



Sonoma Water

SONOMA VALLEY COUNTY SANITATION DISTRICT FY 2025/2026 WRITTEN BASIS FOR SEWER SERVICE CHARGE

DATE: March 2025

TO: Sonoma Water Management

FROM: Lynne Rosselli, Financial Services Division Manager

**SUBJECT: SONOMA VALLEY COUNTY SANITATION DISTRICT FY 2025/2026 WRITTEN BASIS OF
SEWER SERVICE CHARGE**

The purpose of this Memorandum is to provide a written basis for the sewer service charges and update current and projected costs and cost-of-service based rates. Key guiding principles include developing rates that are fair and equitable to all customer classes, distributing costs equally among ratepayers, and complying with the legal requirements of Proposition 218 and other California laws. Figure 1 below demonstrates the challenge that the District faces in recovering the costs of providing service, and generating adequate funding for operations, maintenance, capital infrastructure upgrades, and debt service.

This memorandum provides the basis for a 6.0% rate increase in FY 2025-2026. Revenue from sewer service charges comprises approximately 90% of the total revenue needed to provide service.

Costs are projected to increase over the planning period shown in Figure 1 below. The increased costs are for projects to address aging infrastructure including Trunk Main Replacement, Pumping & Piping Upgrade, Disinfection System Upgrade, Kohler Creek Bank Repair, Trunk Main Seismic Hazard Mitigation, Recycled Water Management Unit Restoration, and other projects. The 6% rate increase is necessary to fund an estimated \$53 million in capital improvements over the next five years and debt service on an estimated \$39 million in revenue bond proceeds.

The District faces an ongoing operations deficit and critical need for infrastructure improvements and upgrades. Stewarding financially sound utilities and providing safe, high quality wastewater service that will protect the community and the environment requires that rates keep pace with rising costs. Figure 1 and Table 1 below provide documentation in support of the proposed 6% rate increases.

