



ARNOLD LAROCHELLE MATHEWS  
VANCONAS & ZIRBEL LLP

Writer's Email  
rkwong@atozlaw.com

August 18, 2020

*Via First Class Mail and E-Mail*

[info@vane.us](mailto:info@vane.us)

Ric Vane  
30 La Cumbra Street  
Oak View, CA 93022

Subject: Ojai Valley Sanitary District's ("District") Connection Fees, Capacity Charges, and Other Fees as Applied to Accessory Dwelling Units ("ADUs")

Dear Mr. Vane:

Our firm is the general legal counsel for the District. We have read and reviewed July 30, 2020 correspondence you sent to the District requesting information on the District's cost study that determined sanitary sewer connection fees for ADUs and other structures as well as the District's "analysis" of the state laws and regulations for ADUs. This letter is the District's response to your correspondence about Government Code § 65852.2, referred to herein as the "ADU Law" and the District's compliance with the ADU Law.

1. California ADU Law

In your correspondence, you properly identified the affordable housing shortage as a statewide concern in California and that constructing or allowing more ADUs across the state is one means of increasing the state's housing supply. The ADU Law was enacted in 2016 to establish the minimum standards any local jurisdiction may impose for the zoning and permitting of ADUs within the state. ADU Law has been amended several times since its enactment and was recently revised by a series of legislative bills passed in 2019 and which became effective as of January 2020. The recent legislative changes to the ADU Law formed unified standards for ADUs to streamline the permitting and construction of ADUs across the state.

GARY D. ARNOLD | KENDALL A. VANCONAS\* | ROBERT N. KWONG | SUSAN L. MCCARTHY  
ELANA CUZZO | JOSHUA S. SMITH  
OF COUNSEL JOHN M. MATHEWS | DENNIS LAROCHELLE | MARK A. ZIRBEL | DEAN W. HAZARD

300 ESPLANADE DR. SUITE 2100 | OXNARD, CA 93036  
T 805.988.9886 F 805.988.1937 WWW.ATOZLAW.COM

\*Certified Specialist, Estate Planning, Trust & Probate Law  
State Bar of California, Board of Legal Specialization

The ADU Law was its limitation on the types of fees and charges a local agency, which includes special districts like the Ojai Valley Sanitary District, may assess on a proposed ADU construction project on lots zoned for single-family or multi-family residences. Specifically, paragraph (f) of the ADU Law limits a local agency's assessment of "fees" (as the term is defined by Government Code § 66000(b)) charged for the construction of ADUs and the connection and capacity charges a local agency may assess for water and sewer utility connections for an ADU. Govt. Code § 658522.2(f)(1)-(5).

2. District Compliance with ADU Law Requirements for Sanitary Sewer Connection Fees & Capacity Charges

The current ADU Law provides that "[f]ees charged for the construction of [ADUs] shall be determined in accordance with [Government Code § 66000 et seq.] and [Government Code §§ 66012-66013]." Govt. Code § 65852.2(f)(1). Government Code § 66013 establishes the requirements for "fees for water connections or sewer connections" and capacity charges for water and sewer services imposed by a local agency. Govt. Code §66013(a) provides that any such connection fee or capacity charge "shall not exceed the estimated reasonable cost of providing the service for which the fee or charge is imposed" unless it is approved by a popular vote of two-thirds of a District's ratepayers. *Id.* For purposes of Section 66013, a "fee" means "a fee for the physical facilities necessary to make a water connection or sewer connection, including, but not limited to, meters, meter boxes, and pipelines from the structure or project to a water distribution line or sewer main, and the estimated reasonable cost of labor and materials for installation of those facilities bears a fair or reasonable relationship to the payor's burdens on, or benefits received from, the water connection or sewer connection." Govt. Code § 66013(b)(5). Connection fees and capacity charges are not subject to the provisions of Government Code §66000. Govt. Code §66013(h). But, such ADU connection fees and capacity charges are subject to Government Code §66016's notice and public hearing requirements.

