



TUOLUMNE UTILITIES DISTRICT

18885 NUGGET BLVD • SONORA, CA 95370
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Committee Chair: B. Balen

Member: J. Kerns

Water Committee Agenda Thursday, October 19, 2023 - 9:00 a.m. 18885 Nugget Blvd., Sonora, California

Public Participation Procedures:

During the committee meeting, members of the public who wish to provide public comment will be invited to do so by the Committee Chair. Members of the public who are physically present will be called first. Members of the public who are not present and wish to provide remote public comment via Zoom may use the 'Raise Hand' feature on their computer or press *9 if participating by phone. Committee meetings are not required to be broadcast over Zoom; the District is providing this option as a convenience to the public. If the District experiences technical difficulties and the transmission goes down the meeting will continue in person as scheduled.

Information to join meeting via Zoom:

- Via video conferencing at:
<https://us02web.zoom.us/j/88299452737?pwd=TU4yZXJqMEc2VGZoUm5rRTI0OVFxdz09>
- Via teleconference by calling (253) 215-8782 or (301) 715-8592
- US Meeting ID: 882 9945 2737
- Password: 716749
- Public may observe and listen to this meeting on TUD's YouTube Channel at [Tuolumne Utilities District - YouTube](#)

1. Review of Water Capacity and Connection Fees

Note: Committee Agenda Material can be inspected at the District Office located at 18885 Nugget Blvd., Sonora, CA and on our website at www.tudwater.com.

In accordance with the Americans with Disabilities Act, if you need special assistance (i.e. auxiliary aids or services) in order to participate in this public meeting, please contact the Clerk of the Board, Melissa McMullen, and (209) 532-5536 ext. 510. Notifications 48 hours prior to the start of the meeting will enable the Clerk to make reasonable accommodations to ensure accessibility to this public meeting.

Water Committee

Meeting of October 19, 2023

Item #1

Title of Item: 1. Review of Water Capacity and Connection Fees

Recommendation:

Review of current District policies and background information on water capacity and connection fees.

Background:

State Law (Govt. Code Section 66013) and the District's Water Rules And Regulations (Section 3.05) require the District collect water capacity charges and connections fees from developers and new applicants prior to service. Water capacity charges and connection fees apply to all new projects requiring service from the District. Capacity fees ensure an equitable recovery of the District's cost of providing the essential components of water and sewer infrastructure. These charges and fees are established as a one-time charge levied against new businesses, developments, and residences to recover a part, or all, of the cost of additional system capacity, or the purchase of capacity existing within the system. Once service is applied for and capacity charges and connection fees are paid, utility billing commences, and the capacity remains with the property.

The District's current water capacity fee per Equivalent Single-Family Residence is: \$8,691.

Discussion:

Staff will provide a presentation covering various aspects of Water capacity charges and connection fees including State and District rules, definitions, current and historical District capacity charges and connection fees, current calculation methodology and the average annual revenue and how it is used.

Attachments:

1. California Government Code – Section 66013
2. TUD Water Rules and Regulations – Sections 1.02 and 3.05
3. TUD Water Rules and Regulations – Exhibit B Charges and Rates
4. TUD Water Rules and Regulations – Exhibit E Water Capacity Charge Basis
5. Water Capacity Charge Historical Annual Increases
6. Treated Water and Raw Water Capacity Charges and Connection Fees
7. TUD Water Rules and Regulations – Exhibit A Demand Factor Table
8. Water Service Application Fee Determination Sheet

Attachment 1
California Government Code - Section 66013

California Government Code Section 66013 - Fees for Water or Sewer Connections, Capacity Charges

(a) Notwithstanding any other provision of law, when a local agency imposes fees for water connections or sewer connections, or imposes capacity charges, those fees or charges shall not exceed the estimated reasonable cost of providing the service for which the fee or charge is imposed, unless a question regarding the amount of the fee or charge imposed in excess of the estimated reasonable cost of providing the services or materials is submitted to, and approved by, a popular vote of two-thirds of those electors voting on the issue.

(b) As used in this section:

(1) "Sewer connection" means the connection of a structure or project to a public sewer system.

(2) "Water connection" means the connection of a structure or project to a public water system, as defined in subdivision (h) of Section 116275 of the Health and Safety Code.

(3) "Capacity charge" means 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, including supply or capacity contracts for rights or entitlements, real property interests, and entitlements and other rights of the local agency involving capital expense relating to its use of existing or new public facilities. A "capacity charge" does not include a commodity charge.