Figure 1: Cash Flow Projection with 6% Rate Increases

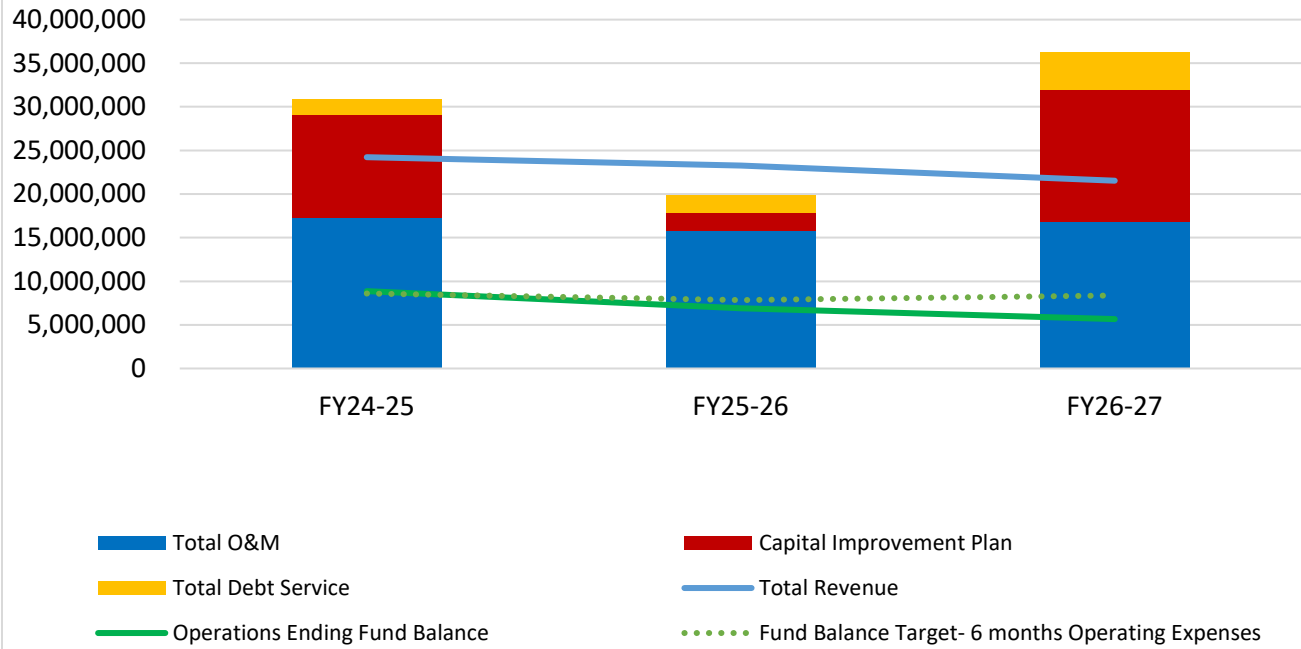


Table 1: Cash Flow Projection and Revenue Requirement

Fiscal Year	Estimated FY24-25	Projected FY25-26	Projected FY26-27
Proposed Rate Increase	6.0%	6.0%	6.0%
Rate	1,348	1,428	1,514
Equivalent Single Family Dwellings	17,968	17,947	17,967
 BEGINNING FUND BALANCE	 19,250,704	 12,622,218	 16,001,156
 <u>REVENUE</u>			
Sanitation Charges	20,483,298	20,851,879	20,916,600
Interest on Pooled Cash	576,000	516,000	366,700
State/Federal Grants	2,603,260	1,847,730	179,520
Miscellaneous Revenue	563,086	63,479	66,383
Total Revenue	24,225,644	23,279,088	21,529,203
 <u>EXPENDITURES</u>			
Total O&M	17,250,503	15,741,340	16,770,900
Capital Improvement Plan	11,889,500	2,160,130	15,181,020
Total Debt Service	1,714,128	1,998,680	4,343,918
Total Expenditures	30,854,131	19,900,150	36,295,838
 Net Revenue	 (6,628,487)	 3,378,938	 (14,766,635)
 Bond Proceeds for 3 Years of Capital Expenditures			39,000,000
 Ending Fund Balance - All Funds - Proposed 6.0% Rate Increase	 12,622,218	 16,001,155	 40,234,521
Operations Ending Fund Balance	8,868,056	6,896,949	5,661,712
<i>Fund Balance Target- 6 months Operating Expenses</i>	<i>8,597,000</i>	<i>7,842,000</i>	<i>8,385,000</i>

The proposed rate increase for the Equivalent Single Family Dwelling (ESD) value relies upon the District obtaining additional revenues from other sources of funding such as revenue bonds, loans, and grants. The total expenditures budget divided by ESDs, the total expenditures budget minus grant/bond revenue divided by ESDs, and the proposed ESD rate are shown in the table below. The proposed rate is the lowest the rate can be set given the need to maintain reserves, the structural deficit of the District, and the risks and uncertainties associated with receiving other sources of funding.

Fiscal Year	FY24-25	FY25-26	FY26-27
Total Expenditures Divided by ESDs	1,813	1,220	2,262
Expenditures budget minus grant/loan revenue divided by ESDs	1,541	1,002	2,006
Proposed ESD Rate	1,348	1,428	1,514

Proportionality of costs for users is maintained by using the Equivalent Single Family Dwelling (ESD) methodology. A standard single-family home constitutes one ESD. Parcels with other uses (for example, apartments and commercial buildings) are assigned a number of ESDs using standard equivalency factors that estimate the probable quantity and quality of sewage effluent normally generated by such uses in comparison to a single-family home. The assigned cost per commercial ratepayer is the ESD cost multiplied by the number of ESDs assigned to the parcel. The assigned cost for residential properties includes a fixed charged plus volumetric charge based on winter water use. The proposed rate ordinance and Exhibit A to the rate ordinance that are attached to this memorandum describe the assigned ESDs and the sewer service charges for different uses.

DRAFT ORDINANCE NO. 105 SVCSD

AN ORDINANCE OF THE BOARD OF DIRECTORS OF THE SONOMA VALLEY COUNTY SANITATION DISTRICT, STATE OF CALIFORNIA, SETTING SEWER SERVICE CHARGES, CALLING FOR COLLECTION ON THE TAX ROLL, AND MAKING FINDINGS AND DETERMINATION OF EXEMPTION PURSUANT TO THE CALIFORNIA ENVIRONMENTAL QUALITY ACT. (2/3 VOTE REQUIRED).

The Board of Directors of the Sonoma Valley County Sanitation District (District), State of California, ordains as follows:

SECTION I

REPEALING PRIOR ORDINANCE.

Ordinance No. 104 is repealed and reenacted as follows.

SECTION II

TIME OF MEETING.

The District Board of Directors shall meet at the same time and place as established for the Board of Directors of the Sonoma County Water Agency.

SECTION III

ANNUAL SERVICE CHARGES.

