



## BOARD OF DIRECTORS - SPECIAL MEETING

Thursday, January 30, 2025, at 3:00 p.m.

### NOTES

This meeting will be held at the District's Office located at 2435 Wallace Avenue, Summerland, California.

The public may listen to the meeting telephonically by calling +1 669 900 6833 (San Jose) Meeting Code ID: 983 226 8568 Passcode: 123, or through the internet at <https://us02web.zoom.us/j/9832268568?pwd=nlT8jNgA5DOKwx950nKL4h0nmahQbj.1&omn=87244691635>

The public may also attend the meeting in person. To participate in the meeting by offering comments, please follow the instructions set forth in Item IV of the agenda. For this special meeting of the Board of Directors, public discussion is limited to agenda items.

Materials related to an item on this agenda, which are part of the agenda packet, are available for public inspection on the District's website at [www.summerlandsd.org](http://www.summerlandsd.org), or during normal business hours (8:00 a.m. - 4:00 p.m. weekdays) in the district's office.

In compliance with the Americans with Disabilities Act, if you need special assistance to participate in this meeting, please contact the Clerk of the Board at (805) 969-4344. Notification 24 hours prior to the meeting will enable the Clerk of the Board to make reasonable arrangements to ensure accessibility to this meeting.

### AGENDA

I. ROLL CALL

II. PLEDGE OF ALLEGIANCE

III. APPROVAL OF THE AGENDA

IV. PUBLIC COMMENT

Pursuant to section 54954.3 of the Government Code, every notice for a special meeting shall provide an opportunity for members of the public to directly address the legislative body concerning any item that has been described in the notice for the meeting before or during consideration of that item. The three-minute time limit is pursuant to District regulation.

V. ITEMS TO BE DISCUSSED

A. Presentation of Draft Rate Tables for the 2025 Rate Study Technical Report [Action Item]

Description: The Board will receive a presentation from Alison Lechowicz from Lechowicz + Tseng Municipal Consultants for the Draft Rate Tables. The Board will be

requested to discuss and consider presented options and give direction for the preparation of a ratemaking report.

**Recommendations:** Staff and the Ad-Hoc Rate Study Committee have reviewed and discussed the Rate Tables with Mrs. Lechowicz and Michael G. Colantuono, Esq. and will provide recommendations as to the presented report.

**B. Discussion of the Timetable for the Rate Study [Non-Action Item]**

**Description:** The Board will be requested to review the timetable and its upcoming actions and provide comments to staff.

**VI. ADJOURNMENT**

V  
A

# Summerland Sanitary District

## Sewer Rate Study




Special Meeting  
Board of Directors  
January 30, 2025



LECHOWICZ + TSENG  
MUNICIPAL CONSULTANTS

Alison Lechowicz  
Project Manager

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## Background

- The Summerland Sanitary District (District or SSD) is a special district providing sewer service to about 480 parcels
- Current rates are collected annually based on the assignment of equivalent dwelling units (EDUs)
  - One EDU is defined as the wastewater flow and pollutant loading of the average single family dwelling unit in the District
- Sewer rates are the primary revenue source to fund operating and capital expenses for:
  - Wastewater collection and treatment
  - Infrastructure renewal and improvements
  - Debt repayment
- Rates have not been updated since July 1, 2022
- In settling litigation over current rates, the District agreed to implement multiple user-class designations for residential uses.

2



## Legal Requirements: Proposition 218

- Governs how sewer service charges can be calculated and adopted
  - 5-year rate plans can be adopted via a single rate study
  - Rates must be based on the cost of providing service
  - Rates must proportionally recover costs based on how customers take service
  - Rates cannot be arbitrary or subsidize one group at the expense of another
- Procedural requirements for adopting rate adjustments:
  - The District must analyze its cost of service
  - Notify property owners of a public hearing to consider the rates via written notice
  - Allow property owners to submit written protests
  - Hold a public hearing at least 45 days after mailing the notices
  - Count the protests – if more than 50% of parcels subject to the rates submit written protests, the rates cannot be adopted

3

3



## Review of Rate Calculations

Please see Draft Rate Tables



4

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**DATE:** January 30, 2025  
**TO:** Michael Colantuono and Summerland Sanitary District  
**FROM:** Lechowicz & Tseng Municipal Consultants  
**SUBJECT:** Draft Rate Tables

**Financial Plan Options:**

- 1) State Revolving Fund (SRF) Loan: Outfall Pipeline Rehabilitation estimated cost of \$2.4M is financed via a 30-year revolving fund loan at 3.5%.
- 2) One-time Sinking Fund (full cost): Outfall Pipeline Rehabilitation estimated cost of \$2.4M is accumulated via rate revenues over 5 years (\$480,000 per year).
- 3) Partial Cost Sinking Fund: 5 years of \$150,000 (\$750,000) accumulated each year into sinking fund for upcoming Capital Projects depending on the Coastal Hazard Monitoring Plan Study Outcome which is required by the State Water Resources Control Board to be completed by May 1, 2025.

**Table 1: Reserve Recommendations**

<b>Reserve</b>	<b>Adopted Policy (2017)</b>	<b>Recommended Targets</b>
Operating Reserve	6 months of operating expenses	8 months of operating expenses + 1 year of existing debt service expense
Capital Reserve	Minimum equal to the annual depreciation cost of the system; emergency reserve target of \$2 million	Emergency reserve target of \$2 million
Ocean Outfall Pipeline Rehabilitation Project	NA	<b>OPTION 1:</b> 1 year of SRF debt service or <b>OPTION 2:</b> 1/5 of cost (\$480,000) accumulated each year or
Other Capital Reserve		<b>OPTION 3:</b> 5 years of \$150,000 accumulated each year into a partial sinking fund for upcoming Capital Projects depending on Study Outcome.

**Table 2: Ocean Outfall Pipeline Rehabilitation Project Costs and Funding Sources**

<b>OPTION 1: State Revolving Fund (SRF) Loan</b>	
Ocean Outfall Rehabilitation Costs	\$2,400,000
Issuance Costs	<u>\$50,000</u>
Total Proceeds	\$2,450,000
Interest Rate	3.50%
Term (years)	30
Annual Payment starting FY2026/27	\$132,600
<b>OPTION 2: One Time Sinking Fund (Full Cost)</b>	
Construction Costs	\$2,400,000
Amortization (years)	5
Annual cost	\$480,000
<b>OPTION 3: Partial Capital Cost Sinking Fund</b>	
Sinking Fund	\$750,000
Amortization (years)	5
Annual cost	\$150,000

