

***IRVINE RANCH WATER DISTRICT  
SCHEDULE OF RATES AND CHARGES  
FY 2019-20 AND FY 2020-21***



**Irvine Ranch**  
**WATER DISTRICT**

***Adopted  
June 24, 2019***



***IRVINE RANCH WATER DISTRICT  
SCHEDULE OF RATES AND CHARGES  
FY 2019-20***



**Irvine Ranch**  
**WATER DISTRICT**

***Effective  
August 1, 2019***

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## Section 1: Water System

### Monthly Water Service Charge

Customer Description			
Residential detached, Condo attached/detached and apartments <sup>1</sup>		See chart (a)	
Residential apartments and condominiums (master metered) <sup>1</sup>		See chart (a)	
Commercial, Industrial, Public Authority and Landscape		See chart (a)	
Landscape recycled		See chart (a)	
Temporary construction meters		See chart (b)	

Meter Size	Flow Range In GPM <sup>2</sup>	Chart (a)	Chart (b)
5/8" by 3/4" Disc	1/2-20	\$10.35	\$81.90
3/4" Disc	3/4-30	\$15.55	
1" Disc	3-50	\$25.90	\$116.05
1 1/2" Disc	2-100	\$51.75	\$117.20
2" Disc	2.5-160	\$82.80	\$146.40
2" Turbo	1-250	\$108.70	\$170.85
3" Turbo	2.5-650	\$248.40	\$310.00
4" Turbo	2-1250	\$517.50	\$560.60
6" Turbo	2.5-2500	\$1,035.05	\$1,083.80
8" Turbo	4-4700	\$1,811.35	\$1,869.45
10" Turbo	5-7000	\$2,173.60	\$2,240.55
2" Magnetic Meter	161-280	\$160.95	\$212.70
4" Magnetic Meter	751-1000	\$643.30	\$696.80
6" Magnetic Meter	1601-2000	\$1,447.50	\$1,515.70
8" Magnetic Meter	2001-3500	\$2,574.15	\$2,656.70
6" Propeller	1001-1450	\$698.65	
8" Propeller	1451-1600	\$931.55	
10" Propeller	1601-2000	\$1,242.05	
12" or 14" Propeller	2001-3500	\$1,746.65	
16", 18", or 20" Propeller	3501-5500	\$2,949.90	
4" Omni F2*	0.75-1000	\$643.30	
6" Omni F2*	1.5-2000	\$1,447.50	
8" Omni F2*	2.5-3500	\$2,574.15	
10" Omni F2*	3.5-5500	\$2,949.90	

\*Fire Line Meters Only

<sup>1</sup> Potable residential and landscape customers that have 12 calendar months of billing history and stay within the low volume tier for 9 of those 12 months will receive a \$2.00 leaseback credit on the water service charge.

<sup>2</sup> GPM is Gallons per Minute.

**Service Charges – Private Fire Protection Service**

**1. Service-line charge**

Service	Monthly Charge
Firelines	\$13.60/per diameter inch

**2. Fire hydrant charge**

The monthly charge for private fire hydrant service is \$23.70 per hydrant. This charge includes water used for fire extinguishing purposes.

**3. Fire flow testing**

The District will charge \$300.00 to administer any fire flow tests.

**Commodity Charges: Potable Water System**

Irvine Ranch Water District (IRWD) establishes a water budget for each customer. The rates billed are based on use as a percentage of budget. Water budgets are based on an assumed number of residents, landscape square footage and actual daily weather and evapotranspiration (ET) data for each of three microclimates within the District. Customers may apply for budget variances for larger than normal landscaped areas, more people living in the home or special medical needs. Rates are based on usage per hundred cubic feet (ccf). The budget process is described in detail in Budgets and Variances on page 10 and residential customers can apply for a variance at <https://www.irwd.com/services/request-a-water-variance>.

**1. Residential detached dwelling units**

Tier	Rate/ccf	Percent of Budget
Low Volume	\$1.47	0-40
Base Rate	\$2.00	41-100
Inefficient	\$4.86	101-140
Wasteful	\$13.63	141+

**2. Residential condo attached/detached dwelling units**

Tier	Rate/ccf	Percent of Budget
Low Volume	\$1.47	0-40
Base Rate	\$2.00	41-100
Inefficient	\$4.86	101-140
Wasteful	\$13.63	141+

**3. Apartments**

(Base budget x number of dwelling units)

Tier	Rate/ccf	Percent of Budget
Low Volume	\$1.47	0-50
Base Rate	\$2.00	51-100
Inefficient	\$4.86	101-120
Wasteful	\$13.63	121+

**4. Commercial, industrial, public authority and non-residential mixed usage**

Tier	Rate/ccf	Percent of Budget
Base Rate	\$2.00	0-100
Wasteful	\$13.63	101+



**5. Landscape irrigation**

<b>Tier</b>	<b>Rate/ccf</b>	<b>Percent of Budget</b>
Low Volume	\$1.47	0-40
Base Rate	\$2.00	41-100
Inefficient	\$4.86	101-160
Wasteful	\$13.63	161+

**6. Agricultural irrigation**

Water supplied under this section shall be used only for the growing or raising, in conformity with recognized practices of husbandry, for the purposes of commerce, trade, or industry, of agricultural, or floricultural products, and produced (1) for human consumption or for the market, or (2) for the feeding of fowl or livestock produced for human consumption or for the market, such products to be grown or raised on parcels of land having an area of not less than five acres utilized exclusively for that purpose.

<b>Type</b>	<b>Rate/ccf</b>	<b>Per Acre Foot</b>
Potable Agriculture	\$2.77	\$1,206.61

**Commodity Charges: Untreated Water**

**1. Agricultural irrigation**

Type	Rate/ccf	Per Acre Foot
Non-potable Agriculture	\$1.70	\$740.52

**2. Non-potable water used for lake filler**

Tier	Rate/ccf	Percent of Budget
Low Volume	\$1.19	0-40
Base Rate	\$1.57	41-100
Inefficient	\$3.15	101-140
Wasteful	\$6.62	141+

**3. Santiago Aqueduct Commission (SAC) water**

Type	Rate/ccf	Per Acre Foot
Agricultural	\$1.80	\$784.08
Non-Agricultural	\$1.70	\$740.52

**4. Landscape irrigation**

Tier	Rate/ccf	Percent of Budget
Low Volume	\$1.19	0-40
Base Rate	\$1.57	41-100
Inefficient	\$3.15	101-140
Wasteful	\$6.62	141+

**Commodity Charges: Recycled Water System**

**1. Landscape irrigation**

<b>Tier</b>	<b>Rate/ccf</b>	<b>Percent of Budget</b>
Low Volume	\$1.19	0-40
Base Rate	\$1.57	41-100
Inefficient	\$3.15	101-140
Wasteful	\$6.62	141+

**2. Landscape irrigation recycled loan customers**

<b>Tier</b>	<b>Rate/ccf</b>	<b>Percent of Budget</b>
Low Volume	\$1.47	0-40
Base Rate	\$2.00	41-100
Inefficient	\$4.86	101-140
Wasteful	\$13.63	141+

**3. Agricultural irrigation**

<b>Type</b>	<b>Rate/ccf</b>	<b>Per Acre Foot</b>
Recycled	\$1.64	\$714.38

**4. Commercial and industrial**

<b>Tier</b>	<b>Rate/ccf</b>	<b>Percent of Budget</b>
Base Rate	\$1.19	0-100
Wasteful	\$6.62	101+

**5. Commercial and industrial loan customers**

<b>Tier</b>	<b>Rate/ccf</b>	<b>Percent of Budget</b>
Base Rate	\$2.00	0-100
Wasteful	\$13.63	101+

## Budgets and Variances

### 1. Base budgets for commodity charges

Monthly budget includes a fixed component for indoor usage and a variable component based on evapotranspiration (ET) rate for landscape irrigation.

Account Type	Base Budget Number of Residents	Landscape Area (LA)	Base Budget Indoor	Base Budget Outdoor ET x LA x PF	Total Budget
Residential Detached	4	1300 sq. ft (0.03 acres)	# Residents x 50 gpd (IU)	ET x LA x 0.75	(Indoor x # days in bill service period) + Outdoor
Residential Condo Attached/ Detached*	3	435 sq. ft (0.01 acres)	# Residents x 50 gpd gpd (IU)	ET x LA x 0.75	(Indoor x # days in bill service period) + Outdoor
Apartments*	2	N/A	# Residents x 50 gpd gpd (IU)		Indoor x # days in bill service period
Potable Irrigation		Site specific based on irrigated acreage	N/A	ET x LA x 0.75	Outdoor based on bill service period
Recycled Irrigation		Site specific based on irrigated acreage	N/A	ET x LA x 0.87	Outdoor based on bill service period
Commercial, Industrial, Institutional			Site specific, based on productivity, employees, water use efficiency practices etc.	Site specific, based on irrigation needs	Site specific, adjusted for # days in bill service period

\*For master-metered apartments and condominiums, the base budget is multiplied by the number of dwelling units.

CCF = 100 cubic feet. 1 CCF = 1 billing unit = 748 gallons

ET = reference evapotranspiration – from IRWD weather stations located in coastal, central or foothill zones for cool season turf

GPD = gallons per day

IU = Internal Use – assumes 50 GPD per person

LA = irrigated landscape acres

PF = plant factor. Adjusts ET based on plant needs relative to cool season turf and irrigation system efficiency requirements. The plant factor for potable irrigation is 0.75. For recycled water the plant factor is 0.87.

### 2. Budget variances

Variances are available for larger than normal landscaped areas, more people living in the home or special medical needs. Applications for variances may be obtained from the District website

<https://www.irwd.com/services/request-a-water-variance> or from Customer Service at (949) 453-5300. See IRWD Rules and Regulations, Section 12.6 for variance procedure.

### 3. Grounds for variance

Applicants must provide proof acceptable to the District to support any variance request.

- a. **Number of people residing in a residential dwelling unit**  
Each additional person increases the budget by 1.6 ccf/month which is IU x 0.8.
- b. **Landscape**  
Increased budgets shall be given for residential lot size beyond the standard base budget lot size. Applicants must provide acceptable documentation to the District of the actual irrigated landscape area served.
- c. **Medical needs**
  - Approval is contingent upon medical documentation.
  - Increased budget will be determined on a case by case basis and based on the type of medical need.
- d. **Licensed care facilities (in a residential dwelling unit)**
  - A current license from appropriate regulatory agency will be required.
  - A licensed 24-hour care facility will be provided budget increases based on the IU x 0.8 for each additional resident.
  - A licensed day care facility (not 24-hour) will be provided budget increases based on the IU x 0.5 for each additional person.
  - Additional budget for medical reasons will be determined on a case by case basis.
- e. **Fire control zones**
  - Adjustments to budgets will be determined by the District based upon relevant factors such as area, slope, planting material, etc.
- f. **Commercial/industrial/public authority**
  - Adjustments to the base budget will be determined on a case by case basis. Relevant factors will include expansion of productive capacity, existing conservation practices that can be shown to have reduced water usage, severe economic hardship, etc.
- g. **New account establishment variance**
  - Landscape accounts – billed at the base rate for the first six months and, beginning in the seventh month, the budget will be based on irrigated acres.
  - Commercial and industrial accounts – billed at the base rate on usage for the first six months and, beginning in the seventh month, the monthly budget will be based on unique business and site demands as determined by the District.

### 4. Limitations

- a. An approved variance will become effective on the date the request for variance is approved by the District, but must be submitted within thirty (30) days of receipt of the bill.
- b. Approvals are valid for a period specified by the District (one year or less), and must be resubmitted on or before the expiration date to remain in effect.

### 5. Effect of increased budgets

- a. **Residential**  
Approved variances will extend each tier of the residential structure by a percentage.
- b. **Non-residential**  
Approved variances will extend each tier of the non-residential structure by a given percentage (or other method) determined on a case by case basis.

**Pumping Surcharges**

A surcharge will be added to the commodity rate of those users who reside at higher elevations and cause the District to incur additional pumping costs to supply their water. The surcharge is based upon prevailing energy costs.

**1. Potable water pumping surcharges**

<b>Zone Name</b>	<b>Surcharge/ccf</b>
Zone 1	\$0.25
Zone 2	\$0.38
Zone 3	\$0.68

**2. Recycled water pumping surcharges**

<b>Zone Name</b>	<b>Surcharge/ccf</b>
Zone 1	\$0.13
Zone 2	\$0.23
Zone 3	\$0.43

**Temporary Water Service Connection**

**1. Monthly service charge**

See Chart b on page 4.

**2. Commodity charge**

Wherever feasible, recycled water shall be used for temporary construction uses. The Commodity Charge shall be as follows:

Potable	\$3.45 /ccf
Recycled	\$1.75 /ccf

**3. Meter deposit**

A deposit equal to the replacement cost of the construction meter shall be collected at the time of service application. The deposit will be applied to the closing bill and any remaining amount refunded to the customer. Lost meters will result in forfeiture of deposit.

Size	Cost
1", 1-1/2", 2" Disc	\$ 1,000.00
3" Turbo T2 & H2	1,900.00
4" Turbo	2,600.00
6" Turbo	4,680.00
8" Turbo	7,930.00
10" Turbo	11,750.00

**4. Materials for repairing damaged construction meters**

Item	Cost
Meter	Cost by size is shown in section 3 above
Swivel Hose Coupling-Female	\$ 240.00
Register With AMR & Pulse Wire	275.00
Swivel Adapter	158.00
Fire Hose Adapter 3" MIP x 2-1/2"MFH	42.00
Lock	15.00
H2 Hydrant Meter Handle	22.00
Fire Hydrant Meter Lock - LRG	122.00
Rotor and Shaft Assembly (3")	721.00
Barrel Lock	30.00
Male Fitting	95.00
Hydrant Collar	100.00
Rotor Cap	27.00
Collar (with barrel lock)	106.00
Labor & Overhead	120.00

**5. High-lines for redevelopment**

A high-line is a temporary service connection installed by the District to an existing customer during system upgrades or repairs to the District's system. Whenever feasible, high-lines will be metered and the customers will be billed at their regular rate. The District will determine whether a high-line should be metered.

If a high-line is unmetered, the customer will be charged using a reasonable average daily consumption based on prior consumption or based on other reasonable calculations in the absence of historical data.

## **New Account Fees and Security Deposits for Water Service**

This section is applicable to all requests for new or transferred service.

### **1. Service establishment fee**

A fee of \$25.00 shall be collected to establish a new account for water and sewer service, or to transfer an existing account to a new location.

### **2. Residential service deposit**

For residential customers, a deposit of \$50.00 may be required until a one year payment history is established.

### **3. Non-residential service deposit**

For non-residential customers, a deposit of \$100.00 is required until a one year payment history is established.