“Annual Service Charge” is defined as a charge for use of the sewer system for a period of one year to each User, based on the estimated or actual usage of the sewer system, to cover the cost of operating, maintaining, and replacing the sewer system.

The methodology used to calculate Annual Service Charges for residential and non-residential users shall be as follows for fiscal year 2025-2026:

- A. Non-Residential Users and Residential Users with No Public Water Connection. This category of users has an Annual Service Charge with one component: a fixed charge component. *NOTE:* Residential Users that have a Public Water Connection but have no water usage in winter months and multi-family complexes including condominiums with only one Public Water Connection for all of the units are also included in this category.

- B. Residential Users with a Public Water Connection. This category of users has an Annual Service Charge that has both a fixed charge component and a volume-based component.

The method for calculating the Annual Service Charge for each category of user is described in more detail below. The dollar amounts may be adjusted in subsequent fiscal years.

- A. Annual Service Charge for Non-Residential Users and Residential Users with No Public Water Connection.

Effective July 1, 2025, the charge per Equivalent Single-Family Dwelling (ESD) will be \$1,428 per ESD per year for users in this category.

A standard single-family home constitutes one ESD. Properties that are not single family homes shall be converted to ESDs. Parcels which have other uses (including, apartments and commercial buildings) shall be assigned a number of ESDs.

The Annual Service Charge for Non-Residential Users and Residential Users with No Public Water Connection is calculated as follows:

$\$1,428 \text{ per ESD} \times \text{Assigned Number of ESD's} = \text{Annual Service Charge}$

- B. Annual Service Charge For Residential Users With a Public Water Connection

All residential sewer customers with a public water connection must pay an Annual Service Charge with two components: a fixed charge and a volume-based charge. The Residential Users with a Public Water Connection category includes single family dwellings, multiple-family units, apartments, and mobile home parks. A multi-family complex or condominium complex will also fall within this category if each unit in the complex has its own public water connection.

- Fixed Charge Component:

Effective July 1, 2025 the fixed charge will be \$996.90 per ESD per year for residential users with a public water connection.

The fixed charge component of the Annual Service Charge will be calculated as follows:

$\$996.90 \text{ per ESD} \times \text{Number of ESD's} = \text{Fixed Charge Component of the Annual Service Charge}$

- Volume-Based Component: The District's volume-based component uses a customer's lowest winter water use greater than zero as the basis for the calculation.

The Volume-Based Component of the Annual Service Charge has three parts, which are multiplied together:

Winter Water Usage x Number of Billing Periods Annually from your Water District
x rate per thousand gallon = Volume-Based Component of Sewer Charge.

Effective July 1, 2025, the volume-based component charge will be \$8.08 per thousand gallons for residential users with a public water connection. Each residential user with a sewer connection and a public water connection with winter water use greater than zero will be charged as follows:

Total Sewer Charge (fixed charge + volumetric charge) for Residential Customers with a Public Water Connection

For Customers with a Valley of the Moon Water District bill:

\$996.90 per ESD x Number of ESD's (*Fixed Charge Component*) +

\$8.08 per thousand gallons x Lowest Winter Water Usage in thousand gallons
x 6 billing periods annually (*Volumetric Charge Component*)

For Customers with a City of Sonoma Water District water bill:

\$996.90 per ESD x Number of ESD's (*Fixed Charge Component*) +

\$8.08 per thousand gallons x Lowest Winter Water Usage in thousand gallons
x 12 billing periods annually (*Volumetric Charge Component*)

At the discretion of the Board of Directors, the Board of Directors may impose or adjust Annual Service Charges by resolution for subsequent fiscal years.

SECTION IV

OTHER SERVICE CHARGES.

The methodology used to calculate service charges for users other than those charged in accordance with Section III of this ordinance shall, effective July 1, 2025, be the sum of the following:

Wastewater Flow (Flow)	\$0.017669	per gallon/day (gpd) multiplied by 365 days or the number of days in the billing period
Biochemical Oxygen Demand (BOD)	\$1.024925	per pound/day (lb/day) multiplied by 365 days or the number of days in the billing period
Total Suspended Solids (TSS)	\$0.175679	per pound/day (lb/day) multiplied by 365 days or the number of days in the billing period

This methodology shall apply, at the sole discretion of the General Manager, to determine Annual Service Charges for a nonresidential user that discharges or will discharge five or more ESDs annually from any one parcel. This methodology will also be used to determine a user's Annual Service Charges when the General Manager determines that a user's discharge constitutes a significant portion of the District's total wastewater flow, BOD, or TSS loading. All costs of monitoring wastewater components shall be the responsibility of the user.

