

ORDINANCE NO. 95 ZONES

AN ORDINANCE OF THE BOARD OF DIRECTORS OF THE SONOMA COUNTY WATER AGENCY, STATE OF CALIFORNIA, SETTING SEWER SERVICE CHARGES, ON BEHALF OF AGENCY SANITATION ZONES AIRPORT-LARKFIELD-WIKIUP, GEYSERVILLE, PENNGROVE, AND SEA RANCH, CALLING FOR COLLECTION ON THE TAX ROLL FOR ALL ZONES, 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 County Water Agency (District), State of California, ordains as follows:

SECTION I

REPEALING PRIOR ORDINANCE.

Ordinance No. 94 is repealed and reenacted as follows.

SECTION II

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.

Annual Service Charges shall be based on an Equivalent Single Family Dwelling Unit (ESD) as defined in Section 2.01 of the Sonoma County Water Agency Sanitation Code and as calculated by the same methodology for connection fees.

Annual Service Charges per ESD on properties within the boundaries established as Sonoma County Water Agency Sanitation Zones, set forth in the following table, are hereby prescribed and established effective July 1, 2023 for fiscal year 2023-2024:

AGENCY'S ANNUAL CHARGES

<u>AGENCY SANITATION ZONE</u>	<u>ANNUAL SERVICE CHARGE</u>
Airport-Larkfield-Wikiup	\$1,246/ESD
Geyserville	\$1,424/ESD
Penngrove	\$1,974/ESD
Sea Ranch	\$1,524/ESD

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 III

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 IV

METHODOLOGY FOR ESTABLISHING ANNUAL SEWER CHARGES AND SEWER SYSTEM CONNECTION FEES.

Connection fees shall be paid pursuant to Article V, Sections 5.01, 5.03, 5.04, 5.05, and 5.06 of the Sonoma County Water Agency Sanitation Code. Calculation of connection fees shall be determined by the General Manager in accordance with the attached Equivalent Single-Family Dwelling Billing Unit tables (Exhibit A). The Annual Service Charge for various types of users shall also be determined by the General Manager in accordance with Exhibit A.

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.

When requested by a user with five or more ESDs of capacity for any one parcel, the General Manager may allow the Annual Service Charges to be based on actual measured usage of the sewer system. The General Manager will base the charge on the user's contribution of wastewater into the Agency's facilities including, but not limited to, flow, biological oxygen demand, suspended solids, or any other component of the wastewater that contributes to the cost of collection, treatment and disposal. Users requesting annual calculation of actual measured usage will pay an additional annual administrative charge of

\$250, in addition to the Annual Service Charge based on actual measured usage.

SECTION V

CONNECTION FEE RATE. Connection fees per ESD are as follows:

A. Agency Sanitation Zone Airport-Larkfield-Wikiup:

Connection Fees for parcels within Airport Sewer Assessment District No. 1 shall be \$2,442.87 per ESD on July 1, 2019, and adjusted annually thereafter in accordance with paragraph G below.

Connection Fees for parcels outside Airport Sewer Assessment District No. 1 shall be \$12,214.56 per ESD on July 1, 2019, and adjusted annually thereafter in accordance with paragraph G below.

Connection Fees for parcels on Mark West Station Road which had sewer services installed to the property line at the time the trunk sewer was installed shall pay an additional connection fee of \$520 per ESD on July 1, 1994, and adjusted annually thereafter in accordance with item G below, in addition to the fees described above. The additional connection fee shall apply only to the services installed with the trunk sewer and shall not apply to any additional service the property owner elects to construct. Assessor Parcel Numbers 059-230-27, 28, 38, 39, 43, 44, 45, 47, 48, 53, 68 and 69; and 059-282-10, 11, 12, 13, 15, 22, 23, 24, 26; 059-283-03, 04, 05, 12 and 28; and 059-284-01, 02, 03, 04, 06, 07, 09, 16, 18, 19 and 20 are the parcels to which the additional connection fee applies.

B. Agency Sanitation Zone Geyserville:

Connection Fees in Agency Sanitation Zone Geyserville are \$4,044.40 per ESD on July 1, 2019, and adjusted annually thereafter in accordance with paragraph G below.

