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	Latest Revision Date December 17, 2025	Ordinance No. 535

ARTICLE 13. POLICY FOR DISTRICT FACILITIES

Sec. 13.1. revised via Ordinance No. 535 / December 17, 2025

Sec. 13.1. General. The Board of Directors desires to establish a policy for assisting a developer or customer in construction of water facilities within the District in order to further the basic policy of the District to maintain adequate water supplies throughout the District system.

Sec. 13.2. Policy Regarding Developers. It is the policy of the District that all facilities required by the District to be constructed within and for the benefit of a specific development or single parcel of land, and for which the District will assume eventual ownership and responsibility for maintenance and operation, shall be installed at the developer's sole cost and expense.

Sec. 13.3. District Participation. It is the policy of the District that, subject to the availability of funds, the District may participate in the financing of all or a portion of needed facilities within the District if, in the sole judgment of the Board of Directors, the expenditure will benefit the District.

Sec. 13.4. Assistance by District. In those situations where the facilities will benefit areas greater than the proposed development or parcel of land, the District may, in the sole discretion of the Board of Directors in each particular situation, provide assistance to an area, development, or individual parcel of land under the policy established May 15, 1969 by Resolution No. 214.

Sec. 13.5. revised via Ordinance No. 535 / December 17, 2025

Sec. 13.5. Reimbursement Agreements. The District may, in the sole discretion of the Board of Directors, enter into a reimbursement agreement. (See Section 14.2).

Sec. 13.6. revised via Ordinance No. 535 / December 17, 2025

Sec. 13.6. Basic Policy Regarding District Participation in the Construction or Modification of District Facilities. The policy of the District in the construction of water facilities is to maintain adequate supplies of water in the District system. To ensure maintenance of this objective, an applicant desiring District participation must submit a detailed plan and proposal for consideration and approval by the District and execute an agreement with the District on terms acceptable to the Board of Directors in each particular case.

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Sec. 13.7. revised via Ordinance No. 535 / December 17, 2025

Sec. 13.7. **At Developer's Expense.** The policy of the District regarding additions by subdivider to the distribution system which will be accepted by the District and thereafter operated and maintained by the District is as follows:

- A. The developer must agree to pay the total cost of such additions as are needed to serve the developer's property.
- B. Plans for additions to the distribution system must be prepared in a manner acceptable to the District and in accordance with procedures, rules and regulations as established by the Board of Directors. All facilities that become the property of the District must be installed in accordance with the District's plans and specifications.
- C. Before a letter or report will be given to the State Real Estate Commission, such agreement must be in writing and secured by an approved bond or a deposit of cash in the sum set by the Board of Directors.

Sec. 13.8. revised via Ordinance No. 535 / December 17, 2025

Sec. 13.8. revised by Ordinance No. 305 / October 22, 2003

Sec. 13.8. Limitations on Advance Approval of Customer Projects and Systems.

- A. The Board of Directors seeks to provide service to customers throughout the District at minimal cost to the customers and the taxpayers.
- B. Provisions for service are subject to constantly changing and fluctuating variables including, but not limited to, the rate of development within the District, the varied type of development within the District, the availability of facilities, changes in applicable statutes and regulations, changing requirements for water quality standards, environmental considerations, tax limitations, the availability of water to the District, and the availability of funds (many of these variables are not subject to control by the District).
- C. The Board of Directors desires to ensure that available facilities are put to timely and beneficial use to serve the populace of the District.

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- D. Until such time as the Board of Directors shall formally commit the District to provide water service through authorization of a water meter, the District shall not be obligated for any service to any applicant or project within the District.
- E. Water service and water availability letters do not commit the District to supply water to a project. A commitment for water service is secured only when all fees due the District are paid and the District has authorized installation of a water meter.
- F. For the purpose of this Code, the type and definitions of "commitments" are:
 - 1. **FUTURE COMMITMENTS** are commitments made by the District after the effective date of Ordinance No. 123; a commitment is made by formal Board action approving the plans and specifications for a project and runs from the date of formal Board action approving the plans and specifications; the commitment is subject to the limitations set forth in Ordinance No. 123.
 - 2. **EXISTING COMMITMENTS** are commitments made by the Board of Directors by virtue of approval of plans and specifications prior to the effective date of Ordinance No. 123; the commitment is subject to the limitations of Ordinance No. 123.
 - a. Applicants who have an existing commitment, but have not paid all fees and/or have not performed all conditions of any concurrent agreement with the District relating to the commitment are subject to having the existing commitment terminated by action of the Board of Directors.
 - b. Applicants who have an existing commitment and who have paid the fees and have performed all the conditions of any concurrent agreement with the District relating to the commitment are subject to termination of the commitment by lapse of time.
 - c. All other persons (including applicants desiring a commitment beyond two years) who have applied for service prior to the effective date of Ordinance No. 123 must reapply for a new (future) commitment.

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G. Unless otherwise stated by the Board of Directors, the formal action of the Board of Directors to obligate the District to provide service shall automatically terminate and shall be null and void with the occurrence of any one or more of the following events:

1. For all minor development projects, the commitment shall expire two years from the date it was approved if the project has not been issued a building permit within this time period. Minor development projects are determined at the District's sole discretion and are typically those that do not have to get approval from the respective land use agency's governing body. The Board of Directors may extend this time period, in its sole discretion, if a written request to extend the time period has been made to the Board of Directors before the commitment has expired.
2. For all major projects, the commitment shall terminate if the tentative map is denied or when an approved tentative map has expired as determined by the local land use agency approving the tentative map. Major development projects are determined at the District's sole discretion and are typically those that have to get approval from the respective land use agency's governing body.
3. For major projects, the commitment shall terminate if the final map is denied, lapses, or is terminated by the local land use agency which considers the final map, or five years from the date the commitment was approved if all improvements required by the final map have not been installed within this five-year period. The Board of Directors may extend the five-year period upon written request prior to expiration as the Board of Directors shall determine, in its sole discretion.
4. The commitment shall terminate if all fees and charges imposed by the District have not been paid on the date these fees and charges are due. (See Sections 13.8.1 and 13.11)

H. An applicant may reapply for a new commitment by District to provide service notwithstanding the fact that a prior commitment is rendered void by cancellation of the commitment by the Board of Directors or by the lapse of the applicable period of a prior commitment without the initiation and approval of actual service by the District.