Where, in the opinion of the General Manager or his/her designee, the determination of connection fees or Annual Service Charges in accordance with Exhibit A is inconsistent with a proposed use, the General Manager may make an independent calculation and determination using flow, biological oxygen demand, suspended solids, or any other component of the wastewater that contributes to the cost of collection, treatment, and disposal. In making such a calculation, the General Manager or his/her designee may rely on one or more of the following resources to make an independent calculation for the user: (1) the use in Exhibit A that most closely matches the proposed use, (2) federal and state standard estimated wastewater flows for onsite or private wastewater treatment or disposal systems, (3) flow and strength factors published in rate studies conducted by other public entities in Sonoma County, (4) if applicable, data provided by the equipment manufacturer; or (5) other published data.

The General Manager may calculate and bill the sewer service charge of industrial, commercial, and institutional users on a more frequent basis than annually.

SECTION V

Annual Service Charges shall be collected on the tax roll of the County of Sonoma, State of California, in the manner provided pursuant to Section 5471 through 5473.11 of the Health and Safety Code of the State of California, as amended. Pursuant to Health and Safety Code section 5473 and 5473.1, a written report containing a description of each parcel of real property receiving

such services and facilities and the amount of the charge for each parcel shall be filed with the Clerk of the Board.

SECTION VI

ADDITIONAL SERVICE CHARGES AND CONNECTION FEES FOR EXCEEDING ESTABLISHED BILLING BASIS.

Whenever the General Manager determines that a user is exceeding the use for which the user is charged pursuant to the established billing bases set forth in Sections III and IV herein and pursuant to Exhibit A, in addition to all other fines and penalties the District may impose, the user shall be charged an additional service charge. In addition, the General Manager may recalculate the user's annual or billed service charge and charge additional connection fees pursuant to Section VII below. Additional charges and fees may be invoiced to user or collected on with taxes pursuant to Section V. If additional charges and fees are invoiced and are not paid within 30 days of invoice, a basic penalty of ten percent (10%) for nonpayment and an additional penalty of one and one-half percent (1½%) per month for nonpayment of the charges and/or fees and the basic penalty shall be added to the charges and/or fees due.

SECTION VII

CONNECTION FEES.

A. Connection Fee Charge:

The connection fee per ESD in the District is \$14,406.35 on July 1, 2019, and adjusted annually thereafter in accordance with paragraph B below.

Pursuant to the District's Water Conservation Program, a credit of \$1,500/ESD shall be granted for offsetting an equal quantity of flow by retrofitting existing facilities with water-saving devices pursuant to the District's Water Conservation Program. Applicants for a sewer connection shall submit a proposal to the General Manager to retrofit with water-saving devices for not less than five (5) single-family dwellings of existing users or an equivalent retrofit. For example, five single-family dwellings with two or more toilets with 5-gallon or larger capacity tanks would be sufficient to offset one new single-family dwelling. In cases where houses proposed for retrofit have smaller 3.5-gallon tanks, a minimum of eight (8) single-family dwellings will be required. Proposals for multiple-family dwelling retrofit will also be accepted; however, the water savings due to the retrofit will be decided solely by the General Manager. Other special situations will be decided by the District Board after recommendation from the General Manager.

Only upon payment of the connection fee and the written approval and verification by the General Manager of completion of the retrofits project, will applicant be eligible for a connection.

B. Connection Fee Adjustment per ENR-CCI Index:

Connection fees shall be automatically adjusted annually each year on July 1 in proportion with the most recent change in the Engineering News Record Construction Cost Index (ENR-CCI) for San Francisco.

C. Connection Fee and Miscellaneous Terms and Conditions:

Pursuant to Article V, Section 5.05, of the Sonoma Valley County Sanitation District Sanitation Code, in the event of alteration of the building or of additional use of the sewer facilities for which the connection fee was originally established, additional fees shall be paid for the added equivalent single-family dwelling units as calculated in Exhibit A.

In addition to Article V, Section 5.05, of the Sonoma Valley County Sanitation District Sanitation Code, users who wish to connect a building which is a replacement of a previously connected building, destroyed by no fault of the user, may have the connection fee waived if the user presents to the General Manager a valid Fire Marshal's report or insurance report within one year of the date of either report. Users not making such a presentation are deemed to have discontinued their connection to the sewer system.

