


TO: BOARD OF DIRECTORS
FROM: MARIO IGLESIAS
GENERAL MANAGER 
DATE: OCTOBER 4, 2019



REVIEW SAN LUIS OBISPO COUNTY'S PROPOSED AMENDMENTS TO THEIR ACCESSORY DWELLING UNIT ORDINANCE AND EVALUATE POTENTIAL IMPACTS PROPOSED AMENDMENTS HAVE ON DISTRICT'S WATER ENTERPRISE AND POLICIES

ITEM

Review San Luis Obispo County's proposed amendments to their Accessory Dwelling Unit ("ADU") Ordinance and evaluate potential impacts the proposed amendments could have on the District's Water Enterprise and water policies [RECOMMEND REVIEW COUNTY ORDINANCE AMENDMENTS, ASSESS POTENTIAL IMPACTS, AND DIRECT STAFF]

BACKGROUND

At your Honorable Board's August 28, 2019 Board Meeting, a copy of the County of San Luis Obispo Accessory Dwelling Ordinance ("ADU Ordinance"), Phase II Public Review Draft dated January 9, 2019 was included in the Manager's Report. The purpose of including this item was to provide your Board with the knowledge of the proposed amendments to the ADU Ordinance, and to inform the Board of staff's intentions to investigate the potential impact the amended changes could have on the District's Water Enterprise and policies.

At your Honorable Board's September 11, 2019 Board Meeting, staff presented its review of the ADU Ordinance and sought Board direction [Attachment B]. The Board expressed concern and directed staff to continue its review of the potential impacts the proposed County Ordinance would have on the District's policies and water supply. In particular your Board directed staff to determine:

- (1) Number of parcels within the District's boundaries that could potentially add an ADU.
- (2) Extent of additional water potentially consumed if these parcels added an ADU.
- (3) How water consumption varies;
 - (a) based on lot size and,
 - (b) between parcels with an ADU and parcels without an ADU.

Since your September 11, 2019 Board Meeting, the San Luis Obispo County Planning Commission ("Planning Commission") met to continue their discussion of the ADU Ordinance. After receiving County staff's report and taking public comment, the Planning Commission recommended the Board of Supervisors approve the amendments with the following changes:

- Prohibiting ADUs in the Very High Fire Hazard Severity Zone countywide
- Allowing one ADU on Agriculture and Rural Lands parcels in addition to the two primary dwellings allowed
- Adding language that an ADU is considered Residential Accessory Use for the purpose of determining land use limitations in Article 9 (Planning Area Standards) and Article 10 (Community Planning Standards)
- Allowing ADUs in front of the primary residence as long as it still meets the setback requirements.

County staff is anticipating that the ADU Ordinance will be heard by the Board of Supervisors in early 2020. The above changes do not have a measurable effect with regard to District water supply or policies.

To address the questions posed by your Board from the September 11, 2019 Board Meeting, District staff worked with MKN Engineers to compile and examine available data and has provided this data in the table below.

Table 1: ADU Summary

Existing ADU Summary								
Year	Lot Size (SF/AC)	1,750 to 6,000 sqft	6,000 to 10,890 sqft	1/4 to 1/2 acre	1/2 to 1 acre	1 to 5 acre	> 5 acre	Summary
	Acre	0.04 to 0.14	0.15 to 0.25	0.26 to 0.5	0.6 to 1.0	1.1 to 5.0	> 5.1	
2018	# of Lots	2	20	35	36	44	15	152
	Average water use (AFY)	0.25	0.37	0.41	0.55	0.73	0.67	0.50
2017	# of Lots	2	20	35	36	44	14	151
	Average water use (AFY)	0.20	0.34	0.36	0.47	0.67	0.53	0.43
Existing Water User Summary (Eligible Residential Lots Only without Existing ADU)								
2017	# of Lots	780	1205	286	243	302	37	2853
	Average water use (AFY)	0.22	0.27	0.34	0.48	0.72	1.20	0.54

The District has 152 known parcels with ADUs. Average water use was calculated for varying lot sizes in order to understand if there is a correlation between lot size and water usage. As demonstrated above, the larger the lot the greater the water usage. This is most likely attributed to increased landscape irrigation on the larger lots. The over-all average for water use on parcels with an ADU is below the allocated amount of water prescribed in the District's Supplemental Water Accounting Policy, .53 acre-feet per 1-inch equivalent water meter. A 1-inch water meter is standard for single family residential parcels.

There are approximately 2,853 eligible residential lots that could add an ADU. In order to estimate the increased water demand ADUs could potentially add to the District's water system, staff first established current water demand of lots with ADUs in the District's boundary. Table 1 data is derived from actual usage pulled from the District customer billing records. Those properties in the category of 6,000 to 10,890 square feet have the most number of lots, and the biggest difference in water usage between lots with and without ADUs. The highest difference in water

usage between lots with and without ADUs, are lots greater than 5 acres, but are the fewest in number.

Table 2: Additional Water Usage

Nipomo CSD ADU Summary							
Lot Size (SF/AC)	1,750 to 6,000	6,000 to 10,890	1/4 to 1/2 acre	1/2 to 1 acre	1 to 5 acre	> 5 acre	Summary
Acre	0.05 to 0.14	0.15 to 0.25	0.26 to 0.5	0.6 to 1.0	1.1 to 5.0	> 5.1	
Number of Lots	780	1205	286	243	302	37	2853
Difference in water use (AFY)	.03	0.1	0.02	0.02	0.02	0.02	
Average water use w/ADU(AFY)	23.4	120.5	5.72	4.86	6.04	0.74	161.3

Using data from Table 1, calculating the difference in water usage between lots with and without ADUs, having a minimum of .02 acft where the difference is not demonstrated, Table 2 calculates an added demand of 161.3 acft for the existing 2,853 lots without ADUs.

Table 3: Undeveloped Lots

County Zoning	Parcels	Acreage	Avg Parcel Size ¹	Potential Units ²	Avg Lot Use ³	Total Water
CR/RMF	2	12	6	180	0.25	45
RMF	7	5	0.71	75	0.25	18.8
RR	8	59	7.38	12	0.56	6.6
RS	7	11	1.57	11	0.40	4.4
RSF	40	25	0.63	40	0.40	16
Totals:	80	142		318		90.8 Acft

1. Acreage/Parcels
2. Max Density of 15 units/acre
3. Avg Parcel Water Usage with ADU; Table 2. Nipomo CSD ADU Summary

Table 3 calculates the number of undeveloped lots located where ADUs would be permitted. Using the average water usage from Table 1 for the "Avg Lot Use" and multiplying the Potential Units per County Zoning category, a "Total Water" of 90.8 acft was calculated for the 80 undeveloped parcels. Using the allocation assigned in the Supplemental Water Accounting Policy [Attachment A] is difficult for commercial parcels, as their development water demand can vary widely. If we simply apply the .53 acft per parcel, the total water usage would be 42.5 acft. Using this strategy, there would be additional use of almost 50 acft (90.8 - 42.5 = 48.3) for these lots if they were to add and ADU.

