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PRELIMINARY ENGINEER'S REPORT

FOR THE

COUNTY OF SANTA CRUZ
COUNTY SERVICE AREA NO. 7
(BCWTP & BBWCWTP PROJECT)

Prepared for:

Community Development & Infrastructure County of Santa Cruz
Big Basin Water Company (c/o Receiver)

Prepared by:

Bowman & Williams
Civil Engineers | Land Surveyors

March 5, 2024



COUNTY OF SANTA CRUZ
COUNTY SERVICE AREA NO. 7
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PRELIMINARY ENGINEER'S REPORT

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COUNTY OF SANTA CRUZ
COUNTY SERVICE AREA NO. 7

COUNTY DIRECTORY

Board of Supervisors

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COUNTY OF SANTA CRUZ
COUNTY SERVICE AREA NO. 7

INTRODUCTION

Background Information

On May 21, 1968, the Board of Supervisors (the Board) passed and adopted Resolution number 345-68 to establish Boulder Creek County Service Area No. 7 (CSA 7) to provide operation and maintenance of the Boulder Creek Wastewater Treatment Plant (BCWTP), pursuant to Government Codes 25210. This CSA 7 charges each connected parcel, within the CSA boundary, a fee for sewer service, as an incident of property ownership. BCWTP treats the domestic wastewater from the Boulder Creek Country Club and housing suburbs with an average daily flow of 30,144 gallons per day. These facilities are operated and maintained by the County of Santa Cruz Public Works' Sanitation Division, administered through CSA 7, pursuant to CA Government Code § 61100(b) and the Sanitary District Act of 1923, Division 6. Revenues to operate the treatment facility and associated sewer collection system are collected via annual charges levied on all parcels whose properties are connected to the system.

At the request of the State Water Board and the Big Basin Water Company Wastewater Treatment Plant (BBWCWTP) receivership, the Fallen Leaf neighborhood, which is located within CSA 7 but not currently included in the charge report, needs to have their sanitation service charges incorporated into the CSA 7 annual fee report. These parcels are served by the Big Basin Water Company wastewater plant which was severely damaged by the CZU fire in 2020 and was inoperable until August 17, 2023. In November 2023, the Superior Court of the State of California for the County of Santa Cruz appointed Silver & Wright LLP as the Court's Receiver for the BBWCWTP. The California Regional Water Quality Control Board, Central Coast Region (State) and Silver & Wright have worked closely with County of Santa Cruz to develop a plan for the County to take over maintenance and operation of the BBWCWTP wastewater plant. The Fallen Leaf neighborhood's charges would fund the remaining repairs and annual maintenance of BBWCWTP which was damaged in the CZU fire. The neighborhood is comprised of 32 parcels, as identified on the Assessor's Parcel book 83 page 29. Since these parcels connect to BBWCWTP not BCWTP, they are a distinct zone, within CSA 7, and the Board can form separate zones pursuant to CA Govt Code § 25217-25217.4 (2023). Thus, Zone 1 will include all the CSA 7 parcels on the current charge report, served by BCWTP. Zone 2 will include all 32 Fallen Leaf neighborhood parcels, plus an additional CalFire parcel currently receiving extended services outside the CSA 7 jurisdictional boundary, per CA Government Code §25217.2. Once established, Zone 2 parcels will be added to the CSA 7 annual charge report.

As required by the Constitution Article XIII D, Section 6, this Engineer's Report describes the improvements, operation, and maintenance to be financed through CSA 7 revenue. The report provides an updated budget and the increase attributable to each parcel to cover the increased costs of maintaining and operating BCWTP, which serves the existing CSA 7 parcels, now identified as Zone 1. Secondly, the report provides an estimated budget for the improvement, operation, and maintenance of BBWCWTP in Zone 2, and lists the proposed charges for each parcel within the new zone where sewer service by BBWCWTP is immediately available.

COUNTY OF SANTA CRUZ
COUNTY SERVICE AREA NO. 7

METHOD OF APPORTIONMENT

This report has two components.

Part (1): standard engineer's analysis for a 10% increase to the existing charges levied on CSA 7 parcels.

These parcels will be designated Zone 1 parcels and the increased revenue will continue to fund the operation and maintenance of BCWTP.

Part (2) is the creation of Zone 2, within CSA 7, which includes all 32 parcels that are served by Big Basin Water Company Wastewater Treatment Plant (BBWCWTP). Zone 2 will address the wastewater needs of the residents of the Fallen Leaf neighborhood. This neighborhood is being rebuilt after the CZU fire and needs to reestablish sewer service to BBWCWTP, which was also substantially damaged in the CZU fire. As a result, the Board plans to adopt a Resolution of Intention to begin the process of forming two zones within the County Service Area (CSA) and to collect charges from the Zone 2 parcels to support the operation of BBWCWTP. Zone 2 fees are charged for each parcel where sewer service is immediately available. For parcels that might have a future connection or use, a standby charge is applied. The standby charge must be an benefit assessment and the separate benefit assessment is described within.

A. Fee Analysis

Zone 1

Under section 25215 of the Government Code, whenever the Board of Supervisors determines that the amount of revenue available to a county service area or any of its zones is inadequate to meet the costs of operating and maintaining the services and facilities that the county service area provides, the Board may raise revenues, consistent with the requirements of Article XIII D of the California Constitution. Zone 1 revenue is being increased to meet the operation and maintenance needs for the existing BCWTP.