C. [REPEALED]

D. Agency Sanitation Zone Penngrove:

Connection Fees in Agency Sanitation Zone Penngrove are \$4,044.40 per ESD on July 1, 2019, and adjusted annually thereafter in accordance with paragraph G below.

E. Agency Sanitation Zone One Sea Ranch:

There is no connection fee for users inside of Units No's. 29A, 34A, 34B, 34C, 35A, 35B, 35C, 35D, 35E, 35F, 36A and 39. Connection fees for all other users in Agency Sanitation Zone One Sea Ranch are \$5,055.54 per ESD on July 1, 2019, and adjusted annually thereafter in accordance with paragraph G below.

F. Agency Sanitation Zone Sears Point:

Connection Fees are determined by agreement between the Agency and Sears Point Raceway.

G. 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.

H. Connection Fee and Miscellaneous Terms and Conditions:

Pursuant to Article V, Section 5.05 of the Sonoma County Water Agency 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 County Water Agency 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 marshall'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.

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 County Water Agency Sanitation Code, including but not limited to the fees discussed in this Ordinance.

SECTION VI

PAYMENT FOR ANNUAL SERVICE CHARGES.

New users, as defined in Section 2.01 of the Sonoma County Water Agency Sanitation Code, issued permits shall have the Annual Service Charge prorated from the first day of the month in which the permit is issued to the last day of the following June. Annual Service Charges for that period of time due hereunder shall be paid prior to issuing a permit to connect to the Agency's sewer system.

For the purpose of this Ordinance, each improved property shall be deemed to be fully and continuously occupied from and after the date of issuance of a permit to connect. Annual Service Charges for improved property shall not be refunded even though sewer service is abandoned or discontinued to the satisfaction of the General Manager prior to the last day of the following June. In such case, the Annual Service Charge shall cease as of the following July 1.

All Annual Service Charges payable hereunder, except septic haulers and others who have separate agreements for payment with the Agency, 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 10th of the particular year. The payment for the second one-half of any fiscal year shall be due and payable on, or before, April 10th of the particular fiscal year.

If said service charges are not paid by the due date(s) shown above, a penalty of ten (10) percent of the amount due shall be applied as well as a one-half of one (1) percent per month penalty for nonpayment of said charges and the basic penalty.

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 VII

OUTSIDE USERS.

Unless provided otherwise by separate agreement, outside users, as defined by Section 3.28(F) of the Sonoma County Water Agency Sanitation Code, shall pay an Annual Service Charge based on 1.25 times the ESDs determined for that user.

SECTION VIII

OTHER FEES AND CHARGES.

- A. Relief of Variance Fees: Pursuant to Section 1.06 of the Sonoma County Water Agency 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 6.25 of the Sonoma County Water Agency Sanitation Code, any person making application for a wastewater discharge permit shall pay fees according to the following Table 2:

TABLE 2 – WASTEWATER DISCHARGE PERMIT FEES

USER CATEGORIES

(refer to the Sonoma County Water Agency Sanitation Code, Section 6.17)

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 Monitoring and Inspection Fee	Actual costs will be incurred by the Sanitation Zones for monitoring of permit conditions, including direct cost, labor burden, overhead and testing costs.			
Non-Compliance Monitoring Fee	Actual costs incurred by the Sanitation Zones associated with monitoring non-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.			
*Includes businesses with pretreatment facilities, such as grease traps, interceptors, ion exchange unit, or metals recovery units. ** Includes businesses without pretreatment.				

SECTION IX

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 this Ordinance for Annual Sanitation Charges or for connection fees, 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 service charge and charge additional connection fees. Additional charges and fees may be invoiced to user or collected on the tax roll. 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 X

CALIFORNIA ENVIRONMENTAL ACT.

The Board 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 Agency's Sanitation Zones (15273 California Code of Regulations, 21080 Public Resources Code).

