variable EDU		Volume Charge
<i>Residential</i>					
Single Family Dwelling	1.00	X	\$149.98	=	\$149.98
Multi-Family Dwellings (SFD + ADU, Duplexes) (2 dwellings)	1.73	X	\$149.98	=	\$259.67
Each Additional ADU	0.87	X	\$149.98	=	\$129.84
Multi-Unit (Apartments) - 20 units and under	0.57	X	\$149.98	=	\$86.01
Mobile Homes	0.51	X	\$149.98	=	\$76.76
<i>Non-residential/Commercial</i>					
Multi-Unit (Apartments) - 21 units and over	0.40	X	\$149.98	=	\$59.88

Note: figures in table are unrounded.

**Table 13: Total Residential and Large Apartment Service Charge Calculation
Summerland Sanitary District
Financial Plan**

Customer Class	Volume Charge	Fixed Charge	Total (Rounded to nearest \$)	Comparison to SFD
<i>Residential</i>				
Single Family Dwelling (SFD)	\$149.98	\$1,216.97	\$1,367.00	1.000
Multi-Family Dwellings (SFD + ADU, Duplexes) (2 dwellings)	\$259.67	\$2,433.94	\$2,694.00	1.971
Each Additional ADU	\$129.84	\$1,216.97	\$1,347.00	0.985
Multi-Unit (Apartments) - 20 units and under	\$86.01	\$1,216.97	\$1,303.00	0.953
Mobile Homes	\$76.76	\$1,216.97	\$1,294.00	0.947
<i>Non-residential/Commercial</i>				
Multi-Unit (Apartments) - 21 units and over [1]	\$59.88	\$851.88	\$912.00	0.667

Note: volume and fixed charges are unrounded. The total annual charge is the sum of the volume and fixed charges rounded to the nearest dollar.

1 - Reflects fixed EDU assignment of 0.7 EDUs per apartment

**Table 14: Proposed Residential FY2023/24 Service Charges
Summerland Sanitary District
Financial Plan**

Classification	# of Accounts	Current Service Charge	Proposed FY2023/24 Service Charge	% Change
Properties with 1 SFD	333	\$1,219	\$1,367	12.1%
Properties with 2 SFD's	6	\$2,438	\$2,734	12.1%
Properties with a Duplex	20	\$2,438	\$2,694	10.5%
Properties with 1 Duplex + 1 ADU	1	\$3,657	\$4,041	10.5%
Properties with 1 SFD + 1 ADU	56	\$2,438	\$2,694	10.5%
Properties with 1 SFD + 2 ADU	4	\$3,657	\$4,041	10.5%
Properties with 1 SFD + 3 ADU	2	\$4,876	\$5,388	10.5%
Mixed Use Apartments	19	\$1,219	\$1,303	6.9%
Properties with 3 Apartments	3	\$3,657	\$3,909	6.9%
Properties with 4 Apartments	6	\$4,876	\$5,212	6.9%
Properties with 6 Apartments	2	\$7,314	\$7,818	6.9%
Properties with 8 Apartments	4	\$9,752	\$10,424	6.9%
Properties with 10 Apartments	2	\$12,190	\$13,030	6.9%
Properties with 1 SFD + 4 Apartments	1	\$6,095	\$6,579	7.9%
Mobile home park (38 spaces)	1	<u>\$46,322</u>	<u>\$49,172</u>	<u>6.2%</u>
Total Residential Revenue [1]		\$827,701	\$914,239	10.5%

SFD = single family dwelling

ADU = accessory dwelling unit

1 - # of accounts multiplied by the rate

**Table 15: Proposed Non-Residential/Commercial FY2023/24 Service Charges
Summerland Sanitary District
Financial Plan**

Classification	Billable Units	Count	Current Service Charge	Proposed FY2023/24 Service Charge	% Change
Apartments – 21+ Units	per dwelling	30	\$1,219[1]	\$912	49.6% [1]
Barber & Beauty Shop	per 3 operators	1	\$2,255	\$1,968	-12.7%
Bed & Breakfast	per 10 rooms	3	\$3,657	\$4,689	28.2%
Coffee Shop	Each	1	\$1,219	\$984	-19.3%
Fire Station	Each	1	\$2,438	\$2,734	12.1%
Food Market	less than 5,000 sq ft	2	\$2,828	\$1,531	-45.9%
Food Market	w/grinder	1	\$8,655	\$8,161	-5.7%
Health Club	Each	3	\$2,438	\$1,668	-31.6%
Meeting Hall (Church)	Each	1	\$1,950	\$396	-79.7%
Office	per 10 employees	30	\$1,219	\$930	-23.7%
Office – Medical	per 10 employees	1	\$2,840	\$984	-65.4%
Office – UCSB	Each	21	\$1,219	\$930	-23.7%
Park w/Restrooms	Each	1	\$2,438	\$2,734	12.1%
Restaurant	per 1,000 sq ft	6	\$8,411	\$9,241	9.9%
Retail	per 1,000 sq ft	30	\$1,219	\$984	-19.3%
Retail – small	400 sqft or less	2	\$853	\$396	-53.6%
School	per 40 students	4	<u>\$1,219</u>	<u>\$1,053</u>	<u>-13.6%</u>
Subtotal Non-residential/Commercial			\$219,808	\$204,854	-6.8%
Office – UCSB: Reduced Occupancy		15	<u>\$18,285</u>	<u>\$0</u>	[2]
Total Non-residential/Commercial			\$238,093	\$204,854	-14.0%
Total All Customers			\$1,065,794	\$1,119,093	5.0%