Zone 2 Standby Charge and Use Fee

Zone 2 revenue is being established pursuant to Government Code 25215.7, which allows the Board to approve collection of a reasonable fee or charge from any person or parcel benefiting from the County's installation and/or operation of a sewer facility, such as the Big Basin Water Company facility. Article XIII D Section 6 of the Constitution defines the procedures for new or increased charges for services administered under CSA management. The Government Code, section 25215.6 allows for standby sewer

charges pursuant to the Uniform Standby Charge Procedures Act (Chapter 12.4 (commencing with Section 54984) of Part 1 of Division 2 of Title 5). However, standby fees charged for service that is not immediately available must be analyzed as an assessment rather than a charge. This is of particular relevance to Zone 2, where half the parcels are in a state of temporary vacancy while the owners rebuild after the destruction from the CZU fire.

Standby Charges under 25215.6: "(a) The board may charge standby charges for water, sewer, or water and sewer services. . . If new, increased, or extended assessments are proposed, the board shall comply with the notice, protest, and hearing procedures in Section 53753."

Implementing Use Fees under 25215.7: "Whenever a person installs . . . facilities for sewer or water service, and the board determines that it is necessary that those facilities be constructed so that they can be used for the benefit of property within a county service area other than the property of the person installing the facilities, and the facilities are dedicated to the public or become the property of the county or the county service area, the board may by contract agree to reimburse that person [including a county] for the cost of the installation of those facilities. This contract may provide that the board may collect a reasonable fee or charge from any person using those facilities for the benefit of property not owned by the person who installed the facilities."

The cost of the ongoing operation and maintenance needs for CSA 7 has been identified in the following analysis. This cost is allocated proportionally to properties within CSA 7, based exclusively on use and connection to the respective sewer facility, per parcel. The method of apportionment for the proportionate allocation of charges herein is the same methodology used in determining the existing charges, for Zone 1 parcels served by BCWTP. The same methodology used for Zone 1 has been applied to the newly formed Zone 2, parcels served by BBWCWTP. The methodology uses equivalent benefit analysis to distribute the charge based on use relative to that of a single-family residence. For example, commercial or public properties have a higher use than single family residence properties. Their charge is thus higher relative to the single-family residence parcels.

Under this Engineer's Report, no charge is imposed on any parcel which exceeds the reasonable cost conferred on that parcel due to its proportional share of the improvement, operation, and maintenance facility cost (see appendix for charge report for Zone 1 and Zone 2).

B. Charge Reports

Zone 1: There are 343 parcels in CSA 7 Zone 1. 39 have their own septic system and thus are exempt from the charge report. 96 parcels have single family residences (SFR), and 88 of those pay fees currently. 8 single family homes and their connections were destroyed in the CZU fire and do not currently pay a fee. 163 parcels contain multifamily residences or condominiums or apartments. 3 parcels have commercial buildings. A summary of fiscal year 2019-2020 charges is included below to demonstrate the existing method of apportionment of fees:

Unit Type	No. of Units	Sewer Service Charge FY 2019/2020
Golf Course Pool	1	\$1,479.15 plus \$6.76 per HCF
Golf Course, Club House	1	\$1,479.15 plus \$6.76 per HCF
Condos	163	\$1,932.81
Golf Course Tennis Court	1	\$1,479.15 plus \$6.76 per HCF
Single Family	98	\$2,143.82

HCF = hundreds cubic feet

From the charges noted above, historically, condos pay 90% of what a single-family residence (SFR) pays. Commercial properties pay a lump sum that is 69% of the SFR, plus a use-based charge to account for the higher discharge rates seen at commercial properties. In this Engineer’s Report, all rates are to receive a uniform 10% increase in their fee, but the method of apportionment is not changing. See the appendix for the 2024-2025 fiscal year charge report and a three-year prediction of rate increases, based on Consumer Price Index (CPI) rates.

Zone 2: The method of apportionment used to charge each parcel in CSA 7 Zone 2 is the equivalent benefit unit (EBU) method. The equivalent benefit unit method is a commonly used approach for levying charges or assessment fees on parcels within a CSA. Under this method, each parcel is assigned an equivalent benefit unit based on sewer discharge relative to that of a parcel that contains a single-family residence (SFR). The total annual cost of operating, maintaining, and servicing the CSA is divided by the sum of all equivalent benefit units to determine the cost per unit. This is similar to the method used in the formation of CSA 7 Zone 1 charges.

There are 32 parcels in CSA 7 Zone 2; the CalFire parcel will be annexed into CSA 7 in the immediate future, resulting in 33 parcels. Two parcels are publicly owned and contain sewer facility infrastructure, and one other parcel is unbuildable. These three parcels are thus exempt from the analysis. There are 29 remaining residential parcels. Two do not have existing sewer laterals. BBWCWTP provided sewage treatment and disposal services to the remaining 27 parcels, prior to the CZU fire, and therefore these 27 parcels are subject to the new Zone 2 connection charges or standby charges.

Unit Type	No. of Units	Proposed Sewer Service Charge FY 2024-2025
Single Family Residence	12	\$3,728.81
Vacant parcels	17	\$932.20
CalFire Fire Station	1	\$0
BBWCWTP Facility	1	\$0
BCWTP Effluent Pump Station	1	\$0

HCF = hundreds cubic feet

In Zone 2, out of the 27 residential parcels, there are 15 parcels that had active sewer connections to BBWCWTP but do not currently utilize those connections due to property damage from the CZU fire. These parcels are assessed a standby charge equivalent to a quarter of that charged for a single family residence. Two parcels have possible future connections to the BBWCWTP facility, although they did not have existing connections prior to the fire. These two parcels are also assessed a standby charge. Lastly, there are two parcels in construction. These permitted but not completed structures are charged a standby charge. Because the sewer connection is not immediately available, this standby charge is considered an assessment under the Constitution XII Section 4 (see below for the separate assessment analysis for these 17 parcels).