SECTION XI

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 XII

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 Sonoma County Water Agency's Clerk of the Board shall post in the office of Sonoma County Water Agency'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 County Water Agency, State of California, introduced, passed, and adopted after hearing this 16th day of May 2023, on regular roll call of the members of said Board by the following vote:

DIRECTORS:

GORIN: _____ RABBITT: _____ GORE: _____ HOPKINS: _____ COURSEY: _____

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 AIRPORT SANITATION ZONE

Use Category		Billing Basis				2023-2024	
		Flow	BOD	TSS		Use	ESD
		gallons	mg/l	mg/l			
Residential							
	Single-Family	280	200	200		connections	1.00
	Condominium (Over 900 square ft)	280	200	200		dwelling units	1.00
	Condominium (Under 900 square ft)	224	200	200		dwelling units	0.80
	Multiple-Family (Apts,Duplex/Triplex)	224	200	200		dwelling units	0.80
	Mobile home park	224	200	200		spaces	0.80
	Mobile home (Individual)	224	200	200		units	0.80
	JADU	-	200	200		units	0.00
	ADU, under 751 sq ft*	112	200	200		units	0.40
	ADU, 751-900 sq ft*	224	200	200		units	0.80
	ADU, over 900 sq ft*	280	200	200		units	1.00
Commercial							
	Appliance repair	190	200	200		1,000 sq. ft.	0.68
	Art gallery	190	200	200		1,000 sq. ft.	0.68
	Auto dealers						
	With service facilities	190	180	280		connection	0.75
		38	180	280		add per service bay	0.15
	Without service facilities	190	200	200		connection	0.68
	Auto repair	38	300	300		per service bay	0.18
	Bakery	190	1000	600		1,000 sq. ft.	2.02
	Beer Making/Brewery	see note 1 below					
	Butcher	see note 1 below					
	Banks & financial institutions	190	130	80		1,000 sq. ft.	0.47
	Barber shop	19	130	80		per chair	0.05
	Beauty shop	38	130	80		per chair	0.09
	Bars & taverns	20	200	200		per seat	0.07
	Camp ground or RV park						
	with hookups	125	200	200		site	0.45
	without hookups	75	200	200		site	0.27
	Cannabis production/manufacturing	see note 1 below					
	Car washes						
	manual	190	20	150		per bay	0.42
	automatic	125	210	210		per bay	0.46
	Cheese Maker	see note 1 below					
	Churches, hall & lodges	2	200	200		per seat	0.01
	Coffee shops with some food service	6	1000	600		per seat	0.06
	Dry cleaners	285	150	110		1,000 sq. ft.	0.78
	Fire stations	190	200	200		1,000 sq. ft.	0.68
	with sleeping quarters and kitchens	220	300	300		1,000 sq. ft.	1.05
	without sleeping quarters and kitchens	190	210	210		1,000 sq. ft.	0.70
	Garages	95	180	280		per service bay	0.37
	Gas Stations (no other automative services)						
	with convenience store	70	480	480		1,000 sq. ft.	0.48
	without convenience store	38	210	210		1,000 sq. ft.	0.14
	Gym						
	with shower	400	300	300		1,000 sq. ft.	1.90
	without shower	50	210	210		1,000 sq. ft.	0.18
	High Tech Medical Manufacturing	see note 1 below					
	Hospitals						
	Convalescent	125	250	100		per bed	0.41
	General	175	250	100		per bed	0.57
	Veterinarian	6	250	100		per cage	0.02
	Hotels/motels/B&B	100	310	120		sleeping rooms	0.37
	Hydroponic Cultivation (including cannabis)	1.2	210	210		per plant	0.004427
	Laundromats	500	150	110		washing machines	1.37
	High efficiency washers	250	210	210		washing machines	0.92
	Library	190	200	200		1,000 sq. ft.	0.68
	Machine shops	152	180	280		1,000 sq. ft.	0.60
	Markets	38	800	800		1,000 sq. ft.	0.40
	Nail Salon	10	210	210		per seat	0.04
	Offices						
Business	76	130	80		1,000 sq. ft.	0.19	
Chiropractic Office	190	210	210		Exam. room	0.70	
Dental	190	130	80		Exam. room	0.47	
Medical (clinic)							
with central handwashing stations	175	300	300		Exam. room	0.83	
with office, surgery, lab and treatment rooms	190	300	300		Exam. room	0.90	
offices with sink	125	300	300		Exam. room	0.59	
offices without sink	100	300	300		Exam. room	0.48	
Veterinarian							
with office, surgery, and treatment rooms	130	300	300		Exam. room	0.62	
Pet Groomers	260	210	210		1,000 sq. ft.	0.96	
Post office	190	130	80		1,000 sq. ft.	0.47	
Resort	see note 1 below						