(4) "Local agency" means a local agency as defined in Section 66000.

(5) "Fee" means a fee for the physical facilities necessary to make a water connection or sewer connection, including, but not limited to, meters, meter boxes, and pipelines from the structure or project to a water distribution line or sewer main, and the estimated reasonable cost of labor and materials for installation of those facilities bears a fair or reasonable relationship to the payor's burdens on, or benefits received from, the water connection or sewer connection.

(6) "Public facilities" means public facilities as defined in Section 66000.

(c) A local agency receiving payment of a charge as specified in paragraph (3) of subdivision (b) shall deposit it in a separate capital facilities fund with other charges received, and account for the charges in a manner to avoid any commingling with other moneys of the local agency, except for investments, and shall expend those charges solely for the purposes for which the charges were collected. Any interest income earned from the investment of moneys in the capital facilities fund shall be deposited in that fund.

(d) For a fund established pursuant to subdivision (c), a local agency shall make available to the public, within 180 days after the last day of each fiscal year, the following information for that fiscal year:

(1) A description of the charges deposited in the fund.

(2) The beginning and ending balance of the fund and the interest earned from investment of moneys in the fund.

(3) The amount of charges collected in that fiscal year.

(4) An identification of all of the following:

(A) Each public improvement on which charges were expended and the amount of the expenditure for each improvement, including the percentage of the total cost of the public improvement that was funded with those charges if more than one source of funding was used.

(B) Each public improvement on which charges were expended that was completed during that fiscal year.

(C) Each public improvement that is anticipated to be undertaken in the following fiscal year.

(5) A description of each interfund transfer or loan made from the capital facilities fund. The information provided, in the case of an interfund transfer, shall identify the public improvements on which the transferred moneys are, or will be, expended. The information, in the case of an interfund loan, shall include the date on which the loan will be repaid, and the rate of interest that the fund will receive on the loan.

(e) The information required pursuant to subdivision (d) may be included in the local agency's annual financial report.

(f) The provisions of subdivisions (c) and (d) shall not apply to any of the following:

(1) Moneys received to construct public facilities pursuant to a contract between a local agency and a person or entity, including, but not limited to, a reimbursement agreement pursuant to Section 66003.

(2) Charges that are used to pay existing debt service or which are subject to a contract with a trustee for bondholders that requires a different accounting of the charges, or charges that are used to reimburse the local agency or to reimburse a person or entity who advanced funds under a reimbursement agreement or contract for facilities in existence at the time the charges are collected.

(3) Charges collected on or before December 31, 1998.

(g) Any judicial action or proceeding to attack, review, set aside, void, or annul the ordinance, resolution, or motion imposing a fee or capacity charge subject to this section shall be brought pursuant to Section 66022.

(h) Fees and charges subject to this section are not subject to the provisions of Chapter 5 (commencing with Section 66000), but are subject to the provisions of Sections 66016, 66022, and 66023.

(i) Subdivisions (c) and (d) only apply to capacity charges levied pursuant to this section.

Ca. Gov. Code § 66013

Amended by Stats 2020 ch 370 (SB 1371), s 180, eff. 1/1/2021.

Amended by Stats 2019 ch 78 (SB 646), s 1, eff. 1/1/2020.

Amended by Stats 2007 ch 94 (SB 699), s 1, eff. 1/1/2008.

Attachment 2
TUD Water Rules and Regulations
Sections 1.02 and 3.05

TUD Water Rules and Regulations

Section 1.02 Definitions

Capacity Charge - A charge required for the purpose of replacing the capacity of the District's facilities to be used by a project or a new service where such capacity has not been previously provided by a developer.

Connection Fees - A charge imposed upon all applicants for service at the time service is sought from the District. "Connection fee" is a general term that encompasses a variety of one-time charges imposed upon applicants for service. A "connection fee" includes, but is not limited to, the fees charged to make the physical connection to the District's system, meter set charges, capacity charges (which compensate the District for expenses incurred in providing existing capacity or an increase in needed capacity), and a variety of surcharges and assessments that are based upon the applicants geographical location. See Section 3.05 for a full description of connection fees.

