

DATE: March 10, 2026
TO: Summerland Sanitary District
FROM: Lechowicz & Tseng Municipal Consultants
SUBJECT: Sewer Capital Recovery Fee Study

STUDY APPROVED BY BOARD ON APRIL 9, 2026

SECTION 1: INTRODUCTION

1.1 Background

The Summerland Sanitary District (Summerland SD, SSD, or District) was established in 1957 in Summerland, California, an unincorporated community in Santa Barbara County. The District provides wastewater (sewer) collection, treatment, and disposal for about 480 parcels consisting of the following land use types: single family residential, duplex, apartments, mobile homes, offices, retail, restaurants, schools, and other types of non-residential enterprises. In recent years, the District has experienced growth in the number of accessory dwelling units in its service area.

Summerland Sanitary District last established a new capital recovery fee in 2008 via Ordinance 10. The capital recovery fee was introduced and phased-in over a three year period. As permitted in Ordinance 10, SSD has adjusted the fee annually based on the change in the Engineering Record's Construction Cost Index over the previous year to account for inflation. The current capital recovery fee is \$12,385 per equivalent dwelling unit.

This memorandum calculates an updated capital recovery fee to recoup the cost of capacity associated with serving development. Capital recovery fees are one-time fees paid by new development and are not charged to existing connections, except under specific circumstances. Parcels that are currently connected to the sewer system but are redeveloped or have a significant change in sewer service intensity may be charged a capital recovery fee to account for the additional capacity used by the parcel.

This fee funds the costs associated with acquiring, constructing, and improving wastewater facilities or maintaining the current level of service to meet the needs of new development and to avoid burdening existing customers. Capital recovery fees are not intended to fund routine operational costs. Capital recovery fee revenues should be accounted for separately from other District revenues, should be placed in a dedicated, restricted fund, and should only be used to fund expansion-related capital improvements.

In addition to the capital recovery fee calculated in this memorandum, developers may be required to fund site-specific improvements as a condition of development. These improvements could include lift stations, pipeline replacements or other localized projects that are triggered by and solely benefit new development areas. The need for site-specific improvements will be determined by the District.

1.2 Legal Requirements

Capital recovery fees also known as capacity charges are governed primarily by California Government Code Section 66013 and article XIII C, section 1 of the California Constitution. Section 66013 is a part of the Mitigation Fee Act. Pursuant to Section 66013 and article XIII C, section 1, a capacity charge is not a tax so long as it reflects the proportional cost of capacity in the system.

Section 66013 defines a “capacity charge” to mean “a charge for public facilities in existence at the time a charge is imposed or charges for new public facilities to be acquired or constructed in the future that are of proportional benefit to the person or property being charged.”

According to Section 66013, a sewer capacity charge “shall not exceed the estimated reasonable cost of providing the service for which the fee or charge is imposed” unless approved by a two-thirds vote of the qualified electors subject to the charge. Section 66013 does not detail any specific methodology for calculating capacity charges.

1.3 Proposed Fees

The current total capital recovery fee for a single family home is \$12,385, and it is proposed to decrease to \$11,946, see Table 1.

Table 1: Proposed Sewer Capital Recovery Fees

Capital Recovery Fee per EDU	
Existing Capital Recovery Fee	\$12,385
Proposed Capital Recovery Fee	\$11,946
Difference (proposed less existing)	(\$439)
Proposed Capital Recovery Fee per gpd	\$51.94

EDU – Equivalent Dwelling Unit; 230 gallons per day of domestic strength flow
 gpd – gallon per day

SSD assigns capital recovery fees to various types of development based on Equivalent Dwelling Units (EDUs), where one EDU is equal to the wastewater flow and pollutant loading of an average single family home. The flows and pollutant loading of each customer class is compared to single family flows and

loads to scale the capital recovery fee. Table 2 provides the proposed sewer capital recovery fees by user classification type.