1 – 30 dwelling units are currently billed at \$18,285 (i.e. \$609.50 per dwelling). The service charge reflects this discount per unit. The % change from \$609.50 to \$912 is +49.6%.

2 – Net of the loss of 15 office spaces from the UCSB parcel, the commercial class revenues are proposed to decrease by 14%

**Table 16: Proposed Non-Residential/Commercial and Mixed Use Residential FY2023/24 Service Charges
Summerland Sanitary District
Financial Plan**

Assessors Parcel #	Classification	Current EDUs	Proposed EDUs	Current Charge	Proposed FY2023/24	% Increase
005-133-075	Apartment Complex 30-unit [1]	15.00[1]	20.01	\$18,285	\$27,360	[2]
005-110-033	Offices	36.00	14.29	\$43,884	\$19,530	-55.5%
005-210-054	Offices	14.00	9.52	\$17,066	\$13,020	-23.7%
005-175-014	2 Offices, 2 Apartments	4.00	3.27	\$4,876	\$4,466	-8.4%
005-204-051	Food market w/grinder and offices	9.10	7.33	\$11,093	\$10,021	-9.7%
005-740-002	Offices- per 10 employees- no kitchen	2.00	1.36	\$2,438	\$1,860	-23.7%
005-121-005	Office (Storage Units with Office)	1.00	0.68	\$1,219	\$930	-23.7%
005-121-006	Office, medical office, health club	5.33	2.62	\$6,497	\$3,582	-44.9%
005-172-011	Offices- per 10 employees- no kitchen	1.00	0.68	\$1,219	\$930	-23.7%
005-175-010	Retail, office	2.00	1.40	\$2,438	\$1,914	-21.5%
005-182-008	1 Office, 1 Retail, 2 Apartments	4.00	3.31	\$4,876	\$4,520	-7.3%
005-192-010	Beauty Parlor, 1 Office, 1 Apartment	3.85	3.07	\$4,693	\$4,201	-10.5%
005-194-001	Offices	1.00	0.68	\$1,219	\$930	-23.7%
005-194-003	1 Office, 1 SFD	2.00	1.68	\$2,438	\$2,297	-5.8%
005-194-007	Retail	1.00	0.72	\$1,219	\$984	-19.3%
005-204-012	1 Office, 1 Retail, 2 Apartments	4.00	3.31	\$4,876	\$4,520	-7.3%
005-210-056	1 SFD, 3 ADU, 1 Office	5.00	4.62	\$6,095	\$6,318	3.7%
005-121-011	Bed & Breakfast	3.00	3.43	\$3,657	\$4,689	28.2%
005-122-051	2,000 sq ft Retail, 4 Apartments	6.00	5.25	\$7,314	\$7,180	-1.8%
005-171-004	School	1.00	0.77	\$1,219	\$1,053	-13.6%
005-171-005	Retail - per 1,000 sq.ft.	1.00	0.72	\$1,219	\$984	-19.3%
005-173-001	3,000 sq ft Retail, 3 Apartments	6.00	5.02	\$7,314	\$6,861	-6.2%
005-175-004	2,000 sq ft Retail, 1 Apartment	3.00	2.39	\$3,657	\$3,271	-10.6%
005-175-008	Restaurant - per 1,000 sq.ft.	13.80	13.52	\$16,822	\$18,482	9.9%
005-175-013	Health club + Apartment	3.00	2.17	\$3,657	\$2,971	-18.8%
005-176-001	Food Market, 2 Apartments	4.32	3.03	\$5,266	\$4,137	-21.4%
005-177-003	Restaurant, Retail, Coffee shop	9.90	8.92	\$12,068	\$12,193	1.0%
005-177-005	Gas Station and Market Store	2.32	1.12	\$2,828	\$1,531	-45.9%
005-182-006	Retail - per 1,000 sq.ft.	2.00	1.44	\$2,438	\$1,968	-19.3%
005-182-007	Restaurant	13.80	13.52	\$16,822	\$18,482	9.9%
005-183-008	Restaurant and small retail	7.60	7.05	\$9,264	\$9,637	4.0%
005-183-009	Retail - per 1,000 sq.ft.	1.00	0.72	\$1,219	\$984	-19.3%
005-183-010	Retail - per 1,000 sq.ft.	2.00	1.44	\$2,438	\$1,968	-19.3%
005-184-002	Schools- per 40 students	3.00	2.31	\$3,657	\$3,159	-13.6%
005-185-001	Retail - per 1,000 sq.ft. & small retail	3.70	2.45	\$4,510	\$3,348	-25.8%
005-185-007	Retail, 1 SFD, 1 ADU	4.00	3.41	\$4,876	\$4,662	-4.4%
005-186-005	Fire Station	2.00	2.00	\$2,438	\$2,734	12.1%
005-192-001	Meeting hall/ church - w.o. kitchen	1.60	0.29	\$1,950	\$396	-79.7%
005-192-004	Retail - per 1,000 sq.ft.	1.00	0.72	\$1,219	\$984	-19.3%
005-192-006	Health club + apartment	3.00	2.17	\$3,657	\$2,971	-18.8%
005-204-023	Retail - per 1,000 sq.ft.	2.00	1.44	\$2,438	\$1,968	-19.3%
005-204-036	Retail - per 1,000 sq.ft.	2.00	1.44	\$2,438	\$1,968	-19.3%
005-204-054	Bed & Breakfast	6.00	6.86	\$7,314	\$9,378	28.2%
005-220-003	Park, dog wash	<u>3.00</u>	<u>2.72</u>	<u>\$3,657</u>	<u>\$3,718</u>	<u>1.7%</u>
	Total Non-residential	221.32	174.88	\$269,787	\$239,060	-11.4%