The District complied with the requirements of Government Code §66016 when it adopted its current sewer connection fees and capacity charges as they relate generally to affected structures and specifically to ADUs. District staff developed its current sewer connection fees and capacity charges based on the reasonable and actual cost of providing sewer service to its customers, as indicated in the 2010 Connection Fees or Capacity Charges Board Letter (attached hereto as Exhibit "A"). The District Board of Directors in January 2019 approved and adopted the connection fees and capacity charges according to the provisions Government Code §66016 by providing its customers' notice of the public hearing to consider and adopt the fees and charges through a First and Second Reading of the proposed Ordinance (December 2018 and January 2019, respectively) (attached hereto as Exhibit "B"), an opportunity for public comment at the public hearing, and having its Board of Directors deliberate on the proposed connection charges and adopt the fees and charges by ordinance. OVSD ORDINANCE NO. OVSD-80, An Ordinance Amending the Ojai Valley Sanitary District Code of Regulations to Accommodate and Comply with Recent Changes to State Law Regarding Accessory Dwelling Units (attached hereto as Exhibit "C").

Thus, the District's sewer connection fees and capacity charges comply with Government Code §§66013, 66016, and 65852.2(f)(1).

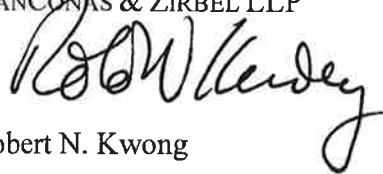
3. Without Specific Information Related to Your ADU Plans or Projects, the District Cannot Determine if your ADU Fits Within Certain ADU Law Exceptions

Paragraph (f) of Government Code § 65852.2 states that, "[a]n [ADU] shall not be considered by a local agency, special district, or water corporation to be a new residential use for purposes of calculating connection fees or capacity charges for utilities, including water and sewer service, unless the [ADU] was constructed with a new single-family dwelling." Govt. Code § 65852.2(f)(2). But this only prevents a special district like the District from considering an ADU as a "new residential use" when "calculating connection fees or capacity charges for utilities." Govt. Code §65852.2(f)(2). This provision does not apply to other fees, such as the District's Will Serve Letter & Permit Fee, the Plan Check fee, or the District's Inspection Fee, which are defined and allowed by Government Code §66000(b). Moreover, §65852.2(f)(2) conflicts with §65852.2(f)(5) which gives a special district discretion on whether to assess and require a new or separate utility connection directly between the ADU and the district's utility system. See Govt. Code § 65852.2(f)(5).

The District acknowledges that there may be other exemption provisions in the ADU Law that might apply to your case, but since your correspondence did not articulate or specify what type<sup>1</sup>, if any, ADU you have or are contemplating on constructing on your property, the District is not able to apply any of the foregoing law to your factual situation. If you would like the District to analyze your ADU situation or plans to see if they might qualify for ADU Law exemptions, please do so in a detailed writing to me and District General Manager Jeff Palmer.

Sincerely,

ARNOLD LA ROCHELLE MATHEWS  
VANCOMAS & ZIRBEL LLP



Robert N. Kwong

RNK:JSS:em

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<sup>1</sup> Stand-alone ADU, attached ADU to primary residence, or ADU within an existing single-family residence, or ADU conversion of an existing accessory structure.

# EXHIBIT A



## OJAI VALLEY SANITARY DISTRICT

A Public Agency

1072 Tico Road, Ojai, California 93023

(805) 646-5548 • FAX (805) 640-0842

www.ojaisan.org

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February 18, 2010

Board of Directors  
Ojai Valley Sanitary District  
Ojai, CA 93023

### CONNECTION FEES OR CAPACITY CHARGES

At the February 2009 Board Meeting staff presented materials to the Board on the Connection Fees and a proposal to update the fees, breaking up the collection system fee into the trunk sewer and local sewer capacity charges. Several questions and issues were raised at that meeting. This letter attempts to address these issues and questions and to restart the effort to address Connection Fees, now called Capacity Charges. Staff will complete the development of the actual Fees and present them at the March Board Meeting.