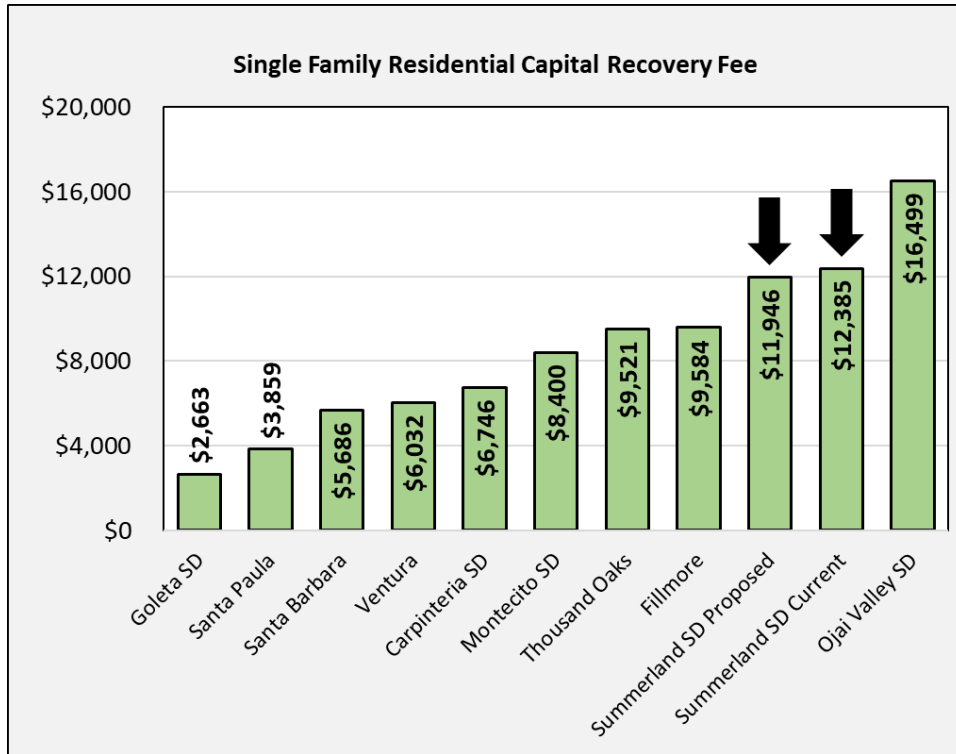
Table 2: Proposed Capital Recovery Fee by User Type Classification

Category	Billing Unit	EDUs [1]	Capital Recovery Fee
Residential			
Single Family/Duplex/Townhouses	per dwelling unit	1.00	\$11,946
Mobile Home	per dwelling unit	0.70	\$8,362
Multifamily Apartments			
Studio	per dwelling unit	0.50	\$5,973
1 Bedroom	per dwelling unit	0.50	\$5,973
2 Bedroom	per dwelling unit	0.70	\$8,362
3 or 4 Bedroom	per dwelling unit	0.80	\$9,557
Accessory Dwelling Units (ADU)	per plumbing fixture unit	NA	\$467.46
Commercial			
Barber & Beauty Shop	up to 3 operators	0.70	\$8,362
Bed & Breakfast	per 10 rooms	5.20	\$62,119
Coffee Shop	each w/o food service	1.00	\$11,946
Coffee Shop w/grease trap	per 3 checkout lanes	3.00	\$35,838
Gas Station/Food Market	per 1,000 ft2	1.80	\$21,503
Elementary School	per 40 students	1.60	\$19,114
Fire Station	each	2.00	\$23,892
Food Market	less than 5,000 ft2	1.80	\$21,503
Food market w/food service & kitchen	per 1,000 ft2	5.10	\$60,925
Health Club	each	1.10	\$13,141
Meeting Hall/Assembly	each	0.80	\$9,557
Offices	per 10 employees	0.80	\$9,557
Offices – Medical	per 10 employees	2.00	\$23,892
Pet shop w/live animals	per 1,000 ft2	0.40	\$4,778
Restaurant	per 1,000 ft2	5.90	\$70,481
Retail	per 1,000 ft2	0.20	\$2,389
Self Storage	per 1,000 ft2	0.10	\$1,195

1 – From Lechowicz & Tseng "Sewer Cost of Service Study for the Summerland Sanitary District" (February 4, 2025)

Figure 1 below compares SSD's current and proposed single family residential capital recovery fees with those of other public agencies.