**Table 3: FY2024/25 Sewer Service Charges and Projected Revenues**

User Classifications	Total	# of Units	Sewer Service Rate FY2024/25	Equiv. Units	FY2024/25 Sewer Rates	% of Total
<b>RESIDENTIAL</b>						
Properties with 1 SFD	334	1	\$1,219	334	\$407,146	38.16%
Properties with 2 SFD's	5	2	\$1,219	10	\$12,190	1.14%
Properties with 1 SFD + 1 ADU	56	2	\$1,219	112	\$136,528	12.80%
Properties with 1 SFD + 2 ADU	4	3	\$1,219	12	\$14,628	1.37%
Properties with 1 SFD + 3 ADU	2	4	\$1,219	8	\$9,752	0.91%
Properties with a Duplex	20	2	\$1,219	40	\$48,760	4.57%
Properties with a Duplex + 1ADU	1	3	\$1,219	3	\$3,657	0.34%
Properties with 3 Apartments	4	3	\$1,219	12	\$14,628	1.37%
Properties with 4 Apartments	7	4	\$1,219	28	\$34,132	3.20%
Properties with 6 Apartments	2	6	\$1,219	12	\$14,628	1.37%
Properties with 8 Apartments	4	8	\$1,219	32	\$39,008	3.66%
Properties with 10 Apartments	2	10	\$1,219	20	\$24,380	2.28%
Apartment Complex 30-unit	1	30	\$1,219	15	\$36,570	3.43%
Apartment Complex 30-unit reduced rate					-\$18,285	-1.71%
Properties with 1 SFD + 4 Apartments	1	5	\$1,219	5	\$6,095	0.57%
Misc Apartments	12	1	\$1,219	12	\$14,628	1.37%
# ADU's at Commercial Buildings	2	1	\$1,219	2	\$2,438	0.23%
Mobile home park 40 Unit [1]	<u>1</u>	40	\$1,219	<u>40</u>	<u>\$48,760</u>	<u>4.57%</u>
Subtotal Residential	458			697	\$849,643	79.63%
<b>NON-RESIDENTIAL</b>						
Barber & Beauty shop-less than 3 operators	1	1.85	\$2,255	1.85	\$2,255	0.21%
Bed and Breakfast- per 10 rooms	3	3	\$3,657	9	\$10,971	1.03%
Coffee Shop	1	1	\$1,219	1	\$1,219	0.11%
Fire Station	1	2	\$2,438	2	\$2,438	0.23%
Food Market <5,000 ft <sup>2</sup>	2	2.32	\$2,828	4.64	\$5,656	0.53%
Food Market - with food grinder	1	7.1	\$8,655	7.1	\$8,655	0.81%
Health Club	3	2	\$2,438	6	\$7,314	0.69%
Meeting Hall-Church w.o. kitchen	1	1.6	\$1,950	1.6	\$1,950	0.18%
Offices- per 10 employees	65	1	\$1,219	65	\$79,235	7.43%
Offices- Medical/Dental	1	2.33	\$2,840	2.33	\$2,840	0.27%
Park w/Restrooms + Residence	1	2	\$2,438	2	\$2,438	0.23%
Restaurant- per 1,000 ft <sup>2</sup>	6	6.9	\$8,411	41.4	\$50,466	4.73%
Retail - per 1,000 ft <sup>2</sup>	29	1	\$1,219	29	\$35,351	3.31%
Small Retail < 400 ft <sup>2</sup>	2	0.7	\$853	1.4	\$1,706	0.16%
School- per 40 students	4	1	\$1,219	4	\$4,876	0.46%
Subtotal Non-Residential	121			178.32	\$217,370	20.4%
<b>TOTAL</b>				<b>875.32</b>	<b>\$1,067,013</b>	<b>100.0%</b>

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; one building is a clubhouse that is proposed to be reclassified as a commercial building

Table 4: OPTION 1 State Revolving Fund (SRF) Loan Cash Flow Calculation

	Budget	Years 1 -5: Proposition 218				
	FY2024/25	FY2025/26	FY2026/27	FY2027/28	FY2028/29	FY2029/30
1 BEGINNING FUND BALANCE [1]	\$2,744,000	\$2,911,100	\$3,008,800	\$2,998,800	\$3,014,300	\$3,059,000
2						
3						
4 <b>REVENUES</b>						
5 Sewer Service Charges	1,067,000	1,031,000	1,082,000	1,135,000	1,192,000	1,252,000
6 Property Taxes	391,000	402,700	414,800	427,200	440,000	453,200
7 Interest and Admin Fees	48,300	49,700	51,200	52,700	54,300	55,900
8 Connection Fees & Interest	<u>12,400</u>	<u>5,000</u>	<u>5,000</u>	<u>5,000</u>	<u>5,000</u>	<u>5,000</u>
9 <b>Total Revenue</b>	1,518,700	1,488,400	1,553,000	1,619,900	1,691,300	1,766,100
10						
11 <b>EXPENSES</b>						
12 <u>Operating Expenses</u>		3%	3%	3%	3%	3%
13 Salaries & Employee Benefits	751,800	774,400	797,600	821,500	846,100	871,500
14 Services and Supplies	<u>460,900</u>	<u>475,000</u>	<u>489,000</u>	<u>504,000</u>	<u>519,000</u>	<u>535,000</u>
15 Subtotal O&M	1,212,700	1,249,400	1,286,600	1,325,500	1,365,100	1,406,500
16						
17 Net Operating Revenue	306,000	239,000	266,400	294,400	326,200	359,600
18						
19 <u>Debt Service</u>						
20 Existing Debt Service	58,900	58,900	58,900	58,900	58,900	58,900
21 New Outfall SRF Loan	<u>0</u>	<u>0</u>	<u>132,600</u>	<u>132,600</u>	<u>132,600</u>	<u>132,600</u>
22 Subtotal Debt Service	58,900	58,900	191,500	191,500	191,500	191,500
23						
24 <u>Capital Expenses</u>		3%	3%	3%	3%	3%
25 Misc Capital Repairs	<u>80,000</u>	<u>82,400</u>	<u>84,900</u>	<u>87,400</u>	<u>90,000</u>	<u>92,700</u>
26 Subtotal Capital Expenses	80,000	82,400	84,900	87,400	90,000	92,700
27						
28 <b>Total Expenses</b>	1,351,600	1,390,700	1,563,000	1,604,400	1,646,600	1,690,700
29						
30 <b>Total Net Revenues</b>	167,100	97,700	(10,000)	15,500	44,700	75,400
31						
32 <b>ENDING FUND BALANCE</b>	\$2,911,100	\$3,008,800	\$2,998,800	\$3,014,300	\$3,059,000	\$3,134,400
33						
34 <u>Reserve Fund Targets [2]</u>						
35 Operating Reserves	867,000	892,000	917,000	943,000	969,000	997,000
36 Capital Reserves	2,000,000	2,000,000	2,000,000	2,000,000	2,000,000	2,000,000
37 Outfall SRF Debt Reserve	<u>0</u>	<u>0</u>	<u>132,600</u>	<u>132,600</u>	<u>132,600</u>	<u>132,600</u>
38 Total Reserve Target	2,867,000	2,892,000	3,049,600	3,075,600	3,101,600	3,129,600
39 <u>Operating Reserve Target Met?</u>	yes	yes	no	no	no	yes
40						
41 Debt Service Coverage Target -						
1.20x [3]	5.20	4.06	1.39	1.54	1.70	1.88
42 <u>Target Met?</u>	yes	yes	yes	yes	yes	yes

1 - Total cash (Funds 5215, 5216, and 5217) as of July 1, 2024

2 - Recommended targets: See Table 1

3 - Net Operating Revenue divided by Total Debt Service



Table 5: OPTION 2 One Time Sinking Fund (Full Cost) Cash Flow Calculation

	Budget FY2024/25	Years 1 -5: Proposition 218				
		FY2025/26	FY2026/27	FY2027/28	FY2028/29	FY2029/30
1 BEGINNING FUND BALANCE [1]	\$2,744,000	\$2,911,100	\$2,645,800	\$2,503,400	\$2,504,500	\$2,670,800
2						
3						
4 <b>REVENUES</b>						
5 Sewer Service Charges	1,067,000	1,148,000	1,297,000	1,468,000	1,661,000	1,880,000
6 Property Taxes	391,000	402,700	414,800	427,200	440,000	453,200
7 Interest and Admin Fees	48,300	49,700	51,200	52,700	54,300	55,900
8 Connection Fees & Interest	<u>12,400</u>	<u>5,000</u>	<u>5,000</u>	<u>5,000</u>	<u>5,000</u>	<u>5,000</u>
9 <b>Total Revenue</b>	1,518,700	1,605,400	1,768,000	1,952,900	2,160,300	2,394,100
10						
11 <b>EXPENSES</b>						
12 <u>Operating Expenses</u>		3%	3%	3%	3%	3%
13 Salaries & Employee Benefits	751,800	774,400	797,600	821,500	846,100	871,500
14 Services and Supplies	<u>460,900</u>	<u>475,000</u>	<u>489,000</u>	<u>504,000</u>	<u>519,000</u>	<u>535,000</u>
15 Subtotal O&M	1,212,700	1,249,400	1,286,600	1,325,500	1,365,100	1,406,500
16						
17 Net Operating Revenue	306,000	356,000	481,400	627,400	795,200	987,600
18						
19 Existing Debt Service	58,900	58,900	58,900	58,900	58,900	58,900
20						
21 <u>Capital Expenses</u>		3%	3%	3%	3%	3%
22 Misc Capital Repairs	80,000	82,400	84,900	87,400	90,000	92,700
23 <u>Outfall Project Reserve</u>	<u>0</u>	<u>480,000</u>	<u>480,000</u>	<u>480,000</u>	<u>480,000</u>	<u>480,000</u>
24 Subtotal Capital Expenses	80,000	562,400	564,900	567,400	570,000	572,700
25						
26 <b>Total Expenses</b>	1,351,600	1,870,700	1,910,400	1,951,800	1,994,000	2,038,100
27						
28 <b>Total Net Revenues</b>	167,100	(265,300)	(142,400)	1,100	166,300	356,000
29						
30 <b>ENDING FUND BALANCE</b>	\$2,911,100	\$2,645,800	\$2,503,400	\$2,504,500	\$2,670,800	\$3,026,800
31						
32 <i>Reserve Fund Targets [2]</i>						
33 Operating Reserves	867,000	892,000	917,000	943,000	969,000	997,000
34 Capital Reserves	<u>2,000,000</u>	<u>2,000,000</u>	<u>2,000,000</u>	<u>2,000,000</u>	<u>2,000,000</u>	<u>2,000,000</u>
35 Total Reserve Target	2,867,000	2,892,000	2,917,000	2,943,000	2,969,000	2,997,000
36 <i>Operating Reserve Target Met?</i>	yes	no	no	no	no	yes
37						
38 Outfall Sinking Fund	0	480,000	960,000	1,440,000	1,920,000	2,400,000
39						
40 Debt Service Coverage Target - 1.20x [3]	5.20	6.04	8.17	10.65	13.50	16.77
41 <i>Target Met?</i>	yes	yes	yes	yes	yes	yes