There are 12 parcels in the Fallen Leaf neighborhood that have temporary housing or new permanent residences. These parcels are charged the full 1.0 single-family residence fee. The parcel equivalents, based on parcel status, is tabulated below with their respective charges or assessments:

Zone 2 Equivalent Benefit Units FY 24-25		
TYPE	EBU	Fee
Single Family Residence (charge)	1	\$ 3,728.81
Fire Station (charge)	2	\$ 7,457.63
Stand by (assessment)	0.25	\$ 932.20
Unbuildable (exempt)	0	\$ 0

The charge attributable to each parcel assumes all previously built out parcels will eventually rebuild and use the immediately available sewer discharge service. This is the optimal future status for Zone 2. Parcels with single family residences and temporary but occupied structures are the base unit for the equivalent benefit unit methodology. Permitted but in construction parcels and standby parcels are those that could connect in the future or have existing laterals but no current use. These have a benefit unit of 0.25 of a single family. The quarter equivalency acknowledges the vacant status of the parcel but generates revenue to operate and maintain the facility that will serve these parcels should they rebuild in the near future.

Zone 2 Assessment Analysis:

There is no general benefit to the public at large by having the BCWCWTP operate and serve the Fallen Leaf neighborhood. Any benefit derived from the potential connection to the wastewater treatment facility is a special benefit, and as such is assessed only on the parcels served by the facility and which receive the special benefit. Thus, the special benefit conferred on these standby parcels is the reasonable and proportionate cost of maintaining capacity in the sewer system for the parcels should they decide to connect in the future.

The CalFire parcel is currently outside the CSA 7 boundary, but there are plans to annex this parcel, under LAFCO procedures, into the District since it is serviced by BBWCWTP. As such, they have been included in the charge report for Zone 2 but will not have their charge collected until such time as the proper LAFCO process for annexation into the CSA has been completed. Given that the CalFire parcel currently connects to and discharges to BBWCWTP and is a public entity similar to a commercial entity such as those in Zone 1, they have been assessed at double the cost of a single-family residence, pending flow data. Upon the County's receipt of at least one year of flow data showing monthly hundred cubic feet (HCF) of use, the CalFire parcel shall be assessed at the lump sum rate of two times a single-family residence, plus a usage rate times HCF, similar to the methodology utilized in Zone 1 for commercial property.

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COST ESTIMATE

The Act requires that a special fund be set up for the revenues and expenditures of the CSA. Funds raised by the charges shall be used only for the purposes as stated herein. Zone 1: The total operation and maintenance charge revenue for FY 2024-2025 at BCWTP is \$661,630.00. The proposed FY 25-26 budget includes an estimated 5% CPI increase.

	Item Description – Zone 1	Actual FY 23-24	Proposed Budget FY 24-25	Proposed Budget FY 25-26
	Beginning Fund Balance	\$1,173,537	\$312,980	\$118,431
	Revenue			
	<i>CSA Service Charges</i>	\$598,035	\$661,630	\$694,711 *
	Other Revenue- FEMA, grant	\$289,174	\$405,312	
	Total Revenue	\$2,060,746	\$1,379,922	\$813,142
1	Maintenance and Improvement			
	Maintenance and Operation	\$502,076	\$325,000	\$342,000
	Spill Response		\$800	\$900
	Generator Repair		\$575	\$575
	Pump & Motor Replacement		\$8,000	\$20,000
	Engineering		\$5,000	\$5,000
	Sludge Disposal		\$16,000	\$16,000
	Lab Testing		\$9,000	\$9,500
	Cathodic Prot. Charge		\$1,600	\$1,650
	EQ tank replacement		\$811,000	\$220,000
	Subtotal	\$502,076	\$1,176,975	\$ 615,625
2	Admin/Contract Management			
	Interest	\$23,592		
	Insurance	\$1,138,836		
	Utilities	\$43,500	\$44,000	\$48,000
	Admin Fees for collecting charge (1%)	\$5,980	\$6,616	\$7,155
	Permits	\$28,882	\$29,000	\$29,000
	Sanitation Admin/CSA/Public Hearings	\$1,000	\$3,000	\$3,000
	Acct & Audit Fees	\$900	\$1,900	\$1,900
	Subtotal	\$1,245,690	\$84,516	\$89,055
	Total Expenditure	\$1,750,766	\$1,261,491	\$ 704,680
	Ending Fund Balance	\$312,980	\$118,431	\$108,462

Zone 2: The total improvements, operation, and maintenance budget for BBWCWTP is **\$110,000** (the tabulated \$84,400 below, times a contingency percentage to allow for items, conditions, or events for which the occurrence and/or effect are uncertain). The proposed charge revenue for FY 2024-2025 in Zone 2 is **\$68,050**. The tables below show the expected revenue and expenditures that inform the proposed Zone 2 budget.

