

ORDINANCE NO. 40

ORDINANCE OF THE BOARD OF DIRECTORS  
OF THE LAKE ARROWHEAD COMMUNITY  
SERVICES DISTRICT, SAN BERNARDINO  
COUNTY, CALIFORNIA, ESTABLISHING  
CONNECTION FEES FOR THE DEER LODGE  
PARK SUBDIVISION WATER SYSTEM

Section 1. Purpose The purpose of this ordinance is to establish water connection fees for services within the Deer Lodge Park Subdivision and other areas authorized to connect thereto.

Section 2. Connection Fees All new service connections to the Deer Lodge Park Subdivision are subject to a connection fee in accordance with the criteria and fees described in the accompanying "Connection Fee Schedule for Deer Lodge Park Subdivision." No water service shall be installed or maintained by the Lake Arrowhead Community Services District without paying the fees herein described and without observing the District's Policy and Procedural Ordinances. The fee to be levied shall be the total of one or more of the cost factors as follows:

1) Administration and Technical

This factor is for the administrative, fiscal, clerical and technical services provided by the District to support the operations of the water system.

2) Storage

This factor covers the cost of storage provided for operational, fire suppression and emergency purposes. A use factor is assigned depending on meter size based on the fact that larger meters normally demand more water and hence more operational and emergency storage.

3) Supply, Transmission and Pressure Control

This factor covers the cost of general system facilities such as transmission mains, wells, main meters and pressure regulators. Properties that were assessed by

Assessment District 94-1 are exempt from this portion of the fee.

4) Meter Installation

This factor covers the cost of furnishing and installing service meters, meter boxes, service line connection from the main to the meter and valves.

5) Line Extension

Properties requiring main line extensions are subject to the costs described in 1) through 4) above plus all engineering, plan check and construction associated with said extension. Where applicable, a reimbursement agreement may be used to recover excessive costs subject to the District policy.

Section 3. Adjustment of Fees The connection fees may be adjusted from time to time by resolution of the Board of Directors to reflect changing costs of administration and construction.

Section 4. Effective Date This Ordinance shall take effect October 20, , 1994.


Section 5. Publication. The Secretary is hereby directed to cause this Ordinance to be published once in full in a newspaper of general circulation within the District.

ADOPTED this 20 day of October, 1994.

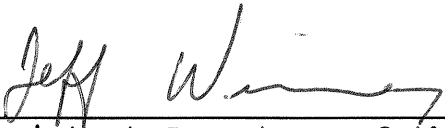
by the following vote:

AYES:	Jarrett, Shaw, Smith
NOES:	None
ABSTENTIONS:	None
ABSENT:	Powell

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\_\_\_\_\_  
Vice President of the Lake  
Arrowhead Community Services  
District and of the Board of  
Directors thereof.

ATTEST:

  
\_\_\_\_\_  
Assistant Secretary of the Lake Arrowhead  
Community Services District and of the  
Board of Directors thereof.

**ORDINANCE 40**

**CONNECTION FEE SCHEDULE  
for  
DEER LODGE PARK SUBDIVISION**

**GENERAL**

The fee to be levied for a new system connection in the Deer Lodge Park Subdivision area is subject to one or more of the following case factors:

**CASE I**

- o Property assessed under Deer Lodge Park Assessment District 94-1 (AD 94-1.)
- o Connection is for single residence.
- o The lot on which the residence is to be built comprises one or more original Deer Lodge Park Subdivision lots that have been or are to be merged.
- o The lot or lots are not a part of a lot merger acknowledged and incorporated into AD 94-1 and subsequently redivided.

**CASE II**

Property within the Deer Lodge Park Subdivision, not within AD 94-1 boundaries and not assessed for water improvements under AD 94-1.

**CASE III**

Property within AD 94-1 that has been redivided or where merged lots have been un-merged.

**CASE IV**

- o Property in Deer Lodge Park Subdivision, within AD 94-1 but with an existing service connection.
- o Property does not front an existing water line.

**CASE V**

Property outside Deer Lodge Park Subdivision.