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- I. Where special circumstances dictate such a requirement, the Board of Directors reserves the right to and may specify a shorter or longer period for the life of the commitment to provide service, in which case the expiration date shall be specifically fixed by the Board of Directors in the formal action setting forth the commitment of the District to provide service.
- J. Notwithstanding any action by the Board of Directors to obligate the District to provide service, the commitment is not final and binding until the applicant has paid all fees including, but not limited to, Hydraulic Analysis, Plan Check, and capacity fees, and has fully complied with all the terms and conditions of all executed agreements with the District. Until such time as the applicant has discharged those requirements, the Board of Directors may withdraw the commitment to provide service.
- K. Any formal commitment by the Board of Directors to provide service is premised upon the nature of the particular project involved and the criteria then in effect for providing service to the particular project. In the event there is any change in the nature of the project or in the applicable criteria for service to the project (though the project is not changed), the District reserves the right to cancel the commitment for service. The decision on whether or not there has been a change in the nature of the project and/or in the criteria for service to the project is a decision reserved to the exclusive judgment and discretion of the Board of Directors.
- L. Commitments by the District to serve water are personal to the particular applicant to whom the commitment is made and pertain solely to the proposed project as described by the applicant. Commitments do not run with the land and are not transferable by the applicant to another owner or to another project without prior written approval from the District being first obtained. No refunds or credits shall be allowed for capacity fees or portions thereof previously paid. Any attempted transfer, sale or assignment of the project or significant change in the project without prior written approval of the District renders the commitment null and void and terminates the obligation of the District to provide water service.
- M. Applicants shall be apprised of the policy set forth herein pursuant to procedures established by the General Manager and, on request, shall

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be provided copies of the appropriate documents on payment of the cost attendant thereto.

Sec. 13.9. revised via Ordinance No. 535 / December 17, 2025

Sec. 13.9. revised via Ordinance No. 521 / September 18, 2024

Sec. 13.9. revised via Ordinance No. 320 / July 27, 2005

Sec. 13.9. Rules and Regulations for Providing Water Service.

A. Definitions. As used in this Section, the following terms shall have the following meaning:

1. Dwelling Unit. Any unit of housing or space designated to be occupied as a residence by one family or single occupancy.
2. Common Area Multi-Family. Any combination of dwelling units with areas shared in common with other dwelling units, e.g., condominium, apartment, mobile home park, assisted living facility, and other similar types of coordinated residential housing.
3. Common Elements. The elements of the property owned and/or shared mutually among the unit owners, e.g., basements, yards, parking, storage, community facilities, elevators, utilities, etc.
4. Management Body. A corporation, association, directors, or other entity or individual acting for and on behalf of the unit and is such owner's agent for the purpose of contracting for water service with the District.
5. Developer. The owner and/or builder of the units (apartment, trailer park, single-family house, or other dwelling units) for sale.
6. Commercial. Any business, industrial, mercantile or professional activity customarily engaged in as a means of livelihood.
7. Motel and Hotel. An establishment renting or leasing dwelling space on a limited time or temporary basis for the accommodation of transients.

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8. **Schools.** An institution or place for instruction or learning, acquiring knowledge or mental training.
9. **Fixture Count.** The number of water-demanding devices or fixtures, including all faucets, toilets, showers, irrigation hose bibs, and any other equipment from which water is dispensed. The International Association of Plumbing Mechanical Officials (IAPMO) Uniform Plumbing Code will be used as the basic guideline, adjusted by District to serve individual circumstances. The potential to irrigate will also be considered, unless otherwise demonstrated.
10. **Fixture Unit Value (FUV).** The fixture unit value (FUV) is a weighted evaluation of each fixture's water usage in gallons per minute. The cumulative FUV will be used to identify maximum demands that determine meter sizes in appropriate cases (see Section 13.9.C). The IAPMO Uniform Plumbing Code will be used as the basic guideline, adjusted by District to serve individual circumstances.
11. **Equivalent Dwelling Unit (EDU):** An EDU is based on a typical single-family residence on a lot of no more than 0.5 acres and typically requires a 3/4-inch meter.
12. **Development.** Any project composed of more than one unit to be served - principally pertaining to dwelling or similar type units. Major development projects are determined at the District's sole discretion and are typically those that have to get approval from the respective land use agency's governing body, while minor development projects are those that do not require this approval by the local land use agency.
13. **Accessory Dwelling Unit (ADU).** An ADU is accessory to a primary residence and has complete independent living facilities for one or more persons. A single parcel containing a primary residence and an ADU shall not be considered multi-family for purposes of establishing an account, capacity fees, or billing services.

B. Approval of Plans and Specifications.

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1. Prior to the commencement of construction, the developer shall submit to the District's General Manager and Engineer Manager detailed plans and specifications of the water system to serve the development, which will be constructed, dedicated and conveyed to the District. The plans and specifications shall be reviewed by the District, and the developer shall revise and resubmit plans and specifications as necessary until the General Manager and Engineering Manager have approved.
2. The plans and specifications shall comply with the criteria in standard plans and specifications established by the District.
3. The developer shall deposit such fees and bonds and shall enter into such agreements as are required by the District for the development. Bonds are determined based upon the engineer's estimate for the infrastructure to be installed and overall exposure and risk in the District's sole discretion.