Section 3.05 Connection Fees

Charges for new services or change of service will be as follows:

3.05.1 Capital Reserve Charge

Every applicant for connection to the District's water system, and applicants for connections to water systems served by the District through a master meter shall be required to pay a Capital Reserve Charge in addition to any other fee, cost, reimbursement or separate agreement entered with the District. The reserve fund so established shall be used to replace capacity and facilities used up by new applicants for service upon connection to the water system and to provide for the continuous capability to serve new applicants for water service. The Board shall establish the amount from time to time as required to provide the continuous capability of serving applicants for water service.

The Capital Reserve Charge shall be computed by reference to the user classification schedule on Exhibit A as applied at the sole discretion of the District. Charges for classifications not specifically listed in Exhibit A will be based upon the most similar classification listed, or upon usage records of a similar establishment as determined by the District Engineer. The Capital Reserve Charge for one equivalent single-family residence is specified on Exhibit B.9.

3.05.2 New Account Administration Fee

The new Account Administration Fee is a one-time charge for an application for service to be paid at the time of application. The purpose of this fee is to cover staff time review of the application and for new account setup. Payment of the application fee does not guarantee the application will be accepted.

3.05.3 Meter Set Fee

District charges for installation and setting of meter(s) shall consist of the District's actual cost as established on Exhibit B.10.

3.05.4 Service Lateral Installation Charge

The applicant shall be responsible for the costs incurred by the District for the installation of service line(s) from the existing mainline to the applicant's property. The applicant shall deposit with the District an amount equal to the District's estimate of such work. All costs in excess of the estimate shall be payable by the applicant upon completion of work. Such costs shall equal the District's actual cost of materials, labor, equipment, and any permit fees. The applicant may have the service connection line constructed by

others with prior permission from the District including submission of an inspection permit application to the District. All such work shall be done by a licensed California contractor approved by the District Engineer. All work shall be inspected and approved before acceptance by the District, and any construction completed or covered up before such inspection shall not be acceptable for connection with District's distribution pipes. The actual connection to District's mainline pipe shall be accomplished by District personnel only, and under no conditions shall any other person interfere with District facilities in any way. The applicant will be charged by the District for inspection and connection to main equal to actual costs incurred for such work.

3.05.5 Service Line Relocation

The District's charges for the relocation of the District's service line and water meter from an existing site on the applicant's property to another requested location shall be equal to the District's actual costs of materials, installation, labor, equipment encroachment permit and normal overhead charges. Such relocations shall be subject to District approval.

3.05.6 Charges for Reimbursement of Oversized Facilities

Charges may include the payment of a pro rata share of previously constructed main or line extensions, when required under District reimbursement agreements as described in Regulation 8.14. Additional charges to the District for certain facilities, either proposed or previously constructed, are listed on Exhibit C.

3.05.7 Capacity Charges - Water Supply, Treatment, Storage, Transmission - Exhibit B-14

These charges are instituted to insure that all applicants pay a fair share of the cost burden to provide for essential components of water service infrastructure. They are generally established as a one-time charge levied against developments or new water accounts as a way to recover a part or all of the cost of additional system capacity, or the purchase of capacity existing within the system. Capacity Charges are not imposed upon applicants (or parcels) where sufficient water supply, treatment and storage facilities have been provided by a developer or by an assessment on those parcels to cover those costs. The amount of capacity required in any of these facilities changes periodically based on average customer water use trends, changing regulatory requirements, fire standards and other operational considerations. Under normal circumstances the District required capacity built into a developer constructed system will remain constant for a period of 10 years, therefore after a period of 10 years, applicants shall pay the prorated share of the cost of the increased capacity required to serve the property, if applicable. Capacity Charges are also applicable for service to any parcels that do not have a District water main in a street or right of way fronting the Applicant's property. The charges are specified on Exhibit B. 14.

In those areas where adequate supply, treatment, storage and transmission facilities have been provided by the District, Capacity Fees shall be charged to reimburse the District for its previous investment in the infrastructure with capacity necessary to serve the new connection(s).

In those areas where adequate supply, treatment and storage facilities have been provided by the developer or by an assessment on each parcel, water service equivalent to one single-family residence (ESFR) on each parcel, shall be allowed without payment of capacity charges. In areas where connection fee surcharges are in effect to repay loans for water treatment or storage improvements, and the surcharge amount is less than those specified on Exhibit B.14, the lower amount shall be applicable for water service for one equivalent single-family residence on an existing lot or parcel. Water service for improvements that result in more than one ESFR per parcel (i.e., due to a parcel split or duplex construction), shall require payment of commensurate capacity charges specified in Exhibit B.14.