Figure 1: Sewer Residential Capital Recovery Fee Survey



SECTION 2: METHODODOLOGY AND SYSTEM CAPACITY

This memorandum seeks to allocate to each customer class the costs attributable to the increased demand for public facilities that is reasonably related to the new connection. This allocation does not include costs attributable to existing deficiencies in public facilities but includes the costs attributable to maintaining the existing levels of service while providing for increased demand from new customers. Sewer service is delivered on a districtwide basis through a system of facilities. This memorandum identifies the planned level of service for the sewer system. The planned level of service for this study is calculated by dividing:

the cost of refurbishments/additions to existing facilities

by

300,000 gallons per day - the rated flow capacity of the wastewater treatment plant

Existing and new connections will share the capacity of improvements through build-out. SSD does not anticipate any new expansion projects that would be needed to add capacity for growth.

Throughout this memorandum, the “level of service” is measured as a cost (in dollars) per gallon of domestic strength wastewater flow or as the cost (in dollars) of providing capacity to an Equivalent Dwelling Unit (EDU). One EDU is defined as 230 gallons per day of wastewater flow at 265 milligrams per liter (mg/l) of biochemical oxygen demand (BOD) and 275 mg/l of total suspended solids (TSS).

SECTION 3: COST OF CAPACITY

Over the next 20 years, the District intends to make improvements to its facilities to maintain its level of service for new connections. These projects reflect SSD’s reinvestment in its sewer facilities to allow the District to continue to provide 230 gallons per day of capacity to future residential connections. Without this reinvestment, wastewater service could become unreliable and result in pipeline breaks, sanitary sewer overflows, or regulatory violations. Table 3 summarizes proposed capital improvement projects that were identified by the District. Costs are based on bids received by SSD and total about \$15.58 million inclusive of taxes, delivery, and project contingency. Large costs include facility improvements at the District’s office totaling about \$6.0 million, the ocean outfall pipeline which is estimated at about \$3.2 million, and lining manholes and mainlines which is estimated at \$4.07 million. Divided by the system capacity of 300,000 gpd, the cost of capacity of facility improvements is \$51.94 per gallon per day. The cost per EDU is \$11,946.

Table 3: New Facility Costs

Facility Improvements	Costs
Ocean Outfall Repair	\$3,183,000
Sliplining Sewer Line Repairs	\$669,500
3DP Belt Filter Press + Accessories	\$667,200
2025 Ford F-250	\$80,000
Grit Pump and Flow Meter	\$56,900
WWTP - Standby Blower	\$54,600
Torque Flow Pump	\$23,800
Lift Station #1 Rehabilitation	\$23,600
Lift Station Pump	\$3,000
CCTV Equipment	\$2,000
CCTV Van Replacement	\$142,032
Lining Manholes and Mainlines	\$4,069,250
Digester - rehab & line	\$149,710
Primary Clarifier Rehab	\$32,690
Flow Equalization Basin Rehab	\$93,750
Filter Rehab	\$27,945
Treatment Plant Rehab [1]	\$279,095
2435 Wallace Facility Improvements [2]	<u>\$6,025,000</u>
Total	\$15,583,072
Sewer System Capacity (gpd)	300,000
Estimated Cost per gallon	\$51.94
Cost per EDU	\$11,946

Project costs include delivery/freight, taxes, and contingency

1 - Rehabilitate and Apply 125 mils Zebron lining to the following existing structures in the Summerland Sanitary District Treatment Plant; Digester 1, Digester 2, Primary Clarifier, Flow Equalization Basin, & Filter

2 - See Appendix A

Non-residential capacity fees are determined by scaling each customer's wastewater flow (in gallons per day) and pollutant strength to the flow and strength of an average single family customer. A full listing of proposed sewer capacity fees is provided in Table 4. The table shows the billing unit, the number of equivalent single family dwellings per billing unit, and the associated SSD capital recovery fee.