If these calculations found in Tables 1, 2 and 3 are correct, then, by adding the 161.3 acft for developed lots that could add an ADU, to the 50 acft anticipated demand on undeveloped parcels at their maximum potential usage including ADU usage, it could be anticipated that a maximum of 200 acft of demand could be caused if every parcel eligible for adding an ADU elected to construct an ADU.

FISCAL IMPACT

Funds for staff time to support this research project, are included in the FY 2019-20 Budget.

STRATEGIC PLAN

Goal 1. WATER SUPPLIES. Actively plan to provide reliable water supply of sufficient quality and quantity to serve both current customers and those in the long-term future.

Goal 2. FACILITIES THAT ARE RELIABLE, ENVIRONMENTALLY SENSIBLE AND EFFICIENT. Plan, provide for and maintain District facilities and other physical assets to achieve reliable, environmentally sensible, and efficient District operations.

- B.1 NCSD shall maintain long-range infrastructure management, upgrade and replacement planning.

RECOMMENDATION

Staff recommends that your Honorable Board review the identified county amendments added to the County's ADU Ordinance, assess the potential impacts on the District's water supply and polices, and direct staff.

ATTACHMENT

- A. Resolution 2015-1372 Adopting a Supplemental Water Accounting Policy
- B. September 11, 2019 Staff Report, Review San Luis Obispo County Accessory Dwelling Unit Ordinance

OCTOBER 9, 2019

ITEM E-2

ATTACHMENT A

**NIPOMO COMMUNITY SERVICES DISTRICT
RESOLUTION NO. 2015-1372
A RESOLUTION OF THE BOARD OF DIRECTORS
OF THE NIPOMO COMMUNITY SERVICES DISTRICT
ADOPTING A SUPPLEMENTAL WATER ACCOUNTING POLICY**

WHEREAS, the Nipomo Community Services District ("District") is a party to a groundwater adjudication, Santa Maria Valley Water Conservation District v. City of Santa Maria, etc. et al., Case No. CV 770214 ("Groundwater Litigation"); and

WHEREAS, the District's current water supply is groundwater extracted from the Nipomo Mesa Management Area (NMMA) as established by the court in the Santa Maria Groundwater Litigation (also referred to as the Nipomo Mesa Water Conservation Area (NMWCA) by the County of San Luis Obispo, pursuant to County Ordinance 3090), of the Santa Maria Groundwater Basin; and

WHEREAS, pursuant to Section VI D(1) of the June 2005 Stipulation as incorporated into the January 25, 2008, Final Judgment in the Groundwater Litigation, the Nipomo Mesa Management Area Technical Group has declared that a "Potentially Severe Water Shortage Condition" exists within the Nipomo Mesa Management Area; and

WHEREAS, the San Luis Obispo County Department of Planning and Building's 2004 Resource Capacity Study for the Water Supply in the Nipomo Mesa Area recommended a Level of Severity III (existing demand equals or exceeds dependable supply) be certified for the Nipomo Mesa Area and that measures be implemented to lessen adverse impacts of future development (said Study and referenced documents are incorporated herein by reference); and

WHEREAS, the San Luis Obispo County Board of Supervisors ("County") in June 2007, certified the Nipomo Mesa Water Conservation Area as a Severity Level III, meaning that existing water demand equals or exceeds the dependable supply; and

WHEREAS, the resource protection goals of the San Luis Obispo County South County Area Plan includes the following:

- Balance the capacity for growth allowed by the Land Use Element with the sustained availability of resources.
- Avoid the use of public resources, services and facilities beyond their renewable capacities, and monitor new development to ensure that its resource demands will not exceed existing and planned capacities or service levels; and

WHEREAS, the District is constructing a supplemental water project to increase its available water supply and meet the District's share of the court ordered commitment to bring a minimum of 2,500 AFY of supplemental water to the Nipomo Mesa Management Area (NMMA); and

WHEREAS, the District's supplemental water project includes a 500 AFY capacity reservation for new development within the District's existing boundaries consistent with the court order requirements that all new urban water demand within the NMMA be met with new developed water; and

WHEREAS, the purpose of the Supplemental Water Accounting Policy is to account for water reserved for all new development within the District against the 500 AFY supplemental water project capacity to ensure that the District does not over reserve or under reserve water for future development; and

WHEREAS, the Supplemental Water Accounting Policy will allow the District to track when it is getting close to fully accounting for and reserving the 500 AFY of supplemental water so that the District can plan for acquiring additional supplies; and

**NIPOMO COMMUNITY SERVICES DISTRICT
RESOLUTION NO. 2015-1372
A RESOLUTION OF THE BOARD OF DIRECTORS
OF THE NIPOMO COMMUNITY SERVICES DISTRICT
ADOPTING A SUPPLEMENTAL WATER ACCOUNTING POLICY**

WHEREAS, the policy shall apply to all new development applications initiated or renewed after January 25, 2008; and

WHEREAS, based on the Staff Report, Staff presentation, and public comment, the District Board of Directors finds:

- A. That the purpose and intent of this Resolution is consistent with the purposes found in the Judgment and Stipulation in the Ground Water Litigation imposing a physical solution to assure long term sustainability of the groundwater basin and the San Luis Obispo County's certification of a Severity Level III for the waters underlying the NMWCA and;
- B. That adopting this Resolution will ensure the water supply for the greater public benefit, with particular regards to domestic use, sanitation and fire protection by ensuring that all new urban demand within the District is satisfied with new developed water and;

WHEREAS, based on the Staff Report, Staff presentation, and public comment, the District Board of Directors further finds this Resolution is adopted for the protection of the health, safety and welfare of District water customers who depend on the underlying ground water basin as their source of water supply.

NOW, THEREFORE, BE IT RESOLVED, DETERMINED AND ORDERED BY THE BOARD OF DIRECTORS OF THE NIPOMO COMMUNITY SERVICES DISTRICT THAT:

- 1. Exhibit "A", attached hereto, is hereby incorporated by this reference as the District's Supplemental Water Accounting Policy
- 2. The above Recitals are true and correct and incorporated herein by reference.


Upon the motion of Director Armstrong, seconded by Director Gaddis, and on the following roll call vote, to wit:

AYES: Directors Armstrong, Gaddis, Eby, Woodson and Blair
NOES: None
ABSENT: None
CONFLICTS: None


the foregoing resolution is hereby adopted this 8th day of April 2015.


CRAIG ARMSTRONG
President of the Board

ATTEST:


MICHAEL S. LEBRUN
General Manager and Secretary to the Board

APPROVED AS TO FORM:


MICHAEL W. SEITZ
District Legal Counsel

**NIPOMO COMMUNITY SERVICES DISTRICT
RESOLUTION NO. 2015-1372
A RESOLUTION OF THE BOARD OF DIRECTORS
OF THE NIPOMO COMMUNITY SERVICES DISTRICT
ADOPTING A SUPPLEMENTAL WATER ACCOUNTING POLICY**

EXHIBIT A

**NIPOMO COMMUNITY SERVICES DISTRICT
SUPPLEMENTAL WATER ACCOUNTING POLICY**

Background

The District is constructing a supplemental water project to increase its available water supply and meet the District's share of the court ordered commitment to bring a minimum of 2,500 AFY of supplemental water to the Nipomo Mesa Management Area (NMMA). In addition, the District's supplemental water project includes a 500 AFY capacity reservation for new development within the District's existing boundaries consistent with the court order requirements that all new urban water demand within the NMMA be met with new developed water.