Copies of the Board meeting materials from the February 2009 meeting and the Minutes from that meeting are attached.

The Board supported the idea of splitting up the Collection System Fee into the Trunk Sewer Capacity Charge and a Local Sewer Capacity Charge. The Board also supported the concept that only the local sewer capacity charge would be waived in exchange for constructing a mainline extension.

The concept that the collection system has a limited capacity was introduced. This concept is important for us to see the need for the Capacity Charge. The Capacity Charge should be structured based upon the idea of buying a share of the existing system with those funds then going into a Capacity Expansion Reserve Fund for Local Sewers and Trunk Sewers, respectively.

At some point in the future, enough new connections will have been made for a particular pipeline segment to be exceeded in dry weather flow. The Capacity Reserve Fund will be the source of funding to pay for the construction of a larger replacement or relief line.

A question was raised about the capacity which the Casitas Municipal Water District (Casitas) owns in the collection system. Casitas bought capacity through a 1963 agreement with the Oak View Sanitary District. Casitas bought 700,000 gallons per day capacity in the trunk lines at the Burnham Road and Chaparral intersection.

Oak View had contracts with the Ventura Avenue Sanitary District, the Meiners Oaks Sanitary District and the City of Ojai for sewage treatment and trunk lines. These contracts had a single capacity limit which was interpreted to be the peak flow since the contract had only one limit.

Casitas' 700,000 gallons per day peak flow is equal to 241,400 gallons per day average daily flow. This is equivalent to 1,207 ERU use at the 200 gallons per day per ERU.

Casitas did not buy any capacity in the plant. At today's rate of \$4,695.54 per ERU it would cost Casitas about \$5.7 million to purchase 1,207 ERUs of capacity in the plant.

It is uncertain how Casitas would use any or all of the 1,207 ERUs at their facilities. I have asked Steve Wickstrum, general manager at Casitas, what they might want to do. He indicated he will consider this and work on it in the next few months.

Staff was asked to produce the capacity fee worksheets in the same fashion as the worksheets in the 1998 Bartle Wells Study for the 1998 Treatment Plant Connection Fee. We have done this. To show you what that format looks like, I have attached a sheet displaying the current Collection System Capacity Charge in that format.

Staff has also completed a listing of properties currently on septic systems which could potentially connect to the sewer system. That listing is attached and it shows that we have approximately 1000 properties that could connect. I also attached a 2007 report from Rincon Consultants evaluating what flow the Orchard pump station needed to be designed for. That report documents that there are approximately 3000 ERU in both residential and commercial uses from the ultimate development of the Ventura Avenue area.

The Board also expressed support to discontinue a half off discount for more than one unit on a single property. This policy was developed at the same time as the Collection System Capacity Fee was established as a part of the SDS program in Ordinance 34 in 1998. That set up the calculation of the capacity charge based upon the front footage of the property. In light of that, a second unit on a property would be entitled to a discount. However if the basis for the capacity charge is capacity and not the construction on a linear basis of a pipeline, then a second unit would just be another unit and would not justify a discount. The policy has no apparent justification related to encouraging connections to the sewer system.

In 1998, The Board adopted the following policy which waived the Collection System Capacity Charge for certain areas within the District.

*A property is excluded from the Collection System Capacity Charge if it can be shown that an owner of the property at some time has contributed to the construction cost of the existing sewer, as a parcel in a sewered subdivision or land development, by an assessment in an assessment District, or by payment for the cost of a main extension.*

This meant that areas within the Meiners Oaks and Ventura Avenue Sanitary Districts did not pay the Collection System Capacity Charge.

Properties within the District which paid for the collection system through taxes paid based upon assessed value. Vacant property did not pay as much as improved property. Large properties paid more than small properties but when a large property splits into two new lots, should the new lot be exempt from the charge? The taxes paid by the original lot were not twice the payments made by a smaller lot.

Perhaps, more importantly, the issue should be seen from the perspective that today nearly all properties within the District have paid for the Collection System. All of the Bond issues from the 60s are paid off and most others paid for the extensions required. In this light, treating all properties equally is the most appropriate action.