## **Other Water System Charges**

### **1. Delinquency charges**

All bills and charges for water, sewer and recycled water service shall be due and payable upon presentation and shall become delinquent twenty-five (25) calendar days thereafter. If payment is not made within twenty-five (25) calendar days after presentation, a late charge will be levied upon the unpaid balance as follows:

For residential and non-residential accounts with an unpaid balance of \$10 or more, a one-time charge of 10% of the unpaid balance plus 1.5% interest will be assessed, and each month thereafter the unpaid balance will be subject to an interest charge of 1.5%.

### **2. Non-sufficient funds checks**

A \$20.00 service fee will be charged for each check returned from the bank for non-sufficient funds.

### **3. Service restoration charges**

When service is discontinued because of delinquency in payment of a water, sewer, or recycled water bill, the service shall not be restored until all delinquent charges, late charges and interest charges, and a trip charge as specified below, have been paid.

#### **a. Trip charge during normal working hours**

The trip charge applicable for work requested to be performed during normal working hours of the District will be \$70.00. Certain exceptions may apply beginning February 1, 2020.

#### **b. Trip charge after normal working hours**

The trip charge applicable for work requested to be performed after normal working hours of the District will be \$95.00.

### **4. Tampering**

If any person tampers with a District meter or District side angle stop and damages it, the customer shall pay the District for the cost of repairs, including but not limited to: parts, labor and equipment. In addition, the customer will be liable for any charges imposed under the District's Rules and Regulations.

### **5. Non-compliance charges for illegal connections**

The District may impose charges in accordance with Section 14 of the District's Rules and Regulations.

**Section 2: Sewer System**

**Monthly Sewer Service Charge**

**1. Residential**

(a) Single Family and Multi-family Dwelling Units <u>AVERAGE MONTHLY WATER USE</u> <sup>1, 2, 3, 4</sup>	<u>SEWAGE SERVICE CHARGE PER MONTH</u>
Over 1000 cubic feet ( > 10.0 ccf)	• 100% rate = \$ 26.10 per unit
501-1000 cubic feet ( 5.01-10.0 ccf)	• 90% rate = \$ 23.50 per unit
0-500 cubic feet ( 0.0-5.0 ccf)	• 75% rate = \$ 19.55 per unit
<p>(1) Monthly sewage service charge based upon average of the actual lowest three water meter readings during the twelve month period ending December 31. Charges are based on a 30 day billing period.</p> <p>(2) To qualify for the reduced rates, a customer must have usage history for a full calendar year.</p> <p>(3) No credit will be granted for vacancies resulting from the normal turnover of occupants in an existing multiple dwelling unit. The price structure contained herein includes considerations of average vacancy rates.</p> <p>(4) A newly constructed multiple dwelling unit may be billed at the non-residential metered rate, with appropriate allowance for landscape irrigation, until the structure is released for occupancy.</p>	
<u>SEWAGE SERVICE CHARGE PER MONTH</u>	
(b) Collection Service Charge (assumes 10.0 ccf)	\$ 8.50 per unit
(c) Treatment Service Charge (assumes 10.0 ccf)	\$ 15.00 per unit

**2. Non-Residential (Commercial, Industrial, and Institutional)**

<p>Quantity charges are based on the assumption that 90% of non-residential water consumption returns to the sewer. Because of landscape irrigation or consumptive usage, some non-residential users may discharge substantially less of their metered water into the sewer system. Those users may, upon request to the District, be permitted to have the amount of water being discharged into the sewer determined by means acceptable to the District. Upon request by the user and at the sole discretion of the District, an alternate service charge may be applied.</p>			
<p>To qualify for the sewage service charge only, a customer usage history cannot be greater than 120 ccf in a full calendar year based on actual meter readings. Usage exceeding 10.0 ccf per month will pay a quantity charge. During construction, prior to occupancy, these rates are applicable.</p>	<p style="text-align: center;"><u>SEWAGE SERVICE /QUANTITY/COMMODITY CHARGE PER MONTH</u></p>		
Sewage service charge	\$ 26.10		
Quantity charge beyond 10.0 ccf	\$ 2.78 /ccf		
Industrial Waste Charge if applicable	\$ 0.136 /ccf		
<table style="border: none;"> <tr> <td style="font-size: 2em; vertical-align: middle;">}</td> <td style="vertical-align: middle;">\$2.916/ccf</td> </tr> </table>		}	\$2.916/ccf
}	\$2.916/ccf		

## Other Sewer System Charges

This section shall be applicable to non-residential customers who discharge extra-strength sewage into the sewage collection system, or discharge or have the potential to discharge constituents subject to federal or state standards and local discharge limitations.

### 1. Alternative service charges

At the sole discretion of the District, users may request the application of an alternative service charge for use. The alternative service charge shall be based on measured quantity and quality of water being discharged to the sewer from the user's facility by a means acceptable to the District. The alternative service charge for use shall be computed by the following formula:

$$\text{Charge for use} = VR_v + BR_b + SR_s$$

Where V = Total volume of flow in hundred cubic feet.

B = Total discharge of biochemical oxygen demand (BOD) in pounds.

S = Total discharge of suspended solids (SS) in pounds

R<sub>v</sub> = \$ 1.590 per hundred cubic feet

R<sub>b</sub> = \$ 0.443 per pound of BOD

R<sub>s</sub> = \$ 0.386 per pound of SS

### 2. Charges for noncompliance with permit conditions

#### a. Minor violation

Condition where the limitation is less than the violation and the violation is less than the technical review criterion.

Fee per violation - \$350

#### b. Significant noncompliance or significant violation

Condition where the violation is greater than the technical review criterion or qualifies under the definition of significant noncompliance.

Fee per violation - \$550

#### c. Batch dump or slug load

Fee per violation - \$550

#### d. Probation orders

Enforcement Compliance Schedule Agreements and subsequent two year probation, and Regulatory Compliance Schedule Agreements.

Fee per violation - \$550

#### e. Appeals to the Board of Directors

Appeal fee - \$500

**3. Fats, oils, and grease (FOG) control programs fees**

All terms and requirements for the Fats, Oils, and Grease (FOG) Control Program can be found in Section 7.13 of the District's Rules and Regulations for Water, Sewer, Recycled Water, and Natural Treatment System Service.

a. FOG wastewater discharge permit fees (pursuant to Rules and Regs 7.13.6(4))  
 Food service establishments (FSE), and those FSE that are issued a conditional waiver (CW) by the District, shall pay the following FOG wastewater discharge permit fees which do not exceed the amount determined in Table 2-29 of the 2018 Fats, Oils, & Grease Fees Study:

FSE Monthly Permit Fee:	\$7.89 per month
CW Monthly Permit Fee:	\$3.51 per month

b. These charges shall be incorporated in the monthly sewage service charges.

c. Special services/fees

1) FOG plan check fees

The following FOG plan check fees must be paid at the time FOG plans are submitted.

Food Service Establishments (FSE) and Conditional Waivers (CW)

Initial Plan Check	\$350.12
Permit Issuance and Initial Inspection	255.00
	<u>Total = \$605.12</u>

Limited Food Prep (LFP)

Initial Plan Check	\$350.12
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For FSE, CW or LFP, all initial plan checks include the initial plan check and up to one revision. If more than one revision is required, the FSE, CW or LFP will be required to pay additional plan check fees in the amount of \$301.92. This subsequent plan check fee includes up to two (2) more revisions.

2) Compliance follow-up inspection fee

If during an inspection the FSE is deemed to be out of compliance with the FOG Control Program and a compliance follow-up inspection is required, the FSE shall be required to pay \$115.00 for the compliance follow-up inspection.

3) Enforcement fees

If an FSE is deemed to be out of compliance and a Notice of Violation is issued by the District to the FSE, the FSE will be charged an enforcement fee in the amount of \$1,203.79 per incident.

4) Special study fee

This fee is for the District to review special studies at the request of the FSE, such as a performance study of bio-additives to a grease interceptor. The special study fee in the amount of \$610.02 will be required at the time of request by the FSE to the District.

5) FOG-related private lateral sewage discharge response fee

If District staff responds to a private lateral sewage discharge (PLSD) that after investigation by District staff is found to be FOG-related, the following fees shall be charged to the FSE, CW or LFP:

PLSD Response Fees During Working Hours

First Response Hour -	\$932.57
Each Additional Response Hour -	\$484.72 per hour

PLSD Response Fees After Working Hours

First Response Hour -	\$1,160.62
Each Additional Response Hour -	\$712.77 per hour

**4. Special purpose discharger service charges**

Special purpose discharge service fees applies to customers who have been required by the District to obtain a special purpose discharge permit issued jointly by the District and Orange County Sanitation District (OCSD). Sewage service charges will be based on reported and verified monthly flow to sewer.

Flow Service Charge: up to \$1,489.42 per Million Gallons

**5. Discharge limits**

Discharge limits are included in Exhibit C of the Rules and Regulations.

**Section 3: Developer Services**

**Water Connection Fees**

**1. Residential**

	Improvement District	0-5.8 DUs/acre	5.9-10.8 DUs/acre	10.9-25.8 DUs/acre	25.9+ DUs/acre
Connection Fees Per Dwelling Unit	111*	\$4,027	\$3,551	\$3,010	\$2,541
	112	\$1,386	\$1,386	\$1,386	\$1,386
	112a (tax exempt)	\$2,551	\$2,551	\$2,551	\$2,551
	113	\$3,138	\$3,138	\$3,138	\$3,138
Development shall be gross acres excluding private parks.	125	\$2,873	\$2,873	\$2,873	\$2,873
	153	\$1,486	\$1,486	\$1,486	\$1,486
	153 PA 30	\$3,943	\$3,943	\$3,943	\$3,943
	185	\$1,800	\$1,800	\$1,800	\$1,800
	188	\$1,619	\$1,619	\$1,619	\$1,619
	*All others				

**2. Commercial, industrial and public authority**

	Improvement District	Commercial	Industrial	Public Authority
Connection Fees Per Gross Acre	111*	\$22,345	\$34,033	\$22,345
	112	\$9,009	\$9,009	\$9,009
	112a (tax exempt)	\$16,577	\$16,577	\$16,577
	113	\$22,926	\$0	\$22,926
	125	\$14,249	\$20,227	\$14,249
	153	\$7,806	\$11,079	\$7,806
	PA 30	\$19,563	\$27,770	\$19,563
	185	\$8,411	\$8,411	\$8,411
	188	\$6,392	\$6,392	\$6,392
	*All others			

**3. Parks and churches**

	Improvement District	Indoor Water Use	Outdoor <sup>(1)</sup> Water Use
Connection Fees Per Fixture Unit	111*	\$69.98	\$246.27
	125	\$47.36	\$165.99
(1) Calculated per Uniform Code	153	\$25.98	\$91.04
	PA 30	\$65.07	\$228.05
	185	\$48.39	\$169.94
	188	\$31.94	\$112.35
	*All others		

**4. Schools (public and private)**

	Improvement District	Indoor Primary &/or Intermediate	Secondary	Outdoor Primary Intermediate & Secondary
Connection Fees Per 100 Students Based on Max Daily Attendance	111*	\$5,515	\$7,395	\$237
	125	\$3,724	\$5,001	\$167
	153	\$2,043	\$2,742	\$91
	PA 30	\$5,117	\$6,870	\$229
	185	\$3,648	\$5,118	\$165
	188	\$2,921	\$3,909	\$126
	*All others			

## Other Water Connection Charges

### 1. High volume user – Non-Residential

This section shall apply to all commercial, industrial, and public authority applicants in addition to standard connection fees in all improvement districts.

Connection Fee Formula Additional High Volume Water User Connection Fee =  
$$\frac{[\text{Est. Gallons per Day use} - (\text{no. acres} \times \text{use factor}^*)] \times \$1,258,514/\text{cfs}}{646,320 \text{ gal/day/cfs}}$$

<u>*Non-Residential Water Use Factor</u>	<u>Land Use Category</u>	<u>Water Use Factors (Gal/Acre x /Day)</u>
	Commercial	2,000.00
	Industrial	4,000.00
	UCI	Special Contract

Definitions  
Commercial: Commercial development includes but is not limited to the following uses: Hotels, retail and offices.  
Industrial: Industrial development includes but is not limited to the following uses: Manufacturing, research and development, and distribution.

### **Methodology for calculating redevelopment connection fees**

Redevelopment connection fees will be calculated using the following methodology, effective January 1, 2014:

- 1) Calculate water and sewer connection fee based on redevelopment plans utilizing current rates and charges;
- 2) Provide a credit based on the existing project (to be redeveloped) by calculating a connection fee using current rates and charges; and
- 3) The redevelopment connection fee calculation is the difference between the new development connection fee and the connection fee credit. No refunds will be given if the credit is greater than connection fee.

### 2. Service installations by District

Customers may request the District to install, relocate or abandon domestic water, recycled water and fire protection service lines. To request an action listed above, the customer must submit a Quote Request for Service or Meter Modifications which can be obtained by contacting Development Services. District staff will prepare a cost estimate for the requestor. When payment is received, a work order will be issued to District staff to begin coordination and installation.

The District reserves the right to decline a customer's request for service installations by District for any reason. In the event the District declines to perform service installations, the requestor will need to submit design plans for review and approval through Development Services. For further information, see Development Services Procedural Guidelines and General Design Requirements document which can be found at [www.irwd.com](http://www.irwd.com).

**3. Meter installations by District**

Customers may request the District to install or replace (downsize or upsize) domestic water or recycled water meters. To request an action listed above, the customer must submit a Quote Request for Service or Meter Modifications which can be obtained by contacting the District's Development Services. The District may require OCFA approval documents prior to the installation of certain meter sizes. District staff will prepare a cost estimate for the requestor. When payment is received, a work order will be issued to District staff to begin coordination and installation.

a. Meter Costs

<u>Meter size</u>	<u>Cost</u>	<u>Meter size</u>	<u>Cost</u>
5/8"	\$ 110.00	2" Disc	\$ 750.00
3/4"	170.00	2" Turbo	2,680.00
1"	240.00	3" Turbo – H2	1,900.00
1 1/2"	580.00	3" Turbo – T2	3,340.00
		4" Turbo	6,490.00

- b. The customer shall pay for the cost of additional parts and labor needed for the installation or replacement. For example, the cost to convert from 5/8" or 3/4" to a 1" meter is \$2,000. This price is in addition to the cost for a 1" meter.
- c. The customer will be responsible for any plumbing modifications downstream of the water meter.
- d. Costs for meters larger than 4-inches will be determined by the District's Purchasing Department at the time of request.
- e. Meter cost includes strainer.

**4. Upsizing and downsizing meter request requirements**

- a. It is the customer's responsibility to ensure that any upsizing or downsizing of the meter will not have any adverse effects to the customer's system as it relates to water pressure, fire protection or ability to successfully serve the demand of the home or business. The District may require OCFA approval of any modifications and/or a signed Request & Authorization to Change Meter Size form.
- b. Any private-side (downstream of the water meter) modifications or repairs are the sole responsibility of the customer.
- c. If for any reason the customer chooses to change back to the original size meter, all installation costs would once again apply.