Purpose

The purpose of the Supplemental Water Accounting Policy is to account for water reserved for all new development within the District against the 500 AFY supplemental water project capacity to ensure that the District does not over reserve or under reserve water for future development. In addition, the District needs to track when it is getting close to fully accounting for and reserving the 500 AFY of supplemental water so that the District can plan for acquiring additional supplies. The policy shall apply to all new development applications initiated or renewed after January 25, 2008.

Supplemental Water Accounting

The policy is based on the use of equivalent meters and five-year average total production for assigning a volume of supplemental water to new water connections. Based on the data from FY 09-10 to FY 13-14, a 1-inch equivalent meter will be assigned a volume of .53 AFY.

Supplemental water for all new water connections, residential and commercial, will be accounted for based on meter size. Meter capacity ratios, which are based on physical meter capacity, will be used to account for and reserve water for other size meters as follows:

METER SIZE	CAPACITY RATIO	ASSIGNED VOLUME
1 inch and Less	1.0	0.53 acre feet
1 and ½ inch	3.0	1.59 acre feet
2 inch	4.8	2.54 acre feet
3 inch	9.0	4.77 acre feet
4 inch	15.0	7.95 acre feet

Connections larger than 4-inch will be calculated as needed on a case by case basis.

Water will be assigned to new development when Intent-to-Serve letters, that are subject to expiration, are issued and reserved for new development when Will-Serve letters are issued.

Supplemental water accounting totals shall be reported to the Board monthly in the General Manager's report.

The Supplemental Water Accounting Policy shall be reviewed annually in January.

OCTOBER 9, 2019

ITEM E-2

ATTACHMENT B

TO: BOARD OF DIRECTORS

FROM: MARIO IGLESIAS
GENERAL MANAGER



DATE: SEPTEMBER 6, 2019



REVIEW SAN LUIS OBISPO COUNTY ACCESSORY DWELLING UNIT ORDINANCE PHASE II - PUBLIC REVIEW DRAFT AND DIRECT STAFF

ITEM

Review the County of San Luis Obispo Accessory Dwelling Ordinance Phase II proposed amendments and revision as presented in the Public Review Draft. [RECOMMEND REVIEW AND DIRECT STAFF]

DISCUSSION

PURPOSE

Determine what impact, if any, San Luis Obispo County's ("County") proposed Accessory Dwelling Unit (ADU) Ordinance could have on the Nipomo Community Services District's ("District") Codes, Policies, and water supply if it were passed with the proposed Public Draft language. This staff report focuses on providing your Honorable Board with background information on the County's ADU Ordinance changes so your Board can formulate questions for staff to resolve. It is anticipated District staff will return to your Board with additional information in October to provide additional answers.

BACKGROUND

The San Luis Obispo County Board of Supervisors ("Board of Supervisors") is considering amendments and revisions to its Title 22 (Land Use Ordinance) and Title 23 (Coastal Zone Land Use Ordinance) ordinances related to accessory dwelling units. The current amendments and revisions are found in the January 9, 2019 County of San Luis Obispo Accessory Dwelling Ordinance Phase II – Public Review Draft [Attachment A]. The Board of Supervisors is looking to remove barriers to the creation of ADUs.

In order to determine if the proposed amendments and revisions of the County's Ordinances will have an impact on the District's ability to meet community service needs, staff reviewed the following:

- SLO County ADU Phase II – Public Review Draft
- Number of parcels within the District that are subject to the proposed amendments
- District Codes and Policies (i.e. Supplemental Water Accounting Policy)
- Current ADU water consumption

COUNTY ORDINANCE REVIEW

The introduction section of the County's Public Review Draft – Phase II, identifies a list of recommendations that constitutes the Ordinance framework developed by staff from its research and public input. The following items were pulled from this section to be highlighted for the purpose of District review as these particular items may be of consequence to the District.

- "Elimination of most ADU exclusion areas." County staff is suggesting that, by eliminating 34 exclusion areas, an additional 17,000 parcels would be freed up to build ADUs.
- "Elimination [reduction from 6,000 sqft to 1,750 sqft] of the minimum lot size for parcels on sewer and community water. Areas without community sewer (parcels on septic systems), the minimum size will be determined by the Local Agency Management Program (LAMP)."
- "Expansion of land use categories where ADUs are allowed to include Residential Multi-Family (RMF), Commercial Residential (CR), and Open Space Parks (O/P)."

The County is currently revising its LAMP. The LAMP develops minimum standards for the treatment and ultimate disposal of sewage through the use of Septic Treatment Systems in non-sewered unincorporated areas of San Luis Obispo County. It is unclear if current ADU lot size limitations – 1 acre minimum for sewer parcels – will be changed once the revisions in LAMP are approved. The County is holding LAMP outreach meetings in December 2019 to gain public input.

NUMBER OF PARCELS

The District provides water services to 4,438 water connections and 3,678 sewer connections (3,206 billed parcels, 472 CSA-1). District staff is reviewing the District's service area to define areas where sewer and community water are available and determining the parcels that could build ADUs based on the proposed changes. District staff has engaged MKN Engineers to provide maps that visually display the results of our findings. These maps and findings will be included in a subsequent ADU staff report to be presented to your Board in October.

DISTRICT CODES AND POLICIES

The District allocates .53 acre-feet per year (AFY) of water per 1-inch meter. The District Code below identifies how the .53 AFY was calculated.

NCSD District Code 3.48.010

- c. The policy is based on the use of equivalent meters and five-year average total production for assigning a volume of supplemental water to new water connections. Based on the data from FY 09-10 to FY 13-14, a one-inch equivalent meter will be assigned a volume of .53 AFY.

It is the average consumption of all parcels, including parcels with ADUs, that was used to conclude that .53 AFY was the appropriate allocation per 1-inch equivalent service (water meter). This amount is also incorporated in the District Supplemental Water Allocation Policy, adopted by District Resolution 2015-1372 [Attachment B].

District Legal Counsel is reviewing the County's Public Review Draft to provide your Board with insight into the origins of the County's Ordinance amendments and revisions and any legal implications to the District's Codes and Policies.

NUMBER OF ADUs IN DISTRICT

As of the end of calendar year 2018, there were 193 parcels registered in the District's customer database as having ADUs. A concerted effort to track the number of ADUs began in 2009. Prior to 2009, the District did not track ADUs, so it is unknown how many ADUs were added to parcels prior to 2009. District staff has requested from the County's Planning and Building Department, all South County parcels that have permitted ADUs. District staff will use this information to update and confirm the District's customer database is current and complete with regard to ADUs.