All applicable Capacity charges must be paid to the District before service will be provided. The Capacity charges shall be paid by the individual service applicant prior to the setting of any individual service meter by the District. The individual service applicant will be required to pay all Capacity charges not paid for or capacity not constructed by the developer. Where applicable, at the discretion of the District Engineer, if adequate capacity does not exist the developer will be required to either pay for or construct the necessary capacity prior to acceptance of all developer constructed facilities and prior to installation of any individual service meter.

Supply - This charge shall apply to applicants for water service, where the property involved has not been provided with water supply by previous dedication of supply, agreement or assessment. The standard charge shall be computed on an estimated average annual water demand per single family equivalent (ESFR), as determined by the District Engineer, at the rate shown on Exhibit B.14.

Treatment - This charge shall apply to new applicants for water service, where the property involved has not been provided with sufficient water treatment capacity through a previous dedication, agreement or assessment with the District. The standard charge to mitigate the cost to construct treatment capacity shall be computed on estimated maximum daily flow, as determined by the District Engineer, at the rate shown on Exhibit B.14.

Storage - This charge shall apply to new applicants for water service, where the property involved has not been previously provided with adequate water storage facilities by dedication of storage, agreement or assessment. The standard charge for mitigation of storage construction shall be computed at the rate shown on Exhibit B.14 and based on a combination of the estimated annual average daily volume consumed over a seven day period and required fire flow storage volume as determined by District's Engineer.

Transmission - This charge shall be the actual cost of construction, or reimbursement share of prior construction cost, as required in Regulation 8.

Change in Use - The foregoing charges shall also be applicable to a change of use on an existing service connection under Regulation 6.03 where such charges were payable on the existing connection.

3.05.8 Connection Fees and Capacity Charges in Specific Areas

Applicants for water service in those certain areas listed on Exhibit C shall be required to pay the specific charges in addition to the capacity charges described above.

Attachment 3
TUD Water Rules and Regulations
Exhibit B Charges and Rates

EXHIBIT B

WATER SERVICE CHARGES AND RATES

B.8 New Account Administration Fee **\$240.00**

The New Account Administration Fee is a one-time charge to a new connection for water service to be paid at the time of application that covers staff time involving information data input and account management.

B.9 Capital Reserve Charge **\$985.00**

The Capital Reserve Charge shall be used to establish a capital reserve fund that shall be used to replace capacity and facilities used by new applicants for service upon connection to the water system and to provide for the continuous capability to serve new applicants for treated water service. The capital reserve fund would specifically be used to replace equipment and facilities that reach the end of their useful life and to construct improvements necessary to maintain service and capacity in water treatment, storage, transmission, distribution, pumping facilities, and control systems as periodically needed in each of the service areas within the District's jurisdiction.

The Capital Reserve Charge shall be computed by reference to the user classification schedule attached as Exhibit A, applied according to the factors indicated at the sole discretion of the District. The fee stated herein is equivalent to a Factor of 1.0.

B.14 Capacity Charges

Water Capacity Charges shall be collected and placed in a fund to construct improvements to any of the water systems described above for the purpose of increasing supply, treatment, storage, or transmission capacity used up by new connections to the water systems. The charges are uniform to all systems and are collected and used to construct improvements as needed in any individual water system. For one equivalent single-family residence, the capacity charge shall be calculated on an estimated usage based upon a ten year average from the District's consumption records for residential systems. These charges are applied as described below:

Application criteria: Water capacity charges apply to all applicants for water service whose parcels to be served are located where sufficient water supply, treatment, and storage facilities have not been provided through previous improvement as described in Regulation 3.05.6. For raw water service, only the supply component described below shall apply:

- **Supply**

\$846 per treated water ESFR or \$2,860 per acre-foot, See Exhibit E.1. For all new raw water services to agricultural irrigation customers as set forth in Section 14.07, the supply capacity fee shall be \$318 per acre-foot, with a 10 acre-foot per year minimum. Additional water supply capacity may be purchased in 10 acre-foot blocks. Agricultural irrigation service will be turned off during the non-irrigation season (October 16th through April 14th). The water supply capacity for all new raw water services, except as

described above for agricultural irrigation, will be available in 5 acre-foot blocks with a 5 acre-foot per year minimum.

- Treatment

\$1,597 per ESFR, See Exhibit E.2.

- Storage

\$3,034 per ESFR, See Exhibit E.3.

- Transmission

Actual Cost.