A quote request for service or meter modifications can be obtained at the District's Development Services counter.

**5. Domestic water, recycled water and Natural Treatment System (NTS) plan check and inspection fees**

Plan check and inspection fees for water systems shall be calculated as 10% of the bondable cost for the off-site, public, potable or recycled water system or a fixed fee as described below. Plan check and inspection fees for Natural Treatment System (NTS) shall be calculated as 5% of the bondable cost or a minimum of \$30,000.00. Residential or Natural Treatment Systems plans require a non-refundable deposit of 5% of the estimated cost. Non-residential plans require a nonrefundable \$100 deposit. The deposit shall be submitted when submitting for first plan check. Any remaining fees shall be paid prior to final approval of the plans.

Installation of a 1" or 2 " service	\$1,000.00
Removal of a 1" or 2" service	1,000.00
Installation of Fire DCBA or fire hydrants	1,000.00
Installation of recycled water hydrants or temporary construction connections	1,000.00

The overtime inspection rate is \$175.00/hr.



**6. Interim water service charge – new development**

Builders and developers will be charged \$43.15 per connection for water service directly related to the vertical construction process of homes. The charge applies only in a new tract and/or development for the period of time after in-tract pipelines, service mains and sewer pipelines have been connected to the District's water system. Once connections to the District pipelines are made and housing phases are released for occupancy, water used through the occupants metered house connection will be billed to the developer or resident as appropriate. Connection methods and appropriate use of water is at the sole discretion of the District. Examples of permitted uses may include construction of living structures, lot soft-scape, exterior of the home stucco/ plaster, drywall, interior stonework, interior finishing work and clean-up. Examples of unpermitted uses may include, but are not limited to, connections to sales/construction trailers, flat work, hardscaping, retaining and other walls, lot or pad soaking, streetscape, water trucks/ buffaloes or any connection practice that could pose a risk to public health resulting from a backflow condition. Unpermitted connections require a temporary construction meter. Failure to properly connect to the District's Distribution System will subject the builder/developer to non-compliance charges.

Unmetered water service is not permitted for custom lots. Developers for custom lots will be required to apply for a domestic water construction meter prior to starting construction.

**Sewer Connection Fees**

**1. Residential**

	Improvement District	0-5.8 DU\$/acre	5.9-10.8 DU\$/acre	10.9-25.8 DU\$/acre	25.9+ DU\$/acre
Connection Fees Per Dwelling Unit	1 (222)*	\$7,150	\$6,363	\$5,238	\$4,132
	212	\$3,618	\$3,618	\$3,618	\$3,618
	212a (tax exempt)	\$6,657	\$6,657	\$6,657	\$6,657
	213	\$5,491	\$5,491	\$5,491	\$5,491
Total acreage for any given development shall be gross acres excluding private parks.	240	\$3,945	\$3,945	\$3,945	\$3,945
	225	\$3,102	\$3,102	\$3,102	\$3,102
	253	\$1,727	\$1,727	\$1,727	\$1,727
Parks.	253 PA 30	\$4,115	\$4,115	\$4,115	\$4,115
	256	\$6,259	\$6,259	\$6,259	\$6,259
	285	\$3,214	\$3,214	\$3,214	\$3,214
	288	\$2,777	\$2,777	\$2,777	\$2,777
	OPA1 (Ridgeline)	\$6,259	\$6,259	\$6,259	\$6,259
	*All others				

**2. Commercial, industrial and public authority**

	Improvement District	Commercial	Industrial	Public Authority
Connection Fees Per Gross Acre	1 (222)*	\$40,073	\$69,916	\$40,073
	212	\$21,600	\$21,600	\$21,600
	212a (tax exempt)	\$39,746	\$39,746	\$39,746
	213	\$32,717	\$0	\$32,717
	240	\$18,015	\$0	\$18,015
	225	\$15,168	\$17,943	\$15,168
	253	\$7,923	\$13,147	\$7,923
	253 PA 30	\$18,346	\$30,443	\$18,346
	285	\$6,422	\$6,422	\$6,422
	288	\$10,959	\$10,959	\$10,959
	*All others			

**3. Parks and churches**

	Improvement District	Fee
Connection Fees Per Fixture Unit	1 (222)*	\$443.37
	240	\$268.02
	225	\$237.73
	253	\$124.18
	253 PA 30	\$287.54
	288	\$72.72
	*All others	

**4. Schools (public and private)**

	Improvement District	Primary & Intermediate	Secondary
Connection Fees Per 100 Students Based on Max Daily Attendance	1 (222)*	\$21,009	\$28,016
	240	\$12,667	\$16,892
	225	\$11,169	\$14,893
	253	\$5,834	\$7,779
	253 PA 30	\$13,510	\$18,013
	288	\$3,501	\$4,665
	*All others		

**Other Sewer Connection Charges**

**1. Sewer lateral installations by District**

The District does not install sewer laterals.

**2. Irvine Business Complex (IBC) – non-residential**

-----Commercial/Industrial-----

	<u>Low Demand</u>	<u>Average Demand</u>	<u>High Demand</u>
Connection Fees Per 1,000 Square Feet	\$276	\$1,704	\$4,039

- a. Low Demand connections are the following categories of users: Nurseries, Warehouses, Parking Structures, RV Storage, Churches, Truck Terminals, RV Parks, Lumber/Construction Yards, and other discharge whose flow is similar in volume to these listed categories.
- b. Average Demand connections other than listed in Low or High Demand categories.
- c. High Demand connections are the following categories of users: Restaurants, Supermarkets, Car Washes, Coin Laundries, Amusement Parks, Shopping Centers with Restaurants, Food Processing Facilities, Textile Manufacturers, and other discharges whose flow is similar in volume to these listed categories.

**3. High volume user – Non-Residential**

This section shall apply to commercial, industrial and public authority applicants in addition to standard connection fees in all improvement districts.

Connection Fee Formula Additional High Volume Sewer User Connection Fee =

\* Sewer GPD = 90% of [Est. GPD use \* – (no. acres x use factor\*\*)] x \$18.29/Gal. of Sewer Flow  
water GPD

<b>**Non-Residential Sewage Flow Generators (Use Factors)</b>	<u>Land Use Category</u>	<u>Average Flows</u>
	Commercial	1,300.00
	Industrial	2,600.00
	UCI	Special Contract

Definitions Commercial: Commercial development includes but is not limited to the following uses: Hotels, retail and offices.  
Industrial: Industrial development includes but is not limited to the following uses: Manufacturing, research and development, and distribution.

**Methodology for calculating redevelopment connection fees**

Redevelopment connection fees will be calculated using the following methodology, effective January 1, 2014:

- 1) Calculate water and sewer connection fee based on redevelopment plans utilizing current rates and charges;
- 2) Provide a credit based on the existing project (to be redeveloped) by calculating a connection fee using current rates and charges; and
- 3) The redevelopment connection fee calculation is the difference between the new development connection fee and the connection fee credit. No refunds will be given if the credit is greater than connection fee.

**4. Sanitary sewer plan check and inspection fees**

The plan check and inspection fee for public sewer systems will be calculated as 10% of the bondable cost for the off-site public sewer system. Residential plans require a non-refundable deposit of 5% of the estimated cost. Non-residential plans require a non-refundable \$100 deposit. The deposit shall be submitted when submitting for first plan check. Any remaining fees shall be paid prior to final approval of the plans. The overtime inspection rate is \$175.00/hr.

**District closed circuit television inspection charges**

**a. Initial TV inspection fee**

A fee of \$0.85 per linear foot as measured from the center line of manholes will be charged for all 6-inch and larger sewer lines to be inspected by a closed circuit television camera. The District will furnish the special camera equipment and manpower to fulfill this inspection requirement. This fee is to be paid along with the other connection, meter, and inspection fees prior to the District signing developer's tract utility plans.

**b. Reinspection**

Fees will be assessed for reinspection by District TV Crew after corrective work is completed. Those portions of the pipeline system that have been corrected must be retelevised.

- 1) District fees for retelevising corrective work will be a flat set-up fee of two hundred fifty dollars (\$250.00) plus \$0.85 per linear foot of sewer line reinspected measured centerline to centerline of manholes.
- 2) Payment for retelevising estimated inspection fees must be received by the Development and Inspection Services prior to scheduling the reinspection. Retelevising will not be done until the fees are paid.

**c. Cancellation of District's TV inspection**

If it is determined by either the Contractor or Developer that the job site will not be ready or accessible for the television inspection on the scheduled date, as notified, the Contractor shall notify the District Inspection Division of the necessary cancellation at least 24 hours in advance of the scheduled inspection to avoid being charged a cancellation fee.

- 1) If the District's television crew arrives at the job site and the work is not ready or accessible, the Contractor and owner will be billed for the cancellation fee of two hundred fifty dollars (\$250.00), payable to the District prior to the date of the rescheduled television inspection.
- 2) A rescheduled inspection is to be made through the District's project inspection division.

**d. Optional developer TV inspection**

If the Contractor or Owner desires to have a portion of, or the entire job, TV inspected for convenience, they will be charged a fee of one hundred fifty dollars (\$150.00) plus \$0.85 per linear foot of sewer line inspected measured centerline to centerline of manholes.

## Exhibit B: History of Revisions to Schedule of Rates and Charges

DATE ADOPTED	RESOLUTION	REVISION	EFFECTIVE DATE
05-23-77	1977-49	Rescind 1973-48 & 1977-42	
08-29-77	1977-71	Change in Connection Charges	09-01-77
02-27-78	1978-31	Rescind 1977-71	Discontinue Water & Sewer Service 03-01-78
07-10-78	1978-135	Rescind 1978-31	Increase 07-10-78
08-28-78	1978-154	Rescind 1978-135	Increase Connection Fees 08-28-78
01-08-79	1979-02	Rescind 1978-154	Increase Water Commodity Charges 01-08-79
06-25-79	1979-25	Rescind 1979-02	Increase Water & Sewer Charges 07-01-79
07-30-79	1979-41	Rescind 1979-25	Increase Connection Fees 07-30-79
06-23-80	1980-28	Rescind 1979-41	Increase 07-01-80
08-25-80	1980-49	Rescind 1980-28	Increase Connection Fees 08-25-80
12-22-80	1980-77	Rescind 1980-49	Increase Wastewater System Charges 01-01-81
06-15-81	1981-103	Rescind 1980-77	Increase 07-13-81
07-13-81	1981-132	Rescind 1981-103	Increase Connection Fees 07-13-81
06-28-82	1982-48	Rescind 1981-132	Increase Connection Fees & Water & Sewer Rates 07-01-82
09-27-82	1982-61	Rescind 1982-48	Delinquency Charges 10-01-82
11-22-82	1982-67	Rescind 1981-61	High-rise Connection Fees 12-01-82
06-27-83	1983-116	Rescind 1982-67	Increase 07-01-83
11-21-83	1983-137	Rescind 1983-116	Increase Dom. Water Rates & Imply. Mod. Sewer Rates 01-01-84
12-12-83	1983-132	Rescind 1983-131	High-rise Connection Fees (Sewer) 01-01-84
04-23-84	1984-13	Rescind 1983-132	Untreated & Recycled Water For Ag Use Commodity Charges Increase 06-01-84
06-25-84	1984-22	Rescind 1984-13	Decrease Water & Sewer Charges, Increase Connection Fees 07-01-84
09-10-84	1984-43	Rescind 1984-22	Change Delinquency Charge 10-01-84
01-28-85	1985-2	Rescind 1984-43	Lower Sewer Rates 02-01-85
02-25-85	1985-7	Rescind 1985-2	High Volume Connection Fee 02-25-85
03-25-85	1985-31	Rescind 1985-7	Reduce Connection Fees 03-25-85
06-24-85	1985-37	Rescind 1985-31	I.D. 103 & 3(203) Decrease Water & Sewer Chgs. Change Recycled Landscape Charge 07-01-85
12-16-85	1985-115	Rescind 1985-37	Decrease Sewer Charges 01-01-86
06-23-86	1986-28	Rescind 1985-115	Decrease Sewer Charges 07-01-86
03-23-87	1987-11	Rescind 1986-28	High Volume Connection Fees 04-01-87

Continued

DATE ADOPTED	RESOLUTION	REVISION	EFFECTIVE DATE
06-22-87	1987-27	Rescind 1987-11	Increase R-W; Nonpotable Ag
08-10-87	1987-44	Rescind 1987-27	Reduce Connection Fees I.D.'s 103,3(203), 102(120)121 & 106(160)161
09-28-87	1987-49	Rescind 1987-44	Industrial Waste Program
01-25-88	1988-18	Rescind 1987-49	Add Portola Hills Sewer Serf. Add Water Pumping Surcharge
06-27-88	1988-61	Rescind 1988-18	Reduce Monthly Sewer Charge
08-22-88	1988-66	Rescind 1988-61	Adjust Connection Fees
06-26-89	1989-38	Rescind 1988-66	Reduce Monthly Sewer Charge Reduce Recycled Landscape Increase Untreated and Recycled Ag Rates
08-28-89	1989-58	Rescind 1989-38	Adjust Connection Fees
06-26-90	1990-20	Rescind 1989-58	Reduce Monthly Sewer Charge Reduce Untreated and Recycled Ag Rates
07-23-90	1990-24	Rescind 1990-20	Adjust Connection Fees
01-28-91	1991-05	Rescind 1990-24	Eliminate High Rise and Adjust Connection Fees
04-22-91	1991-09	Rescind 1991-05	Add Excessive Use Surcharge Ascending Block Rate Structure and Request for Variance
05-28-91	1991-13	Rescind 1991-9	Commodity Rates for Landscape Customers
06-10-91	1991-19	Rescind 1991-13	Commodity Rates for Ag., Untreated Landscape, Portola Hills Sewer Rates and Coastal Recycled Rates
07-12-91	1991-37	Rescind 1991-19	Adjust Connection Fees
10-28-81	1991-46	Rescind 1991-37	Increase Ag Water Rate
04-30-92	1992-12	Rescind 1991-46	Modify Ascending Block Rate Structure
06-22-92	1992-22	Rescind 1991-13	Modify Ascending Block Rate Structure
09-28-92	1992-40	Rescind 1992-22	Adjust Connection Fees
01-25-93	1993-3	Rescind 1992-40	Landscape Irrigation Rates
03-04-93	1993-8	Rescind 1993-3	Modify Ascending Block Rate Structure
06-28-93	1993-22	Rescind 1993-8	Increase Water Rate and Reduce Monthly Sewer Charge
07-28-93	1993-26	Rescind 1993-22	Decrease Water Rates
09-13-93	1993-29	Rescind 1993-26	Adjust Connection Fees

