

WATER AND WASTEWATER CAPACITY CHARGES AND POLICIES

1. CAPACITY CHARGES

Water capacity charges shall be collected prior to the Water Resources Director’s approval to: 1) install a new City water meter and/or make a new connection to the City water system, or 2) increase the size of an existing water meter. If the property is also connected to the City’s wastewater system, wastewater capacity charges shall also apply in the above instances.

Wastewater capacity charges shall be collected prior to the Water Resources Director’s approval to: 1) make a new connection to the City’s wastewater system from a property that does not have an existing connection, or 2) commence discharge to the City’s wastewater system.

Such capacity charges shall be in addition to fees assessed under other resolutions for the labor, materials, equipment, and other City costs necessary to construct the actual connection to the water or wastewater system.

Water capacity charges for: 1) non-residential uses, 2) newly created single family residential units, or 3) a multi-family residential dwelling unit served by a meter larger than 5/8”, are as follows, per meter*:

Meter Size	Effective July 1, 2022	Effective July 1, 2023	Effective July 1, 2024	Effective July 1, 2025	Effective July 1, 2026
5/8” meter:	\$10,248	\$10,555	\$10,827	\$11,000	\$11,308
¾” meter:	\$15,373	\$15,834	\$16,243	\$16,503	\$16,965
1” meter:	\$25,621	\$26,390	\$27,071	\$27,504	\$28,274
1 ½” meter:	\$51,242	\$52,779	\$54,141	\$55,007	\$56,547
2” meter:	\$81,988	\$84,448	\$86,627	\$88,013	\$90,477
3” meter:	\$153,727	\$158,339	\$162,424	\$165,023	\$169,644
4” meter:	\$256,212	\$263,898	\$270,707	\$275,038	\$282,739
6” meter:	\$512,423	\$527,796	\$541,413	\$550,076	\$565,478
8” meter:	\$819,877	\$844,473	\$866,260	\$880,120	\$904,763
10” meter:	\$1,178,574	\$1,213,931	\$1,245,250	\$1,265,174	\$1,300,599

* For multi-family residential properties in which a City-owned submeter is installed downstream of a City-owned master meter, the capacity charge shall be based on the size of the City submeter instead of the size of the City master meter.

*** See Future Year Charge Calculation subheading, below.

Wastewater capacity charges for: 1) non-residential uses, or 2) newly created single family dwelling units, are as follows**:

Meter Size	Effective July 1, 2022	Effective July 1, 2023	Effective July 1, 2024	Effective July 1, 2025	Effective July 1, 2026
Single Family	\$3,744	\$3,856	\$3,955	\$4,018	\$4,131
Non-Residential					
5/8" meter:	\$3,744	\$3,856	\$3,955	\$4,018	\$4,131
3/4" meter:	\$5,616	\$5,784	\$5,933	\$6,028	\$6,197
1" meter:	\$9,361	\$9,642	\$9,891	\$10,049	\$10,330
1 1/2" meter:	\$18,721	\$19,283	\$19,781	\$20,097	\$20,660
2" meter:	\$29,954	\$30,853	\$31,649	\$32,155	\$33,055
3" meter:	\$56,164	\$57,849	\$59,342	\$60,291	\$61,979
4" meter:	\$93,607	\$96,415	\$98,903	\$100,485	\$103,299
6" meter:	\$187,214	\$192,830	\$197,805	\$200,970	\$206,597
8" meter:	\$299,542	\$308,528	\$316,488	\$321,552	\$330,555
10" meter:	\$430,592	\$443,510	\$454,953	\$462,232	\$475,175

** Should a multi-family or single-family residential property require a meter size larger than 5/8" to primarily serve indoor domestic capacity needs, wastewater capacity charges shall not be capped at the 5/8" meter charge and shall be determined by the Non-Residential meter sizes as reflected in the chart above. The property may be subject to a site inspection by City staff to verify water use.

*** See Future Year Charge Calculation subheading, below.

Capacity Charges for Multi-Family and Accessory Dwelling Unit Projects

Except as provided above, the water and wastewater capacity charges for newly permitted multi-family dwelling units and accessory dwelling units served by a separate and dedicated City water meter shall be calculated by multiplying the total number of newly proposed water supply Fixture Units times the applicable Fixture Unit cost as established in the tables below; provided, however, the wastewater capacity charge per dwelling unit for multi-family and accessory dwelling units shall not exceed the wastewater capacity charge for a 5/8" meter.