	Item Description – Zone 2	Proposed Budget FY 24-25	Proposed Budget FY 25-26	Proposed Budget FY 26-27	Proposed Budget FY 27-28
	Beginning Fund Balance	\$0	(\$16,351)	(\$27,426)	(\$14,266)
	Revenue				
	<i>CSA Service Charges – 5% CPI increase</i>	\$68,050	\$77,326*	\$87,359***	\$91,727***
	Total Revenue	\$68,050	\$60,975	\$59,933	\$77,461
1	Maintenance and Improvements				
	Improvements (grates, lights, gate)		\$14,200		
	Blower noise cover	\$1,200			
	Flow meter vault	\$1,500			
	Operator shed	\$3000			
	Smart cover	\$4,500			
	Subtotal	\$10,200	\$14,200		
2	operations and Management				
	Cypress Management Services**	\$5,801	\$5,801	\$5,799	
	Operations (\$5,700/month)	\$68,400	\$68,400	\$68,400	\$68,400
	Subtotal	\$74,201	\$74,201	\$74,199	\$68,400
	Total Expenditure	\$84,401	\$88,401	\$74,199	
	Ending Zone 2 Fund Balance	(\$16,351)	(\$27,426)	(\$14,266)	\$9,061

*Assumes two in-construction projects are completed and that the CalFire parcel is charged under CSA 7. Includes an assumed 5% CPI increase.

** Cypress has provided outstanding invoices for services provided to BBWCWTP prior to the Receivership. This line item represents the repayment of those invoices, on a three-year payment plan.

*** Assumes 75% build out and annual (approximate) 5% CPI increase.

ANNUAL CHARGE INCREASES

Each parcel within Zone 1 shall be assessed an increase in their charges, per Government Code Section 53739 and at a rate established annually by the County based on inflation percentages published in the U.S. Department of Labor Consumer Price Index (CPI) for the San Francisco-Oakland-San Jose Area index.

The table below outlines the 3-year future increases for Zone 1, assuming a CPI of 5% annually.

CSA 7 Zone 1	Count	FY 24-25 Rate	Revenue	FY 25-26 Rate	Revenue	FY 26-27 Rate	Revenue	FY 27-28 Rate	Revenue
SFR	88	\$ 2,747.52	\$241,781.47	\$2,884.89	\$253,870.54	\$3,029.14	\$266,564.07	\$3,180.59	\$279,892.27
CONDO	163	\$ 2,477.10	\$403,767.33	\$2,600.96	\$423,955.70	\$2,731.00	\$445,153.49	\$2,867.55	\$467,411.16
COMM	3	\$ 1,895.67	\$5,687.02	\$1,990.46	\$5,971.37	\$2,089.98	\$6,269.94	\$2,194.48	\$6,583.44
COMM / HCF	1201	\$ 8.65 / HCF	\$10,394.01	\$9.09	\$10,913.71	\$9.54	\$11,459.40	\$10.02	12,032.37
TOTAL	254		\$661,629.83		\$694,711.33		\$729,446.89		\$765,919.24

Zone 2 will be allocated an administrative assessment increase per Government Code Section 53739 and at a rate established annually by the County based on inflation percentages published in the U.S. Department of Labor Consumer Price Index (CPI) for the San Francisco-Oakland-San Jose Area index.

The table below outlines the 3-year future increases for Zone 2, assuming a CPI of 5% annually. Future fiscal year revenue is not shown in the table below because the status of the parcels is changing each year. See the charge report in the appendix for estimated revenues.

CSA 7 Zone 2	Count	FY 24-25 Rate	FY 24-25 Revenue	FY 25-26 Rate	FY 26-27 Rate	FY 27-28 Rate
SFR	12	\$ 3,728.81	\$48,474	\$3,915.25	\$4,111.02	\$4,316.57
Standby	17	\$ 932.20	\$13,050	\$978.81	\$1,027.75	\$1,079.14
Fire Station	1	\$7,457.63	\$7,457.63	\$7,830.51	\$8,222.03	\$8,633.14
TOTAL	30		\$68,050.85			