D. Conservation Program:

The District's Conservation Program Fund will receive \$1,500 per ESD of the sewer connection fee. The District's Conservation Program Fund will be used to support cost-share agreements for reducing biochemical oxygen demand (BOD), total suspended solids (TSS) and/or hydraulic inflow through implementation of District-approved pretreatment and water conservation practices and direct funding for water conservation programs that reduce inflow to the treatment facility. Cost-share agreements and direct funding will be made available through the District's Conservation Program Fund based on availability of funds. Cost-share agreement and funding amounts shall not exceed the District's avoided costs for constructing new treatment capacity for BOD, TSS, or hydraulic inflow, as determined by the General Manager.

Cost-share agreements for implementation of District-approved pretreatment practices to reduce BOD and TSS loadings to the treatment facility will be granted to District non-residential customers to offset the amounts being added to the District system. Cost-share agreements to reduce hydraulic inflow to the treatment facility will be granted to District residential and non-residential customers. Applicants for cost-share funds shall submit a wastewater pretreatment and/or water conservation proposal to the General Manager for review and approval. A \$1,500 per ESD offset for BOD and TSS reduction will equate to an average daily reduction of 4 pounds of BOD or 24 pounds of TSS. These quantities are consistent with the methodology used to calculate service charges as set forth in Section IV of this Ordinance. A \$1,500 per ESD offset of hydraulic inflow reduction will equate to an ESD as defined by the District (200 gpd of flow, 200mg/l of BOD and 200 mg/l of TSS). Cost share funding for ESD reduction quantities that differ from the BOD, TSS and inflow reduction

amounts noted above will be decided by the Board after recommendation from the General Manager. The total quantity of BOD, TSS or inflow reduction necessary to be eligible for cost-share funds will be determined solely by the General Manager.

Funds are available from the District's Conservation Program Fund to implement approved water conservation programs that reduce inflow to the treatment plant. Water conservation programs that may reduce inflow to the treatment plant include, but are not limited to, residential and commercial water audit and incentive programs, low-flow toilet rebate and replacement programs, and water-efficient appliance replacement incentive programs. Funds from the District's Conservation Program Fund may also be used to design, implement, monitor, and staff water conservation programs that will reduce inflow to the treatment plant. The District may also use funds from the District's Conservation Program Fund to perform pertinent research and analysis related to water conservation appliances, fixtures, programs, and savings.

In addition to the connection fees and Annual Service Charges adopted by the Board of Directors, the General Manager may establish additional terms and conditions of the usage permit or agreement pursuant to the Sonoma Valley County Sanitation District Sanitation Code including, but not limited to, the fees discussed in this Ordinance.

SECTION VIII

PAYMENT FOR ANNUAL SERVICE CHARGES.

The service charge for new users, as defined in Section 2.01 of the Sonoma Valley County Sanitation District Sanitation Code, shall be prorated from the first day of the month in which the permit is issued to the last day of the current fiscal year (June 30). Service charges for that period of time due hereunder shall be paid prior to issuing a permit to connect to the District's sewer system.

For the purpose of this Ordinance, each parcel that has received sewer service from the District shall be deemed to be fully and continuously used until a sewer disconnect permit has been issued, the sewer is properly disconnected from the District sewer system, and all District inspections are performed. In such case, the Annual Service Charge shall cease at the end of the current fiscal year (June 30). No portion of the service charge shall be refunded for services disconnected before the end of the current fiscal year.

All service charges payable hereunder, except invoiced charges as described below, shall be paid in two equal installments. The payment for the first one-half of any fiscal year shall be due and payable on or before December 10 of the particular year. The payment for the second one-half of any fiscal year shall be due and payable on or before April 10 of the particular fiscal year.

Where the General Manager determines that a user's discharge constitutes a significant portion of the District's total flow, BOD, or TSS loading, the users shall be invoiced at a frequency to be determined by the General Manager. Invoiced service charges are payable within 30 days of receipt of the invoice. If service charges are not paid within 30 days, a basic penalty of ten

percent (10%) for nonpayment and an additional penalty of one and one-half percent (1½%) per month for nonpayment of the charges and the basic penalty shall be added to the charges due.

The General Manager may rebate a portion of Annual Service Charges paid by low income property owners with respect to their residence where the Board of Directors has approved rebate policies and procedures and any amendments to these policies and procedures. The submission of false information to the General Manager in connection with a rebate application is a violation of this ordinance.