Capacity charges to be indexed to a 3-year running average of the Engineering News and Record 20-cities construction cost index and adjusted each fiscal year with an annual cap of 3.5%. The General Manager will implement the fee increase on July 1st annually.

Attachment 4
TUD Water Rules and Regulations
Exhibit E Water Capacity Charge Basis

EXHIBIT E

CAPACITY CHARGES CALCULATIONS

E.1 SUPPLY

COST DETERMINATION UNTREATED WATER SUPPLY

Current Year - 2014 Inflation – 2.00%

PG&E Water Purchase

This option was evaluated in the past however, this would not come into play until TUD's demand begins to exceed, 18,150 AF per the 1996 HDR report. Additionally, based on new regulations put in place since 1996, there may not be water available to purchase due to elements beyond PG&E's control.

Conservation Through Ditch Lining				
Year	Project	Cost¹	Present Value²	Estimated Recovery (AF)³
2003	Ditch Gunite	\$80,000	\$99,470	50
2004	Ditch Gunite	\$80,000	\$97,520	50
2005	Ditch Gunite	\$80,000	\$95,607	50
2006	Ditch Gunite	\$100,000	\$117,166	50
2007	Ditch Gunite	\$100,000	\$114,869	50
2008	Ditch Gunite	\$100,000	\$112,616	50
2009	Ditch Gunite	\$100,000	\$110,408	50
2010	Ditch Gunite	\$100,000	\$108,243	50
2011	Ditch Gunite	\$100,000	\$106,121	50
2012	Ditch Gunite	\$100,000	\$104,040	50
2013	Ditch Gunite	\$100,000	\$102,000	50
Total			\$1,168,060	
	Estimated Recovery 2003-2013 (AF)			550
	Cost / AF (2014)			\$2,124

¹ Budgeted amount for each year. Total length of ditch lined varies each year.
² Cost adjusted to reflect present day cost.
³ The savings each year would vary but is assumed as the average each year.

E.2 TREATMENT

Capacity Charges - Treatment Component January 2014

	Average Day Demand	Max Day Factor	Max Day Demand
ESFR	264	2	528

Note: WTP rate is dependent on Max Day Demand (MDD). Typical MDD is double the Average Day Demand (ADD).

	Date	Treatment Capacity		Construction Cost	Present Construction Cost (2% Inflation)	Total Cost Per MGD
		GPM	MGD			
Monte Grande WTP	2008/2013	700	1	\$1,663,000	\$1,872,808.10	\$1,872,808

Note: Construction inflation of 2% is less than historical running average of the CPI.

	\$/acre	Acres	Purchase Price
Land Purchase	\$40,000.00	5	\$200,000

Note: Land Price based on recent land listings on the MLS.

	Construction Cost	Design Cost (10%)	Land Purchase	Total Cost	\$/gal	\$/ESFR
2 MGD Plant	\$2,809,212	\$280,921	\$200,000	\$3,290,133	\$1.65	\$869

Note: 1.5x multiplier used for 2 MGD plant.

	\$/gal	Max Day Demand	CT Storage \$/ESFR
Contact Time Volume	\$1.38	528	\$729

Note: Contact time is required for the treatment process. This is achieved in the storage tank (clearwell) at the WTP. The required volume is based on the max day demand (MDD)

	Treatment Construction	CT Volume	Total
Cost/ESFR	\$869	\$729	\$1,597

E.3 STORAGE

Current Year = 2014

Inflation = 2.00%

TREATED WATER STORAGE CONNECTION FEE

CAPITAL COSTS

Land Acquisition

Tank Capacity	Typical Height	Typical Diameter	Tank Footprint	Tank Perimeter Access Road Width	Total Footprint ¹
(gal)	(ft)	(ft)	(sf)	(ft)	(acres)
500,000	24	60	2826	10	0.115

Assume
0.50 Acres



Parcel Size	Average Cost ²	Total Cost ³	Cost/Gallon
(acres)	(\$/acre)	(\$)	(\$/gal)
0.5	\$ 80,000	\$ 40,000	\$ 0.08

per Gallon



Notes:

¹ Calculated total theoretical footprint does not include areas for access road to the site, drainage ditches, cut/fill slopes, and avoidance of other geographical features. Therefore, the minimum parcel size is assumed to be 0.50 acres.

² Costs for land acquisition do not include surveying, lot line adjustments, easement acquisitions, rezoning, etc.

³ Costs assume that TUD would be able to acquire only a 0.5 acre parcel and that the land owner would not require purchase of entire parcel which may be larger than just 0.5 acres.