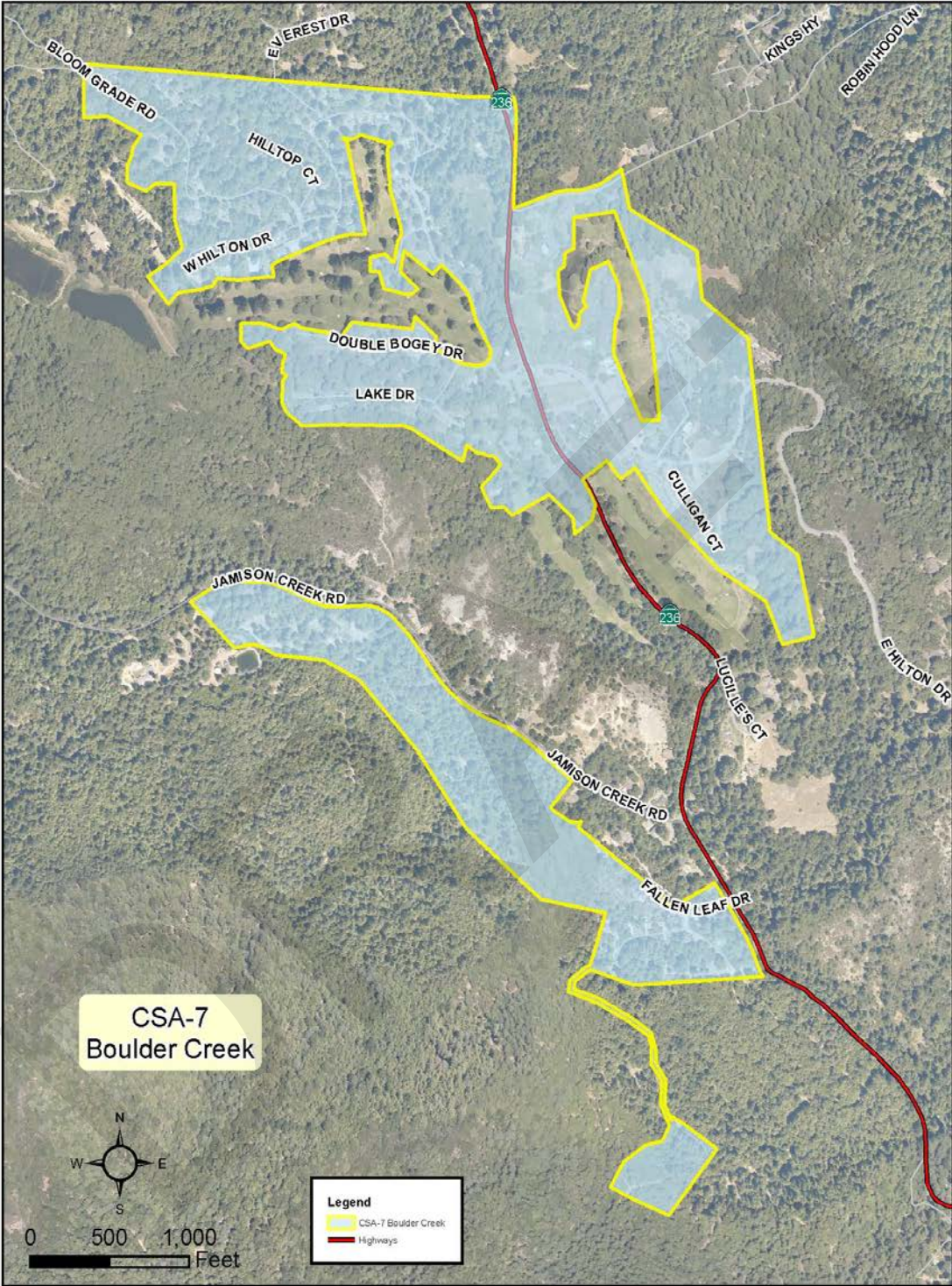
APPENDIX

A - CSA BOUNDARY DIAGRAM

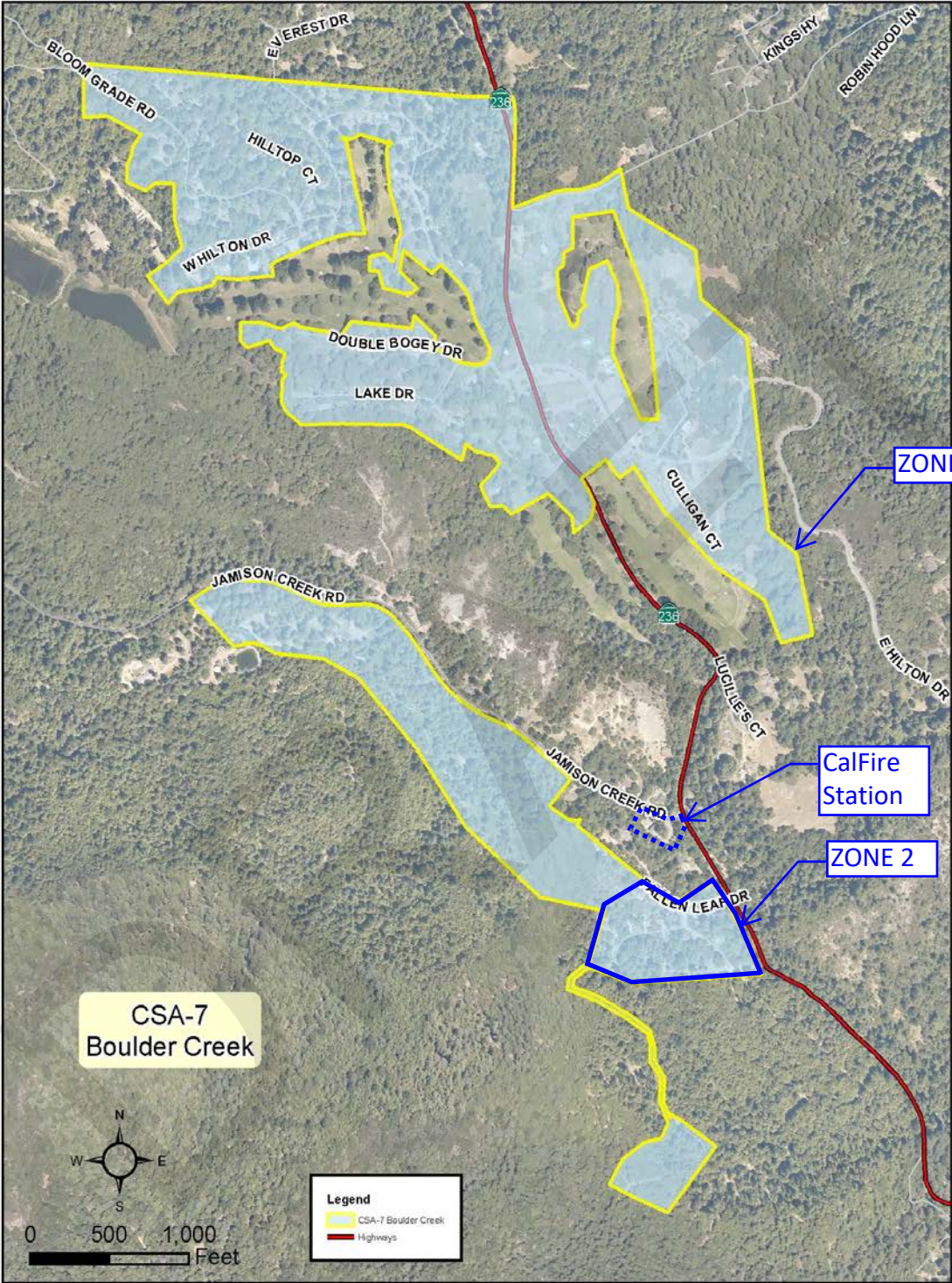
B - CSA ZONE FORMATION MAP

C - CSA CHARGE REPORT ZONE 1

D - CSA CHARGE REPORT ZONE 2



CSA 7 Boulder Creek Map



CSA 7 Zone Formation Map

APN	23-24 Charge	24-25 charge
086-402-06	\$2,251.91	\$2,477.10
086-402-07	\$2,251.91	\$2,477.10
086-402-08	\$2,251.91	\$2,477.10
086-501-01	\$2,251.91	\$2,477.10
086-501-02	\$2,251.91	\$2,477.10
086-501-03	\$2,251.91	\$2,477.10
086-501-04	\$2,251.91	\$2,477.10
086-501-05	\$2,251.91	\$2,477.10
086-501-06	\$2,251.91	\$2,477.10
086-501-07	\$2,251.91	\$2,477.10

APN	23-24 Charge	24-25 charge
086-511-13	\$2,251.91	\$2,477.10
086-511-14	\$2,251.91	\$2,477.10
086-511-15	\$2,251.91	\$2,477.10
086-511-16	\$2,251.91	\$2,477.10
086-511-17	\$2,251.91	\$2,477.10
086-511-18	\$2,251.91	\$2,477.10
086-511-19	\$2,251.91	\$2,477.10
086-511-20	\$2,251.91	\$2,477.10
086-511-21	\$2,251.91	\$2,477.10
086-511-22	\$2,251.91	\$2,477.10