Table 4: Proposed Capacity fee by User Type Classification

Category	Billing Unit	EDUs [1]	Capital Recovery Fee
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1 – From Lechowicz & Tseng "Sewer Cost of Service Study for the Summerland Sanitary District" (February 4, 2025)

3.1 ADU Capital Recovery Fee Calculation

An Accessory Dwelling Unit (ADU) is a secondary living space that is attached to or separate from a primary residence and has its own living facilities. ADUs are also known as in-law units, granny flats, backyard cottages, or secondary units. The primary residence on a parcel cannot be considered an accessory dwelling unit. With the enactment of SB 13 (Wieckowski, 2019-20 Sess.) and AB 68 (Ting, 201920 Sess.), recent legislation has clarified when public agencies can impose capital recovery fees on proposed ADUs. Agencies may only charge fees for detached, new ADUs on existing or proposed lots with single-family or multi-family dwelling homes or when converting existing multi-family dwelling

structures to create multiple ADUs within existing space not currently used as livable space (such as an attic, basement, or attached garage).

Under Government Code section 66342, public agencies cannot charge capacity fees for ADUs that are located: (1) within the existing space of an existing single-family dwelling (e.g. attached), (2) within the proposed space of an existing single-family dwelling (e.g. attached, addition to existing space), or (3) within the space of an existing accessory structure (e.g. detached garage or shed,) and which may include an addition of 150 square feet or less for purposes of ingress and egress. Public agencies may impose a capacity charge for all other ADUs which do not meet the above criteria.

SB 13 states that when determining the proportionate burden of the ADU on the system, an agency must either use square footage or the number of drainage fixture unit values, as defined by the Uniform Plumbing Code (Cal. Gov. Code section 65852.2 subd. (f) (5)).

Table 5 calculates the capital recovery fee per plumbing fixture unit for ADUs. Most single family homes in SSD have two or three bathrooms and have about 25 plumbing fixtures. Single family flow of 230 gpd divided by 25 plumbing fixtures is about 9 gpd per fixture.

Table 5: ADU Capital Recovery Fee per Plumbing Fixture Unit

Capital Recovery Fee per gallon	\$51.94	
Typical daily flow per plumbing fixture unit	9	Gallons per day of flow
Capital recovery fee per plumbing fixture unit	\$467.46	

Table 6 shows an example of an ADU capital recovery fee for an ADU with one bathroom, a kitchen, and laundry. A listing of plumbing fixture units is provided in Appendix B.

Table 6: Example ADU Capacity fee for a 1 Bathroom ADU with Kitchen and Laundry

Fixture Type	Equivalent Fixture Count		# of Fixtures	=	# of Equivalent Fixture Units					
Bathtub or Bath/Shower	2	x	1	=	2					
Clothes Washer, Domestic	3	x	1	=	3					
Sink	2	x	2	=	4					
Toilet or water closet	3	x	1	=	3					
	Total Equivalent Fixture Units					12	X	\$467.46	=	\$5,609.52
							per plumbing fixture unit			total capital fee

SECTION 4: ADOPTION AND IMPLEMENTATION

In order to adopt capacity recovery fees, public agencies in California must 1) develop a justification for the fee, 2) conduct a noticed public meeting pursuant to Government Code section 66016(a), and 3) adopt an ordinance or resolution. The adoption of capital recovery fees requires the Board of Directors to vote to approve the ordinance or resolution and does not require a public vote, unless the District elects to impose a capital recovery fee in excess of the estimated amount required to provide the service for which the fee is imposed. In such an event the capital recovery fees would require two-thirds approval of the registered voters.