Continued

DATE ADOPTED	RESOLUTION	REVISION	EFFECTIVE DATE	
06-13-94	1994-10	Rescind 1993-29	Increase Water Rate	07-01-94
08-08-94	1994-18	Rescind 1993-10	Adjust Connection Fees	08-08-94
08-14-95	1995-20	Rescind 1994-18	Adjust Connection Fees	08-14-95
08-28-95	1995-24	Rescind 1995-20	Adjust Pumping Surcharges	10-01-95
09-25-95	1995-27	Rescind 1995-20	Adjust Connection Fees and	09-25-95
09-25-95	1995-27	Rescind 1995-24	Adjust Pumping Surcharges	11-01-95
10-23-95	1995-31	Rescind 1995-27	Adjust Pumping Surcharges	11-01-95
11-27-95	1995-35	Rescind 1995-31	Add Monthly Sewer Service Charge - Newport Coast	12-01-95
01-08-96	1996-3	Rescind 1995-35	Adjust Connection Fees to I.D. 240	01-08-96
06-10-96	1996-19	Rescind 1996-3	Adjust Pumping Surcharges Increase Nonpotable Water Charges and Modify Ascending Block Rate Allocations	07-01-96
08-12-96	1996-27	Rescind 1996-19	Adjust Connection Fees	08-12-96
08-27-96	1996-28	Rescind 1996-27	Adjust Connection Fees to I.D.'s 140 & 240	08-27-96
09-23-96	1996-32	Rescind 1996-28	Adjust Water and Sewer Fixed Charges	09-23-96
10-14-96	1996-33	Rescind 1996-32	Adjust Sewer Service Charges for Non- Residential & Portola Hills	10-14-96
06-30-97	1997-17	Rescind 1996-33	Modify Rates and Charges and Connection Fees	06-30-97
10-01-97	1997-29	Rescind 1997-17	Modify Ascending Block Rate Structure Terminology	10-01-97
06-08-98	1998-21	Rescind 1997-29	Miscellaneous Adjustments to Schedule of Rates and Charges	07-01-98
08-24-98	1998-33	Rescind 1998-21	Adjust Connection Fees	08-24-98
06-28-99	1999-25	Rescind 1998-33	Adjustments to Schedule of Rates and Charges	07-01-99
06-26-00	2000-18	Rescind 1999-25	Adjustments to Schedule of Rates and Charges	07-01-00
07-24-00	2000-24	Rescind 2000-18	Adjustments to Schedule of Rates and Charges	07-25-00
06-25-01	2001-24	Rescind 2000-24	Adjustments to Schedule of Rates and Charges	07-01-01
06-24-02	2002-22	Rescind 2001-24	Adjustments to Schedule of Rates and Charges	07-01-02
12-09-02	2002-47	Rescind 2002-22	Adjustments to Schedule of Rates and Charges	12-09-02
03-10-03	2003-7	Rescind 2002-47	Adjustments to Schedule of Rates and Charges	03-10-03
06-23-03	2003-20	Rescind 2003-7	Adjustments to Schedule of Rates and Charges	07-01-03
09-08-03	2003-35	Rescind 2003-20	Adjustments to Schedule of Rates and Charges	09-08-03
06-28-04	2004-25	Rescind 2003-35	Adjustments to Schedule of Rates and Charges	07-01-04
07-12-04	2004-32	Rescind 2004-25	Adjustments to Schedule of Rates and Charges	07-12-04
10-11-04	2004-51	Rescind 2004-32	Adjustments to Schedule of Rates and Charges	10-11-04
06-27-05	2005-20	Rescind 2004-51	Adjustments to Schedule of Rates and Charges	07-01-05

DATE ADOPTED	RESOLUTION		REVISION	EFFECTIVE DATE
09-26-05	2005-31	Rescind 2005-20	Adjustments to Schedule of Rates and Charges	10-10-05
10-10-05	2005-35	Rescind 2005-31	Adjustments to Schedule of Rates and Charges	10-10-05
06-26-06	2006-20	Rescind 2005-35	Adjustments to Schedule of Rates and Charges	06-27-06
07-24-06	2006-27	Rescind 2006-20	Changes to Water & Sewer Connection Fees	07-24-06
06-25-07	2007-16	Partially Modifies 2006-27	Adjustments to Schedule of Rates and Charges	06-26-07
07-16-07	2007-21	Partially Modifies 2006-27	Changes to Water & Sewer Connection Fees	07-17-07
06-23-08	2008-36	Rescind 2007-21	Adjustments to Schedule of Rates and Charges	07-01-08
07-28-08	2008-45	Partially Modifies 2008-36	Changes to Water & Sewer Connection Fees	07-29-08
06-22-09	2009-20		Adjustments to Schedule of Rates and Charges	06-23-09
07/27/09	2009-24	Partially Modifies 2009-20	Changes to Water & Sewer Connection Fees	07/28/09
06/28/10	2010-19		Adjustments to Schedule of Rates and Charges	07/01/10
07/26/10	2010-22	Partially Modifies 2010-19	Changes to Water & Sewer Connection Fees	07/27/10
02/28/11	2011-3	Partially Modifies 2010-22	Changes to Sewer Connection Fees	03/01/11
06/27/11	2011-25	Rescind 2010-19	Adjustments to Schedule of Rates and Charges	07/01/11
07/25/11	2011-33	Rescind 2011-25	Changes to Water & Sewer Connection Fees	07/26/11
06/25/12	2012-26	Rescind 2011-25	Adjustments to Schedule of Rates and Charges	07/01/12
10/08/12	2012-41	Partially Modifies 2012-26	Changes to Water & Sewer Connection Fees	10/09/12
12/10/12	2012-57		Adjust Connection Fees to IDs 112 & 212	12/11/12
06/24/13	2013-21	Rescind 2012-26	Adjustments to Schedule of Rates and Charges	07/01/13
12/16/13	2013-60	Partially Modifies 2013-21	Changes to Water & Sewer Connection Fees	01/01/14
06/23/14	2014-32		Adjustments to Schedule of Rates and Charges	07/01/14
07/14/14	2014-33	Partially Modifies 2014-32	Changes to Water & Sewer Connection Fees	07/15/14
11/10/14	2014-50		Changes to the Rules and Regulations for Water, Sewer, Recycled Water, and Natural Treatment System Service	11/11/14
06/22/15	2015-17	Rescind 2014-50	Adjustments to Schedule of Rates And Charges	07/01/15
07/27/15	2015-19	Partially Modifies	Changes to Water & Sewer Connection Fees	07/28/15
06/27/16	2016-10		Adjustments to Schedule of Rates and Charges	07/01/16
07/25/2016	2016-21	Partially Modifies	Changes to Water & Sewer Connection Fees	07/26/2016



DATE ADOPTED	RESOLUTION	REVISION	EFFECTIVE DATE
06/26/2017	2017-17		07/01/2017
07/24/2017	2017-19	Partially Modifies 2017-17	09/01/2017
06/25/2018	2018-16	Rescind 2017-17	07/01/2018
07/23/2018	2018-21	Partially Modifies 2018-16	08/01/2018
06/24/2019	2019-17	Rescind 2018-16	07/01/2019
07/08/2019	2019-21	Partially Modifies 2019-17	08/01/2019



***IRVINE RANCH WATER DISTRICT  
SCHEDULE OF RATES AND CHARGES  
FY 2020-21***



**Irvine Ranch**  
WATER DISTRICT

***Adopted  
June 24, 2019***

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## Section 1: Water System

### Monthly Water Service Charge

<b>Customer Description</b>			
Residential detached, Condo attached/detached and apartments <sup>1</sup>			See chart (a)
Residential apartments and condominiums (master metered) <sup>1</sup>			See chart (a)
Commercial, Industrial, Public Authority and Landscape			See chart (a)
Landscape recycled			See chart (a)
Temporary construction meters			See chart (b)

Meter Size	Flow Range In GPM <sup>2</sup>	Chart (a)	Chart (b)
5/8" by 3/4" Disc	1/2-20	\$10.40	\$82.30
3/4" Disc	3/4-30	\$15.65	
1" Disc	3-50	\$26.05	\$116.65
1 1/2" Disc	2-100	\$52.00	\$117.80
2" Disc	2.5-160	\$83.20	\$147.15
2" Turbo	1-250	\$109.25	\$171.70
3" Turbo	2.5-650	\$249.65	\$311.55
4" Turbo	2-1250	\$520.10	\$563.40
6" Turbo	2.5-2500	\$1,040.25	\$1,089.20
8" Turbo	4-4700	\$1,820.40	\$1,878.80
10" Turbo	5-7000	\$2,184.45	\$2,251.75
2" Magnetic Meter	161-280	\$161.75	\$213.75
4" Magnetic Meter	751-1000	\$646.50	\$700.30
6" Magnetic Meter	1601-2000	\$1,454.75	\$1,523.30
8" Magnetic Meter	2001-3500	\$2,587.00	\$2,670.00
6" Propeller	1001-1450	\$702.15	
8" Propeller	1451-1600	\$936.20	
10" Propeller	1601-2000	\$1,248.25	
12" or 14" Propeller	2001-3500	\$1,755.40	
16", 18", or 20" Propeller	3501-5500	\$2,964.65	
4" Omni F2*	0.75-1000	\$646.50	
6" Omni F2*	1.5-2000	\$1,454.75	
8" Omni F2*	2.5-3500	\$2,587.00	
10" Omni F2*	3.5-5500	\$2,964.65	

\*Fire Line Meters Only

<sup>1</sup> Potable residential and landscape customers that have 12 calendar months of billing history and stay within the low volume tier for 9 of those 12 months will receive a \$2.00 leaseback credit on the water service charge.

<sup>2</sup> GPM is Gallons per Minute.

**Service Charges – Private Fire Protection Service**

**1. Service-line charge**

Service	Monthly Charge
Firelines	\$13.65/per diameter inch

**2. Fire hydrant charge**

The monthly charge for private fire hydrant service is \$23.80 per hydrant. This charge includes water used for fire extinguishing purposes.

**3. Fire flow testing**

The District will charge \$350.00 to administer any fire flow tests.

**Commodity Charges: Potable Water System**

Irvine Ranch Water District (IRWD) establishes a water budget for each customer. The rates billed are based on use as a percentage of budget. Water budgets are based on an assumed number of residents, landscape square footage and actual daily weather and evapotranspiration (ET) data for each of three microclimates within the District. Customers may apply for budget variances for larger than normal landscaped areas, more people living in the home or special medical needs. Rates are based on usage per hundred cubic feet (ccf). The budget process is described in detail in Budgets and Variances on page 10 and residential customers can apply for a variance at <https://www.irwd.com/services/request-a-water-variance>.

**1. Residential detached dwelling units**

Tier	Rate/ccf	Percent of Budget
Low Volume	\$1.54	0-40
Base Rate	\$2.12	41-100
Inefficient	\$4.91	101-140
Wasteful	\$13.65	141+

**2. Residential condo attached/detached dwelling units**

Tier	Rate/ccf	Percent of Budget
Low Volume	\$1.54	0-40
Base Rate	\$2.12	41-100
Inefficient	\$4.91	101-140
Wasteful	\$13.65	141+

**3. Apartments**

(Base budget x number of dwelling units)

Tier	Rate/ccf	Percent of Budget
Low Volume	\$1.54	0-50
Base Rate	\$2.12	51-100
Inefficient	\$4.91	101-120
Wasteful	\$13.65	121+

**4. Commercial, industrial, public authority and non-residential mixed usage**

Tier	Rate/ccf	Percent of Budget
Base Rate	\$2.12	0-100
Wasteful	\$13.65	101+



**5. Landscape irrigation**

<b>Tier</b>	<b>Rate/ccf</b>	<b>Percent of Budget</b>
Low Volume	\$1.54	0-40
Base Rate	\$2.12	41-100
Inefficient	\$4.91	101-160
Wasteful	\$13.65	161+

**6. Agricultural irrigation**

Water supplied under this section shall be used only for the growing or raising, in conformity with recognized practices of husbandry, for the purposes of commerce, trade, or industry, of agricultural, or floricultural products, and produced (1) for human consumption or for the market, or (2) for the feeding of fowl or livestock produced for human consumption or for the market, such products to be grown or raised on parcels of land having an area of not less than five acres utilized exclusively for that purpose.

<b>Type</b>	<b>Rate/ccf</b>	<b>Per Acre Foot</b>
Potable Agriculture	\$2.94	\$1,280.66

**Commodity Charges: Untreated Water**

**1. Agricultural irrigation**

Type	Rate/ccf	Per Acre Foot
Non-potable Agriculture	\$1.82	\$792.79

**2. Non-potable water used for lake filler**

Tier	Rate/ccf	Percent of Budget
Low Volume	\$1.25	0-40
Base Rate	\$1.72	41-100
Inefficient	\$3.28	101-140
Wasteful	\$6.97	141+

**3. Santiago Aqueduct Commission (SAC) water**

Type	Rate/ccf	Per Acre Foot
Agricultural	\$1.92	\$836.36
Non-Agricultural	\$1.82	\$792.80

**4. Landscape irrigation**

Tier	Rate/ccf	Percent of Budget
Low Volume	\$1.25	0-40
Base Rate	\$1.72	41-100
Inefficient	\$3.28	101-140
Wasteful	\$6.97	141+

**Commodity Charges: Recycled Water System**

**1. Landscape irrigation**

<b>Tier</b>	<b>Rate/ccf</b>	<b>Percent of Budget</b>
Low Volume	\$1.25	0-40
Base Rate	\$1.72	41-100
Inefficient	\$3.28	101-140
Wasteful	\$6.97	141+

**2. Landscape irrigation recycled loan customers**

<b>Tier</b>	<b>Rate/ccf</b>	<b>Percent of Budget</b>
Low Volume	\$1.54	0-40
Base Rate	\$2.12	41-100
Inefficient	\$4.91	101-140
Wasteful	\$13.65	141+

**3. Agricultural irrigation**

<b>Type</b>	<b>Rate/ccf</b>	<b>Per Acre Foot</b>
Recycled	\$1.79	\$779.72

**4. Commercial and industrial**

<b>Tier</b>	<b>Rate/ccf</b>	<b>Percent of Budget</b>
Base Rate	\$1.25	0-100
Wasteful	\$6.97	101+

**5. Commercial and industrial loan customers**

<b>Tier</b>	<b>Rate/ccf</b>	<b>Percent of Budget</b>
Base Rate	\$2.12	0-100
Wasteful	\$13.65	101+

## Budgets and Variances

### 1. Base budgets for commodity charges

Monthly budget includes a fixed component for indoor usage and a variable component based on evapotranspiration (ET) rate for landscape irrigation.