As stated, the District has kept records of accounts with ADUs in its customer database starting in 2009. Water consumption data of ADU accounts was pulled from these records for 2017 and 2018. District records show that in 2017 there were 191 accounts with ADUs. Two parcels with ADUs were added in 2018 bringing the total to 193 ADUs. Table 1 below shows how those accounts, 191 in 2017 and 193 in 2018, used water. The table also shows the number of accounts that used greater than the .53 AFY and the number of accounts that used less than .53 AFY.

Table 1. 2017 and 2018 Water Consumption Data for Parcels with ADUs

2017	Total	>.53	%	<.53	%
No. Accounts with an ADU	191	48	25	143	75
Usage (AFY)	76.3	41.2	54	35.2	46
Average Usage (AFY/Account)	.40	.86		.25	

2018	Total	>.53	%	<.53	%
No. Accounts with an ADU	193	52	27	141	73
Usage (AFY)	85.5	47.5	56	38.0	44
Average Usage (AFY/Account)	.44	.91		.27	

For each year, 2017 and 2018, a total of 101 AFY and 102 AFY respectively were allocated for these customers based on .53 AFY per the number of accounts (.53 AFY x 191 Accts. = 101.23 AFY). As demonstrated in Table 1 above, 76 AFY of the 101 AFY allocated for use in 2017 was used by accounts with ADUs and 85 AFY of the 102 AFY allocated in 2018 was used by accounts with ADUs.

Table 1 also demonstrates the average usage for accounts with ADUs in the District's records was .40 AFY in 2017 and .44 AFY in 2018. These calculations support the District's

conservative apportionment of .53 AFY as a defensible annual allocation of water per 1-inch equivalent service (water meter).

However, looking to fiscal year 2026 when the District must take or pay for its full allocation of supplemental water, 1,667 AFY, the District's apportionment of .53 may need to be adjusted to more closely track with actual consumption. With the past drought experience and reduction in water demand due to water conservation, the District may be overly conservative in its allocation of water.

Using the 2018 annual consumption of 1,850 AFY for existing users, the District's groundwater wells will be limited to 183 AFY [Attachment C]. This level of groundwater well pumping is half the recommended pumping needed to maintain the water quality and efficiency of the District's wells. Additional runtime for the groundwater wells would be beneficial.

The evidence from current ADU consumption, on average, is manageable through the current allocation levels of .53 AFY. Understanding the average water consumption on properties without ADUs and comparing their consumption with water consumption on properties with ADUs will be included in the upcoming October staff report.

NEXT STEPS

District staff seeks Board direction on:

1. Provide NCSD Board with an understanding of the County's ADU Policy to determine if a response to the County's Public Review Draft Accessory Dwelling Ordinance Phase II, is appropriate and/or necessary.
2. Affirmation that staff is developing the correct data to address the Board's information needs to understand the District's ability to meet potential increased water demands under the County's proposed amendments and revisions to its Ordinances as identified above.

FISCAL IMPACT

The financial impact on the District's water fund could be positive if additional demand caused by ADUs was realized. If parcels with ADUs continue to maintain an average consumption equal to or less than the .53 AFY as allocated, capital investment in upsizing infrastructure would not be necessary. If the average water use of ADUs were to start exceeding .53 AFY, then the District may need to evaluate, through system modeling, the sufficiency of the existing water distribution system.

STRATEGIC PLAN

Goal 1. WATER SUPPLIES. Actively plan to provide reliable water supply of sufficient quality and quantity to serve both current customers and those in the long-term future.

RECOMMENDATION

It is recommended that your Board review and discuss the San Luis Obispo County Accessory Dwelling Ordinance Phase II Public Review Draft and direct staff.

ATTACHMENTS

- A. County of San Luis Obispo Accessory Dwelling Ordinance, Phase-II Public Review Draft
- B. NCSD Resolution 2015-1372, Supplemental Water Accounting Policy
- C. NCSD Supplemental Water Projection Delivery Schedule

TO: BOARD OF DIRECTORS
FROM: MARIO IGLESIAS
GENERAL MANAGER
DATE: October 4, 2019

Att

**AGENDA ITEM
F
OCTOBER 9, 2019**

GENERAL MANAGER'S REPORT

ITEM

Standing report to your Honorable Board -- *Period covered by this report is September 22, 2019 through October 5, 2019.*

DISTRICT BUSINESS

Administrative

The District encourages residents to provide reports of any observed water waste. The District keeps an accounting of leak adjustments as a measure of non-revenue water lost to leaks as well as tracking late fee waivers. The table below provides September and Fiscal Year-to-date data on these items.

Office Activities

	<u>Sept-19</u>	<u>July 19 - Sept 2019</u>
Reports of Water Waste	0	0
Leak Adjustments	3	5
Leak Adjustment Amount	\$490	\$853
Late Fee Waivers	15	22
Late Fee Waiver Adjustment Amount	\$585	\$880

Water Resources

Table 1. Total Production Acre Feet (AF)

	<u>Sept-19</u>	<u>Jul 19 - Sept 19</u>
Groundwater Production	116.3	357.8
Supplemental Water Imported	<u>82.7</u>	<u>252.9</u>
Total Production	<u>199.0</u>	<u>610.7</u>

NCSD imported almost 83 AF of water over the 30 day period in September averaging 624 gallons per minute for an average total of 898,262 gallons per day. For fiscal year 2019-20 the District must import at least 800 AF of supplemental water to meet its contractual obligation with the City of Santa Maria.

The District's total combined production, including groundwater production wells and supplemental water imported at the Joshua Road Pump Station, registered 199.0 AF for the month and 610.7 AF for the Fiscal Year 2020.

Table 2 compares the District’s total water production for the month of September and the fiscal year (July 2019 through September 2019) total against the same period for 2013 (pre-drought production). The Department of Water Resources (“DWR”) designated 2013 as the pre-drought production year. The pre-drought production data is included in the monthly water production report and compared to current usage, all of which is submitted by water purveyors statewide to DWR. There is no mandated by DWR at this time for the District to reach a particular conservation level. For September 2019, the community’s water conservation effort reached approximately 24.6% compared to September 2013. The District’s year-to-date conservation effort reached 25.6 % for the fiscal year and will continue to be monitored.

Table 2. FY 2020 Total Demand To-date Compared to 2013

	Sept-19	July – Sept 2019
Total Production (AF) for FY 2019-20	199.1	610.7
Total Production (AF) for 2013	<u>264.0</u>	<u>820.8</u>
Reduction (AF)	<u>64.9</u>	<u>210.1</u>
Percentage Reduction	<u>24.6%</u>	<u>25.6%</u>

NCSD GW Reduction

The District’s purveyor customers, Golden State Water Company and Woodlands Mutual Water Company, each claim 16.66% (cumulatively 33.33%) of the imported water NCSD brings onto the basin through the NSWP. Of the 800 AF minimum imported water from the City of Santa Maria, 266.6 AF will be credited to these two purveyor customers. The credited amount must be added to the District’s groundwater pumping total every month to reflect the groundwater pumped by these customers in-lieu of taking imported water from the District. Table 3 below demonstrates the calculus for determining the District’s groundwater pumping reduction.