**Supporting Data  
for  
Deer Lodge Park Subdivision Water System  
Proposed Connection Fee Ordinance No. 40  
October, 1994**

The data and information provided herein is in support of fees and charges stated in the Lake Arrowhead Community Services District proposed connection fee ordinance for the Deer Lodge Park Subdivision Water System.

In developing the fee structure, it is recognized that a number of property owners were assessed for rehabilitation of existing pipelines and the upgrading of system facilities pursuant to Assessment District No. 94-1. Connection fees applicable to said assessed property owners are therefore less than those who were not assessed.

The fee ordinance recognizes the differences by establishing five cases or classifications of proposed connections. The five cases are described in the ordinance.

The connection fees for each case are shown in the tables which are part of the ordinance. The same tables present the following information:

1. Meter Size
2. Use Factor
3. Storage
4. Supply, Transmission
5. Meter Installation
6. Administration & Technical

The basis of the values stated are as follows:

1. Meter Size. The sizes of meters listed are those normally found in a strictly residential community such as Deer Lodge Park. When requested, a meter may have a feature which allows the separate measurement of normal domestic and fire fighting level flows. Those meters are identified in the fee tables by placing the letter "F" along with the meter size.
2. Use Factor. The size of a meter is in most cases reflective of water usage. Larger meters normally mean that a user's water needs are greater, relative to customers with smaller meters. Therefore, a use factor is applied. Larger water users need more system capacity, particularly source and storage facilities. The use factor applied to each meter size is relative to the meter's flow capacity and is roughly computed as one-half the square of the meter size. Factors computed for

Ordinance 20 are:

5/8"	- Meter -	1.0
1"	- Meter -	1.6
1½"	- Meter -	3.0
2"	- Meter -	4.5

3. Storage. All residential water users require a measure of operational, emergency and fire storage capacity. The connection fee therefore has a charge for storage capacity in the system's reservoirs.

The capacity allocation for a 5/8" meter meter installation is 2,000 gallons. The allocation increases with meter size proportional to the use factor described above.

All new connections in and out of Assessment District 94-1 will be charged for storage reservoir capacity on the basis of \$0.40 per gallon capacity. For property owners within Assessment District 94-1, the capacity charge will be reduced by \$57.00 per assessed parcel to account for that portion of the assessment allocated to the purchase of land for a future reservoir site.

4. Supply, Transmission and Pressure Controls. This portion of the connection fee is a charge for the cost of major system facilities such as transmission mains, wells, main meter and pressure regulators. Properties that were assessed in Assessment District 94-1 are exempt from this charge as this constituted the general benefit portion of their assessment.

For non-participants in Assessment District 94-1, this portion of their connection fee has been determined as follows:

- a) General Benefit Cost per dwelling unit in Assessment District 94-1 = \$582.00 x 2 = \$1,164.00/unit.
- b) One-third of the above cost (\$388.00) was for the development of supply facilities. This portion of the general benefit cost is subject to the use factors described above.
- c) This portion of the connection fee is calculated in the table below:

<u>Meter Size</u>	<u>Use Factor</u>	<u>Fixed Cost</u>	<u>Variable Cost</u>	<u>Total</u>
5/8"	1.0	780	385	1,165
1"	1.6	780	620	1,400
1½"	3.0	780	1,164	1,944
2:	4.5	780	1,746	2,526

5. Meter Installation. All new service connection fees are subject to a meter installation charge. The charge is for the cost of furnishing and installing service meters, meter boxes, service pipe extending from the main line to the meter and tapping the main line. Also included is the cost of pavement cutting, excavation, backfill and pavement replacement. The work described above is done by District personnel.

The charge for each meter size is according to District-wide fees set in October, 1992. The fees were found to be reasonable by monitoring District meter installation costs during the year 1993-1994.

6. Administration and Technical. All new connections are subject to a charge for administrative, fiscal, clerical and technical services provided by District operations. The fee is uniform for all connections in the District and represents a fair evaluation of costs thus incurred.