EXHIBIT A

EQUIVALENT SINGLE-FAMILY DWELLING BILLING UNIT FOR AIRPORT SANITATION ZONE

Use Category		Billing Basis			2023-2024		
		Flow	BOD	TSS		Use	ESD
		gallons	mg/l	mg/l			
	Restaurants						
	Dine-in						
	With DW & garbage disp.	6	1000	600	per seat	0.06	
	With DW or garbage disp.	6	619	371	per seat	0.04	
	Without DW & garbage disp.	6	238	143	per seat	0.02	
	Take-out	475	238	143	1,000 sq. ft.	1.64	
	Rest homes	125	250	100	per bed	0.41	
	Retail stores	38	150	150	1,000 sq. ft.	0.11	
	Schools						
	Elementary	9	130	100	per student day	0.02	
	High	14	130	100	per student day	0.04	
	with entertainment facilities	19	300	300	per student day	0.09	
	Service stations	380	180	280	set of gas pumps	1.49	
		38	180	280	add per service bay	0.15	
	Shoe repair	190	200	200	1,000 sq. ft.	0.68	
	Spa with various beauty treatments	38	300	300	per chair	0.18	
	Supermarkets	76	300	300	1,000 sq. ft.	0.36	
	Tasting Rooms						
	Ale, Winery (no food)	120	210	210	1,000 sq. ft.	0.44	
	Ale, Winery (with food)	240	480	480	1,000 sq. ft.	1.65	
	Theaters	2	200	200	per seat	0.01	
	Trash Enclosures	see note 1 below					
	Warehouse						
	Winery						
	Others as determined by the Engr.						
Industrial					see note 1 below		

ALL COMMERCIAL ESDs TO BE DETERMINED BY THE GENERAL MANAGER USING THE FOLLOWING FORMULA:

$$ESD = (TSS \times FLOW \times 0.33) / (SFD \ TSS \times SFD \ FLOW) + (BOD \times FLOW \times 0.33) / (SFD \ BOD \times SFD \ FLOW) + (FLOW \times (0.34 / SFD \ FLOW))$$

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	TSS = Total Suspended Solids		
	BOD = Biological Oxygen Demand	DW = dishwasher		
	ESD = Equivalent Single Family Dwelling	disp. = disposal		

* No Capacity Charge is assessed 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.