Table 3. NCSD GW Production (NCSD GW Well Production plus Purveyor Credit)

	Sept-19	Jul 19 - Sept 19
NCSD GW Well Production	116.3	357.8
Purveyor Customer Credit (33.3% of Import Water)	<u>27.6</u>	<u>84.3</u>
NCSD Total Calculated GW Production	143.9	442.1
Average GW Production for 2009-2013	<u>264.7</u>	<u>840.6</u>
NCSD Percentage of GW Reduction	46%	48%

Taking into consideration the above referenced purveyor customer credit, the District can claim a groundwater pumping reduction of 46% for the month of September compared to the 5-year average from 2009 to 2013 (NMMA-TG assigned comparator). For Fiscal Year 2020, the total groundwater pumping reduction for the District is 48%. At the current Stage IV level of NMMA’s Water Shortage Condition and Response Plan, the District is short of achieving its targeted groundwater pumping reduction level of 50% for the year. However, summer months are typically higher water use months and it is not uncommon to balance out water use in winter months and, by the end of the fiscal year, have the District’s groundwater reduction reach its targeted level of 50%.

2020 Fiscal Year Groundwater Pumping Forecast

Table 4 projects the District’s groundwater pumping reduction effectiveness for Fiscal Year 2020. The targeted groundwater pumping reduction as stated above is 50%. At current usage through in September 2019, and with the last year’s production values for the remaining 9 months inserted, the District is on-track to reach its pumping reduction goals for the fiscal year. This exercise demonstrates that there would be 13.59 acft of water available for use before the District exceeded its 50% target. Each year, water use trends slightly differ depending upon the weather – a major factor that drives consumer water demand. Table 4 is an estimating tool.

Table 4. Groundwater Pumping

	Year-to-Date		Target	Over/(Under)	AcFt
	Sep-19	Jul-Jun 2020			
NCSW GW Well Production	116.3	878.9			
Purveyor Customer Credit (33.3% of Import Water)	27.6	323.4			
NCSW Total Calculated GW Production	143.9	1,252.4	1,266.0	13.59	
Average GW Production for 2009-2013	264.7	2,533.3	2,533.3		
NCSW Percentage of GW Reduction	46%	51%	50.0%		

Table 5. FY 2019 v. FY 2020 Groundwater Pumping

	Sep-19	Jul 19-Sep 19	Sep-18	Jul 18-Sep 18
NCSW GW Well Production	116.3	357.8	108.3	358.9
Purveyor Customer Credit (33.3% of Import Water)	27.6	84.3	27.4	84.2
NCSW Total Calculated GW Production	143.9	442.1	135.7	443.1
Average GW Production for 2009-2013	264.7	840.6	264.7	840.6
NCSW Percentage of GW Reduction	46%	47%	49%	47%

Table 5 compares the previous year’s groundwater pumping with the current year’s groundwater pumping for the same period. The District achieved the same level of groundwater pumping reduction, 47%, for the current fiscal year as compared to the same period in 2018, 47. This indicator supports staff’s conclusion that, all things equal, the District will reach its groundwater pumping reduction target for the fiscal year.

Rainfall Gauge

(Reported in inches)	Nipomo East (Dana Hills Reservoirs)	Nipomo South (Southland Plant)
September 2019 Total	0	0
July-2019 through September-2019 (Seasonal Total)	0	0
July 1, 2019 to October 4, 2019	0	0
Total Rainfall to date	0	0
Average Annual Year Rainfall	18.0 ¹	14.0 ²

Note 1: SLO County Website

https://wr.slocountywater.org/site.php?site_id=3&site=935e7af7-0e94-4042-bc11-e02906d5ba44

Note 2: SLO County Website

https://wr.slocountywater.org/site.php?site_id=2&site=878bfdbf-5c40-4398-8226-418372e4039b

Safety Program

No items to report.

Other Items and News of Interest

City of Santa Maria Held Public Hearing for Water/Sewer Rate Adjustments – 10/1/2019
Approved – becomes effective January 1, 2020

Supplemental Water Capacity Accounting

Summary Since January 25, 2008

		Number of Equivalent Meters	AFY
Supplemental Water Available for Allocation		947	500
Supplemental Water Reserved (Will Serve Letter Issued)	116	120	-63.4
Subtotal Net Supplemental Water Available for Allocation	831	827	436.6
Supplemental Water Assigned (Intent-to-Serve Issued)	51.6	54.4	-28.7
Total Remaining Supplemental Water Available for Allocation	779.4	772.6	407.9

As of September 20, 2019

Connection Report

Nipomo Community Services District
Water and Sewer Connections

END OF MONTH REPORT

	Jan-19	Feb-19	Mar-19	Apr-19	May-19	Jun-19	Jul-19	Aug-19	Sep-19
Water Connections (Total)	4434	4434	4437	4437	4437	4437	4438	4438	4440
Sewer Connections (Total)	3197	3197	3199	3199	3200	3201	3206	3206	3207
New Water Connections	0	0	3	0	0	0	1	0	2
New Sewer Connection	0	0	2	0	1	1	5	0	1
Galaxy & PSHH at Orchard and Division Sewer Connections billed to the County	475	475	475	475	475	475	472	472	472

The Connection Report is current through October 1, 2019.

Meetings (September 22, through October 5)

Meetings Attended (telephonically or in person):

- *Sept 23, Prop. 1 Presentation – Salinas Office DWR*
- *Sept 24, Eng/Admin Meeting*
- *Sept 24, Sensus Metering Co.*
- *Sept 25, Rotary*
- *Sept 25, Regular NCSD Board Meeting*
- *Sept 26, NMMA Manager's Meeting*
- *Sept 27, Blacklake/NCSD Oversight Committee*
- *Sept 30, Board Officer Meeting*
- *Oct 1, Management Team*
- *Oct 1, Blacklake BLMA Presentation*
- *Oct 2, General Counsel*

Meetings Scheduled (October 6 through October 12):

Upcoming Meetings (telephonically or in person):

- *Oct 8, Eng/Admin Meeting*
- *Oct 9, Rotary*
- *Oct 9, Regular NCSD Board Meeting*
- *Oct 9, Exec. Team After-Board Meeting*
- *Oct 10, LAFCO Office*
- *Oct 10, IRWM Prop 1 Planning Meeting*
- *Oct 12, October Fest.*

Upcoming Water Resource and Other Meetings

Upcoming Standing Meetings:

- *NMMA-TG: October 15th (Tuesday) @ 10:00 AM, NCSD Board Room*
- *RWMG: November 6th @ 10:00 AM, SLO Library*
- *WRAC: November 6th @ 1:30 PM, SLO Library*
- *NMMA Purveyor Meeting: October 30th @ 10:00 AM, NCSD Conf. Rm*

RECOMMENDATION

Staff seeks direction and input from your Honorable Board

ATTACHMENTS

- A. City of Santa Maria – Public Notice; Water and Sewer Rate Adjustments (2020-2023)

OCTOBER 9, 2019

ITEM F

ATTACHMENT A



**NOTICE OF PROPOSED RATE INCREASES
TO WATER AND SEWER RATES
FOR 2020-2023 & PUBLIC HEARING
PROPOSITION 218 NOTIFICATION**



THE CITY OF SANTA MARIA WILL CONDUCT A PUBLIC HEARING TO CONSIDER PROPOSED WATER AND SEWER RATE INCREASES OVER THE NEXT FOUR YEARS, BEGINNING JANUARY 2020. Proposed rate increases will be considered by the City Council at a Public Hearing on Tuesday, October 1, 2019 at 5:30 p.m. in City Council Chambers at 110 East Cook Street, Santa Maria, California. The public is also invited to attend a public workshop on the proposed rate increases on August 28, 2019 at 6:00 p.m. in the City Council Chambers at 110 East Cook Street, Santa Maria, California.