1 – 30 dwelling units are currently billed at \$18,285

2 – Current adopted rate is \$36,570; compared to the adopted rate, the proposed FY2023/24 rate is a 25% decrease

**Table 17: Proposed 5-Year Residential Service Charges
Summerland Sanitary District
Financial Plan**

Classification	# of Accounts	Current Charge	PROPOSED					
			FY2023/24	FY2024/25	FY2025/26	FY2026/27	FY2027/28	
Annual Change				% increase	5.0%	4.0%	4.0%	4.0%
Properties with 1 SFD	333	\$1,219	\$1,367	12.1%	\$1,435	\$1,492	\$1,552	\$1,614
Properties with 2 SFD's	6	\$2,438	\$2,734	12.1%	\$2,871	\$2,986	\$3,105	\$3,229
Properties with a Duplex	20	\$2,438	\$2,694	10.5%	\$2,829	\$2,942	\$3,060	\$3,182
Properties with 1 Duplex + 1 ADU	1	\$3,657	\$4,041	10.5%	\$4,243	\$4,413	\$4,590	\$4,774
Properties with 1 SFD + 1 ADU	56	\$2,438	\$2,694	10.5%	\$2,829	\$2,942	\$3,060	\$3,182
Properties with 1 SFD + 2 ADU	4	\$3,657	\$4,041	10.5%	\$4,243	\$4,413	\$4,590	\$4,774
Properties with 1 SFD + 3 ADU	2	\$4,876	\$5,388	10.5%	\$5,657	\$5,883	\$6,118	\$6,363
Mixed Use Apartments	19	\$1,219	\$1,303	6.9%	\$1,368	\$1,423	\$1,480	\$1,539
Properties with 3 Apartments	3	\$3,657	\$3,909	6.9%	\$4,104	\$4,268	\$4,439	\$4,617
Properties with 4 Apartments	6	\$4,876	\$5,212	6.9%	\$5,473	\$5,692	\$5,920	\$6,157
Properties with 6 Apartments	2	\$7,314	\$7,818	6.9%	\$8,209	\$8,537	\$8,878	\$9,233
Properties with 8 Apartments	4	\$9,752	\$10,424	6.9%	\$10,945	\$11,383	\$11,838	\$12,312
Properties with 10 Apartments	2	\$12,190	\$13,030	6.9%	\$13,682	\$14,229	\$14,798	\$15,390
Properties with 1 SFD + 4 Apart.	1	\$6,095	\$6,579	7.9%	\$6,908	\$7,184	\$7,471	\$7,770
Mobile home park 38 spaces	1	<u>\$46,322</u>	<u>\$49,172</u>	<u>6.2%</u>	<u>\$51,631</u>	<u>\$53,696</u>	<u>\$55,844</u>	<u>\$58,078</u>
Total Residential Revenue [1]		\$827,701	\$914,239	10.5%	\$959,857	\$998,112	\$1,038,168	\$1,079,640