The General Manager is authorized to enter into written payment plans for delinquent charges, in a form approved by counsel, with a repayment term of no more than 5 years.

The General Manager may calculate rebates or credits to be applied prior to placing Annual Service Charges on the tax roll.

The General Manager may, when necessary or convenient, bill Annual Service Charges to a property owner directly via invoice rather than placing the Annual Service Charge on the tax roll.

Delinquent Annual Service charges and penalties may be placed on the tax roll, and collected in the same manner, by the same persons, and at the same time as property taxes in accordance with the procedures set forth in California Health and Safety Code section 5473 et seq. and any amendments thereto, or pursuant to any other procedure authorized by law. Delinquent Annual Service Charges and penalties, shall constitute a lien upon the real property served and such lien shall continue until the amount owed is fully paid or the property is sold to satisfy the lien. Property may be discharged from the lien by payment of all delinquent charges and penalties.

The General Manager may institute an action in any court of competent jurisdiction to collect any charges which may be due and payable in the same manner as any other debts owing to the District may be collected.

SECTION IX

OUTSIDE USERS.

Unless provided otherwise by separate agreement, outside users, as defined by Section 3.28(F) of the Sonoma Valley County Sanitation District Sanitation Code, shall pay a service charge based on this Ordinance.

SECTION X

OTHER FEES AND CHARGES.

- A. Relief of Variance Fees: Pursuant to Section 1.06 of the Sonoma Valley County Sanitation District Sanitation Code, any person making application for relief on

variance will pay an application fee of \$750 at the time of submittal of the application.

- B. Wastewater Discharge Fees: Pursuant to Section 6.27 of the Sonoma Valley County Sanitation District Sanitation Code, any person making application for a wastewater discharge permit shall pay fees according to the following Table 1:

**TABLE 1
WASTEWATER DISCHARGE PERMIT FEES**

USER CATEGORIES

(refer to the Sonoma Valley County Sanitation District Sanitation Code, Section 6.16)

TYPE OF FEE	SIGNIFICANT INDUSTRIAL USER/ CATEGORICAL	GROUNDWATER WASTE HAULERS	NON- RESIDENTIAL	ZERO DISCHARGE & NON- RESIDENTIAL
Application Fee:	\$175	\$50	\$100	\$50
Renewal				
Application fee:	\$175	\$50	\$100	\$50
Permit Issuance				
Fee:	\$500	\$50	\$200	\$50
Permit	Actual costs will be incurred by the District for monitoring of permit			
Monitoring and	conditions, including direct cost, labor burden, overhead, and testing costs.			
inspection Fee:				
Non-Compliance	Actual costs incurred by the District associated with monitoring non-			
Monitoring Fee:	compliance with permit conditions, including direct cost, labor burden,			
	overhead, and testing costs.			
Surcharge Fee:	Users will be charged the actual treatment cost per pound to process the			
	biochemical oxygen demand (BOD) and total suspended solids (TSS)			
	discharged at levels above ordinance limits.			

C. Septic Hauler Charges:

Pursuant to Section 9.03 of the Sonoma Valley County Sanitation District Sanitation Code, any person obtaining a wastewater hauler discharge permit shall pay a \$1,000 deposit.

Pursuant to Section 9.05 of the Sonoma Valley County Sanitation District Sanitation Code, any permitted wastewater hauler shall pay \$0.15/gallon and any additional costs also set forth in this section for hauled wastewater.

SECTION XI

CALIFORNIA ENVIRONMENTAL QUALITY ACT.

The Board of Directors hereby finds that the California Environmental Quality Act does not apply to the establishment of charges pursuant to this Ordinance, as such fees are for the purpose of meeting operations expenses, meeting financial reserve needs and requirements, and setting aside funds for capital projects necessary to maintain service within the existing District (14 California Code of Regulations 15273, California Public Resources Code Section 21080).

SECTION XII

SEVERABILITY.

If any section, subsection, sentence, clause, or phrase of this Ordinance is for any reason held to be unconstitutional and invalid, such decision shall not affect the validity of the remaining portion of this Ordinance. The Board of Directors hereby declares that it would have passed this Ordinance and every section, subsection, sentence, clause, or phrase thereof, irrespective of the fact that any one or more sections, subsections, sentences, clauses, or phrases be declared unconstitutional or invalid.