- 1) This memorandum provides an administrative record of the cost of providing infrastructure capacity to new development and the reasonable and proportional benefit received by new connections. This report must be made accessible to the public 14 days before the Summerland Sanitary District Board of Directors votes on the fee.
- 2) A notice of public hearing must be mailed to any interested party having requested such notice at least 14 days prior to the date of the public meeting. (Gov. Code, § 66016.) The notice must include the date, time, location of the meeting, a general explanation of the fees being considered, and a statement that the data required to establish the fees has been made publicly available. At the public meeting members of the public must be given the opportunity to make oral or written presentations to the Board.
- 3) The new capital recovery fees should be adopted via ordinance or resolution. The District will include the language provided below in the ordinance or resolution to provide for inflationary cost increases.

4.1 Capital Recovery Fee Implementation

Capital recovery fee revenues may only be used for the benefit of new connections and may not be used for other purposes. To that end, public agencies are required to account for capital recovery fee revenues separately from other agency revenues. Within 180 days of the end of fiscal year, Summerland Sanitary District must make available to the public:

- 1) A description of the charges deposited into the capital recovery fee or capital fund
- 2) The beginning and ending balance of the fund and interest earned
- 3) The amount of the charges collected that fiscal year
- 4) An identification of all the following:
 - a. Each public improvement on which charges were expended, the amount expended for each improvement, and the percentage of the total cost of the improvement that was funded with the capital recovery fee if more than one source of funding was used
 - b. Each public improvement completed during the current fiscal year
 - c. Each public improvement anticipated to begin the following fiscal year
- 5) A description of any interfund transfers or loans. In the case of interfund transfers the report must indent the public improvements the transferred funds will be used. In the case of a loan

the report must identify the date the loan will be repaid and the interest rate the loan will receive.

4.2 Capital Recovery Fee Updates

Capital recovery fees should be adjusted regularly to prevent them from falling behind the costs of constructing new facilities. Several methods can be used to adjust the fees, including:

- ENR Construction Cost Index: ENR (Engineering News-Record) magazine publishes construction cost indices monthly. This index can be used to estimate the change in the construction cost of facilities. If the ENR Index has increased by three percent since the last fee adjustment, the fee should be increased by three percent.
- U.S., California, or regional consumer price index.
- Interest rate and borrowing costs: The interest and borrowing costs for debt issued to finance sewer capital projects can be added to the capital recovery fee annually.

LTMC recommends that the Summerland Sanitary District adjust its fee annually by the change in the ENR Construction Cost Index 20-cities average. This is the most appropriate index because it directly reflects construction costs. Suggested language for implementing this policy is:

Each year, commencing on (m/d/y) and continuing thereafter on each (m/d) , the capital recovery fees shall be adjusted by an increment based on the change in the Engineering News-Record Construction Cost Index for the 20-cities average over the prior year.

However, the Summerland Sanitary District Board of Directors may at its option determine, by resolution adopted prior thereto, that such adjustment shall not be effective for the next succeeding year, or may determine other amounts of adjustment as appropriate.

In general, it is recommended that public agencies re-evaluate their capital recovery fees every eight years or concurrent with the development of master plans. When a parcel undergoes a change of use, it receives credit for the existing use and any previously paid capital recovery fees. The property owner is responsible only for paying the additional capital recovery fees associated with any increase in capacity or demand on the sewer system resulting from the new use.

APPENDIX A



Method Builders

Lic. No. 998624

Monday February 23, 2026
Project No.: 2435WA - CES

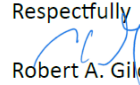
ATTN: Diantha Glaser, M.S.
Business Manager
Summerland Sanitation District
2435 Wallace Ave
Summerland, CA 93067

Dear Diantha.

My apologies for not getting this conceptual estimate to you sooner; I should have anticipated the Holidays and the typical seasonal inclement weather impacts on our in-progress projects.