EXHIBIT A

EQUIVALENT SINGLE-FAMILY DWELLING BILLING UNIT FOR GEYSERVILLE SANITATION ZONE

Use Category		Billing Basis			2023-2024	
		Flow gallons	BOD mg/l	TSS mg/l	Use	ESD
Residential	Single-Family	200	315	315	connections	1.00
	Condominium (Over 900 square ft)	200	315	315	dwelling units	1.00
	Condominium (Under 900 square ft)	160	315	315	dwelling units	0.80
	Multiple-Family (Apts,Duplex/Triplex)	160	315	315	dwelling units	0.80
	Mobile home park	160	315	315	spaces	0.80
	Mobile home (Individual)	160	315	315	units	0.80
	JADU	-	315	315	units	0.00
	ADU, under 751 sq ft*	80	315	315	units	0.40
	ADU, 751-900 sq ft*	160	315	315	units	0.80
	ADU, over 900 sq ft*	200	315	315	units	1.00
Commercial	Appliance repair	190	200	200	1,000 sq. ft.	0.72
	Art gallery	190	200	200	1,000 sq. ft.	0.72
	Auto dealers					
	With service facilities	190	180	280	connection	0.78
	Without service facilities	38	180	280	add per service bay	0.16
	Auto repair	190	200	200	connection	0.72
	Bakery	38	325	325	per service bay	0.19
	Beer Making/Brewery	190	1000	600	1,000 sq. ft.	1.92
	Butcher					
					see note 1 below	
	Banks & financial institutions				see note 1 below	
	Barber shop	190	130	80	1,000 sq. ft.	0.53
	Beauty shop	19	130	80	per chair	0.05
	Beauty shop	38	130	80	per chair	0.11
	Bars & taverns	20	200	200	per seat	0.08
	Camp ground or RV park					
	with hookups	125	200	200	site	0.47
	without hookups	75	200	200	site	0.28
	Cannabis production/manufacturing				see note 1 below	
	Car washes					
	manual	190	20	150	per bay	0.49
	automatic	125	228	228	per bay	0.51
	Cheese Maker				see note 1 below	
	Churches, hall & lodges	2	200	200	per seat	0.01
	Coffee shops with some food service	6	1000	600	per seat	0.06
	Dry cleaners	285	150	110	1,000 sq. ft.	0.87
	Fire stations	190	200	200	1,000 sq. ft.	0.72
	with sleeping quarters and kitchens	220	325	325	1,000 sq. ft.	1.12
	without sleeping quarters and kitchens	190	228	228	1,000 sq. ft.	0.78
	Garages	95	180	280	per service bay	0.39
	Gas Stations (no other automative services)					
	with convenience store	70	520	520	1,000 sq. ft.	0.50
	without convenience store	38	228	228	1,000 sq. ft.	0.16
	Gym					
	with shower	400	325	325	1,000 sq. ft.	2.04
	without shower	50	228	228	1,000 sq. ft.	0.20
	High Tech Medical Manufacturing				see note 1 below	
	Hospitals					
	Convalescent	125	250	100	per bed	0.44
	General	175	250	100	per bed	0.62
	Veterinarian	6	250	100	per cage	0.02
	Hotels/motels/B&B	100	310	120	sleeping rooms	0.40
	Hydroponic Cultivation (including cannabis)	1.2	228	228	per plant	0.004906
	Laundromats					
	High efficiency washers	250	228	228	washing machines	1.02
	Regular washers	500	150	110	washing machines	1.53
	Library	190	200	200	1,000 sq. ft.	0.72
	Machine shops	152	180	280	1,000 sq. ft.	0.62
	Markets	38	800	800	1,000 sq. ft.	0.38
	Nail Salon	10	228	228	per seat	0.04
	Offices					
	Business	76	130	80	1,000 sq. ft.	0.21
	Chiropractic Office	190	228	228	Exam. room	0.78
	Dental	190	130	80	Exam. room	0.53
	Medical (clinic)					
	with central handwashing stations	175	325	325	Exam. room	0.89
	with office, surgery, lab and treatment rooms	190	325	325	Exam. room	0.97
	offices with sink	125	325	325	Exam. room	0.64
	offices without sink	100	325	325	Exam. room	0.51
	Veterinarian					
	with office, surgery, and treatment rooms	130	325	325	Exam. room	0.66
	Pet Groomers	260	228	228	1,000 sq. ft.	1.06
	Post office	190	130	80	1,000 sq. ft.	0.53

EXHIBIT A

EQUIVALENT SINGLE-FAMILY DWELLING BILLING UNIT FOR GEYSERVILLE SANITATION ZONE

Use Category		Billing Basis			2023-2024		
		Flow	BOD	TSS		Use	ESD
		gallons	mg/l	mg/l			
	Resort	see note 1 below					
	Restaurants						
	Dine-in						
	With DW & garbage disp.	6	1000	600	per seat	0.06	
	With DW or garbage disp.	6	619	371	per seat	0.04	
	Without DW & garbage disp.	6	238	143	per seat	0.02	
	Take-out	475	238	143	1,000 sq. ft.	1.76	
	Rest homes	125	250	100	per bed	0.44	
	Retail stores	38	150	150	1,000 sq. ft.	0.12	
	Schools						
	Elementary	9	130	100	per student day	0.03	
	High	14	130	100	per student day	0.04	
	with entertainment facilities	19	325	325	per student day	0.10	
	Service stations	380	180	280	set of gas pumps	1.56	
		38	180	280	add per service bay	0.16	
	Shoe repair	190	200	200	1,000 sq. ft.	0.72	
	Spa with various beauty treatments	38	325	325	per chair	0.19	
	Supermarkets	76	325	325	1,000 sq. ft.	0.39	
	Tasting Rooms						
	Ale, Winery (no food)	120	228	228	1,000 sq. ft.	0.49	
	Ale, Winery (with food)	240	520	520	1,000 sq. ft.	1.72	
	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 Engr.	see note 1 below					