C. Meter Service and Sizing. Meter and service lateral sizing determinations are made by the District in its sole discretion. Sizing determinations are based upon maximum demand and maximum flow rate of the meter, as identified in the American Water Works Association's M22 Manual in the table below, or in its most current published version; the District may also consider other relevant factors in making such determinations, including the size of the parcel, potential to irrigate, and considerations for fire sprinklers. The minimum meter size is $\frac{3}{4}$ -inch and minimum lateral size is 1-inch for new installations. The meter size shall not exceed the service lateral connection size in any instance. The size for a meter that exclusively serves fire protection systems shall be as required by the local fire protection agency and shall be a minimum of 1-inch.

Meter Size	Maximum Flow Rate (gallons per minute)
3/4"	30
1"	50
1 1/2"	100
2"	160
3"	350
4"	600
6"	1,350

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8"	1,600
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D. Service as Single-Family Dwelling.

1. A single-family dwelling on less than 0.5 acres shall typically be considered a single dwelling unit and shall require a minimum $\frac{3}{4}$ " meter. Single-family dwellings on parcels greater than 0.5 acres but less than 3 acres shall require a minimum 1" meter. Single-family dwellings on parcels greater than 3 acres shall require a minimum 1 1/2" meter. Parcels with greater total water demands or potential water demands are subject to individual calculations to determine meter sizing according to potential maximum water usage, in accordance with Section 13.9.C.
2. Where the units to be constructed are on individual parcels of land, the fee of which is conveyed to the owner of the unit, District may require or the developer may at his option elect to have the dwelling unit treated as a subdivision of individual parcels.
3. Developer shall comply with all rules, regulations and charges contained within this Administrative and Ethics Code relating to single family dwellings, including, but not limited to, the individual metering of all such units.
4. The decision shall be made at the time Developer seeks approval of water system to serve the development and the election shall not be altered without the written approval of the District's General Manager and Consulting Engineer.
5. For requests to serve an ADU, each ADU will be analyzed to determine if the existing water meter has the capacity to provide both domestic and fire flow. Most ADUs added to existing served parcels will require at least a 1-inch meter, and the Developer may be required to upsize an existing meter, with a credit considered for any existing meters. Depending on the ADU and required demands, a second service may be required at the discretion of the General Manager.

E. Multiple Meters.

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1. The District may approve the metering of a multiple dwelling unit on a single meter, including the metering of the common area, separately or in conjunction with units where the plans and specifications provide that such metering shall be done in accordance with District's standards and in conformity with good engineering practices. Multiple dwelling units served with a single District meter must submeter each dwelling unit in accordance with California Water Code 537.1 as applicable.
2. The installation must safeguard the system and protect the future owners of the units to be sold by the Developer.
3. Any owner-occupant may elect to be served by a separate water meter for that unit, with prior approval of the District.
4. An applicant electing to have one meter for more than one unit under multiple ownership shall be required to execute the appropriate agreement with the District (Declaration of Restriction and Covenant) prior to approval by the District for this arrangement. Such arrangements will be considered on a case-by-case basis by District, whose sole discretion and decision shall prevail (See Section 13.8.L).
5. In the event of a parcel split, the existing water service shall remain with the original parcel; the new parcel shall be subject to requirements for new District facilities and the application for water meter in accordance with Article 13 and Section 9.2, respectively.

F. Acceptance of the System and District Responsibility.

1. The District shall not be obligated to supply water to the dwelling units until the District has inspected the system and accepted the same in writing and the Developer has complied with all provisions of this Code.
2. The installation must safeguard the system and protect the future owners of the units to be sold by the Developer.

District shall be responsible only for the operation and maintenance of that portion of the system conveyed to and accepted by the District and in no case shall the District be

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responsible for the maintenance or operation of any portion of the system beyond the District's meters.

G. Capacity Fee Payable Prior to Installation of Meter.

1. **Developments.** Prior to the installation of any meter intended to serve more than one unit, and in addition to the charges made for the cost of installing said meter, Developer shall pay a base capacity fee for the specific size meter(s) to be installed. The base capacity fee includes an allowable number of dwelling units to be served through various meter sizes based upon Dwelling Unit Equivalent to 0.7 EDU per unit for multi-family development. If a dedicated irrigation meter is provided, that may be considered as part of the base capacity fee. If the approved units will exceed this allowable base, an additional charge will be assessed for each additional unit over allowable base at the rate of 0.7 EDU per unit. If the base capacity and/or base volume requirements (of any of the units to be served) exceed those of the meter, specific fee calculations by the District will be required.
2. **Commercial.** Commercial projects which use water only for domestic, sanitation facilities, and other common needs shall be charged a base capacity fee determined by the size of meter to be installed. The base capacity charge includes a base volume per EDU, which is determined by the meter size. If anticipated usage will exceed this base volume, the base capacity charge for the meter will increase in the ratio of anticipated volume over base volume. In order to estimate anticipated volume, the establishment's fixture unit count will be utilized in relation to a single family dwelling unit. If a dedicated irrigation meter is provided, that may be considered as part of the base capacity fee.
3. **Hotels and Motels.** Hotels and motels will be charged a base capacity fee determined by the size meter(s) to be installed. For purposes of computing potential additional units charge under Section 13.9.F.3 above, these units will be rated at one-half a normal unit.
4. **Schools.** Schools shall be charged a base capacity fee on the same basis as businesses/commercial projects. See Section 13.9.F.2 above.