Proposed increases to water and sewer fees are necessary to account for increased costs to the water and sewer utilities. More information regarding proposed water and sewer rates is contained in this notice and is also available online at cityofsantamaria.org/utilities. Questions regarding proposed rate increases may be directed to the Utilities Department at (805) 925-0951 ext. 7270.

WATER RATES

Meter Size	Current Rate	Current Rate (Southwest)	Effective 01/01/20	Effective 01/01/21	Effective 01/01/22	Effective 01/01/23
5/8"x3/4"	\$ 34.73	\$ 35.73	N/A	N/A	N/A	N/A
3/4"	44.61	45.73	N/A	N/A	N/A	N/A
≤3/4"	N/A	N/A	\$ 39.31	\$ 40.88	\$ 42.52	\$ 44.22
1"	54.48	55.98	65.65	68.27	71.01	73.85
1-1/4"	64.62	66.62	85.30	88.71	92.27	95.96
1-1/2"	86.12	89.12	130.90	136.13	141.59	147.25
2"	119.09	123.09	209.52	217.89	226.63	235.69
3"	258.46	267.46	393.10	408.80	425.20	442.20
4"	430.81	445.81	655.30	681.47	708.81	737.15
6"	1,077.18	1,115.18	1,310.20	1,362.53	1,417.19	1,473.85

Proposed water rates include a fixed meter charge per month (Table 1) and a variable consumption charge per unit (Table 2).

The monthly fixed charge recovers the City's fixed costs of operation and maintenance of water facilities and is determined based on meter size measured in inches.

The variable consumption charge is based on actual water use and is calculated on the cost of providing water service, including purchasing water and managing the City's water resources.

The General Use rate applies to most water customers (except Mobile Home Park customers) and includes three tiers. The Mobile Home Park rate structure includes two tiers. Each inclining tier accounts for the proportional increased costs of providing water as consumption increases.

Most single-family residences require a 3/4" meter; commercial or industrial accounts require larger meters. 15 units of water per month is the average amount used by single-family residential customers.

Under the proposed rate structure, 15 units* of water will incur a consumption charge of 5 units in Tier 1 and 10 units in Tier 2. Under that scenario, a single-family residence with a 3/4" meter using 15 units of water per month will see an increase of \$14.63 in January 2020, \$5.75 in January 2021, \$5.93 in January 2022, and \$6.30 in January 2023.

Water Use	Tier	Current Rate	Effective 01/01/20	Effective 01/01/21	Effective 01/01/22	Effective 01/01/23
0-5 Units	1	\$ 3.786	See Section GENERAL USE or MOBILE HOME PARK			
6-10 Units	2	4.491				
11-15 Units	3	5.249				
≥16 Units	4	5.976				
<i>General Use:</i>						
0-5 Units	1	N/A	\$ 4.77	\$ 4.96	\$ 5.16	\$ 5.37
5-15 Units	2	N/A	4.95	5.15	5.35	5.57
>15 Units	3	N/A	5.30	5.51	5.73	5.97
<i>Mobile Home Park:</i>						
1-5 Units	1	\$ 3.786	\$ 4.27	\$ 4.44	\$ 4.62	\$ 4.80
≥6 Units	2	4.491	4.80	4.99	5.19	5.40

*1 Unit = 100 Cubic Feet (CCF)

The City of Santa Maria is responsible for the supply, treatment, and distribution of drinking water to City customers and the collection and treatment of sewer from City customers. The City is committed to providing quality, safe, and reliable drinking water services at the lowest possible costs as well as maintaining a complex sewer collection and treatment system. The City maintains and operates the water and sewer systems 365 days a year and incurs costs related to meet all State and Federal regulatory requirements; funding of annual renewal and replacement capital; operating expenses for chemicals, supplies, and power; as well as maintaining prudent financial metrics such as reserve fund balances and debt service coverage ratios.



**NOTICE OF PROPOSED RATE INCREASES
TO WATER AND SEWER RATES
FOR 2020-2023 & PUBLIC HEARING
PROPOSITION 218 NOTIFICATION**



SEWER RATES

TABLE 3: FIXED SEWER CHARGE (PER MONTH)						
Type	Current Rate	Current Rate (Southwest)	Effective 01/01/20	Effective 01/01/21	Effective 01/01/22	Effective 01/01/23
Single-Family	\$ 20.16	\$21.16	\$ 24.49	\$ 25.72	\$ 27.01	\$ 28.36
Apartment/ Multi-Family ≤2 Rooms	14.26	14.76	18.83	19.77	20.76	21.80
Apartment/ Multi-Family ≥3 Rooms	15.51	16.26	15.18	15.94	16.74	17.58
Mobile Home Per Space	14.26	14.51	21.03	22.08	23.18	24.34
Other Lodging Motel/Hotel/Rest Home	9.92	10.17	13.30	13.97	14.67	15.40

Proposed sewer rates include a fixed charge for Residential customers (Table 3) and a variable rate for Commercial and Heavy Users (Table 4).

Residential customers are charged a monthly fixed rate based on the type of property.

Residential uses include Single-Family, Apartment/Multi-Family, Mobile Home, and Other Lodging (Motel, Hotel, and Rest Home).

Commercial I and Commercial II rates are based on the volume of wastewater discharged into the sewer system and the strength of that wastewater.

Commercial-I uses include Car Wash, Coin Operated Laundry, Commercial Laundry/Grocery, Office Building, Restaurant with Pretreatment, and Theater/Miscellaneous. Commercial-II uses include (Food Bakery/Processing; Machinery/Car Lot, and Restaurant/Mortuary).

Heavy Users are charged based on the amount of wastewater discharged to the sewer system (measured in CCF), the biochemical oxygen demand (BOD) of that wastewater measured in pounds, and the suspended solids (SS) measured in pounds. BOD and SS correspond to the strength of wastewater discharged and associated treatment costs.