ALL COMMERCIAL ESDs TO BE DETERMINED BY THE GENERAL MANAGER USING THE FOLLOWING FORMULA:

$$ESD = (TSS \times FLOW \times 0.33) / (SFD TSS \times SFD FLOW) + (BOD \times FLOW \times 0.33) / (SFD BOD \times SFD FLOW) + (FLOW \times (0.34 / SFD FLOW))$$

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	TSS = Total Suspended Solids		
	BOD = Biological Oxygen Demand	DW = dishwasher		
	ESD = Equivalent Single Family Dwelling	disp. = disposal		

* No Capacity Charge is assessed 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.

EXHIBIT A

EQUIVALENT SINGLE-FAMILY DWELLING BILLING UNIT FOR PENNGROVE SANITATION ZONE

Use Category		Billing Basis			2023-2024	
		Flow	BOD	TSS	Use	ESD
		gallons	mg/l	mg/l		
Residential						
	Single-Family	180	305	305	connections	1.00
	Condominium (Over 900 square ft)	180	305	305	dwelling units	1.00
	Condominium (Under 900 square ft)	144	305	305	dwelling units	0.80
	Multiple-Family (Apts,Duplex/Triplex)	144	305	305	dwelling units	0.80
	Mobile home park	144	305	305	spaces	0.80
	Mobile home (Individual)	144	305	305	units	0.80
	JADU	-	305	305	units	0.00
	ADU, under 751 sq ft*	72	305	305	units	0.40
	ADU, 751-900 sq ft*	144	305	305	units	0.80
	ADU, over 900 sq ft*	180	305	305	units	1.00
Commercial						
	Appliance repair	190	200	200	1,000 sq. ft.	0.82
	Art gallery	190	200	200	1,000 sq. ft.	0.82
	Auto dealers					
	With service facilities	190	180	280	connection	0.88
	Without service facilities	38	180	280	add per service bay	0.18
	Without service facilities	190	200	200	connection	0.82
	Auto repair	38	325	325	per service bay	0.22
	Bakery	190	1000	600	1,000 sq. ft.	2.19
	Beer Making/Brewery				see note 1 below	
	Butcher				see note 1 below	
	Banks & financial institutions	190	130	80	1,000 sq. ft.	0.60
	Barber shop	19	130	80	per chair	0.06
	Beauty shop	38	130	80	per chair	0.12
	Bars & taverns	20	200	200	per seat	0.09
	Camp ground or RV park					
	with hookups	125	200	200	site	0.54
	without hookups	75	200	200	site	0.32
	Cannabis production/manufacturing				see note 1 below	
	Car washes					
	manual	190	20	150	per bay	0.55
	automatic	125	228	228	per bay	0.58
	Cheese Maker				see note 1 below	
	Churches, hall & lodges	2	200	200	per seat	0.01
	Coffee shops with some food service	6	1000	600	per seat	0.07
	Dry cleaners	285	150	110	1,000 sq. ft.	0.98
	Fire stations					
	with sleeping quarters and kitchens	220	325	325	1,000 sq. ft.	1.28
	without sleeping quarters and kitchens	190	228	228	1,000 sq. ft.	0.88
	Garages	95	180	280	per service bays	0.44
	Gas Stations (no other automotive services)					
	with convenience store	70	520	520	1,000 sq. ft.	0.57
	without convenience store	38	228	228	1,000 sq. ft.	0.18
	Gym					
	with shower	400	325	325	1,000 sq. ft.	2.32
	without shower	50	228	228	1,000 sq. ft.	0.23
	High Tech Medical Manufacturing				see note 1 below	
	Hospitals					
	Convalescent	125	250	100	per bed	0.50
	General	175	250	100	per bed	0.70
	Veterinarian	6	250	100	per cage	0.02
	Hotels/motels/B&B	100	310	120	per guest room	0.37
	Hydroponic Cultivation (including cannabis)	1.2	228	228	per plant	0.01
	Laundromats	500	150	110	washing machines	1.73
	High efficiency washers	250	228	228	washing machines	1.16
	Library	190	200	200	1,000 sq. ft.	0.82
	Machine shops	152	180	280	1,000 sq. ft.	0.71
	Markets	38	800	800	1,000 sq. ft.	0.44
	Nail Salon	10	228	228	per seat	0.05
	Offices					
	Business	76	130	80	1,000 sq. ft.	0.24
	Chiropractic Office	190	228	228	Exam. room	0.88
	Dental	190	130	80	Exam. room	0.60
	Medical	190	130	80	Exam. room	0.60
	with central handwashing stations	175	325	325	Exam. room	1.01
	with office, surgery, lab and treatment rooms	190	325	325	Exam. room	1.10
	offices with sink	125	325	325	Exam. room	0.72
	offices without sink	100	325	325	Exam. room	0.58
	Veterinarian					
	with office, surgery, and treatment rooms	130	325	325	Exam. room	0.75
	Pet Groomers	260	228	228	1,000 sq. ft.	1.20
	Post office	0	130	80	1,000 sq. ft.	0.00
	Resort				see note 1 below	