Account Type	Base Budget Number of Residents	Landscape Area (LA)	Base Budget Indoor	Base Budget Outdoor ET x LA x PF	Total Budget
Residential Detached	4	1300 sq. ft (0.03 acres)	# Residents x 50 gpd (IU)	ET x LA x 0.75	(Indoor x # days in bill service period) + Outdoor
Residential Condo Attached/ Detached*	3	435 sq. ft (0.01 acres)	# Residents x 50 gpd gpd (IU)	ET x LA x 0.75	(Indoor x # days in bill service period) + Outdoor
Apartments*	2	N/A	# Residents x 50 gpd gpd (IU)		Indoor x # days in bill service period
Potable Irrigation		Site specific based on irrigated acreage	N/A	ET x LA x 0.75	Outdoor based on bill service period
Recycled Irrigation		Site specific based on irrigated acreage	N/A	ET x LA x 0.87	Outdoor based on bill service period
Commercial, Industrial, Institutional			Site specific, based on productivity, employees, water use efficiency practices etc.	Site specific, based on irrigation needs	Site specific, adjusted for # days in bill service period

\*For master-metered apartments and condominiums, the base budget is multiplied by the number of dwelling units.

CCF = 100 cubic feet. 1 CCF = 1 billing unit = 748 gallons

ET = reference evapotranspiration – from IRWD weather stations located in coastal, central or foothill zones for cool season turf

GPD = gallons per day

IU = Internal Use – assumes 50 GPD per person

LA = irrigated landscape acres

PF = plant factor. Adjusts ET based on plant needs relative to cool season turf and irrigation system efficiency requirements. The plant factor for potable irrigation is 0.75. For recycled water the plant factor is 0.87.

### 2. Budget variances

Variances are available for larger than normal landscaped areas, more people living in the home or special medical needs. Applications for variances may be obtained from the District website

<https://www.inwd.com/services/request-a-water-variance> or from Customer Service at (949) 453-5300. See IRWD Rules and Regulations, Section 12.6 for variance procedure.

**3. Grounds for variance**

Applicants must provide proof acceptable to the District to support any variance request.

- a. **Number of people residing in a residential dwelling unit**  
Each additional person increases the budget by 1.6 ccf/month which is IU x 0.8.
- b. **Landscape**  
Increased budgets shall be given for residential lot size beyond the standard base budget lot size. Applicants must provide acceptable documentation to the District of the actual irrigated landscape area served.
- c. **Medical needs**
  - Approval is contingent upon medical documentation.
  - Increased budget will be determined on a case by case basis and based on the type of medical need.
- d. **Licensed care facilities (in a residential dwelling unit)**
  - A current license from appropriate regulatory agency will be required.
  - A licensed 24-hour care facility will be provided budget increases based on the IU x 0.8 for each additional resident.
  - A licensed day care facility (not 24-hour) will be provided budget increases based on the IU x 0.5 for each additional person.
  - Additional budget for medical reasons will be determined on a case by case basis.
- e. **Fire control zones**
  - Adjustments to budgets will be determined by the District based upon relevant factors such as area, slope, planting material, etc.
- f. **Commercial/industrial/public authority**
  - Adjustments to the base budget will be determined on a case by case basis. Relevant factors will include expansion of productive capacity, existing conservation practices that can be shown to have reduced water usage, severe economic hardship, etc.
- g. **New account establishment variance**
  - Landscape accounts – billed at the base rate for the first six months and, beginning in the seventh month, the budget will be based on irrigated acres.
  - Commercial and industrial accounts – billed at the base rate on usage for the first six months and, beginning in the seventh month, the monthly budget will be based on unique business and site demands as determined by the District.

**4. Limitations**

- a. An approved variance will become effective on the date the request for variance is approved by the District, but must be submitted within thirty (30) days of receipt of the bill.
- b. Approvals are valid for a period specified by the District (one year or less), and must be resubmitted on or before the expiration date to remain in effect.

**5. Effect of increased budgets**

- a. **Residential**  
Approved variances will extend each tier of the residential structure by a percentage.
- b. **Non-residential**  
Approved variances will extend each tier of the non-residential structure by a given percentage (or other method) determined on a case by case basis.

**Pumping Surcharges**

A surcharge will be added to the commodity rate of those users who reside at higher elevations and cause the District to incur additional pumping costs to supply their water. The surcharge is based upon prevailing energy costs.

**1. Potable water pumping surcharges**

<b>Zone Name</b>	<b>Surcharge/ccf</b>
Zone 1	\$0.30
Zone 2	\$0.42
Zone 3	\$0.72

**2. Recycled water pumping surcharges**

<b>Zone Name</b>	<b>Surcharge/ccf</b>
Zone 1	\$0.13
Zone 2	\$0.23
Zone 3	\$0.43

**Temporary Water Service Connection**

**1. Monthly service charge**

See Chart b on page 4.

**2. Commodity charge**

Wherever feasible, recycled water shall be used for temporary construction uses. The Commodity Charge shall be as follows:

Potable	\$3.66 /ccf
Recycled	\$1.85 /ccf

**3. Meter deposit**

A deposit equal to the replacement cost of the construction meter shall be collected at the time of service application. The deposit will be applied to the closing bill and any remaining amount refunded to the customer. Lost meters will result in forfeiture of deposit.

Size	Cost
1", 1-1/2", 2" Disc	\$ 1,000.00
3" Turbo T2 & H2	1,900.00
4" Turbo	2,600.00
6" Turbo	4,680.00
8" Turbo	7,930.00
10" Turbo	11,750.00

**4. Materials for repairing damaged construction meters**

Item	Cost
Meter	Cost by size is shown in section 3 above
Swivel Hose Coupling-Female	\$ 240.00
Register With AMR & Pulse Wire	275.00
Fire Hose Adapter 3" MIP x 2-1/2"MFH	42.00
Lock	15.00
H2 Hydrant Meter Handle	22.00
Fire Hydrant Meter Lock - LRG	122.00
Rotor and Shaft Assembly (3")	721.00
Barrel Lock	30.00
Male Fitting	95.00
Hydrant Collar	100.00
Rotor Cap	27.00
Collar (with barrel lock)	106.00
Labor & Overhead	120.00
Stores Clearing	40% of total parts billed

**5. High-lines for redevelopment**

A high-line is a temporary service connection installed by the District to an existing customer during system upgrades or repairs to the District's system. Whenever feasible, high-lines will be metered and the customers will be billed at their regular rate. The District will determine whether a high-line should be metered.

If a high-line is unmetered, the customer will be charged using a reasonable average daily consumption based on prior consumption or based on other reasonable calculations in the absence of historical data.

## **New Account Fees and Security Deposits for Water Service**

This section is applicable to all requests for new or transferred service.

### **1. Service establishment fee**

A fee of \$25.00 shall be collected to establish a new account for water and sewer service, or to transfer an existing account to a new location.

### **2. Residential service deposit**

For residential customers, a deposit of \$50.00 may be required until a one year payment history is established.

### **3. Non-residential service deposit**

For non-residential customers, a deposit of \$100.00 is required until a one year payment history is established.



## **Other Water System Charges**

### **1. Delinquency charges**

All bills and charges for water, sewer and recycled water service shall be due and payable upon presentation and shall become delinquent twenty-five (25) calendar days thereafter. If payment is not made within twenty-five (25) calendar days after presentation, a late charge will be levied upon the unpaid balance as follows:

For residential and non-residential accounts with an unpaid balance of \$10 or more, a one-time charge of 10% of the unpaid balance plus 1.5% interest will be assessed, and each month thereafter the unpaid balance will be subject to an interest charge of 1.5%.

### **2. Non-sufficient funds checks**

A \$20.00 service fee will be charged for each check returned from the bank for non-sufficient funds.

### **3. Service restoration charges**

When service is discontinued because of delinquency in payment of a water, sewer, or recycled water bill, the service shall not be restored until all delinquent charges, late charges and interest charges, and a trip charge as specified below, have been paid.

#### **a. Trip charge during normal working hours**

The trip charge applicable for work requested to be performed during normal working hours of the District will be \$70.00. Certain exceptions may apply..

#### **b. Trip charge after normal working hours**

The trip charge applicable for work requested to be performed after normal working hours of the District will be \$95.00.

### **4. Tampering**

If any person tampers with a District meter or District side angle stop and damages it, the customer shall pay the District for the cost of repairs, including but not limited to: parts, labor and equipment. In addition, the customer will be liable for any charges imposed under the District's Rules and Regulations.

### **5. Non-compliance charges for illegal connections**

The District may impose charges in accordance with Section 14 of the District's Rules and Regulations.

**Section 2: Sewer System**

**Monthly Sewer Service Charge**

**1. Residential**

<p><b>(a) Single Family and Multi-family Dwelling Units</b>  <u>AVERAGE MONTHLY WATER USE</u><sup>1, 2, 3, 4</sup></p>	<p style="text-align: center;"><u>SEWAGE SERVICE CHARGE PER MONTH</u></p>
<p>Over 1000 cubic feet ( &gt; 10.0 ccf)</p>	<ul style="list-style-type: none"> <li>• 100% rate = \$ 26.35 per unit</li> </ul>
<p>501-1000 cubic feet ( 5.01-10.0 ccf)</p>	<ul style="list-style-type: none"> <li>• 90% rate = \$ 23.70 per unit</li> </ul>
<p>0-500 cubic feet ( 0.0-5.0 ccf)</p>	<ul style="list-style-type: none"> <li>• 75% rate = \$ 19.75 per unit</li> </ul>
<p>(1) Monthly sewage service charge based upon average of the actual lowest three water meter readings during the twelve month period ending December 31. Charges are based on a 30 day billing period.</p> <p>(2) To qualify for the reduced rates, a customer must have usage history for a full calendar year.</p> <p>(3) No credit will be granted for vacancies resulting from the normal turnover of occupants in an existing multiple dwelling unit. The price structure contained herein includes considerations of average vacancy rates.</p> <p>(4) A newly constructed multiple dwelling unit may be billed at the non-residential metered rate, with appropriate allowance for landscape irrigation, until the structure is released for occupancy.</p>	
<p style="text-align: center;"><u>SEWAGE SERVICE CHARGE PER MONTH</u></p>	
<p><b>(b) Collection Service Charge</b> (assumes 10.0 ccf)</p>	<p>\$ 8.60 per unit</p>
<p><b>(c) Treatment Service Charge</b> (assumes 10.0 ccf)</p>	<p>\$ 15.15 per unit</p>

**2. Non-Residential (Commercial, Industrial, and Institutional)**

<p>Quantity charges are based on the assumption that 90% of non-residential water consumption returns to the sewer. Because of landscape irrigation or consumptive usage, some non-residential users may discharge substantially less of their metered water into the sewer system. Those users may, upon request to the District, be permitted to have the amount of water being discharged into the sewer determined by means acceptable to the District. Upon request by the user and at the sole discretion of the District, an alternate service charge may be applied.</p>							
<p>To qualify for the sewage service charge only, a customer usage history cannot be greater than 120 ccf in a full calendar year based on actual meter readings. Usage exceeding 10.0 ccf per month will pay a quantity charge. During construction, prior to occupancy, these rates are applicable.</p>	<p style="text-align: center;"><u>SEWAGE SERVICE /QUANTITY/COMMODITY CHARGE PER MONTH</u></p>						
<p>Sewage service charge</p> <p>Quantity charge beyond 10.0 ccf</p> <p>Industrial Waste Charge if applicable</p>	<table style="width: 100%; border: none;"> <tr> <td style="width: 50%;">\$ 26.35</td> <td style="width: 50%;"></td> </tr> <tr> <td>\$ 2.81 /ccf</td> <td rowspan="2" style="font-size: 2em; vertical-align: middle;">}</td> </tr> <tr> <td>\$ 0.137 /ccf</td> <td style="vertical-align: middle;">\$2.947/ccf</td> </tr> </table>	\$ 26.35		\$ 2.81 /ccf	}	\$ 0.137 /ccf	\$2.947/ccf
\$ 26.35							
\$ 2.81 /ccf	}						
\$ 0.137 /ccf		\$2.947/ccf					

## Other Sewer System Charges

This section shall be applicable to non-residential customers who discharge extra-strength sewage into the sewage collection system, or discharge or have the potential to discharge constituents subject to federal or state standards and local discharge limitations.

### 1. Alternative service charges

At the sole discretion of the District, users may request the application of an alternative service charge for use. The alternative service charge shall be based on measured quantity and quality of water being discharged to the sewer from the user's facility by a means acceptable to the District. The alternative service charge for use shall be computed by the following formula:

$$\text{Charge for use} = VR_v + BR_b + SR_s$$

Where V = Total volume of flow in hundred cubic feet.

B = Total discharge of biochemical oxygen demand (BOD) in pounds.

S = Total discharge of suspended solids (SS) in pounds

R<sub>v</sub> = \$ 1.604 per hundred cubic feet

R<sub>b</sub> = \$ 0.447 per pound of BOD

R<sub>s</sub> = \$ 0.389 per pound of SS

### 2. Charges for noncompliance with permit conditions

#### a. Minor violation

Condition where the limitation is less than the violation and the violation is less than the technical review criterion.

Fee per violation - \$350

#### b. Significant noncompliance or significant violation

Condition where the violation is greater than the technical review criterion or qualifies under the definition of significant noncompliance.

Fee per violation - \$550

#### c. Batch dump or slug load

Fee per violation - \$550

#### d. Probation orders

Enforcement Compliance Schedule Agreements and subsequent two year probation, and Regulatory Compliance Schedule Agreements.

Fee per violation - \$550

#### e. Appeals to the Board of Directors

Appeal fee - \$500

**3. Fats, oils, and grease (FOG) control programs fees**

All terms and requirements for the Fats, Oils, and Grease (FOG) Control Program can be found in Section 7.13 of the District's Rules and Regulations for Water, Sewer, Recycled Water, and Natural Treatment System Service.

a. FOG wastewater discharge permit fees (pursuant to Rules and Regs 7.13.6(4))  
 Food service establishments (FSE), and those FSE that are issued a conditional waiver (CW) by the District, shall pay the following FOG wastewater discharge permit fees which do not exceed the amount determined in Table 2-29 of the 2018 Fats, Oils, & Grease Fees Study:

FSE Monthly Permit Fee:	\$7.89 per month
CW Monthly Permit Fee:	\$3.51 per month

b. These charges shall be incorporated in the monthly sewage service charges.

c. Special services/fees

1) FOG plan check fees

The following FOG plan check fees must be paid at the time FOG plans are submitted.

Food Service Establishments (FSE) and Conditional Waivers (CW)

Initial Plan Check	\$350.12
Permit Issuance and Initial Inspection	255.00
	<u>Total = \$605.12</u>

Limited Food Prep (LFP)

Initial Plan Check	\$350.12
--------------------	----------

For FSE, CW or LFP, all initial plan checks include the initial plan check and up to one revision. If more than one revision is required, the FSE, CW or LFP will be required to pay additional plan check fees in the amount of \$301.92. This subsequent plan check fee includes up to two (2) more revisions.

2) Compliance follow-up inspection fee

If during an inspection the FSE is deemed to be out of compliance with the FOG Control Program and a compliance follow-up inspection is required, the FSE shall be required to pay \$115.00 for the compliance follow-up inspection.

3) Enforcement fees

If an FSE is deemed to be out of compliance and a Notice of Violation is issued by the District to the FSE, the FSE will be charged an enforcement fee in the amount of \$1,203.79 per incident.