CASE III

Meter Size	Use Factor	Storage	Supply Transmission Pressure Control	Meter Installation	Administration & Technical	Total
5/8"	1.0	\$745	\$1,165.00	\$1,222	\$400	\$3,532
5/8"/F	1.0	\$745	\$1,165.00	\$1,960	\$500	\$4,370
1"	1.6	\$1,190	\$1,400.00	\$1,323	\$400	\$4,313
1"/F	1.6	\$1,190	\$1,400.00	\$1,960	\$500	\$5,050
1 1/2"	3.0	\$2,230	\$1,945.00	\$1,728	\$400	\$6,303
1 1/2"/F	3.0	\$2,230	\$1,945.00	\$2,500	\$500	\$7,175
2"	4.5	\$3,345	\$2,526.00	\$2,500	\$400	\$8,771
2"/F	4.5	\$3,345	\$2,526.00	\$2,700	\$500	\$9,071

- (1) Where lots were combined prior to or during the pre-payment period of Assessment District 94-1 and subsequently revised to create more than one lot, the connection fee for each new lot in addition to the original assessed parcel shall be as stated above plus any front footage charge which may apply based on the assessment district formula



CASE I

Meter Size	Use Factor	Storage	Supply Transmission Pressure Control	Meter Installation	Administration & Technical	Total
5/8"	1.0	\$745	0	\$1,222	\$400	\$2,367
5/8"/F	1.0	\$745	0	\$1,960	\$500	\$3,205
1"	1.6	\$1,190	0	\$1,323	\$400	\$2,913
1"/F	1.6	\$1,190	0	\$1,960	\$500	\$3,650
1 1/2"	3.0	\$2,230	0	\$1,728	\$400	\$4,358
1 1/2"/F	3.0	\$2,230	0	\$2,500	\$500	\$5,230
2"	4.5	\$3,345	0	\$2,500	\$400	\$6,245
2"/F	4.5	\$3,345	0	\$2,700	\$500	\$6,545

CASE II

Meter Size	Use Factor	Storage	Supply Transmission Pressure Control	Meter Installation	Administration & Technical	Total
5/8"	1.0	\$800	\$1,165	\$1,222	\$400	\$3,587
5/8"/F	1.0	\$800	\$1,165	\$1,960	\$500	\$4,425
1"	1.6	\$1,280	\$1,400	\$1,323	\$400	\$4,403
1"/F	1.6	\$1,280	\$1,400	\$1,960	\$500	\$5,140
1 1/2"	3.0	\$2,400	\$1,945	\$1,728	\$400	\$6,473
1 1/2"/F	3.0	\$2,400	\$1,945	\$2,500	\$500	\$7,345
2"	4.5	\$3,600	\$2,526	\$2,500	\$400	\$9,026
2"/F	4.5	\$3,600	\$2,526	\$2,700	\$500	\$9,326

- (1) Property owner is responsible for engineering and construction costs of main line extension which may be necessary to connect to District's water system.
- (2) Property owner may be subject to a frontage charge for an existing pipeline subject to a District reimbursement agreement. (See Ordinance No. 7)

CASE III

Meter Size	Use Factor	Storage	Supply Transmission Pressure Control	Meter Installation	Administration & Technical	Total
5/8"	1.0	\$745	\$1,165.00	\$1,222	\$400	\$3,532
5/8"/F	1.0	\$745	\$1,165.00	\$1,960	\$500	\$4,370
1"	1.6	\$1,190	\$1,400.00	\$1,323	\$400	\$4,313
1"/F	1.6	\$1,190	\$1,400.00	\$1,960	\$500	\$5,050
1 1/2"	3.0	\$2,230	\$1,945.00	\$1,728	\$400	\$6,303
1 1/2"/F	3.0	\$2,230	\$1,945.00	\$2,500	\$500	\$7,175
2"	4.5	\$3,345	\$2,526.00	\$2,500	\$400	\$8,771
2"/F	4.5	\$3,345	\$2,526.00	\$2,700	\$500	\$9,071

(1) Where lots were combined prior to or during the pre-payment period of Assessment District 94-1 and subsequently revised to create more than one lot, the connection fee for each new lot in addition to the original assessed parcel shall be as stated above plus any front footage charge which may apply based on the assessment district formula in the Engineer's Report.