SECTION XIII

This Ordinance shall be and the same is hereby declared to be in full force and effect from and after thirty (30) days after the date of its passage and shall be published once before the expiration of fifteen (15) days after said passage, with the names of the Directors voting for or against the same, in a newspaper of general circulation, published in the County of Sonoma, State of California, and the District's Clerk of the Board shall post in the office of the District's Clerk, a certified copy of the full text of this Ordinance along with the names of those Directors voting for or against the Ordinance.

In regular session of the Board of Directors of the Sonoma Valley County Sanitation District, State of California, introduced, passed, and adopted after hearing this 13th day of May 2025, on regular roll call of the members of said Board by the following vote:

DIRECTORS:

HERMOSILLO: RABBITT: COURSEY: GORE: HOPKINS:

Ayes _____ Noes _____ Absent _____ Abstain _____

WHEREUPON, the Chair declared the above and foregoing ordinance duly adopted and

SO ORDERED.

By: _____
Chair, Board of Directors
County of Sonoma, State of California

ATTEST:

By: _____
Clerk of the Board

EXHIBIT A

EQUIVALENT SINGLE-FAMILY DWELLING BILLING UNIT FOR SONOMA VALLEY CSD

Use Category		Billing Basis 2025-2026					
		Flow	BOD	TSS		Use	ESD
		gallons	mg/l	mg/l			
Residential							
	Single-Family	200	200	200		connections	1.00
	Condominium (Over 900 square ft)	200	200	200		dwelling units	1.00
	Condominium (Under 900 square ft)	160	200	200		dwelling units	0.80
	Multiple-Family (Apts,Duplex/Triplex)	160	200	200		dwelling units	0.80
	Mobile home park	160	200	200		spaces	0.80
	Mobile home (Individual)	160	200	200		units	0.80
	JADU	-	200	200		units	0.00
	ADU, under 751 sq ft*	80	200	200		units	0.40
	ADU, 751-900 sq ft*	160	200	200		units	0.80
	ADU, over 900 sq ft*	200	200	200		units	1.00
Commercial							
	Appliance repair	190	200	200		1,000 sq. ft.	0.95
	Art gallery	190	200	200		1,000 sq. ft.	0.95
	Auto dealers						
	With service facilities	190	180	280		connection	1.04
	With service facilities	38	180	280		add per service bay	0.21
	Without service facilities	190	200	200		connection	0.95
	Auto repair	38	275	275		per service bay	0.24
	Bakery	190	1,000	600		1,000 sq. ft.	2.83
	Banks & financial institutions	190	130	80		1,000 sq. ft.	0.65
	Barber shop	19	130	80		per chair	0.07
	Bars & taverns	20	200	200		per seat	0.10
	Beauty shop	38	130	80		per chair	0.13
	Beer Making/Brewery	see note 1 below					
	Butcher	see note 1 below					
	Camp ground or RV park						
	with hookups	125	200	200		per site	0.63
	without hookups	75	200	200		per site	0.38
	Cannabis production/manufacturing	see note 1 below					
	Car washes						
	manual	190	20	150		per bay	0.59
	automatic	125	193	193		per bay	0.61
	Cheese Maker	see note 1 below					
	Churches, hall & lodges	2	200	200		per seat	0.01
	Coffee shops with some food service	6	1,000	600		per seat	0.09
	Dry cleaners	285	150	110		1,000 sq. ft.	1.10
	Fire stations						
	with sleeping quarters and kitchens	220	275	275		1,000 sq. ft.	1.37
	without sleeping quarters and kitchens	190	193	193		1,000 sq. ft.	0.93
	Garages	95	180	280		per service bay	0.52
	Gas Stations (no other automative services)						
	with convenience store	70	440	440		1,000 sq. ft.	0.63
	without convenience store	38	193	193		1,000 sq. ft.	0.19
	Gym						
	with shower	400	275	275		1,000 sq. ft.	2.50
	without shower	50	193	193		1,000 sq. ft.	0.24
	Hauled Waste	see note 1 below					
	High Tech Medical Manufacturing	see note 1 below					
	Hospitals						
	Convalescent	125	250	100		per bed	0.57
	General	175	250	100		per bed	0.80
	Veterinarian	6	250	100		per cage	0.03
	Hotels/Motels/B&B	100	426	165		sleeping rooms	0.66
	Hydroponic Cultivation (including cannabis)	1.2	193	193		per plant	0.01
	Laundromats						
	High efficiency washers	250	193	193		washing machines	1.22
	Regular washers	500	206	151		washing machines	2.32
	Library	190	200	200		1,000 sq. ft.	0.95
	Machine shops	152	180	280		1,000 sq. ft.	0.84
	Markets	38	800	800		1,000 sq. ft.	0.57
	Nail salon	10	193	193		Seat	0.05
	Offices						
	Business	76	130	80		1,000 sq. ft.	0.26
	Chiropractic Office	190	130	80		Exam. room	0.65
	Dental	190	130	80		Exam. room	0.65
	Medical (clinic)						
	with central handwashing stations	175	275	275		Exam. room	1.09
	with office, surgery, lab and treatment rooms	190	275	275		Exam. room	1.19
	offices with sink	125	275	275		Exam. room	0.78
	offices without sink	100	275	275		Exam. room	0.62
	Veterinarian						
	with office, surgery, and treatment rooms	130	275	275		Exam. room	0.81
	Pet Groomers	260	193	193		1,000 sq. ft.	1.27