APN	23-24 Charge	24-25 charge
086-581-24	\$2,251.91	\$2,477.10
086-581-25	\$2,251.91	\$2,477.10
086-581-26	\$2,251.91	\$2,477.10
086-581-27	\$2,251.91	\$2,477.10
086-581-28	\$2,251.91	\$2,477.10
086-581-29	\$2,251.91	\$2,477.10
086-581-30	\$2,251.91	\$2,477.10
086-581-31	\$2,251.91	\$2,477.10
086-591-01	\$2,251.91	\$2,477.10
086-591-02	\$2,251.91	\$2,477.10

APN	23-24 Charge	24-25 charge
086-601-05	\$2,251.91	\$2,477.10
086-601-06	\$2,251.91	\$2,477.10
086-601-07	\$2,251.91	\$2,477.10
086-601-08	\$2,251.91	\$2,477.10
086-601-09	\$2,251.91	\$2,477.10
086-601-10	\$2,251.91	\$2,477.10
086-601-11	\$2,251.91	\$2,477.10
086-601-12	\$2,251.91	\$2,477.10
086-601-13	\$2,251.91	\$2,477.10
086-601-16	\$2,251.91	\$2,477.10
086-601-17	\$2,251.91	\$2,477.10
086-601-18	\$2,251.91	\$2,477.10
086-601-19	\$2,251.91	\$2,477.10
086-601-20	\$2,251.91	\$2,477.10
086-601-21	\$2,251.91	\$2,477.10
086-601-22	\$2,251.91	\$2,477.10
086-601-23	\$2,251.91	\$2,477.10

