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## Memorandum

To: Julia Berry, General Manager, Root Creek Water District

From: Brian Ehlers

Subject: Wastewater Connection Fees – Multi Family

Date: November 11, 2018

There has been an inquiry as to the connection fees for wastewater for Multi-Family designation. From review of the Bartle Wells and Associates Financial Plan and Rate Study report dated April 20, 2016 the District is using this document for the basis of charging connection fees. The wastewater fee established in the report is \$11,344/dwelling unit. The report estimates 6,790 equivalent dwelling units within Riverstone Development which include 6,578 residential dwelling units and 212 equivalent commercial units. The report goes on to estimate one equivalent dwelling unit as 186 gallons per day of residential or commercial wastewater flow. Table 5-6 of the report estimates residential, office and retail store designations as the following:

Table 5-6 Proposed Non-residential Wastewater Connection Fees  
 Root Creek Water District  
 Financial Master Plan 2016

Customer Type	GPD per 1,000 sq ft	BOD mg/l	TSS mg/l	Equivalent	Sewer Connection Fee
Residential (1)	186	200	200	1.0	\$11,344 \$/edu
Office	100	130	130	0.57	\$6,489 \$/1,000 sq. ft.
Retail Store	40	200	200	0.46	\$5,164 \$/1,000 sq. ft.

(1) Gallons per dwelling unit

It should be recognized that Riverstone Development is a new development and projections are based upon other communities within the Central Valley. As the development grows and documentation of actual flows are recorded then these fees should be reviewed and changed if needed.

On the subject of connection fees for Multi-Family the Bartle Wells report does not address this classification. However, in the 2006 Gateway Village Infrastructure Plan which was approved by the Madera County Board of Supervisors with the Specific Plan for the Development there is a Table 1 which estimated wastewater generation values. The Table is included herein:

Table 1  
Gateway Village Unit Wastewater Generation Values

Land Use	Per Unit Generation (gallons/day)	Unit	Equivalent
Single Family Residential	240	House	1.0 edu
Multi-Family	160	House/unit	0.67 edu

Review of the City of Fresno sewer charges shows a connection charge and then the monthly rate for the Multi-Family designation is 0.67 of the single family residential rate. This compares favorably with the ratio developed from Table 1.

If the rate of the **Multi-Family designation** is used, then a resultant connection charge of **\$7,600.48** would result and a **monthly rate of \$16.75** would result.

It is recognized that the numbers used to generate these initial rates and charges are based upon projections. It is recommended that as these land uses are approved, and construction commences that appropriate measuring devices be installed so that actual measurements could be recorded. In the future, when rates are reviewed, actual measurements can be used to quantify the use and the resultant cost of service.