1 - Total cash (Funds 5215, 5216, and 5217) as of July 1, 2024

2 - Recommended targets: see Table 1

3 - Net Operating Revenue divided by Total Debt Service

Table 6: OPTION 3 Partial Capital Cost Sinking Fund Cash Flow Calculation

	Budget FY2024/25	Years 1 -5: Proposition 218				
		FY2025/26	FY2026/27	FY2027/28	FY2028/29	FY2029/30
1 BEGINNING FUND BALANCE [1]	\$2,744,000	\$2,911,100	\$2,864,800	\$2,848,400	\$2,865,500	\$2,918,800
2						
3						
4 <b>REVENUES</b>						
5 Sewer Service Charges	1,067,000	1,037,000	1,093,000	1,154,000	1,218,000	1,286,000
6 Property Taxes	391,000	402,700	414,800	427,200	440,000	453,200
7 Interest and Admin Fees	48,300	49,700	51,200	52,700	54,300	55,900
8 Connection Fees & Interest	<u>12,400</u>	<u>5,000</u>	<u>5,000</u>	<u>5,000</u>	<u>5,000</u>	<u>5,000</u>
9 <b>Total Revenue</b>	1,518,700	1,494,400	1,564,000	1,638,900	1,717,300	1,800,100
10						
11 <b>EXPENSES</b>						
12 <i>Operating Expenses</i>		3%	3%	3%	3%	3%
13 Salaries & Employee Benefits	751,800	774,400	797,600	821,500	846,100	871,500
14 Services and Supplies	<u>460,900</u>	<u>475,000</u>	<u>489,000</u>	<u>504,000</u>	<u>519,000</u>	<u>535,000</u>
15 Subtotal O&M	1,212,700	1,249,400	1,286,600	1,325,500	1,365,100	1,406,500
16						
17 Net Operating Revenue	306,000	245,000	277,400	313,400	352,200	393,600
18						
19 Existing Debt Service	58,900	58,900	58,900	58,900	58,900	58,900
20						
21 <i>Capital Expenses</i>		3%	3%	3%	3%	3%
22 Misc Capital Repairs	80,000	82,400	84,900	87,400	90,000	92,700
23 <u>Capital Cost Project Sinking Fund</u>	<u>0</u>	<u>150,000</u>	<u>150,000</u>	<u>150,000</u>	<u>150,000</u>	<u>150,000</u>
24 Subtotal Capital Expenses	80,000	232,400	234,900	237,400	240,000	242,700
25						
26 <b>Total Expenses</b>	1,351,600	1,540,700	1,580,400	1,621,800	1,664,000	1,708,100
27						
28 <b>Total Net Revenues</b>	167,100	(46,300)	(16,400)	17,100	53,300	92,000
29						
30 <b>ENDING FUND BALANCE</b>	\$2,911,100	\$2,864,800	\$2,848,400	\$2,865,500	\$2,918,800	\$3,010,800
31						
32 <i>Reserve Fund Targets [2]</i>						
33 Operating Reserves	867,000	892,000	917,000	943,000	969,000	997,000
34 Capital Reserves	<u>2,000,000</u>	<u>2,000,000</u>	<u>2,000,000</u>	<u>2,000,000</u>	<u>2,000,000</u>	<u>2,000,000</u>
35 Total Reserve Target	2,867,000	2,892,000	2,917,000	2,943,000	2,969,000	2,997,000
36 <i>Operating Reserve Target Met?</i>	yes	no	no	no	no	yes
37						
38 Outfall Sinking Fund	0	150,000	300,000	450,000	600,000	750,000
39						
40 Debt Service Coverage Target - 1.20x [3]	5.20	4.16	4.71	5.32	5.98	6.68
41 <i>Target Met?</i>	yes	yes	yes	yes	yes	yes

1 - Total cash (Funds 5215, 5216, and 5217) as of July 1, 2024

2 - Recommended targets: see Table 1

3 - Net Operating Revenue divided by Total Debt Service

**Table 7A: Residential Equivalent Dwelling Unit Cost Allocation**

**NOTE: This table 7A is used to calculate rate impacts in subsequent tables**

<b>Residential User Classifications</b>	<b># of bedrooms</b>	<b>Source of # of bedrooms</b>	<b>Estimated Daily Flow (gpd) [1]</b>	<b>EDUs per classification [2]</b>	<b>Count per Classification</b>	<b>Total Residential EDUs [3]</b>
Single family/duplex [4]	3	300 real estate listings	230	1.0	450	450.0
Mobile Home	2	17 real estate listings	150	0.7	38	26.6
Multifamily						
Multi-Unit (Apartments) - 20 units and under [5]	1.7	SSD cust. records	138	0.6	120	72.0
Multi-Unit (Apartments) - 21 units and over	1	SSD cust. records	110	0.5	30	15.0
Accessory Dwelling Unit (ADU)	1	SSD observation	110	0.5	<u>75</u>	<u>37.5</u>
					713	601.1

Gpd – gallons per day of sewer flow

1 – City of Los Angeles, “Sewerage Facilities Charge, Sewage Generation Factor for Residential and Commercial Categories” effective April 6, 2012; accessible <https://engpermitmanual.lacity.org/sewer-s-permits/technical-procedures/sewage-generation-factors-chart>

Mobile home flow is noted as the same as apartments; a 1 bedroom apartment has a sewerage generation factor of 110 gpd and each additional bedroom is 40 gpd

2 – Calculated as: (flow of each multifamily dwelling unit) / (230 gpd of single family flow). For example: (150 gpd mobile home flow per dwelling) / (230 gpd of single family flow) = 0.7

3 – EDUs per dwelling multiplied by the count of dwellings

4 – Includes single family, duplexes, condominiums, and townhouses

5 – Average of the number of bedrooms for apartments located on parcels with 20 apartments and under; data from SSD customer records

**Table 7B: Alternative Residential EDU Cost Allocation**

**NOTE: This table 7B is NOT used to calculate rate impacts in the subsequent tables; if this alternative is selected by the Board of Directors, the rate impacts will be slightly lower than shown in the report**

Residential User Classifications	# of bedrooms	Source of # of bedrooms	Estimated Daily Flow (gpd) [1]	EDUs per Classification [2]	Count per Classification	Total Residential EDUs [3]
Single family/duplex [4]	3	300 real estate listings	230	1.0	450	450.0
Mobile Home	2	17 real estate listings	150	0.7	38	26.6
Multifamily						
Apartments						
Studio	1	SSD cust. records	110	0.5	5	2.5
1 Bedroom	1	SSD cust. records	110	0.5	69	34.5
2 Bedroom	2	SSD cust. records	150	0.7	73	51.1
3 or 4 Bedroom	3	SSD cust. records	190	0.8	3	2.4
Accessory Dwelling Units (ADU)	1	SSD observation	110	0.5	<u>75</u>	<u>37.5</u>
					713	604.6