APN	23-24 Charge	24-25 charge	APN	23-24 Charge	24-25 charge	APN	23-24 Charge	24-25 charge	APN	23-24 Charge	24-25 charge
086-311-01	\$2,497.74	\$2,747.52	086-312-11	\$2,497.74	\$2,747.52	086-332-11	\$2,497.74	\$2,747.52	086-411-11	\$2,497.74	\$2,747.52
086-311-02	\$2,497.74	\$2,747.52	086-312-12	\$2,497.74	\$2,747.52	086-332-14	\$2,497.74	\$2,747.52	086-411-13	\$2,497.74	\$2,747.52
086-311-03	\$2,497.74	\$2,747.52	086-312-13	\$2,497.74	\$2,747.52	086-332-15	\$2,497.74	\$2,747.52	086-411-15	\$2,497.74	\$2,747.52
086-311-04	\$2,497.74	\$2,747.52	086-312-14	\$2,497.74	\$2,747.52	086-332-20	\$2,497.74	\$2,747.52	086-411-17	\$2,497.74	\$2,747.52
086-311-07	\$2,497.74	\$2,747.52	086-312-15	\$2,497.74	\$2,747.52	086-341-01	\$0.00	\$0.00	086-411-18	\$2,497.74	\$2,747.52
086-311-13	\$2,497.74	\$2,747.52	086-312-16	\$2,497.74	\$2,747.52	086-341-02	\$2,497.74	\$2,747.52	086-411-21	\$2,497.74	\$2,747.52
086-311-14	\$2,497.74	\$2,747.52	086-312-18	\$2,497.74	\$2,747.52	086-341-03	\$2,497.74	\$2,747.52	086-611-01	\$2,497.74	\$2,747.52
086-311-15	\$2,497.74	\$2,747.52	086-312-19	\$2,497.74	\$2,747.52	086-341-04	\$2,497.74	\$2,747.52	086-611-02	\$2,497.74	\$2,747.52
086-311-16	\$2,497.74	\$2,747.52	086-312-20	\$2,497.74	\$2,747.52	086-341-05	\$2,497.74	\$2,747.52	086-611-03	\$2,497.74	\$2,747.52
086-311-19	\$2,497.74	\$2,747.52	086-323-02	\$2,497.74	\$2,747.52	086-341-06	\$2,497.74	\$2,747.52	086-612-01	\$2,497.74	\$2,747.52
086-311-21	\$2,497.74	\$2,747.52	086-323-03	\$2,497.74	\$2,747.52	086-341-07	\$2,497.74	\$2,747.52	086-612-02	\$0.00	\$0.00
086-311-25	\$2,497.74	\$2,747.52	086-323-04	\$2,497.74	\$2,747.52	086-341-08	\$2,497.74	\$2,747.52	086-612-03	\$2,497.74	\$2,747.52
086-311-26	\$2,497.74	\$2,747.52	086-324-01	\$2,497.74	\$2,747.52	086-341-09	\$2,497.74	\$2,747.52	086-612-04	\$2,497.74	\$2,747.52
086-311-30	\$2,497.74	\$2,747.52	086-324-02	\$2,497.74	\$2,747.52	086-342-02	\$0.00	\$0.00	086-612-05	\$2,497.74	\$2,747.52
086-311-31	\$0.00	\$0.00	086-325-01	\$2,497.74	\$2,747.52	086-342-03	\$0.00	\$0.00	086-612-06	\$2,497.74	\$2,747.52
086-311-39	\$2,497.74	\$2,747.52	086-325-02	\$2,497.74	\$2,747.52	086-342-04	\$0.00	\$0.00			
086-311-41	\$2,497.74	\$2,747.52	086-325-03	\$2,497.74	\$2,747.52	086-342-05	\$0.00	\$0.00			
086-311-42	\$2,497.74	\$2,747.52	086-325-04	\$2,497.74	\$2,747.52	086-342-06	\$2,497.74	\$2,747.52			
086-311-43	\$2,497.74	\$2,747.52	086-325-05	\$2,497.74	\$2,747.52	086-342-08	\$2,497.74	\$2,747.52			
086-311-44	\$2,497.74	\$2,747.52	086-331-01	\$2,497.74	\$2,747.52	086-342-11	\$2,497.74	\$2,747.52			
086-312-01	\$2,497.74	\$2,747.52	086-331-02	\$2,497.74	\$2,747.52	086-342-13	\$2,497.74	\$2,747.52			
086-312-02	\$2,497.74	\$2,747.52	086-331-03	\$2,497.74	\$2,747.52	086-342-15	\$2,497.74	\$2,747.52			
086-312-03	\$2,497.74	\$2,747.52	086-331-04	\$2,497.74	\$2,747.52	086-342-16	\$2,497.74	\$2,747.52			
086-312-04	\$2,497.74	\$2,747.52	086-331-05	\$2,497.74	\$2,747.52	086-343-02	\$2,497.74	\$2,747.52			
086-312-08	\$2,497.74	\$2,747.52	086-332-06	\$2,497.74	\$2,747.52	086-411-05	\$0.00	\$0.00			
086-312-09	\$2,497.74	\$2,747.52	086-332-09	\$2,497.74	\$2,747.52	086-411-08	\$2,497.74	\$2,747.52			
086-312-10	\$2,497.74	\$2,747.52	086-332-10	\$2,497.74	\$2,747.52	086-411-09	\$2,497.74	\$2,747.52			