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5. Calculation of Fees. Certain projects presented to the District for water service may require specific determination from the District for a capacity fee charge. Unique projects may be required to submit detailed water demand and usage estimates to reflect the total impact to the District system by the development, including domestic, irrigation, and fire hydrant and fire sprinkler considerations, by a professional engineer registered in California. Such estimates will be evaluated with respect to the total system effect of the development and to equivalent capacity fees to be charged. The District may monitor demands for up to three years. If flows exceed meter sizing anticipated in the customer calculations, the Developer shall be required to upsize and pay all appropriate increased fees for the excess capacity. The General Manager retains discretion to determine whether a project requires a custom calculation of capacity fees.

The Board of Directors retains discretion to grant variations from established fees in those circumstances where it deems such variations appropriate.

H. Connection Fees.

1. The connection fees for the installation of meters and meter service connections necessary to provide water service from the District's mains to the units shall be those set forth in Section 13.12.
2. Where the District has established special charges for designated areas, these sums shall be collected also prior to the installation of the meter.
3. Reimbursement Agreement Fees (See Section 14.2).

D. District's Waiver, Declaration of Servitude, and Agreement for Common Areas to Assume Tax Lien for Delinquent Water Bills.

1. The owner shall record a Declaration of Restrictions, ensuring to the benefit of the District, pursuant to Section 1355 of the Civil Code, whereby unpaid water charges shall become a servitude and lien upon both the common area and each individual unit and shall be enforceable as otherwise provided by law, including, but not limited to, the procedures set forth in Sections 72100 and

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72101 of the California Water Code, for all delinquent water bills for water supplied to any or all parts of a development, condominium, apartment, multiple dwelling unit, commercial business, hotel, motel, or school.

2. The Declaration shall expressly provide that it may not be cancelled or changed without prior written approval of the District.
3. A copy of the recorded document shall be provided to the District by the Developer prior to approval of the water system plans and specifications.

Sec. 13.10. revised via Ordinance No. 535 / December 17, 2025

Sec.13.10. Time of Payment of Connection and Capacity Fees and Effective Period of Water Service Commitments.

A. Time of Payment of Connection and Capacity Fees.

1. All connection and capacity fees shall be paid prior to installation of the water meter.
2. All projects not classified as major developments by the District shall pay capacity fees prior to installation of the water meter.
3. All projects classified as major by the District shall pay District capacity fees in installments as follows. SDCWA capacity fees shall not be collected in installments.
 - a. Within thirty (30) days of the date of recordation of a final map, the applicant shall pay fifty percent of the District's capacity fee in effect at that time;
 - d. When the applicant for a major development has filed the application for the installation of the water meter, the applicant shall pay one hundred percent of the capacity fee in effect at the time the application for a water meter is submitted to the District.
3. In the event the capacity fees have been increased/decreased since the previous installment payment was made, all prior

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installments will be recomputed and paid on the basis of the capacity fee currently in effect. The applicant will receive a credit for capacity fee payments previously made.

B. Penalties and Interest for Non-Payment.

All connection and capacity fees shall be paid to the District on the dates they are due. In the event any connection and/or capacity fee payment is not paid on the date it is due, the District may pursue all or any of the following remedies:

1. If there is existing service, terminate water service for the project by written notice to the applicant; and/or
2. Impose a penalty equal to ten percent of the amount due plus interest on the amount due from the date payment is due to the date payment is made in full at the rate of 1.5 percent per month. In the event the District elects to terminate water service, the applicant will be required to reapply for water service after payment of all penalties and interest imposed by the District.

C. No Prepayment of Capacity Fees.

Applicants shall not be entitled to prepay their capacity fees prior to the times these capacity fees are due.

D. Application of Prior Payments and Refunds.

In the event the District has terminated an applicant's existing water service for non-payment of connection and/or capacity fees and the District subsequently approves a new application for service after payment of the penalties and interest as prescribed in Section 13.11 B, prior payments made by the applicant shall be credited against the connection and/or capacity fees, penalties, and interest which are due. If the District approves a new application for service, connection fees shall be collected at the rate in effect at the time of the new application, plus any subsequent increases for connection and/or capacity fees paid in installments. No refunds of prior connection and/or capacity fees will be allowed. Any revenues received in excess of actual costs will be used to reduce future connection and/or capacity fees and will not be refunded.

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E. Effective Period of Water Service Commitments.

When the applicant has secured a final map and paid the capacity fee installments, the District will make a reasonable effort to make facilities and water service available for the period concurrent with the term of validity of the final map provided the District determines there is adequate water to serve the project at the time service is actually requested, in the District's sole discretion. However, commitments for service for a final map shall automatically lapse no later than five (5) years from the date of recordation of the final map if the applicant has not paid one hundred percent (100%) of the capacity fee and applied for the water meter within this five (5) year period. The District shall retain the sole discretion to extend the expiration of any water service commitment. No applicant shall have a right to any water service until the water meter has been approved by the District and installed.

F. Extensions of Expirations of Periods by District.

Upon written request by an applicant filed with the District no later than sixty (60) calendar days after the expiration of the term of a water availability letter, or water service commitment for a tentative or final subdivision map, the District may, in its sole discretion, grant an extension or waiver of any of the time limits set forth herein. Nothing contained in this section shall be construed as obligating the District to grant any extension request which shall be left to the sole discretion of the District. The District may deny any extension request, in its sole discretion.

G. Facility and Fee Agreements.

The District may enter into agreements with applicants regarding the availability of District facilities, prescribing water service commitments, and specifying the amount and manner of payment of capacity fees upon terms and conditions satisfactory to the District, in its sole discretion. Nothing contained in this section shall be construed as obligating the District to enter into any agreement with any applicants. All such decisions shall be left to the sole discretion of the Board of Directors.