EXHIBIT A

EQUIVALENT SINGLE-FAMILY DWELLING BILLING UNIT FOR SONOMA VALLEY CSD

Use Category		Billing Basis 2025-2026					
		Flow	BOD	TSS		Use	ESD
		gallons	mg/l	mg/l			
	Post office	190	130	80		1,000 sq. ft.	0.65
	Resort	see note 1 below					
	Restaurants						
	Dine-in						
	With DW & garbage disp.	6	1,000	600		per seat	0.09
	With DW or garbage disp.	6	619	371		per seat	0.06
	Without DW & garbage disp.	6	238	143		per seat	0.03
	Take-out	475	238	143		1,000 sq. ft.	2.30
	Rest homes	125	250	100		per bed	0.57
	Retail stores	38	150	150		1,000 sq. ft.	0.16
	Schools						
	Elementary	9	130	100		per student day	0.03
	High	14	130	100		per student day	0.05
	with entertainment facilities	19	275	275		per student day	0.12
	Service stations	380	180	280		set of gas pumps	2.09
		38	180	280		add per service bay	0.21
	Shoe repair	190	200	200		1,000 sq. ft.	0.95
	Spa with various beauty treatments	38	275	275		per chair	0.24
	Supermarkets	76	275	275		1,000 sq. ft.	0.47
	Tasting Rooms						
	Ale, Winery (no food)	120	193	193		1,000 sq. ft.	0.59
	Ale, Winery (with food)	240	440	440		1,000 sq. ft.	2.15
	Theaters	2	200	200		per seat	0.01
	Trash Enclosures	see note 1 below					
	Warehouse	see note 1 below					
	Winery	see note 1 below					
	Others as determined by the General Manager	see note 1 below					
ESD Formula:							
ALL COMMERCIAL ESDs TO BE DETERMINED BY THE GENERAL MANAGER USING THE FOLLOWING FORMULA:							
ESD = (TSS x FLOW x 0.33) / (SFD TSS x SFD FLOW) + (BOD x FLOW x 0.33) / (SFD BOD x SFD FLOW) + (FLOW x (0.34 / SFD FLOW))							
Monitored User Charge Formula:							
Charge Formula: Sum of the following:							
	Flow	\$0.017608	per gallon/day (gpd) multiplied by 365 days or the number of days in the billing period				
	BOD	\$1.021300	per pound/day (lb/day) multiplied by 365 days or the number of days in the billing period				
	TSS	\$0.175058	per pound/day (lb/day) multiplied by 365 days or the number of days in the billing period				
Note 1: For non-standard uses, uses and when agreement on a use category cannot be reached, the General Manager, in his or her sole discretion, may							
a) base charges on the user's actual or estimated contribution of wastewater into the District's facilities in terms of flow, biological oxygen demand (BOD), and total suspended solids (TSS), and							
b) calculate the user's charge using the above Charge Formula. The user shall provide verifiable data, as requested by the General Manager, for the charge to be determined.							
Note 2: In general, users with annual average TSS and/or BOD over 1,000 mg/L and users with annual average Flow greater than 5,000 gallons per day should be considered							
Monitored Users and use the Monitored User Charge Formula.							
Definitions	Flow = Gallons per Day						
	BOD = Biological Oxygen Demand			TSS = Total Suspended Solids			
	ESD = Equivalent Single Family Dwelling			DW = dishwasher			
				disp. = disposal			
* Note that no Capacity Charge is accessed when existing structures are converted in accordance with CGC 65852.2 (e)(1)(A) as determined by the County of Sonoma or the jurisdiction having authority per the Building Code.							