



Root Creek Water District
 P.O. Box 27950
 Fresno, CA 93729

**NOTICE TO PROPERTY OWNERS
 OF PUBLIC HEARING
 MARCH 9, 2020 at 11 AM**

**on
 NON-RESIDENTIAL CONNECTION FEES**

Overview

The Root Creek Water District (“the District”) sustainably manages groundwater resources to provide available water supply for Agricultural and Municipal customers within the District. The District provides water, storm drain and sewer services to municipal customers. A Rate Study and Financial Plan (“the Plan”) was approved in 2016 by a Proposition 218 election and later adopted by the District’s Board of Directors, which established connections fees for providing water, wastewater and storm drain services. The Plan recommends that water uses for certain land uses which are highly variable be evaluated further. Non residential is identified as land use which shall be evaluated on a case-by-case basis and includes highway commercial, parks/civic/utilities.

Non-residential Wastewater

Non-residential customer classes have various flow and loading characteristics. Offices, for example, are typically both low flow (no washing machines or showers) and low pollutant loading (minimal food preparation). The formula used to scale the non-residential connection fees is provided below:

$$WW \text{ equivalent} = 69.4\% \times \left(\frac{\text{flow gpd}}{186 \text{ gpd}} \right) + 13.6\% \times \left(\frac{\text{BOD mg/L}}{200 \text{ mg/L}} \right) + 17.0\% \times \left(\frac{\text{TSS mg/L}}{200 \text{ mg/L}} \right)$$

For high strength wastewater customers such as restaurants, butcher shops, food processors, and industrial customers, Root Creek Water District adopts the following procedure for collecting the connection fees, referred to as the Commercial Sewer Fee Program. Under the program, RCWD would calculate the sewer connection fee based on the formula described above. However, at permit issuance, the high strength customer would only pay a sewer connection fee based on general commercial flow and pollutant loading. The difference between the RCWD calculated fee based on high strength and the general commercial fee would be paid over a ten-year period as a surcharge on the customer’s monthly sewer bill.

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

Allocation	69.4%	13.6%	17.0%			
Customer Type	GPD per 1,000 sq ft	BOD mg/l	TSS mg/l	Equivalent	Sewer Connection Fee	
Residential [1]	186	200	200	1.00	\$11,344	\$/equivalent dwelling unit
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

Table 5-7 provides the wastewater connection fee for restaurants participating in the Commercial Sewer Fee Program. If the Commercial Sewer Fee Program did not exist, restaurants would pay an upfront connection fee of \$12,807 per 1,000 square feet. By participating in the Commercial Sewer Fee Program, restaurants would pay an upfront wastewater connection fee of \$5,164 based on general commercial flow and pollutant loading characteristics. Over the next year, the District would monitor the flows and loads of the restaurant and determine if the initial high strength estimate was accurate. If so, the Root Creek Water District – Rate Study and Financial Plan Page 25 restaurant would pay \$7,643 per 1,000 square feet in high strength surcharges billed on the customer’s monthly sewer bill over a ten-year period.

**Table 5-7: Commercial Sewer Fee Program Example
 Root Creek Water District
 Financial Master Plan 2015**

Description	Customer Type	GPD per 1,000 sq ft	BOD mg/l	TSS mg/l	Factor	Sewer Connection Fee	
Total Fee	Restaurant	175	400	240	1.13	\$12,807	\$/1,000 sq ft
General Commercial Fee paid with permits	Restaurant	40	200	200	0.46	\$5,164	\$/1,000 sq ft
High Strength Fee paid as rate surcharge	Restaurant					\$7,643	\$/1,000 sq ft
						120	payment periods
						\$63.69	High strength surcharge (\$/month)

Non-Residential Water Connection Fee

Commercial development water use estimated at 2.6 af/ac and unit cost is \$11,118/ac

For the 11,000 sq ft buildings assume that need 2 acres for building and parking

The resultant calculation - $\$11,118 \text{ \$/ac} \times 2 \text{ acres} \times 2.6 \text{ af/ac} = \$57,814$ for 2 acres

For the 40,000 sq ft office assume need 4 acres

The resultant calculation - $\$11,118 \text{ \$/ac} \times 4 \text{ acres} \times 2.6 \text{ af/ac} = \$115,627$ for 4 acres

Recommended Connection Fee = **\$28,907/ac**

Public Participation

Any member of the public may request data indicating the estimated cost required to provide the service for which the fee or service charge is levied and the revenue sources anticipated to provide the service. Members of the public may comment on the proposed rates in writing or in person at the public hearing, so long as they are received prior to the conclusion of the public hearing.

Written requests/correspondence may be submitted by mail to the Root Creek WD District Secretary, P.O. Box 27950 Fresno, CA 93729. Information may also be found at: <http://rootcreekwd.com/about-us/municipal-rates/>.

Notice of a Public Hearing on Rates, Fees and Assessments

Pursuant to California Government Code Section 66016, the Root Creek Water District Board of Directors will hold a Public Hearing on the proposed District rates, fees and assessments on March 9, 2020 beginning at 11:00 a.m. at the Lodge at Riverstone located at 370 Lodge Road South, Madera, CA 93636.