Gpd – gallons per day of sewer flow

1 – City of Los Angeles, “Sewerage Facilities Charge, Sewage Generation Factor for Residential and Commercial Categories” effective April 6, 2012; accessible <https://engpermitmanual.lacity.org/sewer-s-permits/technical-procedures/sewage-generation-factors-chart>

Mobile home flow is noted as the same as apartments

2 – Calculated as: (flow of each multifamily dwelling unit) / (230 gpd of single family flow). For example: (150 gpd mobile home flow per dwelling) / (230 gpd of single family flow) = 0.7

3 – EDUs per dwelling multiplied by the count of dwellings

4 – Includes single family, duplexes, condominiums, and townhouses

**Table 8: Calculation of Allocation Percentages to Flow, BOD, and TSS based on the Value of District Assets**

<b>Asset Category</b>	<b>Book Value of Assets [1]</b>	<b>Flow</b>	<b>BOD</b>	<b>TSS</b>
Treatment & Land	\$1,645,268	50.00%	25.00%	25.00%
Subsurface Lines	\$2,689,776	100.00%	0.00%	0.00%
Ocean Outfall Lines	\$85,205	100.00%	0.00%	0.00%
Equipment	<u>\$816,563</u>	<u>0.00%</u>	<u>60.00%</u>	<u>40.00%</u>
	\$5,236,812	\$3,597,615	\$901,255	\$737,942
<b>% Allocation</b>		<b>68.70%</b>	<b>17.21%</b>	<b>14.09%</b>

BOD – biological oxygen demand

TSS – total suspended solids

1 - As reported in the June 30, 2023 Financial Statements

**Table 9: Total Proposed Equivalent Dwelling Units**

Non-residential commercial EDU calculation:  $EDU = \frac{Flow}{SF Flow} \times (68.70\% + [17.21\% \times \frac{BOD}{SF BOD}] + [14.09\% \times \frac{TSS}{SF TSS}])$

*SF – Single Family*

Category	Billable Units	Count	gpd	BOD mg/L	TSS mg/L	EDUs per Billable Unit	# of Allocated EDUs	Current EDUs
Total Residential		601.1	230	265	275	1.0	601.1	696.0 [1]
Commercial								
Barber & Beauty Shop [2]	up to 3 operators	1	150	265	275	0.7	0.7	
Bed & Breakfast [3]	per 10 rooms	3	1200	265	275	5.2	15.6	
Coffee Shop [4]	each w/o food service	1	238	265	275	1.0	1.0	
NEW Coffee Shop w/grease trap [5]	per 3 checkout lanes	0	697	265	275	3.0	0.0	
NEW Gas Station/Food Market [6]	per 1,000 ft <sup>2</sup>	1	425	265	275	1.8	1.8	
Elementary School [3]	per 40 students	4	360	265	275	1.6	6.4	
Fire Station [7]	each	1	460	265	275	2.0	2.0	
Food Market [6]	less than 5,000 ft <sup>2</sup>	0	425	265	275	1.8	0.0	
Food market w/food service & kitchen [3]	per 1,000 ft <sup>2</sup>	2	720	1000	600	5.1	10.2	
Health Club [8]	each	3	250	265	275	1.1	3.3	
Meeting Hall/Assembly [9]	each	3	180	265	275	0.8	2.4	
Offices [10]	per 10 employees	12	180	265	275	0.8	9.6	
Offices – Medical [11]	per 10 employees	1	468	265	275	2.0	2.0	
Park w/Restrooms + Residence [12]		1	460	265	275	2.0	2.0	
NEW Pet shop w/live animals [13]	per 1,000 ft <sup>2</sup>	2	100	265	275	0.4	0.8	
Restaurant [14]	per 1,000 ft <sup>2</sup>	6	826	1000	600	5.9	35.4	
Retail [3]	per 1,000 ft <sup>2</sup>	50	50	265	275	0.2	10.0	
<del>Retail – small</del>	<del>400 ft<sup>2</sup> or less</del>			Proposed to be eliminated				
NEW Self Storage	per 1,000 ft <sup>2</sup>	4	30	265	275	0.1	0.4	
Special Class [15]								
Innovation Place UC Campus	each	1					48.8	
Pacifica Institute	each	1					<u>14.1</u>	
Total Commercial							166.5	179.3
District Total EDU Count							<u>767.6</u>	<u>875.3</u>

Continuing of Footnotes Table 9

1 – reflects 15 EDU discount provided to the large apartment customer. Under the proposed cost allocation and rate structure, no discount is given to the large apartment customers. The current residential EDU count also reflects the mobile home park clubhouse (1 EDU) transitioned from the residential category to the commercial category.

2 – City of Los Angeles(City of LA) Sewage Generation Factors Chart <https://engpermitmanual.lacity.org/sewer-s-permits/technical-procedures/sewage-generation-factors-chart>; beauty shop flow generation of 50 gpd/stall multiplied by 3 stalls (operators)

3 – City of LA

4 – Flow taken from Monterey One – small takeout establishment with one checkout lane; pollutant loading from City of LA

5 – Flow taken from Monterey One – medium takeout establishment with two to three checkout lanes; pollutant loading from City of LA

6 – Flow from the City of Burbank (small commercial/retail); pollutant loading from City of LA

7 – Estimated to be equivalent to two single family dwellings

8 – Flow from the City of Burbank; pollutant loading from City of LA

9 – City of LA office - 10 employee equivalent (see note 9)

10 – Based on 150 square feet per employee and 120 gallons per day per 1,000 square feet from the City of LA; pollutant loading from City of LA

11 – Flow and loading taken from Monterey One. Based on up to 3 physicians and 7 employees per billing unit. Pollutant loading from City of LA

12 – Estimated to be equivalent to two single family dwellings

13 – City of LA pollutant loading and sewerage generation factor for a dog kennel

14 – Flows from the City of Burbank; pollutant loading from the City of LA

15 – See Special Class calculations

**Table 10: Special Class Calculations**

**Innovation Place UC Campus**

Customer Class	Billable Units	Count	gallons per day	BOD mg/L	TSS mg/L	EDUs per Billable Unit	# of EDUs	Basis
<b>CURRENT</b>								
Offices	per 10 employees	36					36.0	headcount 358 per July 19, 2019
<b>PROPOSED</b>								
Large offices (Recommended)	per 1,000 sq ft of building space	122	85	265	275	0.4	48.8	City of LA sewerage generation factors - midpoint between office (120 gpd) and retail/library/lounge (50 gpd)

**Pacifica Institute**

Customer Class	Billable Units	Count	gallons per day	BOD mg/L	TSS mg/L	EDUs per Billable Unit	# of EDUs	Basis
<b>CURRENT</b>								
Offices	per 10 employees	14					14.0	# of students + # of office staff
<b>PROPOSED</b>								
Graduate Students	per 10 students	11	160	265	275	0.7	7.7	City of LA - 16 gpd per grad student
Office Staff	per 10 employees	3	180	265	275	0.8	2.4	City of LA sewerage generation factors for office
Cafeteria	per 10 meals	10	60	1000	600	0.4	<u>4.0</u>	Monterey One flow and strength
Total proposed							14.1	