⁴ In some cases, the District may accept a parcel of land (if deemed suitable) to be used for constructing storage facilities. In those instances, the storage component of the developer's connection fees may be reduced by the portion of the connection fee calculation that is associated with land acquisition.

Steel Water Storage Tanks

Tank Location	Construction Year	Capacity (gal)	Capitalized Value ¹ (\$)	Contract Value ² (\$)	Capitalized Value / Gallon (\$/gal)	Capitalized Present Value ³ (Current Yr. \$)	Capitalized Present Value / Gallon (Current Yr. \$/gal)
Sonora WTP	2004	1,000,000	\$1,331,500	n/a	\$1.33	\$1,623,091	\$1.62
Comstock	2005	1,500,000	\$792,700	\$563,079	\$0.53	\$947,350	\$0.63
Chapparral	2006	1,000,000	\$801,500	\$494,495	\$0.80	\$939,085	\$0.94
Shale Rock	2007	292,000	\$360,000	\$360,000	\$1.23	\$413,527	\$1.42
Big Hill Clearwell	2007	420,000	\$597,500	\$400,000	\$1.42	\$686,340	\$1.63
Monte Grande Clearwell	2008	500,000	\$514,000	\$489,150	\$1.03	\$578,847	\$1.16
Skyline Tank	2008	600,000	\$694,000	\$542,500	\$1.16	\$781,557	\$1.30

Avg. Cost per Gallon	\$1.07	\$1.24
Avg. Cost per Gallon Cost <1,000,000	\$1.21	\$1.38
Avg. Cost per Gallon Cost ≥1,000,000	\$0.89	\$1.06
Avg. Cost per Gallon Cost 600,000≥Capacity≥400,000	\$1.20	\$1.36

per Gal.

Notes:

- 1 Capitalized value includes survey, geotechnical investigation, design, CEQA compliance, permitting, electrical service, SCADA, and all TUD labor associated with site work and piping.
 - 2
 - 3 Contract value represents the amount paid to the tank supplier and erector, only. In most cases it does not include site work.
- Capitalized Present Value represents the cost to construct the asset in current year dollars.

Total Cost per Gallon

Steel Tank	\$ 1.36
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Land Acquisition	\$ 0.08
Total	\$ 1.44

per
Gallon ←

(in Current Year Dollars)

VOLUME ALLOCATION

Average Day Demand

Average Day Demand per ESFR ¹	7- Day Demand per ESFR ^{2,3}
(gpd/ESFR)	(gal/ESFR)
264	1,848

Gallons
per
ESFR ←

Notes:

- 1 Calculated average demand system wide based on meter usage data. Does not include system loss due to leakage. Also, does not distinguish between service location by elevation.
- 2 To accommodate the typical duration of the ditch outage. Does not distinguish between services located above or below Phoenix Reservoir.
- 3 Assumes all storage is in the form of treated water contained in steel potable water storage tanks.

Fire Flow Storage

Fire Flow Req'd ^{1,2}	Duration	Fire Flow Storage Req'd	Usable Demand Based Storage = (Total Storage - Fire Flow Storage)	Tank Capacity in ESFR	Fire Flow Storage per ESFR
(gpm)	(min)	(gal)	(gal)	(ESFR)	(gal/ESFR)
500	120	60,000	440,000	238	252

Gal. per ESFR 

Notes:

- 1 Assumes residential fire flow requirements based on Tuolumne County Ordinance Code 15.20.020.
- 2 Tuolumne County Ordinance Code bases fire flow on density not zoning:

Density	Fire Flow Requirement
(du/ac)	(gpm)
<0.5	0
0.5<du/ac≤1	250
1<du/ac≤6	500
6<du/ac≤8	750
8<du/ac≤15	1250

Volume per ESFR

Average Day Demand	1848
Fire Flow Storage	252
Total	2100

Gallons per ESFR



CONNECTION FEE CALCULATION

Total Cost per Gallon	Total Gallons/ESF R	Connection Fee/ESFR
<i>(Current Yr. \$/gal)</i>	<i>(gal/ESFR)</i>	<i>(\$/ESFR)</i>
\$1.44	2,100	3,034

\$ per ESFR 

Notes:

1

All costs assume TUD crews do site work. Site work costs may vary greatly, especially if retaining walls are needed.

2

At District's discretion, it may allow or request the Developer to construct storage improvements to District standards in-lieu of paying connection fees.