The following page outlines my observations, and understanding of our December 16, 2025, facility tour and a review of what the Summerland Sanitation District is seeking to understand potential structure opportunities and costs to improve use and opportunities at the facility.

Respectfully


Robert A. Gilcrest
President/ Project Manger
Method Builders, Inc.



Method Builders

Lic. No. 998624

2435WA – CONCEPTUAL ESTIMATE SUMMARY FOR FACILITY IMPROVEMENTS

A. OBSERVATIONS:

1. Site has limited accessibility due to or from:
 - I. Roads, and highway.
 - II. Proximity to the SP railway crossing.
 - III. Points of entry.
 - IV. Logistics.
2. Limited size of the facility.
3. Proximity to receding coastal bluff.
4. Proximity to beach front residential properties.
5. Proximity to Public Beach point of access, & parking.

B. OPPORTUNITIES:

1. Bldg. A - Install a new split level bldg "operational bldg." with 45' wide x 75' long main floor and 45' wide x 50' long lower-level section.
 - I. The concept is based on removing the roof of the exist. blower, electrical control systems bldg. and installing the western end of the new bldg. over the top of the CMU walls to provide seismic bracing.
 - II. The lower-level floor would be near similar elev. as the exist. blower, electrical control systems bldg.
 - III. Main level would primarily be used for mgmt., and staff operations, ofc space meeting room, kitchen, bathrooms etc.
 - IV. Lower-level would provide space to relocate archives bldg. materials to, crew area, service space, and MEP equipment.
2. Bldg. B - Replace belt-press bldg. and dried sludge containment area with 35' wide x 75' long bldg. for:
 - I. Ground level - Newer, efficient dewatering equipment.
 - II. Ground level – Containment, compacting and loading system.
 - III. Ground level – Forklift and mini loader storage.
 - IV. Mezzanine system for additional operation & storage space
3. Modify the east entry parking area for:
 - I. Loading sludge waste into trailers
 - II. Revised interior parking hardscape.

C. CONCLUSIONS: Using either PDB or DB project delivery method, the following estimated rates should be within ± 10-15% based on 2026 construction rates for like projects.

1. A&E costs - \$400,000.00 - \$475,000.00
2. Bldg. A
 - I. Equipment salvage, & demolitions - \$200,000.00
 - II. Main level (3,375 sq ft)– \$1,600,000.00
 - III. Lower level (2,250 sq ft)– \$900,000.00
 - IV. Exist. MEP assembly modifications allowance – \$200,000.00
 - V. Modifications to exist. blower, electrical control systems bldg. - \$300,000.00 - \$400,000.00
3. Bldg. B
 - I. Ground Level (2,625 sq ft)– \$850,000.00
 - II. Mezzanine (1,300 sq ft)– \$250,000.00
 - III. Equipment allowance – By facility operators
 - IV. Exist. MEP assembly modification allowance – \$200,000.00
4. East entry hardscape improvements – \$400,000.00
5. Landscaping allowance - \$200,000.00
6. Tier 3 /Tier 4 Storm Water - \$350,000.00