4) Special study fee

This fee is for the District to review special studies at the request of the FSE, such as a performance study of bio-additives to a grease interceptor. The special study fee in the amount of \$610.02 will be required at the time of request by the FSE to the District.

5) FOG-related private lateral sewage discharge response fee

If District staff responds to a private lateral sewage discharge (PLSD) that after investigation by District staff is found to be FOG-related, the following fees shall be charged to the FSE, CW or LFP:

PLSD Response Fees During Working Hours

First Response Hour -	\$932.57
Each Additional Response Hour -	\$484.72 per hour

PLSD Response Fees After Working Hours

First Response Hour -	\$1,160.62
Each Additional Response Hour -	\$712.77 per hour

**4. Special purpose discharger service charges**

Special purpose discharge service fees applies to customers who have been required by the District to obtain a special purpose discharge permit issued jointly by the District and Orange County Sanitation District (OCSD). Sewage service charges will be based on reported and verified monthly flow to sewer.

Flow Service Charge: up to \$1,545.35 per Million Gallons

**5. Discharge limits**

Discharge limits are included in Exhibit C of the Rules and Regulations.

**Section 3: Developer Services**

**Water Connection Fees**

**1. Residential**

	<u>Improvement District</u>	<u>0-5.8 DUs/acre</u>	<u>5.9-10.8 DUs/acre</u>	<u>10.9-25.8 DUs/acre</u>	<u>25.9+ DUs/acre</u>
Connection Fees Per Dwelling Unit	111*	\$3,910	\$3,448	\$2,922	\$2,467
	112	\$1,338	\$1,338	\$1,338	\$1,338
	112a (tax exempt)	\$2,462	\$2,462	\$2,462	\$2,462
	113	\$3,047	\$3,047	\$3,047	\$3,047
Development shall be gross acres excluding private parks.	125	\$2,789	\$2,789	\$2,789	\$2,789
	153	\$1,532	\$1,532	\$1,532	\$1,532
	153 PA 30	\$3,828	\$3,828	\$3,828	\$3,828
	185	\$1,748	\$1,748	\$1,748	\$1,748
	188	\$1,572	\$1,572	\$1,572	\$1,572
	*All others				

**2. Commercial, industrial and public authority**

	<u>Improvement District</u>	<u>Commercial</u>	<u>Industrial</u>	<u>Public Authority</u>
Connection Fees Per Gross Acre	111*	\$21,694	\$33,042	\$21,694
	112	\$8,696	\$8,696	\$8,696
	112a (tax exempt)	\$16,001	\$16,001	\$16,001
	113	\$22,258	\$0	\$22,258
	125	\$13,834	\$19,638	\$13,834
	153	\$8,047	\$11,422	\$8,047
	PA 30	\$18,993	\$26,961	\$18,993
	185	\$8,166	\$8,166	\$8,166
	188	\$6,206	\$6,206	\$6,206
	*All others			

**3. Parks, churches and recreational facilities**

	<u>Improvement District</u>	<u>Indoor Water Use</u>	<u>Outdoor<sup>(1)</sup> Water Use</u>
Connection Fees Per Fixture Unit	111*	\$67.94	\$239.09
	125	\$45.98	\$161.16
(1) Calculated per Uniform Code	153	\$26.78	\$93.86
	PA 30	\$63.17	\$221.41
	185	\$46.98	\$164.99
	188	\$31.01	\$109.08
	*All others		

**4. Schools (public and private)**

	<u>Improvement District</u>	<u>Indoor Primary &amp;/or Intermediate</u>	<u>Secondary</u>	<u>Outdoor Primary Intermediate &amp; Secondary</u>
Connection Fees Per 100 Students Based on Max Daily Attendance	111*	\$5,354	\$7,180	\$230
	125	\$3,616	\$4,855	\$162
	153	\$2,106	\$2,827	\$94
	PA 30	\$4,968	\$6,670	\$222
	185	\$3,542	\$4,969	\$160
	188	\$2,836	\$3,795	\$122

\*All others

### Other Water Connection Charges

#### 1. High volume user – Non-Residential

This section shall apply to all commercial, industrial, and public authority applicants in addition to standard connection fees in all improvement districts.

Connection Fee Formula      Additional High Volume Water User Connection Fee =  

$$\frac{[\text{Est. Gallons per Day use} - (\text{no. acres} \times \text{use factor}^*)] \times 1,221,858/\text{cfs}}{646,320 \text{ gal/day/cfs}}$$

*Non-Residential Water Use Factor	<u>Land Use Category</u>	<u>Water Use Factors (Gal/Acre x /Day)</u>
	Commercial	2,000.00
	Industrial	4,000.00
	UCI	Special Contract

Definitions      Commercial: Commercial development includes but is not limited to the following uses: Hotels, retail and offices.  
Industrial: Industrial development includes but is not limited to the following uses: Manufacturing, research and development, and distribution.

#### Methodology for calculating redevelopment connection fees

Redevelopment connection fees will be calculated using the following methodology, effective January 1, 2014:

- 1) Calculate water and sewer connection fee based on redevelopment plans utilizing current rates and charges;
- 2) Provide a credit based on the existing project (to be redeveloped) by calculating a connection fee using current rates and charges; and
- 3) The redevelopment connection fee calculation is the difference between the new development connection fee and the connection fee credit. No refunds will be given if the credit is greater than connection fee.

#### 2. Service installations by District

Customers may request the District to install, relocate or abandon domestic water, recycled water and fire protection service lines. To request an action listed above, the customer must submit a Quote Request for Service or Meter Modifications which can be obtained by contacting Development Services. District staff will prepare a cost estimate for the requestor. When payment is received, a work order will be issued to District staff to begin coordination and installation.

The District reserves the right to decline a customer's request for service installations by District for any reason. In the event the District declines to perform service installations, the requester will need to submit design plans for review and approval through Development Services. For further information, see Development Services Procedural Guidelines and General Design Requirements document which can be found at [www.irwd.com](http://www.irwd.com).

**3. Meter installations by District**

Customers may request the District to install or replace (downsize or upsize) domestic water or recycled water meters. To request an action listed above, the customer must submit a Quote Request for Service or Meter Modifications which can be obtained by contacting the District's Development Services. The District may require OCFA approval documents prior to the installation of certain meter sizes. District staff will prepare a cost estimate for the requestor. When payment is received, a work order will be issued to District staff to begin coordination and installation.

a. Meter Costs

<u>Meter size</u>	<u>Cost</u>	<u>Meter size</u>	<u>Cost</u>
5/8"	\$ 110.00	2" Disc	\$ 750.00
3/4"	170.00	2" Turbo	2,680.00
1"	240.00	3" Turbo – H2	1,900.00
1 1/2"	580.00	3" Turbo – T2	3,340.00
		4" Turbo	6,490.00

- b. The customer shall pay for the cost of additional parts and labor needed for the installation or replacement. For example, the cost to convert from 5/8" or 3/4" to a 1" meter is \$2,000. This price is in addition to the cost for a 1" meter.
- c. The customer will be responsible for any plumbing modifications downstream of the water meter.
- d. Costs for meters larger than 4-inches will be determined by the District's Purchasing Department at the time of request.
- e. Meter cost includes strainer.

**4. Upsizing and downsizing meter request requirements**

- a. It is the customer's responsibility to ensure that any upsizing or downsizing of the meter will not have any adverse effects to the customer's system as it relates to water pressure, fire protection or ability to successfully serve the demand of the home or business. The District may require OCFA approval of any modifications and/or a signed Request & Authorization to Change Meter Size form.
- b. Any private-side (downstream of the water meter) modifications or repairs are the sole responsibility of the customer.
- c. If for any reason the customer chooses to change back to the original size meter, all installation costs would once again apply.

A quote request for service or meter modifications can be obtained at the District's Development Services counter.

**5. Domestic water, recycled water and Natural Treatment System (NTS) plan check and inspection fees**

Plan check and inspection fees for water systems shall be calculated as 10% of the bondable cost for the off-site, public, potable or recycled water system or a fixed fee as described below. Plan check and inspection fees for Natural Treatment System (NTS) shall be calculated as 5% of the bondable cost or a minimum of \$30,000.00. Residential or Natural Treatment Systems plans require a non-refundable deposit of 5% of the estimated cost. Non-residential plans require a nonrefundable \$100 deposit. The deposit shall be submitted when submitting for first plan check. Any remaining fees shall be paid prior to final approval of the plans.

Installation of a 1" or 2 " service	\$1,000.00
Removal of a 1" or 2" service	1,000.00
Installation of Fire DDCA or fire hydrants	1,000.00
Installation of recycled water hydrants or temporary construction connections	1,000.00

The overtime inspection rate is \$175.00/hr.



**6. Interim water service charge – new development**

Builders and developers will be charged \$35.10 per connection for water service directly related to the vertical construction process of homes. The charge applies only in a new tract and/or development for the period of time after in-tract pipelines, service mains and sewer pipelines have been connected to the District's water system. Once connections to the District pipelines are made and housing phases are released for occupancy, water used through the occupants metered house connection will be billed to the developer or resident as appropriate. Connection methods and appropriate use of water is at the sole discretion of the District. Examples of permitted uses may include construction of living structures, lot soft-scape, exterior of the home stucco/ plaster, drywall, interior stonework, interior finishing work and clean-up. Examples of unpermitted uses may include, but are not limited to, connections to sales/construction trailers, flat work, hardscaping, retaining and other walls, lot or pad soaking, streetscape, water trucks/ buffaloes or any connection practice that could pose a risk to public health resulting from a backflow condition. Unpermitted connections require a temporary construction meter. Failure to properly connect to the District's Distribution System will subject the builder/developer to non-compliance charges.

Unmetered water service is not permitted for custom lots. Developers for custom lots will be required to apply for a domestic water construction meter prior to starting construction.

## Sewer Connection Fees

### 1. Residential

	Improvement District	0-5.8 DU\$/acre	5.9-10.8 DU\$/acre	10.9-25.8 DU\$/acre	25.9+ DU\$/acre
Connection Fees Per Dwelling Unit	1 (222)*	\$6,942	\$6,178	\$5,085	\$4,012
	212	\$3,492	\$3,492	\$3,492	\$3,492
	212a (tax exempt)	\$6,426	\$6,426	\$6,426	\$6,426
	213	\$5,331	\$5,331	\$5,331	\$5,331
Total acreage for any given development shall be gross acres excluding private parks.	240	\$3,830	\$3,830	\$3,830	\$3,830
	225	\$3,012	\$3,012	\$3,012	\$3,012
	253	\$1,780	\$1,780	\$1,780	\$1,780
Parks.	253 PA 30	\$3,995	\$3,995	\$3,995	\$3,995
	256	\$6,077	\$6,077	\$6,077	\$6,077
	285	\$3,120	\$3,120	\$3,120	\$3,120
	288	\$2,696	\$2,696	\$2,696	\$2,696
	OPA1 (Ridgeline)	\$6,077	\$6,077	\$6,077	\$6,077

\*All others

### 2. Commercial, industrial and public authority

	Improvement District	Commercial	Industrial	Public Authority
Connection Fees Per Gross Acre	1 (222)*	\$38,906	\$67,880	\$38,906
	212	\$20,849	\$20,849	\$20,849
	212a (tax exempt)	\$38,365	\$38,365	\$38,365
	213	\$31,764	\$0	\$31,764
	240	\$17,490	\$0	\$17,490
	225	\$14,726	\$17,420	\$14,726
	253	\$8,168	\$13,554	\$8,168
	253 PA 30	\$17,812	\$29,556	\$17,812
	285	\$6,235	\$6,235	\$6,235
	288	\$10,640	\$10,640	\$10,640

\*All others

### 3. Parks, churches and recreational facilities

	Improvement District	Fee
Connection Fees Per Fixture Unit	1 (222)*	\$430.45
	240	\$260.21
	225	\$230.81
	253	\$128.02
	253 PA 30	\$279.16
	288	\$70.60

\*All others

### 4. Schools (public and private)

	Improvement District	Primary & Intermediate	Secondary
Connection Fees Per 100 Students Based on Max Daily Attendance	1 (222)*	\$20,397	\$27,200
	240	\$12,298	\$16,400
	225	\$10,844	\$14,459
	253	\$6,015	\$8,020
	253 PA 30	\$13,116	\$17,488
	288	\$3,399	\$4,529

\*All others

## Other Sewer Connection Charges

### 1. Sewer lateral installations by District

The District does not install sewer laterals.

### 2. Irvine Business Complex (IBC) – non-residential

-----Commercial/Industrial-----

Connection Fees Per 1,000 Square Feet	<u>Low Demand</u>	<u>Average Demand</u>	<u>High Demand</u>
	\$268	\$1,654	\$3,921

- a. Low Demand connections are the following categories of users: Nurseries, Warehouses, Parking Structures, RV Storage, Churches, Truck Terminals, RV Parks, Lumber/Construction Yards, and other discharge whose flow is similar in volume to these listed categories.
- b. Average Demand connections other than listed in Low or High Demand categories.
- c. High Demand connections are the following categories of users: Restaurants, Supermarkets, Car Washes, Coin Laundries, Amusement Parks, Shopping Centers with Restaurants, Food Processing Facilities, Textile Manufacturers, and other discharges whose flow is similar in volume to these listed categories.

### 3. High volume user – Non-Residential

This section shall apply to commercial, industrial and public authority applicants in addition to standard connection fees in all improvement districts.

Connection Fee Formula    Additional High Volume Sewer User Connection Fee =

\* Sewer GPD = 90% of    [Est. GPD use \* – (no. acres x use factor\*\*)] x \$17.76/Gal. of Sewer Flow  
 water GPD

**Non-Residential Sewage Flow Generators (Use Factors)	<u>Land Use Category</u>	<u>Average Flows</u>
	Commercial	1,300.00
	Industrial	2,600.00
	UCI	Special Contract

Definitions                      Commercial: Commercial development includes but is not limited to the following uses: Hotels, retail and offices.  
Industrial: Industrial development includes but is not limited to the following uses: Manufacturing, research and development, and distribution.

### Methodology for calculating redevelopment connection fees

Redevelopment connection fees will be calculated using the following methodology, effective January 1, 2014:

- 1) Calculate water and sewer connection fee based on redevelopment plans utilizing current rates and charges;
- 2) Provide a credit based on the existing project (to be redeveloped) by calculating a connection fee using current rates and charges; and
- 3) The redevelopment connection fee calculation is the difference between the new development connection fee and the connection fee credit. No refunds will be given if the credit is greater than connection fee.

#### **4. Sanitary sewer plan check and inspection fees**

The plan check and inspection fee for public sewer systems will be calculated as 10% of the bondable cost for the off-site public sewer system. Residential plans require a non-refundable deposit of 5% of the estimated cost. Non-residential plans require a non-refundable \$100 deposit. The deposit shall be submitted when submitting for first plan check. Any remaining fees shall be paid prior to final approval of the plans. The overtime inspection rate is \$175.00/hr.