Attachment 5
Water Capacity Charge Historical Annual Increases

Annual Water Construction Cost Index (CCI) Capacity Fee Increase History

		Water ²	
	CCI Increase	Fee Increase	Total Fee Amount ^{3 4}
FY2024 ¹	3.50%	\$268	\$8,691
FY2023	3.10%	\$232	\$8,423
FY2022	2.20%	\$160	\$8,191
FY2021	3.00%	\$212	\$8,031
FY2020	3.30%	\$226	\$7,819
FY2019	3.10%	\$206	\$7,593
FY2018	2.70%	\$175	\$7,387
FY2017	2.40%	na	\$7,212
FY2016	2.80%	na	\$6,942

¹ CCI Increase for FY 2024 was 4.46%; however, increases are capped at 3.5%

² Fee Increase applies only to capacity fee elements. Administrative and Meter Set Fees are not subject to annual CCI Increases

³ Total per Equivalent Single Family Residence (264gpd)

⁴ Total Fee amount includes water supply, treatment, storage, capital reserve and administrative and meter set fees.

Attachment 6
Treated Water and Raw Water
Capacity Charges and Connection Fees

Water Connection Fees - Per Equivalent Single Family Residence (264 gpd)

1 Water ESFR = 264gpd	Capacity Charges				Loan Payment or Reimbursement	Meter Set Fee	Admin. Fee	Total Fee Amount
	Supply	Treatment	Storage	Capital Res.				
Equivalent Single Family Residence	\$1,040	\$1,962	\$3,729	\$1,210	\$0	\$510	\$240	\$8,691

Raw Water Connection Fees

Account Type	Cost	Notes
Agricultural² <i>Capacity for Approx. 17,855 gpd 6 months</i>	\$4,140 (\$3,900 + \$240 admin fee) ² <u>Capacity charge calculation:</u> \$390¹ x 10 acre feet = \$3,900	Conditions: <u>10 acre foot minimum</u> . Additional capacity sold in 10 acre foot blocks. ¹ Must demonstrate ag purpose per TC Rule 8A and satisfy TUD's criteria for Ag Water Service. Avail. April 15th to Oct. 15th. Availability outside time period with Water Master approval. ¹
Traditional Irrigation² <i>Capacity for Approx. 8,927 gpd 6 months</i>	\$17,810 (\$17,570 + \$240 admin fee) ² <u>Capacity charge calculation:</u> \$3,514¹ x 5 acre feet = \$17,570	Conditions: <u>5 acre foot minimum</u> . Additional capacity sold in 5 acre foot blocks. ¹ Must have potable water source on property. Avail. April 15th to Oct. 15th. Availability outside time period with Water Master approval. ¹

¹ Per WRR Exhibit B.14

² \$1,500 Construction deposit to install diversion may be required.

³ Per WRR Exhibit B.2.1, Increases 1/1/2020

Attachment 7
TUD Water Rules and Regulations
Exhibit A Demand Factor Table

EXHIBIT A

WATER SERVICE USER CLASSIFICATION SCHEDULE

The Board of Directors may make revisions to this Exhibit from time to time.

<u>User Classification</u>	<u>Usage Factor</u>
Single Family Residence	1.0
Accessory Dwelling	0.8
Apartment	
Each unit with washer	1.0
Each unit without washer	0.8
Apartment Complex with central laundry facility	0.6/machine
Mobile Home	
Each unit with washer	1.0
Each unit without washer	0.8
Mobile Home Park with central laundry facility	0.6/machine
Motels and Hotels	0.25/room
Rooming House	0.25/room
Bed and Breakfast	0.25/room
Campgrounds	
Overnight and trailer w/central facilities	0.2/space
RV w/individual hookup	0.3/space
Barber Shops	0.3/station
Beauty Shops	0.3/station
Service Station with Restrooms	2.0
Self-Service (no restroom)	0.8
Recreational Vehicle Dump Station	2.0/station
Automobile Repair Shop	1.0
Mortuary	0.4/employee
Bakeries, Catering Service	0.3/employee
Restaurants	
Walk-in	0.07/seat
24 hour	0.09/seat
Drive-in, Short Order	0.09/seat
Bars, Card Rooms, Casinos, Taverns	0.1/seat
Bowling Alley	0.1/alley
Theaters, Indoor	
(Based on maximum seat capacity)	0.02/seat
Laundries and Laundromats	0.6/machine
Cleaners	
Plant w/office	0.1/employee + 1.0/machine
Fire station	0.2/employee
Offices, including	0.1/employee
Accountants	
Attorneys	
Engineers	
Other (Insurance, Real Estate, etc.)	
Dentist	0.5/chair
Physician Office or Clinic	1.0/office or M.D.