EXHIBIT A

EQUIVALENT SINGLE-FAMILY DWELLING BILLING UNIT FOR PENNGROVE SANITATION ZONE

Use Category	Billing Basis			2023-2024		
	Flow	BOD	TSS	Use	ESD	
	gallons	mg/l	mg/l			
Restaurants						
Dine-in						
With DW & garbage disp.	6	1000	600	per seat		0.07
With DW or garbage disp.	6	619	371	per seat		0.05
Without DW & garbage disp.	6	238	143	per seat		0.03
Take-out	475	238	143	1,000 sq. ft.		1.99
Rest homes	125	250	100	per bed		0.50
Retail stores	38	150	150	1,000 sq. ft.		0.14
Schools						
Elementary	9	130	100	per student day		0.03
High	14	130	100	per student day		0.05
with entertainment facilities	19	325	325	per student day		0.11
Service stations	380	180	280	set of gas pumps		1.77
	38	180	280	add per service bay		0.18
Shoe repair	190	200	200	1,000 sq. ft.		0.82
Spa with various beauty treatments	38	325	325	per chair		0.22
Supermarkets	76	325	325	1,000 sq. ft.		0.44
Tasting Rooms						
Ale, Winery (no food)	120	228	228	1,000 sq. ft.		0.56
Ale, Winery (with food)	240	520	520	1,000 sq. ft.		1.95
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 Engr.			see note 1 below			

ALL COMMERCIAL ESDs TO BE DETERMINED BY THE GENERAL MANAGER USING THE FOLLOWING FORMULA:

$$ESD = (TSS \times FLOW \times 0.33) / (SFD TSS \times SFD FLOW) + (BOD \times FLOW \times 0.33) / (SFD BOD \times SFD FLOW) + (FLOW \times (0.34 / SFD FLOW))$$

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	TSS = Total Suspended Solids			
	BOD = Biological Oxygen Demand	DW = dishwasher			
	ESD = Equivalent Single Family Dwelling	disp. = disposal			

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EXHIBIT A

EQUIVALENT SINGLE-FAMILY DWELLING BILLING UNIT FOR SEA RANCH SANITATION ZONE

Use Category		Billing Basis			2023-2024	
		Flow	BOD	TSS	Use	ESD
		gallons	mg/l	mg/l		
Residential						
	Single-Family	200			connections	1.0
	JADU	-			units	0.00
	ADU, under 751 sq ft*	80			units	0.40
	ADU, 751-900 sq ft*	160			units	0.80
	ADU, over 900 sq ft*	200			units	1.00
Commercial		see note 1 below				
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))						
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.						
Definitions	Flow = Gallons per Day	TSS = Total Suspended Solids				
	BOD = Biological Oxygen Demand	DW = dishwasher				
	ESD = Equivalent Single Family Dwelling	disp. = disposal				
* No Capacity Charge is assessed 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.						