A copy of the Board letter recommending that policy from 1999 is attached.

Staff recommends a collection system capacity charge be based on capacity and there be no half off discounts or properties excluded from the Charge.

The Treatment Plant Capacity Charge should be based on the 50 ERU per year estimate. The City of Ventura has made no progress in the last few years on the North Avenue area and neither has the Brooks Institute or the Petro-Chem developments. I am not aware of any information as to when these developments may begin.

In the analysis for 50 ERU per year growth, no plant expansion would be necessary until 2042. This date is well beyond the horizon for this analysis. The capacity charges should be reviewed every five years to be sure that we don't miss anything.

The Treatment Plant Capacity Charge should be based upon capacity. Ideally, existing ratepayers should be paying for all of the SRF Loan through user fees and then new connections buy-in based upon the entire cost, those funds would go into the Treatment Plant Expansion Reserve, and lastly, the new connections would begin to pay the user fees. This scheme would have resulted in higher rates for the community but the community would have a larger or appropriately sized expansion fund. As it is, the apparent decision was to keep the rates lower and pay for a portion of the SRF loan from the expansion fund. It is somewhat appropriate to have future ratepayers pay for the unused part of the plant, but in that case the future ratepayers should have been making the fund and the existing ratepayers whole. This was not done. The capacity fees were not large enough to do that. The 1998 study has a glaring problem in that they show the expansion fund balance staying even over the 20 year life of the SRF Loan even though they use a 2% inflation factor for all other costs. They should have required the fund to grow by 40% to have maintained its value. The effect has been that the expansion fund has been shorted in order to keep capacity charges and rates low.

The treatment plant capacity charge cannot include costs for anything which is not already in existence. The capacity charge is a buy-in of the current plant. When, or after, the plant has been modified to meet new regulatory requirements and has a new value, then the treatment plant capacity charge should be revised and based on the new value. The value would include all costs including those for land, engineering, and construction.

The actual values of the Capacity Fees have yet to be worked out. This letter was to resolve the issues and questions. We will bring the worksheets and Fee calculation sheets to the March Board Meeting.

**RECOMMENDATION:**

It is recommended the Board:

- a. Direct staff to develop Sewer Capacity Charges for the Treatment Plant, Trunk Sewers and Local Sewers; and
- b. Direct Staff to produce worksheets for the Capacity Charges in the same format of the Collection System Capacity Charge presented at this meeting; and
- c. Direct Staff to develop the Capacity Charges with no exclusions or discounts; and
- d. Direct Staff to develop the Capacity Charges using the estimated 50 ERU per year growth rate.



John K Correa  
General Manager

Enc.



**BOARD MEETING MATERIALS  
FOR FEBRUARY 2, 2009 MEETING**



## OJAI VALLEY SANITARY DISTRICT

A Public Agency

1072 Tico Road, Ojai, California 93023

(805) 646-5548 • FAX (805) 640-0842

[www.ojaisan.org](http://www.ojaisan.org)

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January 28, 2009

Board of Directors  
Ojai Valley Sanitary District  
Ojai, CA 93023

### REVIEW OF TREATMENT PLANT & COLLECTION SYSTEM CONNECTION FEES STRUCTURE

In November 2008 the Finance Committee was tasked with looking into revising the Treatment Plant and Collection System Connection Fees.

At the Finance Committee's December 1, 2008 meeting staff made a presentation on proposed updates to the Treatment Plant Connection Fee; the existing fee structure was based on a 1998 Study. Staff also presented a proposed revision to the Collection System Connection Fee.

Based on staff's presentations, both Connection Fees could be dramatically increased.

At your December 22, 2008 meeting, the Finance Committee recommended that the whole Board be involved in reviewing the Connection Fees structure; consequently, a Special Meeting was scheduled for February 2, 2009 to review this issue.

The February 2, 2009 meeting will consist of a presentation and discussion followed by staff receiving direction from the Board.

Attached for your reference are copies of the Board Actions adopting both the Treatment Plant and Collection System Connection Fees.