**Table 11: Option 1 State Revolving Fund (SRF) Loan 5-Year Rate Plan**

<b>Residential User Classifications</b>	<b>Current Rate</b>	<b>FY2025/26</b>	<b>FY2026/27</b>	<b>FY2027/28</b>	<b>FY2028/29</b>	<b>FY2029/30</b>
Properties with 1 SFD (per parcel)	\$1,219	\$1,344	\$1,411	\$1,481	\$1,554	\$1,631
Properties with 2 SFD's (per parcel)	\$2,438	\$2,688	\$2,822	\$2,962	\$3,108	\$3,262
Properties with 1 SFD + 1 ADU (per parcel)	\$2,438	\$2,062	\$2,153	\$2,247	\$2,344	\$2,447
Properties with 1 SFD + 2 ADU (per parcel)	\$3,657	\$2,780	\$2,894	\$3,012	\$3,134	\$3,262
Properties with 1 SFD + 3 ADU (per parcel)	\$4,876	\$3,498	\$3,636	\$3,778	\$3,924	\$4,078
Properties with a Duplex (per parcel)	\$2,438	\$2,688	\$2,822	\$2,962	\$3,108	\$3,262
Properties with 1 Duplex + 1 ADU (per parcel)	\$3,657	\$3,406	\$3,564	\$3,728	\$3,898	\$4,078
<b>Apartments (per dwelling)</b>						
Multi-Unit (Apartments) - 20 units and under	\$1,219	\$862	\$890	\$919	\$948	\$979
Multi-Unit (Apartments) - 21 units and over	\$1,219	\$718	\$742	\$766	\$790	\$816
Accessory Dwelling Unit (ADU)	\$1,219	\$718	\$742	\$766	\$790	\$816
Mobile home park (per mobile home unit)	\$1,219	\$1,005	\$1,038	\$1,072	\$1,106	\$1,142

<b>Residential User Classifications</b>	<b>FY2025/26</b>	<b>FY2026/27</b>	<b>FY2027/28</b>	<b>FY2028/29</b>	<b>FY2029/30</b>
Properties with 1 SFD (per parcel)	10.3%	5.0%	5.0%	4.9%	5.0%
Properties with 2 SFD's (per parcel)	10.3%	5.0%	5.0%	4.9%	5.0%
Properties with 1 SFD + 1 ADU (per parcel)	-15.4%	4.4%	4.4%	4.3%	4.4%
Properties with 1 SFD + 2 ADU (per parcel)	-24.0%	4.1%	4.1%	4.1%	4.1%
Properties with 1 SFD + 3 ADU (per parcel)	-28.3%	3.9%	3.9%	3.9%	3.9%
Properties with a Duplex (per parcel)	10.3%	5.0%	5.0%	4.9%	5.0%
Properties with 1 Duplex + 1 ADU (per parcel)	-6.9%	4.6%	4.6%	4.6%	4.6%
<b>Apartments (per dwelling)</b>					
Multi-Unit (Apartments) - 20 units and under	-29.3%	3.3%	3.2%	3.2%	3.2%
Multi-Unit (Apartments) - 21 units and over	-41.1%	3.3%	3.2%	3.2%	3.2%
Accessory Dwelling Unit (ADU)	-41.1%	3.3%	3.2%	3.2%	3.2%
Mobile home park (per mobile home unit)	-17.5%	3.3%	3.2%	3.2%	3.2%

Option 1 State Revolving Fund (SRF) Loan 5-Year Rate Plan

Commercial User Classifications	Billing Unit	Current Rate	FY2025/26	FY2026/27	FY2027/28	FY2028/29	FY2029/30
Barber & Beauty shop	up to 3 operators	\$2,255	\$1,005	\$1,038	\$1,072	\$1,106	\$1,142
Bed and Breakfast- per 10 rooms	per 10 rooms	\$3,657	\$4,783	\$5,519	\$6,369	\$7,350	\$8,481
Coffee Shop	each w/o food service	\$1,219	\$1,341	\$1,408	\$1,479	\$1,553	\$1,631
NEW Coffee Shop w/grease trap	per 3 checkout lanes	NA	\$4,308	\$4,449	\$4,593	\$4,740	\$4,893
NEW Gas Station/Food Market	per 1,000 ft <sup>2</sup>	NA	\$2,585	\$2,669	\$2,756	\$2,844	\$2,936
Elementary School	per 40 students	\$1,219	\$1,556	\$1,770	\$2,015	\$2,293	\$2,610
Fire Station	each	\$2,438	\$2,682	\$2,817	\$2,958	\$3,106	\$3,262
Food Market	less than 5,000 ft <sup>2</sup>	\$2,828	\$2,585	\$2,669	\$2,756	\$2,844	\$2,936
Food market w/food service & kitchen	per 1,000 ft <sup>2</sup>	\$8,655	\$7,324	\$7,563	\$7,808	\$8,058	\$8,318
Health Club	each	\$2,438	\$1,580	\$1,631	\$1,684	\$1,738	\$1,794
Meeting Hall/Assembly	each	\$1,950	\$1,149	\$1,186	\$1,225	\$1,264	\$1,305
Offices	per 10 employees	\$1,219	\$1,149	\$1,186	\$1,225	\$1,264	\$1,305
Offices- Medical/Dental	per 10 employees	\$2,840	\$2,872	\$2,966	\$3,062	\$3,160	\$3,262
Park w/Restrooms + Residence	each	\$2,438	\$2,682	\$2,817	\$2,958	\$3,106	\$3,262
NEW Pet shop w/live animals	per 1,000 ft <sup>2</sup>	NA	\$574	\$593	\$612	\$632	\$652
Restaurant	per 1,000 ft <sup>2</sup>	\$8,411	\$8,472	\$8,750	\$9,033	\$9,322	\$9,623
Retail	per 1,000 ft <sup>2</sup>	\$1,219	\$287	\$297	\$306	\$316	\$326
NEW Self Storage	per 1,000 ft <sup>2</sup>	NA	\$144	\$148	\$153	\$158	\$163
Special Class							
Innovation Place UC Campus	each	\$43,884	\$53,189	\$58,828	\$65,065	\$71,963	\$79,593
Pacifica Institute	each	\$17,066	\$18,820	\$19,787	\$20,804	\$21,873	\$22,997

Commercial User Classifications	Billing Unit	Current Rate	FY2025/26	FY2026/27	FY2027/28	FY2028/29	FY2029/30
Barber & Beauty shop	up to 3 operators	\$2,255	-55.4%	3.3%	3.2%	3.2%	3.2%
Bed and Breakfast- per 10 rooms	per 10 rooms	\$3,657	30.8%	15.4%	15.4%	15.4%	15.4%
Coffee Shop	each w/o food service	\$1,219	10.0%	5.0%	5.0%	5.0%	5.0%
NEW Coffee Shop w/grease trap	per 3 checkout lanes	NA	NA	3.3%	3.2%	3.2%	3.2%
NEW Gas Station/Food Market	per 1,000 ft <sup>2</sup>	NA	NA	3.3%	3.2%	3.2%	3.2%
Elementary School	per 40 students	\$1,219	27.6%	13.8%	13.8%	13.8%	13.8%
Fire Station	each	\$2,438	10.0%	5.0%	5.0%	5.0%	5.0%
Food Market	less than 5,000 ft <sup>2</sup>	\$2,828	-8.6%	3.3%	3.2%	3.2%	3.2%
Food market w/food service & kitchen	per 1,000 ft <sup>2</sup>	\$8,655	-15.4%	3.3%	3.2%	3.2%	3.2%
Health Club	each	\$2,438	-35.2%	3.3%	3.2%	3.2%	3.2%
Meeting Hall/Assembly	each	\$1,950	-41.1%	3.3%	3.2%	3.2%	3.2%
Offices	per 10 employees	\$1,219	-5.8%	3.3%	3.2%	3.2%	3.2%
Offices- Medical/Dental	per 10 employees	\$2,840	1.1%	3.3%	3.2%	3.2%	3.2%
Park w/Restrooms + Residence	each	\$2,438	10.0%	5.0%	5.0%	5.0%	5.0%
NEW Pet shop w/live animals	per 1,000 ft <sup>2</sup>	NA	NA	3.3%	3.2%	3.2%	3.2%
Restaurant	per 1,000 ft <sup>2</sup>	\$8,411	0.7%	3.3%	3.2%	3.2%	3.2%
Retail	per 1,000 ft <sup>2</sup>	\$1,219	-76.4%	3.3%	3.2%	3.2%	3.2%
NEW Self Storage	per 1,000 ft <sup>2</sup>	NA	NA	3.3%	3.2%	3.2%	3.2%
Special Class							
Innovation Place UC Campus	each	\$43,884	21.2%	10.6%	10.6%	10.6%	10.6%
Pacifica Institute	each	\$17,066	10.3%	5.1%	5.1%	5.1%	5.1%