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H. Annual Review of Capacity Fee Studies and Inflationary Increases.

The District will annually, not later than October 31 of each fiscal year, study the need for capital facilities and will review its identified list of needed capital facilities and their total cost as determined by the District from time to time. Capacity fees will be reviewed annually and adjusted, if necessary, to conform with changes in the market as generally reflected by commonly used construction cost indices. In lieu of adjusting the fees utilizing a construction cost index, the District may cause to have a specific study performed to evaluate the methodology by which capacity fees are calculated. As part of this process, the General Manager shall report the District's findings to the Board of Directors at a noticed public hearing to be scheduled on the regular Board of Directors meeting in November each fiscal year, and recommend any adjustment to the capacity fee or other action as may be necessary.

Sec. 13.11.A revised via Ordinance No.535 / December 17, 2025

Sec. 13.11.A revised by Ordinance No. 533 / September 17, 2025

Sec. 13.11.A revised by Ordinance No. 519 / September 18, 2024

Sec. 13.11.A revised by Ordinance No. 510 / August 16, 2023

Sec. 13.11.A, B, C, D, E revised by Ordinance No. 504 / October 19, 2022

Sec. 13.11.A revised by Ordinance No. 491 / August 18, 2021

Sec. 13.11.A revised by Ordinance No. 466 / September 18, 2019

Sec. 13.11.A revised by Ordinance No. 460 / October 17, 2018

Sec. 13.11.A revised by Ordinance No. 452 / September 13, 2017

Sec. 13.11.A. revised by Ordinance No. 440 / July 20, 2016

Sec. 13.11.A. revised by Ordinance No. 415 / May 21, 2014

Sec. 13.11.A. revised by Ordinance No. 407 / May 22, 2013

Sec. 13.11.A. revised by Ordinance No. 395 / May 23, 2012

Sec. 13.11.A. revised by Ordinance No. 440 / July 20, 2016

Sec. 13.11.A. revised by Ordinance No. 387 / March 23, 2011

Sec. 13.11.A. revised by Ordinance No. 378 / June 23, 2010

Sec. 13.11.A. revised by Ordinance No. 368 / December 10, 2008

Sec. 13.11.A. revised by Ordinance No. 356 / December 5, 2007

Sec. 13.11.A. and B. revised by Ordinance No. 341 / December 13, 2006

Sec. 13.11.A. and B. revised by Ordinance No. 324 / Nov. 16, 2005

Sec. 13.11.A.,B., and E. revised by Ordinance No. 320 / July 27, 2005

Sec. 13.11.B. revised by Ordinance No. 319 / June 22, 2005

Sec. 13.11.A. revised by Ordinance No. 314 / Jan. 14, 2005

Sec. 13.11.A. revised by Ordinance No. 307 / Nov. 19, 2003

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Sec 13.11. Potable Water and Recycled Water Capacity Fees and Connection Fees.

A. Potable Water and Recycled Water Capacity Fees by Zone.

Capacity charges help fund existing or new public facilities that are of proportional benefit to the property being charged, including supply or capacity contracts for rights or entitlements, real property interests, and other capital expenses.

Meter Size	Equivalent EDUs	Base Capacity Fee Zone A	Base Capacity Fee Zone B	Base Capacity Fee Zone C	Base Capacity Fee Zone D	Base Capacity Fee Zone E
5/8" ¹	0.7	\$14,400	\$9,024	\$9,713	\$18,251	\$10,010
3/4"	1.0	\$20,628	\$12,892	\$13,878	\$26,076	\$14,301
1"	1.9	\$39,196	\$24,499	\$26,376	\$49,546	\$27,177
1 1/2"	3.1	\$63,953	\$39,975	\$43,035	\$80,841	\$44,345
2"	5.0	\$103,155	\$64,477	\$69,414	\$130,391	\$71,525
3"	10.2	\$210,437	\$131,539	\$141,610	\$265,999	\$145,916
4"	17.1	\$352,792	\$220,525	\$237,407	\$445,943	\$244,629
6"	36.0	\$742,726	\$464,265	\$499,808	\$938,832	\$515,009
8"	65.0	\$1,341,036	\$838,259	\$902,431	\$1,695,116	\$929,881

NOTES:

¹ 5/8" meters are no longer installed, but represent service to a multi-family unit.

Sec. 13.11 (B) revised by Ordinance No. 535 / December 17, 2025

Sec. 13.11 (B) revised by Ordinance No. 520 / September 18, 2024

Sec. 13.11 (B) revised by Ordinance No. 511 / October 18, 2023

Sec. 13.11 (B) revised by Ordinance No. 468 / Oct. 16, 2019

Sec. 13.11 (B) revised by Ordinance No. 458 / July 25, 2018

Sec. 13.11 (B) revised by Ordinance No. 442 / July 20, 2016

Sec. 13.11 (B) revised by Ordinance No. 389 / July 27, 2011

Sec. 13.11 (B) revised by Ordinance No. 381 / August 11, 2010

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Sec. 13.11 (B) revised by Ordinance No. 349/ June 27, 2007

Sec. 13.11 (B) revised by Ordinance No. 331 / June 9, 2006

Sec. 13.11 (B) revised by Ordinance No. 324 / Nov. 16, 2005

Sec. 13.11 (B) revised by Ordinance No. 320 / July 27, 2005

Sec. 13.11(B) revised by Ordinance No. 319 / June 22, 2005

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Sec. 13.11,(B) revised by Ordinance No. 332 / September 17, 2025

Sec. 13.11,(B) revised by Ordinance No. 304 / June 25, 2003

B. Potable Water and Recycled Water Connection Fees.

Connection fees pay for the physical facilities necessary to make a water connection or sewer connection, including, but not limited to, meters, pipelines, and the estimated reasonable cost of labor and materials for installation.