Fixture Unit Costs (\$/Fixture Unit)

System	Effective July 1, 2022	Effective July 1, 2023	Effective July 1, 2024	Effective July 1, 2025	Effective July 1, 2026
Water	\$341.60	\$351.85	\$360.93	\$366.70	\$376.97
Wastewater	\$124.81	\$128.59	\$131.91	\$134.02	\$137.77

*** See Future Year Charge Calculation subheading, below

Future Year Charge Calculation

Charges shall be escalated annually based on the change in the January Engineering News Record (ENR) Construction Cost Index (CCI) 20-City Average from the previous

year. For example, if the January 2027 ENR CCI is 3% higher than the January 2026 ENR CCI, then capacity charges would increase by 3% in July 2027 (start of FY28).

2. REGULATIONS REGARDING ASSESSMENT OF CAPACITY CHARGES

The following regulations shall apply to the assessment of water and wastewater capacity charges:

- A. The term “multi-family residential dwelling unit” as used herein shall mean any attached dwelling unit, including attached apartments, condominiums, and secondary dwelling units.
- B. Water and wastewater capacity charges shall not apply to:
 - 1. Water system connections for public fire hydrants, private fire hydrants, and private fire lines; and
 - 2. Common area meters to serve irrigation on multi-family residential properties.
- C. A wastewater capacity charge shall not apply to a water meter that is classified as “Irrigation” in the City billing system.
- D. Water and wastewater capacity charges shall not apply to a connection to the City’s recycled water distribution system to the extent that the connection offsets existing potable water capacity.
- E. In the case of an application for a water connection to serve a parcel where connections already exist, credit shall be given for existing connections such that the water capacity charges shall be based on the net increase in metered capacity. In the case of an application for a Wastewater connection to serve a parcel where connections already exist, capacity charges shall be based on the net increase in meter capacity for non-residential meters, or in the case of residential meters, the net increase in the number of dwelling units. The credit shall only be valid when the existing connections are abandoned within six months of the installation of new services.
- F. There shall be no capacity charge assessed for the installation of a meter to serve a legally existing residential dwelling unit that is already being legally served by another City water meter when such installation is done for the purpose of providing separate metering to such dwelling unit.
- G. There shall be no capacity charge assessed for the installation of a 5/8” irrigation meter to serve existing irrigated landscaping that is already being legally served by another City water meter when such installation is done for the purpose of providing separate metering of indoor uses and irrigation. Water use history for the property must show patterns of irrigation watering for at least two years. The property may be subject to a site inspection by City staff to verify the landscaping

is existing and irrigated. Should a customer request an irrigation meter size larger than 5/8", the capacity charge will be calculated at the applicable fee based on the meter size as provided in Section 1, less the applicable fee for a 5/8" meter. All other applicable fees, charges, and costs shall apply.

- H. A reduction in meter size may be approved by the Water Resources Director in accordance with applicable resolutions; however, there shall be no refund of capacity charges upon such reduction.
- I. When a customer voluntarily downsizes a meter, the original meter capacity will be reserved for the service connection for 12 months. If, before 12 months has elapsed from the time of the smaller meter being installed, the customer requests the original meter size to be re-installed at the same service connection, no capacity charge shall apply. If more than 12 months have elapsed, the customer will be charged the difference in capacity charge between the meter size currently installed and the size of the meter to be installed.
- J. In cases where an applicant asserts that the water or wastewater capacity charge imposed under this Resolution exceeds the reasonable cost of providing the service for which the charge is imposed, or does not reasonably reflect the proportionate benefit of existing public facilities using the methods contained herein, an applicant may appeal the determination of the capacity charge to the Water Resources Director:
 - 1. Within 30 days of receipt of the invoice for capacity charges, the applicant shall submit a written notice of appeal to the Water Resources Director. The notice of appeal shall set forth the grounds upon which the appeal is based, a proposed alternate capacity charge calculation, and all relevant issues, facts, information, and analysis necessary to substantiate the appeal. If an applicant fails to request a hearing before the Director prior to 30 days after receipt of the invoice they waive their right to appeal.
 - 2. Within 21 days of receiving the appeal, the Water Resources Director shall provide a written decision.
 - 3. The Water Resources Director shall have the authority to continue the determination on the appeal beyond 21 days in order to request additional information from the applicant, and consider new issues and facts raised by the applicant. The decision of the Water Resources Director is final.
- K. The Water Resources Director is authorized to establish Administrative Guidelines to determine eligibility criteria to pay capacity charges previously established in lieu of capacity charges established herein for development projects that have achieved specific milestones in the development review process.