**Table 12: Option 2 One Time Sinking Fund 5-Year Rate Plan**

<b>Residential User Classifications</b>	<b>Current Rate</b>	<b>FY2025/26</b>	<b>FY2026/27</b>	<b>FY2027/28</b>	<b>FY2028/29</b>	<b>FY2029/30</b>
Properties with 1 SFD (per parcel)	\$1,219	\$1,513	\$1,706	\$1,925	\$2,171	\$2,449
Properties with 2 SFD's (per parcel)	\$2,438	\$3,026	\$3,412	\$3,850	\$4,342	\$4,898
Properties with 1 SFD + 1 ADU (per parcel)	\$2,438	\$2,292	\$2,578	\$2,902	\$3,265	\$3,674
Properties with 1 SFD + 2 ADU (per parcel)	\$3,657	\$3,070	\$3,449	\$3,878	\$4,358	\$4,898
Properties with 1 SFD + 3 ADU (per parcel)	\$4,876	\$3,849	\$4,321	\$4,855	\$5,452	\$6,123
Properties with a Duplex (per parcel)	\$2,438	\$3,026	\$3,412	\$3,850	\$4,342	\$4,898
Properties with 1 Duplex + 1 ADU (per parcel)	\$3,657	\$3,805	\$4,284	\$4,827	\$5,436	\$6,123
Apartments (per dwelling)						
Multi-Unit (Apartments) - 20 units and under	\$1,219	\$934	\$1,046	\$1,172	\$1,312	\$1,469
Multi-Unit (Apartments) - 21 units and over	\$1,219	\$779	\$872	\$977	\$1,094	\$1,225
Accessory Dwelling Unit (ADU)	\$1,219	\$779	\$872	\$977	\$1,094	\$1,225
Mobile home park (per mobile home unit)	\$1,219	\$1,090	\$1,220	\$1,367	\$1,531	\$1,714

<b>Residential User Classifications</b>	<b>FY2025/26</b>	<b>FY2026/27</b>	<b>FY2027/28</b>	<b>FY2028/29</b>	<b>FY2029/30</b>
Properties with 1 SFD (per parcel)	24.1%	12.8%	12.8%	12.8%	12.8%
Properties with 2 SFD's (per parcel)	24.1%	12.8%	12.8%	12.8%	12.8%
Properties with 1 SFD + 1 ADU (per parcel)	-6.0%	12.5%	12.6%	12.5%	12.5%
Properties with 1 SFD + 2 ADU (per parcel)	-16.1%	12.3%	12.4%	12.4%	12.4%
Properties with 1 SFD + 3 ADU (per parcel)	-21.1%	12.3%	12.4%	12.3%	12.3%
Properties with a Duplex (per parcel)	24.1%	12.8%	12.8%	12.8%	12.8%
Properties with 1 Duplex + 1 ADU (per parcel)	4.0%	12.6%	12.7%	12.6%	12.6%
Apartments (per dwelling)					
Multi-Unit (Apartments) - 20 units and under	-23.4%	11.9%	12.0%	12.0%	12.0%
Multi-Unit (Apartments) - 21 units and over	-36.1%	11.9%	12.0%	12.0%	12.0%
Accessory Dwelling Unit (ADU)	-36.1%	11.9%	12.0%	12.0%	12.0%
Mobile home park (per mobile home unit)	-10.6%	11.9%	12.0%	12.0%	12.0%

Option 2 One Time Sinking Fund 5-Year Rate Plan

Commercial User Classifications	Billing Unit	Current Rate	FY2025/26	FY2026/27	FY2027/28	FY2028/29	FY2029/30
Barber & Beauty shop	up to 3 operators	\$2,255	\$1,090	\$1,220	\$1,367	\$1,531	\$1,714
Bed and Breakfast- per 10 rooms	per 10 rooms	\$3,657	\$5,405	\$6,696	\$8,296	\$10,279	\$12,735
Coffee Shop	each w/o food service	\$1,219	\$1,525	\$1,717	\$1,933	\$2,176	\$2,449
NEW Coffee Shop w/grease trap	per 3 checkout lanes	NA	\$4,671	\$5,229	\$5,859	\$6,561	\$7,347
NEW Gas Station/Food Market	per 1,000 ft <sup>2</sup>	NA	\$2,803	\$3,137	\$3,515	\$3,937	\$4,408
Elementary School	per 40 students	\$1,219	\$1,759	\$2,149	\$2,626	\$3,208	\$3,918
Fire Station	each	\$2,438	\$3,051	\$3,434	\$3,866	\$4,351	\$4,898
Food Market	less than 5,000 ft <sup>2</sup>	\$2,828	\$2,803	\$3,137	\$3,515	\$3,937	\$4,408
Food market w/food service & kitchen	per 1,000 ft <sup>2</sup>	\$8,655	\$7,941	\$8,889	\$9,960	\$11,154	\$12,490
Health Club	each	\$2,438	\$1,713	\$1,917	\$2,148	\$2,406	\$2,694
Meeting Hall/Assembly	each	\$1,950	\$1,246	\$1,394	\$1,562	\$1,750	\$1,959
Offices	per 10 employees	\$1,219	\$1,246	\$1,394	\$1,562	\$1,750	\$1,959
Offices- Medical/Dental	per 10 employees	\$2,840	\$3,114	\$3,486	\$3,906	\$4,374	\$4,898
Park w/Restrooms + Residence	each	\$2,438	\$3,051	\$3,434	\$3,866	\$4,351	\$4,898
NEW Pet shop w/live animals	per 1,000 ft <sup>2</sup>	NA	\$623	\$697	\$781	\$875	\$980
Restaurant	per 1,000 ft <sup>2</sup>	\$8,411	\$9,186	\$10,284	\$11,523	\$12,903	\$14,449
Retail	per 1,000 ft <sup>2</sup>	\$1,219	\$311	\$349	\$391	\$437	\$490
NEW Self Storage	per 1,000 ft <sup>2</sup>	NA	\$156	\$174	\$195	\$219	\$245
Special Class							
Innovation Place UC Campus	each	\$43,884	\$60,268	\$71,518	\$84,869	\$100,711	\$119,511
Pacifica Institute	each	\$17,066	\$21,402	\$24,121	\$27,185	\$30,639	\$34,531

Commercial User Classifications	Billing Unit	Current Rate	FY2025/26	FY2026/27	FY2027/28	FY2028/29	FY2029/30
Barber & Beauty shop	up to 3 operators	\$2,255	-51.7%	11.9%	12.0%	12.0%	12.0%
Bed and Breakfast- per 10 rooms	per 10 rooms	\$3,657	47.8%	23.9%	23.9%	23.9%	23.9%
Coffee Shop	each w/o food service	\$1,219	25.1%	12.6%	12.6%	12.6%	12.6%
NEW Coffee Shop w/grease trap	per 3 checkout lanes	NA	NA	11.9%	12.0%	12.0%	12.0%
NEW Gas Station/Food Market	per 1,000 ft <sup>2</sup>	NA	NA	11.9%	12.0%	12.0%	12.0%
Elementary School	per 40 students	\$1,219	44.3%	22.2%	22.2%	22.2%	22.2%
Fire Station	each	\$2,438	25.1%	12.6%	12.6%	12.6%	12.6%
Food Market	less than 5,000 ft <sup>2</sup>	\$2,828	-0.9%	11.9%	12.0%	12.0%	12.0%
Food market w/food service & kitchen	per 1,000 ft <sup>2</sup>	\$8,655	-8.3%	11.9%	12.0%	12.0%	12.0%
Health Club	each	\$2,438	-29.7%	11.9%	12.0%	12.0%	12.0%
Meeting Hall/Assembly	each	\$1,950	-36.1%	11.9%	12.0%	12.0%	12.0%
Offices	per 10 employees	\$1,219	2.2%	11.9%	12.0%	12.0%	12.0%
Offices- Medical/Dental	per 10 employees	\$2,840	9.6%	11.9%	12.0%	12.0%	12.0%
Park w/Restrooms + Residence	each	\$2,438	25.1%	12.6%	12.6%	12.6%	12.6%
NEW Pet shop w/live animals	per 1,000 ft <sup>2</sup>	NA	NA	11.9%	12.0%	12.0%	12.0%
Restaurant	per 1,000 ft <sup>2</sup>	\$8,411	9.2%	11.9%	12.0%	12.0%	12.0%
Retail	per 1,000 ft <sup>2</sup>	\$1,219	-74.5%	11.9%	12.0%	12.0%	12.0%
NEW Self Storage	per 1,000 ft <sup>2</sup>	NA	NA	11.9%	12.0%	12.0%	12.0%
Special Class							
Innovation Place UC Campus	each	\$43,884	37.3%	18.7%	18.7%	18.7%	18.7%
Pacifica Institute	each	\$17,066	25.4%	12.7%	12.7%	12.7%	12.7%