METHOD BUILDERS, INC. | CSLB Lic. No. 998624

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APPENDIX B

Sanitary Drainage Plumbing Fixture Units

**TABLE 702.1
DRAINAGE FIXTURE UNIT VALUES (DFU)**

PLUMBING APPLIANCES, APPURTENANCES, OR FIXTURES	MINIMUM SIZE TRAP AND TRAP ARM ¹ (inches)	PRIVATE	PUBLIC	ASSEMBLY ⁸
Bathtub or Combination Bath/Shower	1½	2.0	2.0	—
Bidet	1¼	1.0	—	—
Bidet	1½	2.0	—	—
Clothes Washer, domestic, standpipe ⁵	2	3.0	3.0	3.0
Dental Unit, cuspidor	1¼	—	1.0	1.0
Dishwasher, domestic, with independent drain ²	1½	2.0	2.0	2.0
Drinking Fountain or Water Cooler	1¼	0.5	0.5	1.0
Food Waste Disposer, commercial	2	—	3.0	3.0
Floor Drain, emergency	2	—	0.0	0.0
Floor Drain (for additional sizes see Section 702.0)	2	2.0	2.0	2.0
Shower, single-head trap	2	2.0	2.0	2.0
Multi-head, each additional	2	1.0	1.0	1.0
Lavatory	1¼	1.0	1.0	1.0
Lavatories in sets	1½	2.0	2.0	2.0
Washfountain	1½	—	2.0	2.0
Washfountain	2	—	3.0	3.0
Mobilehome or Manufactured Home, trap ⁹	3	6.0	—	—
Receptor, indirect waste ^{1,3}	1½	—	See footnote ^{1,3}	—
Receptor, indirect waste ^{1,4}	2	—	See footnote ^{1,4}	—
Receptor, indirect waste ¹	3	—	See footnote ¹	—
Sinks	—	—	—	—
Bar	1½	1.0	—	—
Bar ²	1½	—	2.0	2.0
Clinical	3	—	6.0	6.0
Commercial with food waste ²	1½	—	3.0	3.0
Exam Room	1½	—	1.0	—
Special Purpose ²	1½	2.0	3.0	3.0
Special Purpose	2	3.0	4.0	4.0
Special Purpose	3	—	6.0	6.0
Kitchen, domestic ² (with or without food waste disposer, dishwasher, or both)	1½	2.0	2.0	—
Laundry ² (with or without discharge from a clothes washer)	1½	2.0	2.0	2.0
Service or Mop Basin	2	—	3.0	3.0
Service or Mop Basin	3	—	3.0	3.0
Service, flushing rim	3	—	6.0	6.0
Wash, each set of faucets	—	—	2.0	2.0
Urinal, integral trap 1.0 GPF ²	2	2.0	2.0	5.0
Urinal, integral trap greater than 1.0 GPF	2	2.0	2.0	6.0
Urinal, exposed trap ²	1½	2.0	2.0	5.0
Water Closet, 1.6 GPF Gravity Tank ⁶	3	3.0	4.0	6.0
Water Closet, 1.6 GPF Flushometer Tank ⁶	3	3.0	4.0	6.0
Water Closet, 1.6 GPF Flushometer Valve ⁶	3	3.0	4.0	6.0
Water Closet, greater than 1.6 GPF Gravity Tank ⁶	3	4.0	6.0	8.0
Water Closet, greater than 1.6 GPF Flushometer Valve ⁶	3	4.0	6.0	8.0

For SI units: 1 inch = 25 mm

Notes:

¹ Indirect waste receptors shall be sized based on the total drainage capacity of the fixtures that drain therein to, in accordance with Table 702.2(2).

² Provide a 2 inch (50 mm) minimum drain.

³ For refrigerators, coffee urns, water stations, and similar low demands.

⁴ For commercial sinks, dishwashers, and similar moderate or heavy demands.

⁵ Buildings having a clothes-washing area with clothes washers in a battery of three or more clothes washers shall be rated at 6 fixture units each for purposes of sizing common horizontal and vertical drainage piping.

⁶ Water closets shall be computed as 6 fixture units where determining septic tank sizes based on Appendix H of this code.

⁷ Trap sizes shall not be increased to the point where the fixture discharge is capable of being inadequate to maintain their self-scouring properties.

⁸ Assembly [Public Use (see Table 422.1)].

⁹ For drainage fixture unit values related to lots within mobilehome parks in all parts of the State of California, see California Code of Regulations, Title 25, Division 1, Chapter 2, Article 5, Section 1268. For drainage fixture unit values related to lots within special occupancy parks in all parts of the State of California, see California Code of Regulations, Title 25, Division 1, Chapter 2.2, Article 5, Section 2268.