CASE IV

Meter Size	Use Factor	Storage	Supply Transmission Pressure Control	Meter Installation	Administration & Technical	Total
5/8"	1.0			\$1,222.00	\$400	\$1,622
5/8"/F	1.0			\$1,960.00	\$500	\$2,460
1"	1.6			\$1,323.00	\$400	\$1,723
1"/F	1.6			\$1,960.00	\$500	\$2,460
1 1/2"	3.0			\$1,728.00	\$400	\$2,128
1 1/2"/F	3.0			\$2,500.00	\$500	\$3,000
2"	4.5			\$2,500.00	\$400	\$2,900
2"/F	4.5			\$2,700.00	\$500	\$3,200

Notes:

(1) When a new pipeline is constructed that fronts a lot actively serviced by an existing pipeline which does not front said lot, the lot owner will be subject to a front footage charge if and when they connect to the new pipeline fronting their lot, plus the connection charge stated above.

Meter installation costs may be reduced by crediting the owner the cost of the meter and meter box of like size being replaced.

CASE V

Meter Size	Use Factor	(2) Storage	(2) Supply Transmission Pressure Control	Meter Installation	(3) Buy-In Administration & Technical	Total
5/8"	1.0	\$800	\$1,165	\$1,222	\$850	\$4,038
5/8"/F	1.0	\$800	\$1,165	\$1,960	\$950	\$4,876
1"	1.6	\$1,280	\$1,400	\$1,323	\$850	\$4,855
1"/F	1.6	\$1,280	\$1,400	\$1,960	\$950	\$5,592
1 1/2"	3.0	\$2,400	\$1,945	\$1,728	\$850	\$6,926
1 1/2"/F	3.0	\$2,400	\$1,945	\$2,500	\$950	\$7,798
2"	4.5	\$3,600	\$2,526	\$2,500	\$850	\$9,481
2"/F	4.5	\$3,600	\$2,526	\$2,700	\$950	\$9,781

- (1) Property owner is responsible for all engineering, annexation administrative and construction costs associated with new facilities to be owned and operated by the District. (See Ordinance No. 7)
- (2) Where new supply or storage facilities are constructed as part of a project outside the Deer Lodge Park boundaries, credit may be given for overlapping charges in the connection fees.
- (3) When areas outside of existing Deer Lodge Park Subdivision are annexed, the "buy-in" or annexation fee shall be the expansion fee as described in Ordinance No. 10. The expansion fee, however, will be non-refundable and the connection fee applied as a Case I situation.



Although not specifically required for a connection/capacity fee pursuant to section 66013, we would recommend that section 66018 be followed as the procedure for the adoption of the charges. This recommendation is based on the fact that section 66018 provides for the publication of the notice and a public hearing prior to the imposition of the fee. Taking into account the issues surrounding the Deer Lodge Park area and the assessments that have been imposed pursuant to the Assessment District, it would be beneficial to provide the public with as much notice and public hearing opportunity as possible in order to avoid complaints later that the District adopted the charges without duly informing the public. A step-by-step procedure is attached hereto.

JFF:ldt  
cc: Gilbert J. Granito, Esq.

LAC0171.

PROCEDURE FOR ADOPTING CONNECTION/CAPACITY CHARGES

1. Publish notice of public hearing by making two publications, with at least 5 days intervening between the dates of the first and last publication, not counting such publication dates. Said notice should include the following:
  - (a) Time and place of the hearing.
  - (b) General explanation of the matter to be considered.
  - (c) Statement that the District is making available the data indicating the amount of cost, or estimated cost, required to provide the service/facilities for which the fee/charge is being imposed.
2. Conduct the public hearing, at which oral or written presentations can be made, as part of a regularly scheduled meeting.
3. Upon the completion of the public hearing, the Board of Directors may, if it so elects, adopt the connection/capacity charge by ordinance.

(Government Code §§6062(a), 66013, 66016, 66018)

LAC0172.