**Table 13: Option 3 Partial Capital Cost Sinking Fund 5-Year Rate Plan**

<b>Residential User Classification</b>	<b>Current Rate</b>	<b>FY2025/26</b>	<b>FY2026/27</b>	<b>FY2027/28</b>	<b>FY2028/29</b>	<b>FY2029/30</b>
Properties with 1 SFD (per parcel)	\$1,219	\$1,351	\$1,426	\$1,505	\$1,588	\$1,675
Properties with 2 SFD's (per parcel)	\$2,438	\$2,702	\$2,852	\$3,010	\$3,176	\$3,350
Properties with 1 SFD + 1 ADU (per parcel)	\$2,438	\$2,073	\$2,175	\$2,283	\$2,395	\$2,513
Properties with 1 SFD + 2 ADU (per parcel)	\$3,657	\$2,794	\$2,924	\$3,060	\$3,202	\$3,350
Properties with 1 SFD + 3 ADU (per parcel)	\$4,876	\$3,516	\$3,673	\$3,838	\$4,009	\$4,188
Properties with a Duplex (per parcel)	\$2,438	\$2,702	\$2,852	\$3,010	\$3,176	\$3,350
Properties with 1 Duplex + 1 ADU (per parcel)	\$3,657	\$3,424	\$3,601	\$3,788	\$3,983	\$4,188
<b>Apartments (per dwelling)</b>						
Multi-Unit (Apartments) - 20 units and under	\$1,219	\$866	\$899	\$933	\$968	\$1,005
Multi-Unit (Apartments) - 21 units and over	\$1,219	\$722	\$749	\$778	\$807	\$838
Accessory Dwelling Unit (ADU)	\$1,219	\$722	\$749	\$778	\$807	\$838
Mobile home park (per mobile home unit)	\$1,219	\$1,010	\$1,049	\$1,089	\$1,130	\$1,173

<b>Residential User Classification</b>	<b>FY2025/26</b>	<b>FY2026/27</b>	<b>FY2027/28</b>	<b>FY2028/29</b>	<b>FY2029/30</b>
Properties with 1 SFD (per parcel)	10.8%	5.6%	5.5%	5.5%	5.5%
Properties with 2 SFD's (per parcel)	10.8%	5.6%	5.5%	5.5%	5.5%
Properties with 1 SFD + 1 ADU (per parcel)	-15.0%	4.9%	4.9%	4.9%	4.9%
Properties with 1 SFD + 2 ADU (per parcel)	-23.6%	4.7%	4.7%	4.6%	4.6%
Properties with 1 SFD + 3 ADU (per parcel)	-27.9%	4.5%	4.5%	4.5%	4.5%
Properties with a Duplex (per parcel)	10.8%	5.6%	5.5%	5.5%	5.5%
Properties with 1 Duplex + 1 ADU (per parcel)	-6.4%	5.2%	5.2%	5.2%	5.1%
<b>Apartments (per dwelling)</b>					
Multi-Unit (Apartments) - 20 units and under	-29.0%	3.8%	3.8%	3.8%	3.8%
Multi-Unit (Apartments) - 21 units and over	-40.8%	3.8%	3.8%	3.8%	3.8%
Accessory Dwelling Unit (ADU)	-40.8%	3.8%	3.8%	3.8%	3.8%
Mobile home park (per mobile home unit)	-17.1%	3.8%	3.8%	3.8%	3.8%

Option 3 Partial Capital Cost Sinking Fund 5-Year Rate Plan

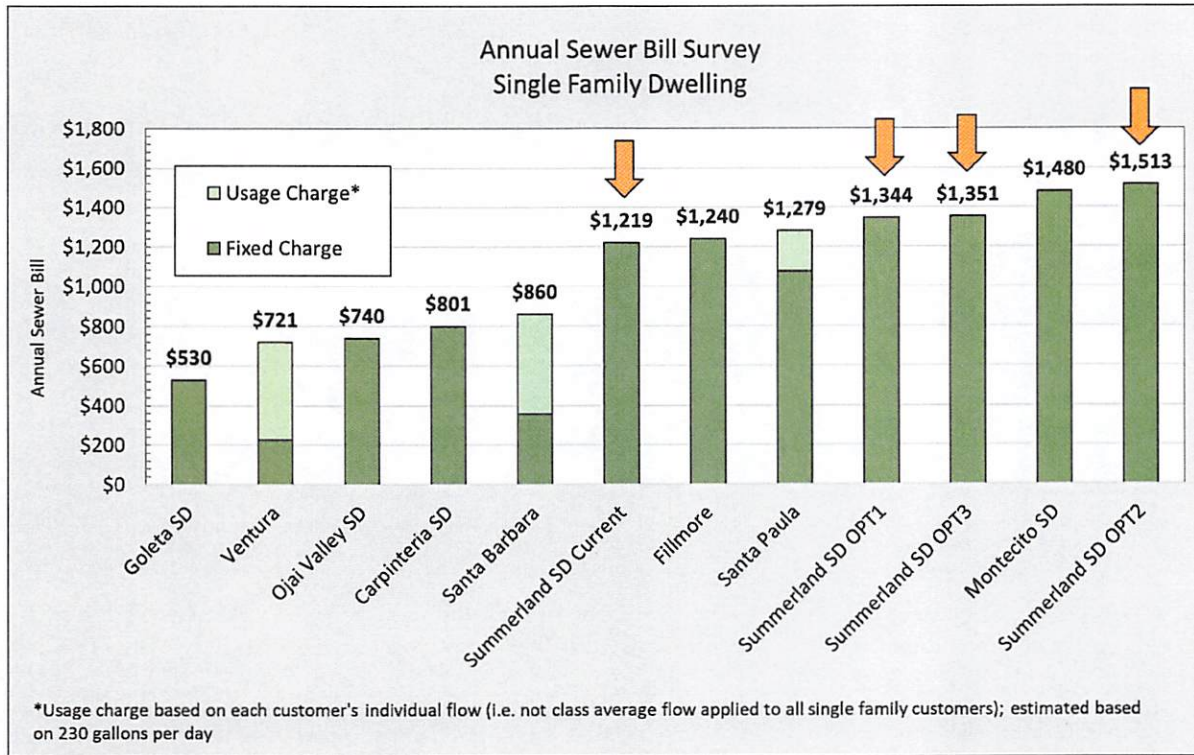
Commercial User Classification	Billing Unit	Current Rate	FY2025/26	FY2026/27	FY2027/28	FY2028/29	FY2029/30
Barber & Beauty shop	up to 3 operators	\$2,255	\$1,011	\$1,049	\$1,089	\$1,130	\$1,173
Bed and Breakfast- per 10 rooms	per 10 rooms	\$3,657	\$4,822	\$5,590	\$6,481	\$7,513	\$8,710
Coffee Shop	each w/o food service	\$1,219	\$1,353	\$1,427	\$1,505	\$1,588	\$1,675
NEW Coffee Shop w/grease trap	per 3 checkout lanes	NA	\$4,332	\$4,494	\$4,668	\$4,842	\$5,028
NEW Gas Station/Food Market	per 1,000 ft <sup>2</sup>	NA	\$2,599	\$2,696	\$2,801	\$2,905	\$3,017
Elementary School	per 40 students	\$1,219	\$1,568	\$1,793	\$2,050	\$2,344	\$2,680
Fire station	each	\$2,438	\$2,706	\$2,854	\$3,011	\$3,176	\$3,350
Food Market	less than 5,000 ft <sup>2</sup>	\$2,828	\$2,599	\$2,696	\$2,801	\$2,905	\$3,017
Food market w/food service & kitchen	per 1,000 ft <sup>2</sup>	\$8,655	\$7,364	\$7,640	\$7,936	\$8,231	\$8,548
Health Club	each	\$2,438	\$1,588	\$1,648	\$1,712	\$1,775	\$1,844
Meeting Hall/Assembly	each	\$1,950	\$1,155	\$1,198	\$1,245	\$1,291	\$1,341
Offices	per 10 employees	\$1,219	\$1,155	\$1,198	\$1,245	\$1,291	\$1,341
Offices- Medical/Dental	per 10 employees	\$2,840	\$2,888	\$2,996	\$3,112	\$3,228	\$3,352
Park w/Restrooms + Residence	each	\$2,438	\$2,706	\$2,854	\$3,011	\$3,176	\$3,350
NEW Pet shop w/live animals	per 1,000 ft <sup>2</sup>	NA	\$578	\$599	\$622	\$646	\$670
Restaurant	per 1,000 ft <sup>2</sup>	\$8,411	\$8,520	\$8,838	\$9,180	\$9,523	\$9,888
Retail	per 1,000 ft <sup>2</sup>	\$1,219	\$289	\$300	\$311	\$323	\$335
NEW Self Storage	per 1,000 ft <sup>2</sup>	NA	\$144	\$150	\$156	\$161	\$168
Special Class							
Innovation Place UC Campus	each	\$43,884	\$53,634	\$59,592	\$66,212	\$73,568	\$81,740
Pacifica Institute	each	\$17,066	\$18,982	\$20,048	\$21,173	\$22,362	\$23,618