1 - # of accounts multiplied by the service charges

**Table 18: Proposed 5-Year Non-residential/Commercial Service Charges
Summerland Sanitary District
Financial Plan**

Classification	Billing Units	Current Charge	PROPOSED					
			FY2023/24		FY2024/25	FY2025/26	FY2026/27	FY2027/28
Annual Change				% Increase	5.0%	4.0%	4.0%	4.0%
Apartment Complex	30	\$610[1]	\$912	49.6%	\$958	\$996	\$1,036	\$1,077
Barber & Beauty Shop	1	\$2,255	\$1,968	-12.7%	\$2,066	\$2,149	\$2,235	\$2,324
Bed & Breakfast	3	\$3,657	\$4,689	28.2%	\$4,923	\$5,120	\$5,325	\$5,538
Coffee Shop	1	\$1,219	\$984	-19.3%	\$1,033	\$1,074	\$1,117	\$1,162
Firestation	1	\$2,438	\$2,734	12.1%	\$2,871	\$2,986	\$3,105	\$3,229
Food Market	2	\$2,828	\$1,531	-45.9%	\$1,608	\$1,672	\$1,739	\$1,809
Food Market	1	\$8,655	\$8,161	-5.7%	\$8,569	\$8,912	\$9,268	\$9,639
Health Club	3	\$2,438	\$1,668	-31.6%	\$1,751	\$1,821	\$1,894	\$1,970
Meeting Hall (Church)	1	\$1,950	\$396	-79.7%	\$416	\$433	\$450	\$468
Office	30	\$1,219	\$930	-23.7%	\$977	\$1,016	\$1,057	\$1,099
Office - Medical	1	\$2,840	\$984	-65.4%	\$1,033	\$1,074	\$1,117	\$1,162
Office - UCSB	21	\$1,219	\$930	-23.7%	\$977	\$1,016	\$1,057	\$1,099
Park w/Restrooms	1	\$2,438	\$2,734	12.1%	\$2,871	\$2,986	\$3,105	\$3,229
Restaurant	6	\$8,411	\$9,241	9.9%	\$9,703	\$10,091	\$10,495	\$10,915
Retail	30	\$1,219	\$984	-19.3%	\$1,033	\$1,074	\$1,117	\$1,162
Retail - small	2	\$853	\$396	-53.6%	\$416	\$433	\$450	\$468
School	4	<u>\$1,219</u>	<u>\$1,053</u>	<u>-13.6%</u>	<u>\$1,106</u>	<u>\$1,150</u>	<u>\$1,196</u>	<u>\$1,244</u>
Subtotal Non-residential/Commercial		\$219,808	\$204,854	-6.8%	\$215,128	\$223,709	\$232,683	\$241,976
Office - UCSB: Reduced Occupancy	15	<u>\$18,285</u>						
Total Non-residential/Commercial		\$238,093	\$204,854	-14%				
Total All Customers		\$1,065,794	\$1,119,093	5.0%	\$1,174,985	\$1,221,821	\$1,270,851	\$1,321,616

1 – The Apartment Complex dwelling units currently have a 50% discounted rate: \$609.50 – 50% of the full rate of \$1,219

**Table 19: Multi-family Rate Survey
 Summerland Sanitary District
 Financial Plan**

Agency	Multi-family Rate or Service Charge		Rate Basis
	Yes	No	
City of Ventura (FY2024) [1]	Yes	\$300.51	Flow-based fee up to a cap; multi-family cap is 10 hcf/month (single family cap is 12 hcf/month); multi-family base rate is 74% of the single family rate
Goleta SD (no change from FY2022)	Yes	\$429.71	multi-family fee is 81% of the single family fee (duplexes, triplexes, apartments, condominiums, townhouses, mobile homes)
City of Santa Barbara (FY2024) [1]	No	\$468.84	Same base and volume rate for single family and multi-family
Montecito SD (FY2019)	Yes	\$696.00	multi-family fee is 47% of the single family fee (Condo or 2nd Dwelling)
Ojai Valley SD (no change from FY2022)	No	\$739.56	-
Carpinteria SD (FY2024)	No	\$777.37	-
City of Santa Paula (FY2024) [1]	Yes	\$1,121.62	multi-family and mobile home volume rates are less than single family; base fee is the same
Summerland Sanitary District (FY2023 - Current)	No	\$1,219.00	-
City of Filmore (2017; no increase in next fiscal year)	No	\$1,240.32	-

1 - Bills are based on sewer volume; 2.82 hcf/month used to estimate bills

Figure 1: Annual Sewer Bill Surveys