Meter Size	Partial ⁽¹⁾	Full ⁽²⁾
3/4"	\$920	T&M
3/4" with 1" fire meter	\$1,600	T&M
3/4" fire meter only	\$1,100	T&M
1"	\$1,025	T&M
1" with 1" fire meter	\$1,725	T&M
1" fire meter only	\$1,125	T&M
1-1/2"	\$3,100	T&M
2"	T&M	T&M
3"	T&M	T&M
4"	T&M	T&M
6"	T&M	T&M
8"	T&M	T&M

NOTE:

¹ Partial installation is where service lateral exists now or previously (subdivisions). Fees are subject to change on January 1 of each year.

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² Full installation is for a completely new service lateral.

Connection costs are on a time and materials basis as set by the District to pay for all costs in providing such services. Upon application, a cost estimate will be made and collected. Refunds without interest will be made if work is less than estimated. Requests for additional funds will be made if actual cost is greater than estimated. A return trip fee equivalent to the fee for reestablishment of service in Section 8.11 shall be charged whenever District personnel is unable to complete work due to the customer's failure to prepare the installation site.

C. Capacity Fees shall be collected on all temporary meters (other than Construction Meters). A refund of said Capacity Fee shall be made upon the removal of any meter (other than Construction Meters) in service less than one year as follows:

In service 3 months or less-----	75%
In service 3 to 6 months-----	50%
In service 6 months to 1 year-----	25%
In service 1 year or over-----	0

D. Fire protection ordinances of local agencies other than the District may require that buildings and other structures, including individual dwelling units, be constructed with fire protection systems. Upon considering the full impact of system development, the General Manager shall have the authority to waive all or a portion of the capacity fees for potable water connections for fire services for buildings and dwellings required to provide fire protection systems when the owner(s) can demonstrate to the satisfaction of the General Manager that the private fire hydrant and/or sprinkler systems will be used exclusively for fire protection services and that no domestic peaking impacts will occur as a result of use of required fire protection systems. In the event the District determines that a building, structure, or dwelling is utilizing water from the fire protection system for any purpose other than fire protection, the owner(s) of the building, structure, or dwelling shall be required to pay the District the then appropriate capacity fee(s) at the then current capacity fee rate of the District within thirty (30) days after the District has mailed notice that the capacity fee is due to the last known address of the then owner(s) of the building, structure, or dwelling. As a condition of any waiver of the capacity fee for systems used exclusively for fire protection services, the owner(s) shall be required to insert a

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future obligation for capacity fees in deeds and/or covenants, conditions, and restrictions for the property in a form acceptable to the District.

Sec. 13.11 (B) revised by Ordinance No. 535 / December 17, 2025

Sec. 13.11(E) revised by Ordinance No. 491 / August 18, 2021

Sec. 13.11(E) revised by Ordinance No. 325 / December 7, 2005

Sec. 13.11(E) revised by Ordinance No. 320 / July 27, 2005

Sec. 13.11.(E) revised by Ordinance No. 296 / July 24, 2002

E. San Diego County Water Authority Capacity Fee Schedule.

The San Diego County Water Authority (Authority) imposes a capacity charge on meters being installed for new water service within the Authority's service area. As required by Section 5.9 of the County Water Authority Act, the District as a member agency of the Authority shall collect and remit to the Authority the capacity charges imposed by the Authority. The Ordinance of the Authority in effect at the time that a water meter is obtained from the District shall govern the amount of the charge, the persons liable therefore, and the procedures to be followed. The Authority's capacity charge shall be collected by the District at the time of application for meter(s) installation and prior to physically setting all meters, but not in installments. The District shall determine the size of the water meter to serve any property within its jurisdiction.

Sec. 13.12. revised by Ordinance No. 535 / December 17, 2025

Sec. 13.12. Time of Payment of Sewer Capacity Fees and Effective Period of Sewer Service Commitments.

A. Time of Payment of Sewer Capacity Fees.

1. All developments considered minor by the District in its sole discretion shall pay all sewer capacity fees at the time the potable water meter is installed. In the event the potable water meter is already installed, fees shall be due and payable at the time sewer service availability is granted by the District.

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2. All developments considered major by the District in its sole discretion shall pay sewer capacity fees in installments as follows:
 - a. Within thirty (30) days of the date of recordation of a final map, the applicant shall pay fifty percent of the sewer capacity fee in effect at that time;
 - d. When the applicant has filed the application for the installation of the potable water meter, the applicant shall pay one hundred percent (100%) of the sewer capacity fee in effect at the time the application for a potable water meter is submitted to the District.
3. In the event the sewer capacity fees have been increased/decreased since the previous installment payment was made, all prior installments will be recomputed and paid on the basis of the sewer capacity fee currently in effect. The applicant will receive a credit for sewer capacity fee payments previously made.

B. Penalties and Interest for Non-Payment.

1. All sewer capacity fees shall be paid to the District on the dates they are due. In the event any sewer capacity fee payment is not paid on the date it is due, the District may pursue all or any of the following remedies:
 - a. If there is existing service, terminate sewer service for the project by written notice to the applicant;
 - b. Impose a penalty equal to ten percent (10%) of the amount due plus interest on the amount due from the date payment is due to the date payment is made in full at the rate of 1.5% per month. In the event the District elects to terminate sewer service, the applicant will be required to reapply for sewer service after payment of all penalties and interest imposed by the District.