TABLE 4: VARIABLE SEWER CHARGE					
Type	Current Rate (\$/CCF)	Effective 01/01/20	Effective 01/01/21	Effective 01/01/22	Effective 01/01/23
Car Wash	\$ 1.92	See COMMERCIAL-I or COMMERCIAL-II			
Coin Operated Laundry	2.10				
Commercial Laundry/Grocery	3.41				
Food Bakery/Processing	3.28				
Machinery/Car Lot	2.73				
Office Building	2.36				
Restaurant/Pretreatment	4.41				
Restaurant/Mortuary	5.63				
Theater/Miscellaneous	2.73				
Southwest Accounts	Above + \$1.00				
Commercial-I (\$/CCF)	N/A	\$ 2.65	\$ 2.78	\$ 2.92	\$ 3.07
Commercial-II (\$/CCF)	N/A	3.62	3.81	4.00	4.20
<i>Heavy Users:</i>					
Consumption Charge (\$/CCF)	\$ 1.48	\$ 1.14	\$ 1.20	\$ 1.26	\$ 1.32
BOD (\$/lb.)	0.43	0.51	0.54	0.57	0.60
SS (\$/lb.)	0.49	0.55	0.58	0.61	0.64

HOW TO SUBMIT A WRITTEN PROTEST

Written protests to proposed rate increases may be submitted by a property owner or tenant directly responsible for payment of water and/or sewer fees. Only one protest per identified parcel will be counted. Written protests to proposed rate increases must be delivered in person or by mail prior to the conclusion of the Public Hearing on October 1, 2019 to the City of Santa Maria, Attn: Chief Deputy City Clerk, 110 East Cook Street, Santa Maria, CA 93454. Protests submitted electronically will not be accepted as written protests. Regardless of mailing date, all written protests must be received by the City Clerk prior to the close of the public hearing in order to be accepted. Written protests must: (1) State that the identified property owner or tenant is opposed to the water rate increase, sewer rate increase, or both; (2) Provide the location of the identified parcel (by street address, assessor's parcel number, or utility account number); and (3) Include the name and signature of the property owner or tenant submitting the protest. The City Council will hear and consider all written protests and oral comments to the proposed rate increases at the Public Hearing. Oral comments will not qualify as valid protests unless accompanied by a written protest. Upon the conclusion of the Public Hearing, the City Council will consider adoption of the proposed rate increases as described in this notice. If written protests against the proposed rates are not presented by a majority of the property owners or tenants of the identified parcels subject to the proposed rate increases, the City Council will be authorized to adopt the proposed rate increases.



**AVISO DE AUMENTOS DE TARIFAS PROPUESTAS
PARA AGUA Y ALCANTARILLADO
PARA 2020-2023 & AUDIENCIA PÚBLICA
NOTIFICACIÓN DE PROPUESTA 218**



LA CIUDAD DE SANTA MARIA REALIZARÁ UNA AUDIENCIA PÚBLICA PARA CONSIDERAR LOS AUMENTOS PROPUESTOS EN LAS TARIFAS DE AGUA Y ALCANTARILLA EN LOS PRÓXIMOS CUATRO AÑOS, A PARTIR DE ENERO DE 2020. Los aumentos de tarifas propuestos serán considerados por el Concejo Municipal en una audiencia pública el martes 1 de octubre de 2019 a las 5:30 p.m. en las Cámaras del Ayuntamiento en 110 East Cook Street, Santa Maria, California. El público también está invitado a asistir a un taller público sobre los aumentos de tarifas propuestos el 28 de agosto de 2019 a las 6:00 p.m. en las Cámaras del Ayuntamiento en 110 East Cook Street, Santa Maria, California.

Los aumentos propuestos a las tarifas de agua y alcantarillado son necesarios para cubrir los costos aumentados de los servicios de agua y alcantarillado. En este aviso se incluye más información sobre las tarifas de agua y alcantarillado propuestas; también está disponible en línea en cityofsantamaria.org/utilities. Las preguntas sobre los aumentos de tarifas propuestos pueden dirigirse al Departamento de Utilidades al (805) 925-0951 ext. 7270.

TARIFAS DE AGUA

TABLA 1: CARGO FIJO DEL MEDIDOR DE AGUA (POR MES)						
Tamaño del Medidor	Tarifa Actual	Tarifa Actual (Suroeste)	Tarifa en 01/01/20	Tarifa en 01/01/21	Tarifa en 01/01/22	Tarifa en 01/01/23
5/8"x3/4"	\$ 34.73	\$ 35.73	N/A	N/A	N/A	N/A
3/4"	44.61	45.73	N/A	N/A	N/A	N/A
≤3/4"	N/A	N/A	\$ 39.31	\$ 40.88	\$ 42.52	\$ 44.22
1"	54.48	55.98	65.65	68.27	71.01	73.85
1-1/4"	64.62	66.62	85.30	88.71	92.27	95.96
1-1/2"	86.12	89.12	130.90	136.13	141.59	147.25
2"	119.09	123.09	209.52	217.89	226.63	235.69
3"	258.46	267.46	393.10	408.80	425.20	442.20
4"	430.81	445.81	655.30	681.47	708.81	737.15
6"	1,077.18	1,115.18	1,310.20	1,362.53	1,417.19	1,473.85

Las tarifas de agua propuestas incluyen un cargo fijo de medidor por mes (Tabla 1) y un cargo de consumo variable por unidad (Tabla 2).

El cargo fijo mensual recupera los costos fijos de operación y mantenimiento de las instalaciones de agua de la Ciudad y se determina en función del tamaño del medidor, medido en pulgadas.

El cargo de consumo variable se basa en el uso real del agua y se calcula sobre el costo de proporcionar el servicio de agua, incluida la compra de agua y la gestión de los recursos hídricos de la Ciudad.

La tasa de uso general se aplica a la mayoría de los clientes del agua (excepto a los clientes de parques de casas móviles) e incluye tres niveles. La estructura de tarifas del parque de casas móviles incluye dos niveles. Cada nivel creciente da cuenta del aumento proporcional de los costos de suministro de agua a medida que aumenta el consumo.

La mayoría de las residencias unifamiliares deben usar un medidor de 3/4"; las cuentas comerciales o industriales deben utilizar medidores más grandes. 15 unidades* de agua por mes es la cantidad promedio utilizada por clientes residenciales unifamiliares.

Bajo la estructura de tarifas propuesta, 15 unidades de agua incurrirán un cargo de consumo de 5 unidades en el Nivel 1 y 10 unidades en el Nivel 2. Bajo el siguiente supuesto, una residencia unifamiliar típica (3/4" medidor de agua, que usa 15 unidades de agua por mes) tendrá un aumento de \$14.63 en enero 2020, \$5.75 en enero 2021, \$5.93 en enero 2022 y \$6.30 en enero 2023.