ZONE 2 CHARGE REPORT

Parcel	Address	Future EBU	Total Charge*	FY24-25 EBU	FY 24-25 **	FY25-26 EBU	FY 25-26	Future EBU	FY 26-27	FY 27-28
083-273-01	16115 Jamison Creek	2.00	\$ 7,458	2.00	\$ 7,457.63	2.00	\$ 7,830.51	2.00	\$ 8,222.03	\$ 8,633.14
083-293-07	125 Fallen Leaf	1.00	\$ 3,729	1.00	\$ 3,728.81	1.00	\$ 3,915.25	1.00	\$ 4,111.02	\$ 4,316.57
083-291-05	185 Cypress Tree	1.00	\$ 3,729	1.00	\$ 3,728.81	1.00	\$ 3,915.25	1.00	\$ 4,111.02	\$ 4,316.57
083-291-01	112 Cypress Tree	1.00	\$ 3,729	1.00	\$ 3,728.81	1.00	\$ 3,915.25	1.00	\$ 4,111.02	\$ 4,316.57
083-291-07	195 Fern Rock	1.00	\$ 3,729	1.00	\$ 3,728.81	1.00	\$ 3,915.25	1.00	\$ 4,111.02	\$ 4,316.57
083-291-10	255 Fern Rock	1.00	\$ 3,729	1.00	\$ 3,728.81	1.00	\$ 3,915.25	1.00	\$ 4,111.02	\$ 4,316.57
083-291-11	285 Fern Rock	1.00	\$ 3,729	1.00	\$ 3,728.81	1.00	\$ 3,915.25	1.00	\$ 4,111.02	\$ 4,316.57
083-291-13	270 Fern Rock	1.00	\$ 3,729	1.00	\$ 3,728.81	1.00	\$ 3,915.25	1.00	\$ 4,111.02	\$ 4,316.57
083-291-14	260 Fern Rock	1.00	\$ 3,729	1.00	\$ 3,728.81	1.00	\$ 3,915.25	1.00	\$ 4,111.02	\$ 4,316.57
083-291-15	250 Fern Rock	1.00	\$ 3,729	1.00	\$ 3,728.81	1.00	\$ 3,915.25	1.00	\$ 4,111.02	\$ 4,316.57
083-291-16	240 Fern Rock	1.00	\$ 3,729	1.00	\$ 3,728.81	1.00	\$ 3,915.25	1.00	\$ 4,111.02	\$ 4,316.57
083-291-17	230 Fern Rock	1.00	\$ 3,729	1.00	\$ 3,728.81	1.00	\$ 3,915.25	1.00	\$ 4,111.02	\$ 4,316.57
083-291-18	210 Fern Rock	1.00	\$ 3,729	1.00	\$ 3,728.81	1.00	\$ 3,915.25	1.00	\$ 4,111.02	\$ 4,316.57
083-291-04	146 Cypress Tree	1.00	\$ 3,729	0.25	\$ 932.20	1.00	\$ 3,915.25	1.00	\$ 4,111.02	\$ 4,316.57
083-291-06	175 Fern Rock	1.00	\$ 3,729	0.25	\$ 932.20	1.00	\$ 3,915.25	1.00	\$ 4,111.02	\$ 4,316.57
083-291-02	122 Cypress Tree	1.00	\$ 3,729	0.25	\$ 932.20	0.25	\$ 978.81	1.00	\$ 4,111.02	\$ 4,316.57
083-291-20	190 Fern Rock	1.00	\$ 3,729	0.25	\$ 932.20	0.25	\$ 978.81	1.00	\$ 4,111.02	\$ 4,316.57
083-291-09	235 Fern Rock	1.00	\$ 3,729	0.25	\$ 932.20	0.25	\$ 978.81	0.25	\$ 1,027.75	\$ 1,079.14
083-292-03	100 Fallen Leaf	1.00	\$ 3,729	0.25	\$ 932.20	0.25	\$ 978.81	0.25	\$ 1,027.75	\$ 1,079.14
083-293-02	115 Fallen Leaf	1.00	\$ 3,729	0.25	\$ 932.20	0.25	\$ 978.81	0.25	\$ 1,027.75	\$ 1,079.14
083-293-06	100 Fern Rock	1.00	\$ 3,729	0.25	\$ 932.20	0.25	\$ 978.81	0.25	\$ 1,027.75	\$ 1,079.14
083-293-09	110 Fern Rock	1.00	\$ 3,729	0.25	\$ 932.20	0.25	\$ 978.81	0.25	\$ 1,027.75	\$ 1,079.14
083-293-03	140 Fern Rock	1.00	\$ 3,729	0.25	\$ 932.20	0.25	\$ 978.81	0.25	\$ 1,027.75	\$ 1,079.14
083-293-08	135 Fallen Leaf	1.00	\$ 3,729	0.25	\$ 932.20	0.25	\$ 978.81	0.25	\$ 1,027.75	\$ 1,079.14
083-292-01	150 Fallen Leaf	1.00	\$ 3,729	0.25	\$ 932.20	0.25	\$ 978.81	0.25	\$ 1,027.75	\$ 1,079.14
083-291-03	134 Cypress Tree	1.00	\$ 3,729	0.25	\$ 932.20	0.25	\$ 978.81	0.25	\$ 1,027.75	\$ 1,079.14
083-291-08	225 Fern Rock	1.00	\$ 3,729	0.25	\$ 932.20	0.25	\$ 978.81	0.25	\$ 1,027.75	\$ 1,079.14
083-291-19	211 Fallen Leaf	1.00	\$ 3,729	0.25	\$ 932.20	0.25	\$ 978.81	0.25	\$ 1,027.75	\$ 1,079.14
083-293-04		0.25	\$ 932	0.25	\$ 932.20	0.25	\$ 978.81	0.25	\$ 1,027.75	\$ 1,079.14
083-292-02		0.25	\$ 932	0.25	\$ 932.20	0.25	\$ 978.81	0.25	\$ 1,027.75	\$ 1,079.14
083-291-12	280 Fern Rock	0.00	\$ -	0.00	\$ -	0.00	\$ -	0.00	\$ -	\$ -
083-293-01	WWTP	0.00	\$ -	0.00	\$ -	0.00	\$ -	0.00	\$ -	\$ -
083-293-10	Pump station	0.00	\$ -	0.00	\$ -	0.00	\$ -	0.00	\$ -	\$ -
		29.50	\$ 110,000	18.25	\$ 68,050.85	19.75	\$ 77,326.27	21.25	\$ 87,359.11	\$ 91,727.07

*fee assuming all parcels rebuilt;based FY 24-25 budget

**fee based on current rebuilt status

w/ estimated 5% CPI increase

w/ estimated 5% CPI increase

w/ estimated 5% CPI increase

TYPE EQUIVALENT UNIT (EBU)
 SFR 1
 SFR+ADU 1.5 (reserved)
 standby 0.25
 unbuildable 0

receive a ballot