C. No Prepayment of Sewer Capacity Fees.

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Applicants shall not be entitled to prepay their sewer capacity fees prior to the times these sewer capacity fees are due in accordance with the terms of this section.

D. Application of Prior Payments and Refunds.

In the event the District has terminated an applicant's existing sewer service for non-payment of sewer capacity fees and the District subsequently approves a new application for service after payment of the penalties and interest as prescribed in Section 13.13 B, prior payments made by the applicant shall be credited against the sewer capacity fees, penalties, and interest which are due. Refunds shall be allowed only to the extent and in the manner prescribed by Government Code Section 66000, et seq.

E. Effective Period of Sewer Service Commitments.

Upon payment of the sewer capacity fees required to obtain a sewer service availability letter or its equivalent, the District will make a reasonable effort to make facilities and sewer service available for the applicant's project for a period of two (2) years provided the District determines there is adequate sewer capacity to serve the project at that time service is actually requested, in the District's sole discretion. When the applicant has secured a tentative map for a subdivision and paid the required sewer capacity fees, the District will make a reasonable effort to make facilities and sewer service available for the period concurrent with the term of validity of the tentative subdivision map provided the District determines there is adequate sewer capacity to serve the project at the time sewer service is actually requested, in the District's sole discretion. When the applicant has secured a final subdivision map and paid the sewer capacity fees, the District will make a reasonable effort to make facilities and sewer service available for the period concurrent with the term of validity of the final map provided the District determines there is adequate sewer capacity to serve the project at the time service is actually requested, in the District's sole discretion. However, commitments for service for a final subdivision map shall automatically lapse no later than five (5) years from the date of recordation of the final map if the applicant has not paid one hundred percent (100%) of the sewer capacity fee and applied for the sewer permit within this five (5) year period. The District shall retain the

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sole discretion to extend the expiration of any sewer service commitment.

F. Extensions of Expirations of Periods by District.

Upon written request by an applicant filed with the District no later than sixty (60) calendar days after the expiration of the term of a sewer availability letter, or sewer service commitment for a tentative or final subdivision map, the District may, in its sole discretion, grant an extension or waiver of any of the time limits set forth herein. Nothing contained in this section shall be construed as obligating the District to grant any extension or waiver, which shall be left to the sole discretion of the District. The District may deny any extension, in its sole discretion.

G. Facility and Fee Agreements.

The District may enter into agreements with applicants regarding the availability of District facilities, prescribing sewer service commitments, and specifying the amount and manner of payment of sewer capacity fees upon terms and conditions satisfactory to the District, in its discretion. Nothing contained in this section shall be construed as obligating the District to enter into any agreement with any applicants. Decisions shall be left to the sole discretion of the Board of Directors.

Sec. 13.13 revised by Ordinance No. 535 / December 17, 2025

Sec. 13.13. Establishment of Sewer Capacity Fees.

In addition to any other fees for connections to the sewer system within a district, a capacity fee for sanitation district sewer capacity shall be established for each District and shall be set forth in the Fee Ordinance.

A. Application of Sewer Capacity Fee.

The sewer capacity fee shall be applied to each equivalent dwelling unit connected to the sewer system of a district after the effective date of this Ordinance. The number equivalent dwelling units prescribed herein shall be used to compute the amount of capacity fee.

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B. Changes in Use Resulting in Increased Sewer Service Charges and/or Capacity Fees

The use of a sewer connection shall be limited to the type and number of equivalent dwelling units authorized by the original wastewater discharge permit. Before adding any additional equivalent dwelling units, buildings, modifying existing buildings, or changing occupancy type, the property owner shall make a supplementary wastewater permit application to the District for such change in use and pay any additional sewer capacity fees as may be applicable.

Periodic inspections of the premises may be made by the District and if an unauthorized change in use is found, an assignment for sewer service shall be made by the District and any appropriate additional capacity fees shall be assessed in accordance with this section and the current District Sewer Capacity Fee Ordinance.

C. Commercial, Professional, and Industrial Condominiums.

The capacity fee for district sewer capacity for commercial, professional, and/or industrial condominiums shall be assigned as follows:

1. For those commercial, professional, and/or industrial condominiums that utilize a common public sanitation facility, the number of equivalent dwelling units prescribed herein shall be used to compute the amount of the sewer capacity fee.
2. For those commercial, professional, and/or industrial condominiums that utilize sanitary facilities in each commercial, professional, and/or industrial unit, the General Manager shall assign equivalent dwelling units, to compute the amount of the sewer capacity fee, based upon the estimated amount and/or type of sewage generated by an average single-family dwelling unit. In no case shall equivalent dwelling units assigned by the General Manager, for each unit, be less than 1.0.

D. Special Capacity Fees.

Separate fees in addition to the basic sewer capacity fee may be established from time to time, for various special areas within a

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particular District, to reimburse the District for costs applicable only to these said special areas within the particular District.

E. Establishment of Capacity Fees.

Sewer capacity fees and any special fees applicable shall be established by fee ordinance of the individual Districts.

F. Definitions. As used in this section, the following terms shall have the following meaning:

- 1) Dwelling Unit. Any unit of housing or space designated to be occupied as a residence by one family or single occupancy.
- 2) Multiple Dwelling Unit. Any combination of dwelling units with areas shared in common with other dwelling units, e.g., condominium, apartment, mobile home park, assisted living facilities, and other similar types of coordinated residential housing.
- 3) Equivalent Dwelling Unit (EDU). The standard measurement of wastewater discharge equal to the average discharge from a detached single-family unit.
- 4) Commercial. Any business, industrial, mercantile, or professional activity customarily engaged in as a means of livelihood.
- 5) Motel and Hotel. An establishment renting or leasing dwelling space on a limited time or temporary basis for the accommodation of transients.
- 6) Schools. An institution or place for instruction or learning, acquiring knowledge or mental training.
- 7) Fixture Count. The number of water-demanding devices or fixtures, including all faucets, toilets, showers, and any other equipment from which water is dispensed. The International Association of Plumbing Mechanical Officials (IAPMO) Uniform Plumbing Code will be used as the basic guideline, adjusted by District to serve individual circumstances.