TABLA 2: CARGO POR CONSUMO DE AGUA VARIABLE (POR UNIDAD)						
Tamaño del Medidor	Nivel	Tarifa Actual	Tarifa en 01/01/20	Tarifa en 01/01/21	Tarifa en 01/01/22	Tarifa en 01/01/23
0-5 Unidades	1	\$ 3.786	Consulte la Sección USO GENERAL o CASAS MOVILES			
6-10 Unidades	2	4.491				
11-15 Unidades	3	5.249				
≥16 Unidades	4	5.976				
<i>Uso General:</i>						
0-5 Unidades	1	N/A	\$ 4.77	\$ 4.96	\$ 5.16	\$ 5.37
5-15 Unidades	2	N/A	4.95	5.15	5.35	5.57
>15 Unidades	3	N/A	5.30	5.51	5.73	5.97
<i>Casas Móviles:</i>						
1-5 Unidades	1	\$ 3.786	\$ 4.27	\$ 4.44	\$ 4.62	\$ 4.80
≥6 Unidades	2	4.491	4.80	4.99	5.19	5.40

*1 Unidad = 100 Pies Cúbicos (CPC)

La Ciudad de Santa María es responsable del suministro, tratamiento y distribución de agua potable a los clientes de la Ciudad y de la recolección y el tratamiento de las descargas de alcantarillado de los clientes de la Ciudad. La Ciudad se compromete a proporcionar servicios de agua potable de calidad, segura y confiable al menor costo posible, y también a mantener un complejo sistema de recolección y tratamiento de alcantarillado. La Ciudad mantiene y opera los sistemas de agua y alcantarillado los 365 días del año e incurre en costos relacionados con el cumplimiento de todos los requisitos reglamentarios estatales y federales; financiación de fondos anual de renovación y reposición; gastos de operación para los productos químicos, suministros y energía; además de mantener métricas financieras prudentes, como los saldos de los fondos de reserva y los índices de cobertura del servicio de la deuda.



**AVISO DE AUMENTOS DE TARIFAS PROPUESTAS
PARA AGUA Y ALCANTARILLADO
PARA 2020-2023 & AUDIENCIA PÚBLICA
NOTIFICACIÓN DE PROPUESTA 218**



TARIFAS DE ALCANTARILLADO

TABLA 3: CARGO FIJO DE ALCANTARILLADO (POR MES)						
Tipo	Tarifa Actual	Tarifa Actual (Suroeste)	Tarifa en 01/01/20	Tarifa en 01/01/21	Tarifa en 01/01/22	Tarifa en 01/01/23
Residencia de una Sola Familias	\$20.16	\$ 21.16	\$ 24.49	\$ 25.72	\$ 27.01	\$ 28.36
Apartamentos/Multi-Familiares ≤2 Cuartos	14.26	14.76	18.83	19.77	20.76	21.80
Apartamentos/Multi-Familiares ≥3 Cuartos	15.51	16.26	15.18	15.94	16.74	17.58
Casas Móviles Por Espacio	14.26	14.51	21.03	22.08	23.18	24.34
Otros Alojamientos Motel/Hotel/Asilo	9.92	10.17	13.30	13.97	14.67	15.40

Las tarifas de alcantarillado propuestas incluyen un cargo fijo para clientes residenciales (Tabla 3) y una tarifa variable para Usuarios comerciales y de gran cantidad (Tabla 4).

A los clientes residenciales se les cobra una tarifa fija mensual según el tipo de propiedad.

Los usos residenciales incluyen viviendas unifamiliares, apartamentos/multi-familiares, casas móviles, y otros alojamientos (motel, hotel, y hogar de reposo).

Las tarifas de Commercial I y Commercial II se basan en el volumen de aguas residuales vertidas en el sistema de alcantarillado y la fuerza de esas aguas residuales.

Los usos Comerciales I incluyen lavado de autos, lavandería de monedas, lavandería/supermercado comercial, edificio de oficinas, restaurante con pretratamiento, y teatro/ varios. Los usos Comerciales II incluyen panadería/procesamiento de alimentos, lote de auto/maquinaria, y restaurante/depósito de cadáveres.

Los usuarios de grandes cantidades se cobran según la cantidad de aguas residuales vertidas al sistema de alcantarillado (medido en CPC), la demanda bioquímica de oxígeno (BDO) de esas aguas residuales medida en libras, y los sólidos suspendidos (SS) medidos en libras. BDO y SS corresponden a la fortaleza de las aguas residuales vertidas y los costos de tratamiento asociados.

TABLA 4: CARGO VARIABLE DE ALCANTARILLADO						
Tipo	Tarifa Actual (\$/CPC)	Tarifa en 01/01/20	Tarifa en 01/01/21	Tarifa en 01/01/22	Tarifa en 01/01/23	
Lavado de Autos	\$ 1.92					Consulte la Sección COMERCIAL-I o COMERCIAL-II
Lavandería a Monedas	2.10					
Lavandería Comercial/Supermercado	3.41					
Panadería/Procesamiento de Alimentos	3.28					
Lote de Maquinaria/Autos	2.73					
Edificio de Oficinas	2.36					
Restaurante/Pretratamiento	4.41					
Restaurante/Funeraria	5.63					
Teatro/Varios	2.73					
Cuentas del Suroeste	Mas + \$1.00					
Comercial-I (\$/CPC)	N/A	\$ 2.65	\$ 2.78	\$ 2.92	\$ 3.07	
Comercial-II (\$/CPC)	N/A	3.62	3.81	4.00	4.20	
Usuarios de Grandes Cantidades:						
Cargo de Consumo (\$/CPC)	\$ 1.48	\$ 1.14	\$ 1.20	\$ 1.26	\$ 1.32	
BDO (\$/lb.)	0.43	0.51	0.54	0.57	0.60	
SS (\$/lb.)	0.49	0.55	0.58	0.61	0.64	

COMO PRESENTAR UNA PROTESTA ESCRITA

El propietario de la propiedad o el inquilino directamente responsable del pago de las tarifas de agua y/o alcantarillado pueden presentar protestas por escrito a los aumentos de tarifas propuestos. Solo se contará una protesta por parcela identificada. Las protestas por escrito a los aumentos de tarifas propuestos deben entregarse en persona o por correo antes de la conclusión de la Audiencia Pública el 1 de octubre de 2019 a la Ciudad de Santa Maria, a la atención de: Chief Deputy City Clerk, 110 East Cook Street, Santa Maria, CA 93454. Las protestas presentadas electrónicamente no serán aceptadas como protestas escritas. No importa cuál sea la fecha de envío, todas las protestas por escrito deben ser recibidas por el City Clerk antes de la finalización de la audiencia pública para ser aceptadas. Las protestas escritas deben: (1) Indicar que el propietario o inquilino de la propiedad identificada se opone al aumento de la tarifa de agua, el aumento de la tarifa de alcantarillado, o ambos; (2) Proporcionar la ubicación de la parcela identificada (por dirección, número de parcela del asesor o número de cuenta de servicios públicos); y (3) Incluir el nombre y la firma del dueño de la propiedad o el inquilino que presenta la protesta. El Concejo Municipal escuchará y considerará todas las protestas escritas y los comentarios orales a los aumentos de tarifas propuestos en la Audiencia Pública. Los comentarios orales no se calificarán como protestas válidas a menos que estén acompañadas por una protesta por escrito. Al final de la Audiencia Pública, el Concejo Municipal considerará la adopción de los aumentos de tarifas propuestos como se describe en este aviso. Si las protestas por escrito contra las tarifas propuestas no son presentadas por la mayoría de los dueños de propiedades o inquilinos de las parcelas identificadas sujetas a los aumentos de tarifas propuestos, el Concejo Municipal estará autorizado a adoptar los aumentos de tarifas propuestos.