##### **District closed circuit television inspection charges**

###### **a. Initial TV inspection fee**

A fee of \$0.85 per linear foot as measured from the center line of manholes will be charged for all 6-inch and larger sewer lines to be inspected by a closed circuit television camera. The District will furnish the special camera equipment and manpower to fulfill this inspection requirement. This fee is to be paid along with the other connection, meter, and inspection fees prior to the District signing developer's tract utility plans.

###### **b. Reinspection**

Fees will be assessed for reinspection by District TV Crew after corrective work is completed. Those portions of the pipeline system that have been corrected must be retelevised.

- 1) District fees for retelevising corrective work will be a flat set-up fee of two hundred fifty dollars (\$250.00) plus \$0.85 per linear foot of sewer line reinspected measured centerline to centerline of manholes.
- 2) Payment for retelevising estimated inspection fees must be received by the Development and Inspection Services prior to scheduling the reinspection. Retelevising will not be done until the fees are paid.

###### **c. Cancellation of District's TV inspection**

If it is determined by either the Contractor or Developer that the job site will not be ready or accessible for the television inspection on the scheduled date, as notified, the Contractor shall notify the District Inspection Division of the necessary cancellation at least 24 hours in advance of the scheduled inspection to avoid being charged a cancellation fee.

- 1) If the District's television crew arrives at the job site and the work is not ready or accessible, the Contractor and owner will be billed for the cancellation fee of two hundred fifty dollars (\$250.00), payable to the District prior to the date of the rescheduled television inspection.
- 2) A rescheduled inspection is to be made through the District's project inspection division.

###### **d. Optional developer TV inspection**

If the Contractor or Owner desires to have a portion of, or the entire job, TV inspected for convenience, they will be charged a fee of one hundred fifty dollars (\$150.00) plus \$0.85 per linear foot of sewer line inspected measured centerline to centerline of manholes.

## Exhibit B: History of Revisions to Schedule of Rates and Charges

DATE ADOPTED	RESOLUTION	REVISION	EFFECTIVE DATE
05-23-77	1977-49	Rescind 1973-48 & 1977-42	
08-29-77	1977-71	Change in Connection Charges	09-01-77
02-27-78	1978-31	Rescind 1977-71	
		Discontinue Water & Sewer Service	03-01-78
07-10-78	1978-135	Rescind 1978-31	07-10-78
08-28-78	1978-154	Rescind 1978-135	08-28-78
01-08-79	1979-02	Rescind 1978-154	
		Increase Connection Fees	08-28-78
		Increase Water Commodity Charges	01-08-79
06-25-79	1979-25	Rescind 1979-02	
		Increase Water & Sewer Charges	07-01-79
07-30-79	1979-41	Rescind 1979-25	07-30-79
06-23-80	1980-28	Rescind 1979-41	07-01-80
08-25-80	1980-49	Rescind 1980-28	08-25-80
12-22-80	1980-77	Rescind 1980-49	
		Increase Wastewater System Charges	01-01-81
06-15-81	1981-103	Rescind 1980-77	07-13-81
07-13-81	1981-132	Rescind 1981-103	07-13-81
06-28-82	1982-48	Rescind 1981-132	
		Increase Connection Fees	07-01-82
09-27-82	1982-61	Rescind 1982-48	10-01-82
11-22-82	1982-67	Rescind 1981-61	12-01-82
06-27-83	1983-116	Rescind 1982-67	07-01-83
11-21-83	1983-137	Rescind 1983-116	
		Increase Dom. Water Rates & Imply. Mod. Sewer Rates	01-01-84
12-12-83	1983-132	Rescind 1983-131	
		High-rise Connection Fees (Sewer)	01-01-84
04-23-84	1984-13	Rescind 1983-132	
		Untreated & Recycled Water For Ag Use Commodity Charges Increase	06-01-84
06-25-84	1984-22	Rescind 1984-13	
		Decrease Water & Sewer Charges, Increase Connection Fees	07-01-84
09-10-84	1984-43	Rescind 1984-22	10-01-84
01-28-85	1985-2	Rescind 1984-43	02-01-85
02-25-85	1985-7	Rescind 1985-2	02-25-85
03-25-85	1985-31	Rescind 1985-7	03-25-85
		High Volume Connection Fee Reduce Connection Fees I.D. 103 & 3(203)	
06-24-85	1985-37	Rescind 1985-31	07-01-85
		Decrease Water & Sewer Chgs. Change Recycled Landscape Charge	
12-16-85	1985-115	Rescind 1985-37	01-01-86
06-23-86	1986-28	Rescind 1985-115	07-01-86
03-23-87	1987-11	Rescind 1986-28	04-01-87
		Decrease Sewer Charges Decrease Sewer Charges High Volume Connection Fees	

Continued

DATE ADOPTED	RESOLUTION	REVISION	EFFECTIVE DATE
06-22-87	1987-27	Rescind 1987-11	Increase R-W; Nonpotable Ag 07-01-87
08-10-87	1987-44	Rescind 1987-27	Reduce Connection Fees I.D.'s 103,3(203), 102(120)121 & 106(160)161 07-10-87
09-28-87	1987-49	Rescind 1987-44	Industrial Waste Program 10-01-87
01-25-88	1988-18	Rescind 1987-49	Add Portola Hills Sewer Serf. 02-01-88
06-27-88	1988-61	Rescind 1988-18	Add Water Pumping Surcharge
08-22-88	1988-66	Rescind 1988-61	Reduce Monthly Sewer Charge 07-01-88
06-26-89	1989-38	Rescind 1988-66	Adjust Connection Fees 08-23-88
			Reduce Monthly Sewer Charge 07-01-89
			Reduce Recycled Landscape
			Increase Untreated and Recycled Ag Rates
08-28-89	1989-58	Rescind 1989-38	Adjust Connection Fees 08-28-89
06-26-90	1990-20	Rescind 1989-58	Reduce Monthly Sewer Charge 07-01-90
			Reduce Untreated and Recycled Ag Rates
07-23-90	1990-24	Rescind 1990-20	Adjust Connection Fees 07-23-90
01-28-91	1991-05	Rescind 1990-24	Eliminate High Rise and Adjust Connection Fees
			Add Excessive Use Surcharge 02-01-91
04-22-91	1991-09	Rescind 1991-05	Ascending Block Rate Structure and Request for Variance 06-01-91
05-28-91	1991-13	Rescind 1991-9	Commodity Rates for Landscape Customers 06-01-91
06-10-91	1991-19	Rescind 1991-13	Commodity Rates for Ag., Untreated Landscape, Portola Hills Sewer Rates and Coastal Recycled Rates 07-01-91
07-12-91	1991-37	Rescind 1991-19	Adjust Connection Fees 07-12-91
10-28-81	1991-46	Rescind 1991-37	Increase Ag Water Rate 10-28-91
04-30-92	1992-12	Rescind 1991-46	Modify Ascending Block Rate Structure 04-30-92
06-22-92	1992-22	Rescind 1991-13	Modify Ascending Block Rate Structure 07-02-92
09-28-92	1992-40	Rescind 1992-22	Adjust Connection Fees 09-28-92
01-25-93	1993-3	Rescind 1992-40	Landscape Irrigation Rates 02-01-93
03-04-93	1993-8	Rescind 1993-3	Modify Ascending Block Rate Structure 04-01-93
06-28-93	1993-22	Rescind 1993-8	Increase Water Rate and Reduce Monthly Sewer Charge 07-01-93
07-28-93	1993-26	Rescind 1993-22	Decrease Water Rates 08-01-93
09-13-93	1993-29	Rescind 1993-26	Adjust Connection Fees 09-14-93

Continued

DATE ADOPTED	RESOLUTION	REVISION	EFFECTIVE DATE
06-13-94	1994-10	Rescind 1993-29	Increase Water Rate 07-01-94
08-08-94	1994-18	Rescind 1993-10	Adjust Connection Fees 08-08-94
08-14-95	1995-20	Rescind 1994-18	Adjust Connection Fees 08-14-95
08-28-95	1995-24	Rescind 1995-20	Adjust Pumping Surcharges 10-01-95
09-25-95	1995-27	Rescind 1995-20	Adjust Connection Fees and 09-25-95
09-25-95	1995-27	Rescind 1995-24	Adjust Pumping Surcharges 11-01-95
10-23-95	1995-31	Rescind 1995-27	Adjust Pumping Surcharges 11-01-95
11-27-95	1995-35	Rescind 1995-31	Add Monthly Sewer Service Charge - Newport Coast 12-01-95
01-08-96	1996-3	Rescind 1995-35	Adjust Connection Fees to I.D. 240 01-08-96
06-10-96	1996-19	Rescind 1996-3	Adjust Pumping Surcharges Increase Nonpotable Water Charges and Modify Ascending Block Rate Allocations 07-01-96
08-12-96	1996-27	Rescind 1996-19	Adjust Connection Fees 08-12-96
08-27-96	1996-28	Rescind 1996-27	Adjust Connection Fees to I.D.'s 140 & 240 08-27-96
09-23-96	1996-32	Rescind 1996-28	Adjust Water and Sewer Fixed Charges 09-23-96
10-14-96	1996-33	Rescind 1996-32	Adjust Sewer Service Charges for Non- Residential & Portola Hills 10-14-96
06-30-97	1997-17	Rescind 1996-33	Modify Rates and Charges and Connection Fees 06-30-97
10-01-97	1997-29	Rescind 1997-17	Modify Ascending Block Rate Structure Terminology 10-01-97
06-08-98	1998-21	Rescind 1997-29	Miscellaneous Adjustments to Schedule of Rates and Charges 07-01-98
08-24-98	1998-33	Rescind 1998-21	Adjust Connection Fees 08-24-98
06-28-99	1999-25	Rescind 1998-33	Adjustments to Schedule of Rates and Charges 07-01-99
06-26-00	2000-18	Rescind 1999-25	Adjustments to Schedule of Rates and Charges 07-01-00
07-24-00	2000-24	Rescind 2000-18	Adjustments to Schedule of Rates and Charges 07-25-00
06-25-01	2001-24	Rescind 2000-24	Adjustments to Schedule of Rates and Charges 07-01-01
06-24-02	2002-22	Rescind 2001-24	Adjustments to Schedule of Rates and Charges 07-01-02
12-09-02	2002-47	Rescind 2002-22	Adjustments to Schedule of Rates and Charges 12-09-02
03-10-03	2003-7	Rescind 2002-47	Adjustments to Schedule of Rates and Charges 03-10-03
06-23-03	2003-20	Rescind 2003-7	Adjustments to Schedule of Rates and Charges 07-01-03
09-08-03	2003-35	Rescind 2003-20	Adjustments to Schedule of Rates and Charges 09-08-03
06-28-04	2004-25	Rescind 2003-35	Adjustments to Schedule of Rates and Charges 07-01-04
07-12-04	2004-32	Rescind 2004-25	Adjustments to Schedule of Rates and Charges 07-12-04
10-11-04	2004-51	Rescind 2004-32	Adjustments to Schedule of Rates and Charges 10-11-04
06-27-05	2005-20	Rescind 2004-51	Adjustments to Schedule of Rates and Charges 07-01-05

DATE ADOPTED	RESOLUTION	REVISION	EFFECTIVE DATE	
09-26-05	2005-31	Rescind 2005-20	Adjustments to Schedule of Rates and Charges	10-10-05
10-10-05	2005-35	Rescind 2005-31	Adjustments to Schedule of Rates and Charges	10-10-05
06-26-06	2006-20	Rescind 2005-35	Adjustments to Schedule of Rates and Charges	06-27-06
07-24-06	2006-27	Rescind 2006-20	Changes to Water & Sewer Connection Fees	07-24-06
06-25-07	2007-16	Partially Modifies 2006-27	Adjustments to Schedule of Rates and Charges	06-26-07
07-16-07	2007-21	Partially Modifies 2006-27	Changes to Water & Sewer Connection Fees	07-17-07
06-23-08	2008-36	Rescind 2007-21	Adjustments to Schedule of Rates and Charges	07-01-08
07-28-08	2008-45	Partially Modifies 2008-36	Changes to Water & Sewer Connection Fees	07-29-08
06-22-09	2009-20		Adjustments to Schedule of Rates and Charges	06-23-09
07/27/09	2009-24	Partially Modifies 2009-20	Changes to Water & Sewer Connection Fees	07/28/09
06/28/10	2010-19		Adjustments to Schedule of Rates and Charges	07/01/10
07/26/10	2010-22	Partially Modifies 2010-19	Changes to Water & Sewer Connection Fees	07/27/10
02/28/11	2011-3	Partially Modifies 2010-22	Changes to Sewer Connection Fees	03/01/11
06/27/11	2011-25	Rescind 2010-19	Adjustments to Schedule of Rates and Charges	07/01/11
07/25/11	2011-33	Rescind 2011-25	Changes to Water & Sewer Connection Fees	07/26/11
06/25/12	2012-26	Rescind 2011-25	Adjustments to Schedule of Rates and Charges	07/01/12
10/08/12	2012-41	Partially Modifies 2012-26	Changes to Water & Sewer Connection Fees	10/09/12
12/10/12	2012-57		Adjust Connection Fees to IDs 112 & 212	12/11/12
06/24/13	2013-21	Rescind 2012-26	Adjustments to Schedule of Rates and Charges	07/01/13
12/16/13	2013-60	Partially Modifies 2013-21	Changes to Water & Sewer Connection Fees	01/01/14
06/23/14	2014-32		Adjustments to Schedule of Rates and Charges	07/01/14
07/14/14	2014-33	Partially Modifies 2014-32	Changes to Water & Sewer Connection Fees	07/15/14
11/10/14	2014-50		Changes to the Rules and Regulations for Water, Sewer, Recycled Water, and Natural Treatment System Service	11/11/14
06/22/15	2015-17	Rescind 2014-50	Adjustments to Schedule of Rates And Charges	07/01/15
07/27/15	2015-19	Partially Modifies	Changes to Water & Sewer Connection Fees	07/28/15
06/27/16	2016-10		Adjustments to Schedule of Rates and Charges	07/01/16
07/25/2016	2016-21	Partially Modifies	Changes to Water & Sewer Connection Fees	07/26/2016



DATE ADOPTED	RESOLUTION		REVISION	EFFECTIVE DATE
06/26/2017	2017-17		Adjustments to Schedule of Rates and Charges	07/01/2017
07/24/2017	2017-19	Partially Modifies	Changes to Water & Sewer Connection Fees	09/01/2017
06/25/2018	2018-16	Rescind 2017-17	Adjustments to Schedule of Rates and Charges	07/01/2018
07/23/2018	2018-21	Partially Modifies	Changes to Water & Sewer Connection Fees	08/01/2018
06/24/2019	2019-17	Rescind 2018-16	Adjustments to Schedule of Rates and Charges	07/01/2019
07/08/2019	2019-21	Partially Modifies 2019-17 for FY 2019-20	Changes to Water & Sewer Connection Fees	08/01/2019



# Irvine Ranch Water District Notice of Proposed Water and Sewer Rate Change

RESIDENTIAL

The Irvine Ranch Water District (IRWD) is a public agency that provides water and sewer service. Our rates are based on the actual cost to provide water and sewer service to our customers and are developed during the budget process. **The proposed rates for FY 2019-20 and FY 2020-21 are expected to increase the average residential bill by 2.6% in each fiscal year (FY).** See below for how the rates are calculated. A critical IRWD business objective is to keep costs, and therefore rates, as low as possible for our customers. When compared with other agencies providing similar services in Orange County, IRWD's rates are consistently among the lowest.