Commercial User Classification	Billing Unit	Current Rate	FY2025/26	FY2026/27	FY2027/28	FY2028/29	FY2029/30
Barber & Beauty shop	up to 3 operators	\$2,255	-55.2%	3.8%	3.8%	3.8%	3.8%
Bed and Breakfast- per 10 rooms	per 10 rooms	\$3,657	31.9%	15.9%	15.9%	15.9%	15.9%
Coffee Shop	each w/o food service	\$1,219	11.0%	5.5%	5.5%	5.5%	5.5%
NEW Coffee Shop w/grease trap	per 3 checkout lanes	NA	NA	3.8%	3.8%	3.8%	3.8%
NEW Gas Station/Food Market	per 1,000 ft <sup>2</sup>	NA	NA	3.8%	3.8%	3.8%	3.8%
Elementary School	per 40 students	\$1,219	28.7%	14.3%	14.3%	14.3%	14.3%
Fire station	each	\$2,438	11.0%	5.5%	5.5%	5.5%	5.5%
Food Market	less than 5,000 ft <sup>2</sup>	\$2,828	-8.2%	3.8%	3.8%	3.8%	3.8%
Food market w/food service & kitchen	per 1,000 ft <sup>2</sup>	\$8,655	-15.0%	3.8%	3.8%	3.8%	3.8%
Health Club	each	\$2,438	-34.9%	3.8%	3.8%	3.8%	3.8%
Meeting Hall/Assembly	each	\$1,950	-40.8%	3.8%	3.8%	3.8%	3.8%
Offices	per 10 employees	\$1,219	-5.3%	3.8%	3.8%	3.8%	3.8%
Offices- Medical/Dental	per 10 employees	\$2,840	1.6%	3.8%	3.8%	3.8%	3.8%
Park w/Restrooms + Residence	each	\$2,438	11.0%	5.5%	5.5%	5.5%	5.5%
NEW Pet shop w/live animals	per 1,000 ft <sup>2</sup>	NA	NA	3.8%	3.8%	3.8%	3.8%
Restaurant	per 1,000 ft <sup>2</sup>	\$8,411	1.2%	3.8%	3.8%	3.8%	3.8%
Retail	per 1,000 ft <sup>2</sup>	\$1,219	-76.3%	3.8%	3.8%	3.8%	3.8%
NEW Self Storage	per 1,000 ft <sup>2</sup>	NA	NA	3.8%	3.8%	3.8%	3.8%
Special Class							
Innovation Place UC Campus	each	\$43,884	22.2%	11.1%	11.1%	11.1%	11.1%
Pacifica Institute	each	\$17,066	11.2%	5.6%	5.6%	5.6%	5.6%

Table 14: Single Family Residential Rate

	Current	FY2025/26	FY2026/27	FY2027/28	FY2028/29	FY2029/30
OPT 1: State Revolving Fund (SRF) Loan	\$1,219	\$1,344 10.3%	\$1,411 5.0%	\$1,481 5.0%	\$1,554 4.9%	\$1,631 5.0%
OPT 2: One Time Sinking Fund (Full Cost)	\$1,219	\$1,513 24.1%	\$1,706 12.8%	\$1,925 12.8%	\$2,171 12.8%	\$2,449 12.8%
OPT 3: Partial Capital Cost Sinking Fund	\$1,219	\$1,351 10.8%	\$1,426 5.6%	\$1,505 5.5%	\$1,588 5.5%	\$1,675 5.5%

Figure 1: Annual Single Family Residential Sewer Bill Survey



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**Timetable for Rate Study to be conducted during FY2024-25**

DATE	ACTION	RESPONSIBLE PARTY	COMPLETED
<b>Board meeting August 8, 2024</b>	1. The Board reviews and approves the Request for Proposal (RFP) for a Rate Study Technical Report to be sent out to Rate Study Consultant Firms. 2. The Board President appoints a committee to provide input to the technical rate study report. 3. Consideration Retainer approval for Legal Representation for Rate Making, Mr. M. Colantuono Esq.	Board	yes
September 1-8, 2024	Staff, Legal, and Finance Committee will review the received Proposals and prepare a recommendation to the Board.	Staff/Legal/FC	yes
<b>Board Meeting September 12, 2024</b>	The Board will award one of the submitted Rate Study Proposals.	Board	yes
October, November, December 2024	Rate Study Technical Report will be prepared by a registered professional engineer. The engineer will receive input from the District's legal representative and administrative manager. At least two meetings will be held with District Management, Legal Counsel, and the Finance Committee to review progress and discuss the rate-making methodology.	Staff/Legal/FC	yes
<b>Board Meeting 12/12/24 and Special Board Meeting January 30, 2025</b>	Discussion of the final Study Report: Connection of the facilities to MSD and the possible implementations for the Rate Study.		yes
	The first draft of the Rate Study Technical Report will be presented to the Board.	Board	
<b>Board Meeting February 13, 2025</b>	Presentation of the Final Rate Study Technical Report for Approval by the Board. Instruction from the Board to District Administrative Manager and Legal Counsel to Prepare Draft Ordinance, in addition, the Board considers setting a date for a Town Hall Meeting to meet with constituents.	Board	
February, March 2025	Prepare Rate Ordinance.	Legal Counsel/Staff/FC	
February 16-30, 2025	Publish Town Hall Meeting Announcement in Coastal View, send out email blast announcement for Town Hall Meeting & use SCA platform for the announcement.		
March 1-10, 2025	"Town Hall Meeting" at the Summerland Church to discuss the Rate Study Report/Findings with constituents.	Board/Staff/Legal/FC	
March 2025	Prepare/Draft Notice to each "record owner" .	Staff/Board/Legal Counsel	
<b>Board Meeting March 13, 2025</b>	The Board will be requested to accept Rate Study and call for a Notice of Hearing for Rate Setting.	Board	
March 20, 2025	District mails written Notice to "record owners" of each parcel- waiting period of 45 days.	Staff	
March 20 & 27, 2025	Publish Notice of Hearing in Local Newspaper.	Staff	
March 2025	File Notice of Exemption with County Clerk.	Staff	
<b>Board Meeting May 8, 2025</b>	Conduct a Public of Hearing to consider protests after the 45 days, If no Majority Protest, Adoption of Ordinance.	Staff/Board/Legal Counsel	
May 22, 2025	Publication of Ordinance in Newspaper one week before the new Fiscal Year July 1, 2025.	Staff	

\* If the process needs to be expedited a special board meeting can be added to the timetable.