EXHIBIT A (continued)

WATER SERVICE USER CLASSIFICATION SCHEDULE

<u>User Classification</u>	<u>Usage Factor</u>
Retail Stores, including	0.1/employee
Clothing	
Building Supply, Hardware, Appliance	
Furniture	
Real Estate	
Warehouse	
Drug Store	
Pet Shops	
Other Retail Stores	
Public Swimming Pools	2.5/pool
Car Wash, Self-serve	3.0/stall
Food Markets	0.1/employee
w/garbage grinders	4.0
Public Buildings	0.1/employee
Schools	0.07/enrollment
Meeting Halls and Churches	0.01/seat
Fairground Complex	4.0
Restroom Buildings	1.0/toilet
Hospitals	0.8/bed
Long Term Care Facilities	0.3/bed
Industrial Building, Assembly, etc.	Per calculations of Estimated Usage
Minimum Usage Factor For all Classifications	0.8

Attachment 8
Water Service Application Fee Determination Sheet

Owner / Applicant Name: Owner **Account #:** _____

Site Address: Street **APN:** 123-123-123

SECTION D: WATER CONNECTION FEE DETERMINATION

ESFR = Equivalent Single Family Residence, 1 ESFR = 264 GPD

1. **System:** Sonora/Jamestown - SON **Residential Fire:** NO

2. **Basis:** 1 Residence (Units) X 1.00 (ESFR/Unit) = 1.00 ESFR. **GPD:** 264

ESFR Determination: _____

3.	Fee Elements:	Fee Code	Account	Rate	X	ESFR Factor	Amount
a.	Administrative Fee ¹	150-F	01-4880	\$ <u>240</u> ¹			\$ <u>240</u>
b.	Meter Charge	150-F	01-4880	1-inch meter			\$ <u>510</u>
c.	Water Capital Reserve Fund	154-F	01-4870	\$ <u>1,210</u>	<u>1.00</u>		\$ <u>1,210</u>
d.	Supply	151-F	01-4800	\$ <u>1,040</u>	<u>1.00</u>		\$ <u>1,040</u>
e.	Treatment	152-F	01-4820	\$ <u>1,962</u>	<u>1.00</u>		\$ <u>1,962</u>
f.	Storage	153-F	01-4830	\$ <u>3,729</u>	<u>1.00</u>		\$ <u>3,729</u>
g.	Lateral Construction Deposit	150-F	01-4880				\$ _____
h.	Other: _____						\$ _____
i.	Other: _____						\$ _____
	¹ Per connection						
							\$ <u>8,691</u>

SECTION E: SEWER CONNECTION FEE DETERMINATION ²

1 ESFR = 160 GPD

1. **Basis:** 1 Residence (Units) X 1.00 (ESFR/Unit) = 1.00 ESFR. **GPD:** 160

ESFR Determination: _____

2.	Fee Elements:	Fee Code	Account	Rate	X	ESFR Factor	Amount
a.	Administrative & Inspection Fee ¹	450-F	02-4880	\$ <u>320</u> ¹			\$ <u>320</u>
b.	Collection & Transmission	451-F	02-4810	\$ <u>2,313</u>	<u>1.00</u>		\$ <u>2,313</u>
c.	Treatment	452-F	02-4820	\$ <u>2,634</u>	<u>1.00</u>		\$ <u>2,634</u>
d.	Disposal	453-F	02-4850	\$ <u>1,195</u>	<u>1.00</u>		\$ <u>1,195</u>
e.	Lift Station Adder	454-F	02-4860	\$ <u>303</u>	<u>0.00</u>		\$ <u>0</u>
f.	Mi Wuk Collection ²			\$ _____			\$ _____
g.	Mi Wuk Treatment & Disposal ²			\$ _____			\$ _____
h.	Lateral Construction Deposit	450-F	02-4880	\$ _____			\$ _____
i.	Other: _____						\$ _____
j.	Other: _____						\$ _____
	¹ Per connection						
	² In Mi Wuk, fee elements a., e., f., & g. may apply						
							\$ <u>6,462</u>

By: Antonio J. Ramirez

Date: 10/11/2023