## Two-Year Budget Cycle

New this year is the kickoff of a two-year (biennial) budget cycle which will result in the adoption of rates for FY 2019-20 and FY 2020-21. The adoption of a two-year budget is intended to improve IRWD's long term planning, enhance funding stability and create greater efficiency in the budgeting process. The proposed rates will become effective on July 1, 2019 and July 1, 2020, respectively.

## Understanding Basic Components of Your Residential Water Bill

- **Water Usage Charges:** Variable costs – for the amount of water you use both inside and outside the home each month. They are based on the cost of local and imported water and other costs of providing service that vary based on usage.
- **Service Charges:** Fixed costs – to recover the fixed expenses of operating and maintaining IRWD's infrastructure. There are separate service charges for water and sewer service. These monthly fixed costs fluctuate depending on the number of days in a billing cycle.

## Variable Water Usage Charge

To encourage wise water use, each residence is assigned a monthly water usage budget. How much you pay for each 100 cubic feet of water (ccf) depends on whether you stay within your budget. Rates are broken into four tiers. Each tier is assigned a rate based on the actual cost of service. Cost of service includes both the cost of water based on the source of water and other variable costs as detailed below. For example, groundwater from local wells is the least expensive, while imported water from out of state or Northern California costs the most. The low volume and base rate tiers are for water used within each customer's budget, which is sourced primarily from lower cost groundwater and reduces the need to import expensive water. Imported water costs are allocated to the inefficient and wasteful tiers. District wide conservation provides education programs to help customers conserve water. Cost associated with Targeted Conservation, Urban Runoff, and Water Banking are paid for by customers in the inefficient and wasteful tiers only because their higher uses: (i) require individualized conservation assistance, (ii) lead to urban runoff that requires costly treatment, and (iii) require greater water reserves through water banking to provide reliable water supplies during a drought or shortage. Costs are allocated between those two tiers based on their share of costs to run these programs. The District would not need these programs if all customers remained within budget.

### Proposed Variable Water Rates per ccf for FY 2019-20

Service	Low Volume Tier	Base Tier	Inefficient Tier	Wasteful Tier
Total Water Source Cost	\$1.47	\$1.97	\$3.06	\$3.17
District Wide Conservation		\$0.03	\$0.03	\$0.03
Conservation Targeted to Over Budget Customers, Urban Runoff Costs and Water Banking Costs			\$1.77	\$10.43
Total Cost Per Tier Proposed FY 2019-20	\$1.47	\$2.00	\$4.86	\$13.63
FY 2018-19 Rates by Tier	\$1.40	\$1.89	\$4.73	\$13.35
Change	\$0.07	\$0.11	\$0.13	\$0.28

### Proposed Variable Water Rates per ccf for FY 2020-21

Service	Low Volume Tier	Base Tier	Inefficient Tier	Wasteful Tier
Total Water Source Cost	\$1.54	\$2.09	\$3.18	\$3.18
District Wide Conservation		\$0.03	\$0.03	\$0.03
Conservation Targeted to Over Budget Customers, Urban Runoff Costs and Water Banking Costs			\$1.70	\$10.44
Total Cost Per Tier Proposed FY 2020-21	\$1.54	\$2.12	\$4.91	\$13.65
FY 2019-20 Rates by Tier	\$1.47	\$2.00	\$4.86	\$13.63
Change	\$0.07	\$0.12	\$0.05	\$0.02



## Why Did the Cost of Water Service Increase?

The main reasons for the change include uncontrollable costs attributed to:

- Pass through charges from the Orange County Water District (OCWD) for pumping local groundwater (5.0% increase each year) which is the lowest cost of water.
- Pass through charges from the Metropolitan Water District (MWD) for imported water purchased through the regional wholesaler, the Municipal Water District of Orange County (MWDOC) (3.0% increase each year).
- Pass through charges from Southern California Edison (SCE) for electricity (4.5% increase in FY 2020-21).

Summary of Proposed Residential Variable Water Rates for FY 2019-20 and FY 2020-21

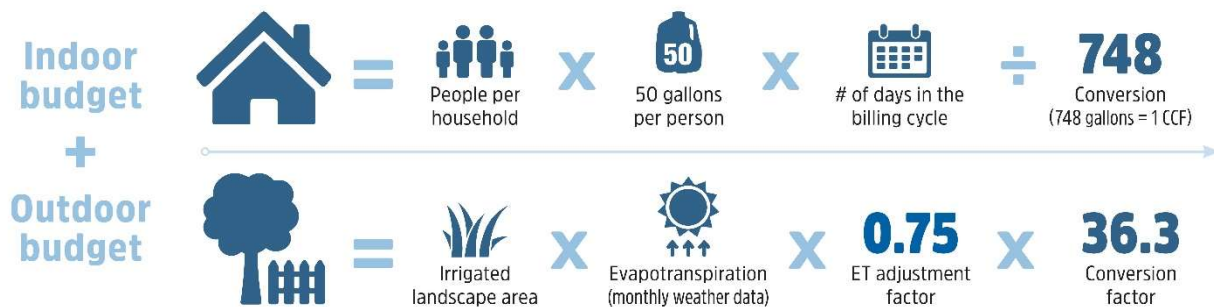
Tier	% of Monthly Water Budget for Single Family / Condo	% of Monthly Water Budget Multi- Family	Current Rates per ccf	FY 2019-20 Rates per ccf Effective July 1, 2019	FY 2020-21 Rates per ccf Effective July 1, 2020
Low Volume	0-40%	0-50%	\$1.40	\$1.47	\$1.54
Base Rate	41-100%	51-100%	\$1.89	\$2.00	\$2.12
Inefficient	101-140%	101-120%	\$4.73	\$4.86	\$4.91
Wasteful	141%+	121%+	\$13.35	\$13.63	\$13.65

## How your Water Budget is Calculated

Your monthly household water usage budget is the sum of your **indoor + outdoor budgets**. Together they represent an efficient volume of water to meet your individualized water needs.

- **Indoor Water Budget:** 50 gallons per person per day (divided by 748, to convert gallons to ccf). For single-family homes, we assume a default of four people per household. If your household is larger, you may apply for a variance to increase your budget.
- **Outdoor Water Budget:** is calculated for your property using actual data from local weather stations. We calculate your irrigated landscape area x evapotranspiration x 0.75 ET adjustment factor x 36.3 conversion factor to convert cubic inches to ccf.

- ✓ **CCF** is the basic measurement of water use. One ccf equals 100 cubic feet of water – about 748 gallons.
- ✓ **Evapotranspiration or ET** is a measure of actual daily plant water loss in inches.
- ✓ **ET Adjustment Factor** accounts for the fact that at least 40% of your landscape is drought-tolerant and provides 20% additional water to account for inefficiency in your irrigation system.



## Water & Sewer Fixed Service Charges

In addition to the water usage charges that you control, your bill contains fixed charges for water service and sewer service. Water service charges are based on the size of the meter required to provide water flow to your property. These charges are assessed whether or not you use water that month and may increase or decrease based on the number of days in the billing period. Monthly service charges are fixed charges which cover IRWD's cost of operations, maintenance and infrastructure and do not change based on the amount of a customer's monthly water or sewer use. Monthly service charges are based on a 30 day calendar month so billing cycles which are longer or shorter than 30 days are billed based on the proportional number of days. The fixed charge includes an amount set aside for the future inevitable repair and replacement of infrastructure such as pipes, pumping stations and treatment facilities. This way, the District can avoid significant one time rate spikes when the repairs and replacements are made. These charges are not used to pay for facilities that extend service to new development.



# Irvine Ranch Water District Notice of Proposed Water and Sewer Rate Change

RESIDENTIAL

## Water Fixed Service Charges

The fixed monthly water service charges for the average residential customer are used to pay for operations and maintenance costs, including inevitable infrastructure enhancements and replacements. The charge is based on the size of your meter.

Proposed Water Service Fixed Monthly Charges for System Operation and Maintenance			
Residential meter size homes, condos, apartments	Current Meter Rates	FY 2019-20 Rates Effective July 1, 2019	FY 2020 -21 Rates Effective July 1, 2020
5/8" x 3/4"	\$10.35	\$10.35	\$10.40
3/4" disc meter	\$15.55	\$15.55	\$15.65
1" disc meter	\$25.90	\$25.90	\$26.05
1-1/2" disc meter	\$51.75	\$51.75	\$52.00
2" disc meter	\$82.80	\$82.80	\$83.20
2" turbo meter	\$108.70	\$108.70	\$109.25
3" turbo meter	\$248.40	\$248.40	\$249.65
4" turbo meter	\$517.50	\$517.50	\$520.10
6" turbo meter	\$1,035.05	\$1,035.05	\$1,040.25
8" turbo meter	\$1,811.35	\$1,811.35	\$1,820.40
6" Omni F2 meter	\$1,447.50	\$1,447.50	\$1,454.75
8" Omni F2 meter	\$2,574.15	\$2,574.15	\$2,587.00
Residential master meter (shared) apartments and condominiums 5/8" x 3/4" meter	\$10.35	\$10.35	\$10.40

The current amount for your meter size appears on your bill. Customers that remain in the low volume tier for most of the year will have a larger percentage of their bill made up of the fixed charge. Customers that remain in the low volume tier for 9 out of 12 months of the prior calendar year will receive a \$2.00 credit per month which will be itemized on each bill. New customers do not receive this credit unless they have been with the District for a full calendar year.

## Sewer Fixed Service Charges

The proposed fixed monthly sewer service charges for the average residential customer are used to pay for operations and maintenance costs including inevitable infrastructure enhancements and replacements. The tiered sewer service fixed charge is based on the 3 months with the lowest potable water usage from the prior calendar year. New customers are billed at the highest tier until they have established a full calendar year of usage history.

Proposed Changes to Fixed Monthly Charges for System Operation and Maintenance			
Usage	Current Monthly Rates	FY 2019-20 Rates Effective July 1, 2019	FY 2020 -21 Rates Effective July 1, 2020
Average water usage exceeds 10 ccfs per month	\$25.75	\$26.10	\$26.35
Average water usage falls between 5 and 10 ccfs	\$23.20	\$23.50	\$23.70
Average water usage falls below 5 ccfs	\$19.30	\$19.55	\$19.75

Proposed Changes for Areas Receiving Collection or Treatment Only			
Usage	Current Monthly Rates	FY 2019-20 Rates Effective July 1, 2019	FY 2020 -21 Rates Effective July 1, 2020
Service Charge - Collection Only	\$8.40	\$8.50	\$8.60
Service Charge - Treatment Only	\$14.80	\$15.00	\$15.15

## Pumping Surcharges

A pumping surcharge will be added to the variable water usage charge for those customers who reside at higher elevations and cause the District to incur additional pumping costs to supply their water. The surcharge is based on the actual prevailing energy costs and varies depending upon the elevation of the area served. If you live in an area affected by a pumping surcharge, the charge is itemized on your monthly bill. Please visit the IRWD website at <https://www.irwd.com/services/proposed-rates> to see charges by zone.



# Irvine Ranch Water District Notice of Proposed Water and Sewer Rate Change

## Proposed Changes to Pumping Surcharges, Set-up and Reconnection Fees

Component	Current Rates	FY 2019–20 Effective July 1, 2020	FY 2020–21 Effective July 1, 2020
Pumping Surcharges by Zone	\$0.21 to \$0.65/ccf	\$0.25 to \$0.68/ccf	\$0.30 to \$0.72/ccf
One-time Setup Fee for New Accounts	\$25.00	\$25.00	\$25.00
Shutoff Reconnection Fees	\$70.00 - \$95.00	\$50.00 - \$95.00	\$50.00 - \$95.00

### Monthly Water Budgets, Rate Calculator & Sample Bills Available on IRWD.com

To find out more information on the rate tiers, the types of usage that determine the monthly water budget, how the monthly water budget is calculated and to use the IRWD budget based rate calculator, please visit the IRWD website at <https://www.irwd.com/services/proposed-rates>. The calculator shows how staying within your monthly water budget or exceeding it will affect your monthly bill. Sample bills are also provided as well as technical water budget formulas. Free internet access is available Monday – Friday from 8am to 5pm in the IRWD lobby at 15600 Sand Canyon Avenue, Irvine, CA.

### Automatic Pass-Through Adjustments

IRWD used its best available information to calculate proposed increases in the cost of imported water IRWD purchases from MWD through MWDOC, the replenishment charges paid to OCWD for pumping groundwater, and the cost for regional treatment of sewage paid to the Orange County Sanitation District (OCSD). IRWD has no control over the amounts set by regional agencies (MWD, MWDOC, OCWD, OCSD, SCE, etc.) or taxes and fees assessed by the state, and must pass those costs through to IRWD customers. Should any of the regional agencies or the State of California adopt an additional increase (or decrease) in its charges, taxes, or fees (“Pass-Through Amount”), IRWD may automatically recalculate its rates to include the Pass-Through Amount. If this occurs, the automatic IRWD rate adjustment will not require a public hearing or any additional action by the IRWD Board of Directors. At least 30 days before the effective date of the adjustment, IRWD will provide its customers with notice of the expected adjustment(s), which will generally be calculated as the total projected cost increase divided by the projected annual water consumption or annual total sewage flow as appropriate. This calculation will vary as necessary to reflect IRWD’s different service areas and service classes.

### Public Hearing

Any customer or property owner within the IRWD service area may file a written protest for the proposed rate increases with IRWD by sending a letter to IRWD, P.O. Box 5149, Irvine, CA 92616. A valid protest letter must include your name, the address at which you receive service from IRWD, a statement of protest and your original signature. Protest letters received by June 24 will be tabulated and presented to the Board of Directors at a public hearing regarding the rate increase to be held on June 24, 2019 at 5pm in the IRWD Board Room, 15600 Sand Canyon Ave., Irvine, CA. Any customer or property owner may appear at the hearing to make comments regarding the proposed rates. Letters may be delivered in person at the hearing, and must be received prior to the conclusion of the June 24 public hearing.

### Additional Information

For more information on IRWD’s water efficiency programs, rebates and tips on how you can conserve, visit [www.irwd.com](http://www.irwd.com). If you have any additional questions, please contact IRWD Customer Service at **949-453-5300**.