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8) Fixture Unit Value (FUV). The fixture unit value (FUV) is a weighted evaluation of each fixture's water usage in gallons per minute. The cumulative FUV will be used to determine the number of EDUs for each parcel in question in appropriate cases. The I.A.P.M.O. Uniform Plumbing Code will be used as the basic guideline, adjusted by District to serve individual circumstances.

Sec. 13.14. revised by Ordinance No. 535 / December 17, 2025

Sec. 13.13.2 revised by Ordinance No. 438/ Jun. 15, 2016

Sec. 13.13.2 revised by Ordinance No. 324 / Nov. 16, 2005

Sec. 13.14 4S Ranch Sanitation District.

A. Equivalent Dwelling Unit (EDU).

Within the 4S Ranch Sanitation District, an EDU shall mean the standard measurement of wastewater discharged into the 4S Ranch collection and treatment system equal to the average discharge from a detached single-family unit. One EDU currently is calculated to be 240 gallons per day and consistent levels of 300 parts per million suspended solids (300 ppm SS) and 300 parts per million biochemical oxygen demand (300 ppm BOD). This standard measurement may be modified from time to time by the District to reflect average actual utilization.

For the purpose of this section, all water entering the property through the water meter is assumed to reach the sewer unless the discharger presents evidence to the contrary, which is satisfactory to the District. Equivalent dwelling unit calculations and subsequent capacity fees shall be based on an evaluation of the proposed fixture unit count and comparison with fees as set forth in this Ordinance, at the sole discretion of the District.

B. 4S Ranch Sanitation District Capacity Fees.

Within the 4S Ranch Sanitation District, capacity fees shall be applied in accordance with the following schedule:

Sewer Capacity Fees

1) Dwelling Units (One EDU)	\$2,330.00
2) Hotels, Motels, Convalescent Homes	\$1,398.00

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(0.6 EDU / each guest unit)

Any dining, laundry, and/or recreational facility, etc., shall be considered separately, in addition to hotels, motels, convalescent homes (guest facilities).

3) Restaurant, Café, Bar (First EDU)	\$2,330.00
For each additional EDU	\$2,330.00
For the purpose of this section, 6 seats will be considered one EDU	

4) Stores, Offices, Industrial (First EDU)	\$2,330.00
5) Schools (per EDU)	\$2,330.00
6) Industrial Waste	

All waste dischargers for which the District elects not to apply the above schedule, the sewer capacity fee shall be based on the average amount of water discharged into the sewer system daily, defined and reviewed as provided in the Rules and Regulations for use of Sanitation District Facilities as follows:

For each gallon of discharge per day	\$ 8.33
The minimum fee shall not be less than	\$2,000.00

NOTES:

Supplemental Sewer Capacity Fee Charges: Volume Charge

Base sewer capacity fee includes a base volume of 240 gallons per day per EDU. If anticipated usage will exceed this base volume rate, the base sewer capacity fee will increase in the ratio of anticipated volume over base volume.

ARTICLE 13. POLICY FOR DISTRICT FACILITIESA. Equivalent Dwelling Unit (EDU).

Within the Rancho Cielo Sanitation District, an EDU shall mean the standard measurement of wastewater discharged into the Rancho Cielo collection and treatment system equal to the average discharge from a detached single-family unit. One EDU currently is calculated to be 300 gallons per day and consistent levels of 300 parts per million suspended solids (300 ppm SS) and 300 parts per million biochemical oxygen demand (300 ppm BOD). This standard measurement may be modified from time to time by the District to reflect average actual utilization.

For the purpose of this section, all water entering the property through the water meter is assumed to reach the sewer unless the discharger presents evidence to the contrary, which is satisfactory to the District. Equivalent dwelling unit calculations and subsequent capacity fees shall be based on an evaluation of the proposed fixture unit count and comparison with fees as set forth in this section, at the sole discretion of the District.

B. Rancho Cielo Sanitation District Capacity Fees.

Within the Rancho Cielo Sanitation District capacity fees shall be applied in accordance with the following schedule:

Sewer Capacity Fees

1) Dwelling Units (One EDU) \$4,070.00

2) Hotels, Motels, Convalescent Homes \$2,442.00
(0.6 EDU / each guest unit)

Any dining, laundry, and/or recreational facility, etc., shall be considered separately, in addition to hotels, motels, convalescent homes (guest facilities).

3) Restaurant, Café, Bar (First EDU) \$4,070.00

For each additional EDU \$4,070.00

For the purpose of this section, 6 seats will be considered one EDU

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4) Stores, Offices, Industrial (First EDU)	\$4,070.00
5) Schools (per EDU)	\$4,070.00
6) Industrial Waste	

All waste dischargers for which the District elects not to apply the above schedule, the sewer capacity fee shall be based on the average amount of water discharged into the sewer system daily, defined and reviewed as provided in the Rules and Regulations for use of Sanitation District Facilities as follows:

For each gallon of discharge per day	N/A
The minimum fee shall not be less than	N/A

NOTES:

Supplemental Sewer Capacity Fee Charges: Volume Charge

Base sewer capacity fee includes a base volume of 300 gallons per day per EDU. If anticipated usage will exceed this base volume rate, the base sewer capacity fee will increase in the ratio of anticipated volume over base volume.