If you have any questions please call me at 646-5548.

RECOMMENDATION

It is recommended the Board:

- a. Direct staff to develop Ordinances for the adoption of revised Treatment Plant and Collection System Connection Fees.

OR

- b. Direct staff as the Board deems appropriate.

  
John K. Correa  
General Manager

**DOCUMENTS PERTAINING TO ADOPTION &  
IMPLEMENTATION OF COLLECTION SYSTEM  
CONNECTION FEE**



## OJAI VALLEY SANITARY DISTRICT

A Public Agency

1072 Tico Road, Ojai, California 93023

(805) 646-5548 • FAX (805) 640-0842

E-mail: [OjaiSan@PacBell.net](mailto:OjaiSan@PacBell.net)

October 20, 1998

Board of Directors  
Ojai Valley Sanitary District  
Ojai, CA 93023

### SEPTIC DISPOSAL SYSTEM CONVERSION PROGRAM

At your June 23, 1997 meeting the Board contracted with Ed Wells, independent financing consultant, to define and prepare guidelines for the development of a financing program for abandoning septic systems and connecting the user to the public sewerage system. Mr. Wells had several meetings with the Finance Committee to discuss some of the options of such a program and the potential for tax-exempt financing.

At your February 23, 1998 meeting Mr. Wells presented his final report on Financing and Administration of Septic Disposal System Sewer Conversion Projects and Sewer Main Extension Projects. The report included a background statement, suggested guidelines for a District program, outline of septic system problems, suggestions for public and private financing options, a public information plan, basic documents list, and a glossary of terms. It was noted that in some cases there might need to be short sewer main extensions to reach existing clusters of properties served by septic systems inside and just outside the District. Finally, the report suggested ways the District could expedite construction of these conversion projects.

Following review of the report, the Board approved the concept of the program and directed staff to work with Mr. Wells and District Legal Counsel to develop agreements and ordinances to initiate the program. Staff was directed to bring such agreements and ordinances back to the Board for final approval and adoption.

Staff and District Legal Counsel have worked with Mr. Wells and his attorney to develop the appropriate documents. Progress has been slower than expected because of the need to make certain the proposed program did not interfere with any of the complex financial aspects of the District. Several outside attorneys were consulted and adjustments to the documents were made as needed. Staff & legal counsel worked the review of proposed documents into their already busy work and summer vacation schedules. On October 12 staff met with Mr. Wells and District Legal Counsel to review the final drafts of several of the numerous documents which are necessary to fully implement this program. Four of the documents, which act as the core of the program, are presented for your review and possible adoption (several more suggested changes were just received from Mr. Wells' attorney, but Mr. Trembley is out of town and will not return until

Monday at Board meeting time; consequently Mr. Trembley has not reviewed the suggest changes).

One of the core documents is an ordinance, Ordinance No. OVSD-34, to implement under limited circumstances a new sewage collection system capacity charge. There are several hearing, notice, and publication procedures, related to adoption of any ordinance. Government Code §6066 requires the notice of the public hearing, together with a general explanation of the ordinance, be published in a newspaper of general circulation in the District. The ordinance, if passed in its present form following public hearing recommended for November 23, 1998, will be in full force and effect as of November 24.

Because the ordinance involves fees it is subject to the California Environmental Quality Act (CEQA). The project would be categorically exempt under CEQA if it did not extend the sewerage system. However, as noted above there may be the need to construct small sewer main extensions to reach groups of existing homes served by septic systems. Therefore, prior to your final adoption of the Ordinance No. OVSD-34, the Board must review whether this program will cause a significant effect on the environment as defined under CEQA. If it is determined that there is no substantial evidence that this program will cause a significant effect on the environment then filing of a Negative Declaration is appropriate [CEQA Guidelines Sec. 15063(b)(2)].

District Legal Counsel has prepared an initial study that concludes a Negative Declaration is appropriate. A copy of the initial study is enclosed for your information. Staff and District Legal Counsel recommend it be determined that a Negative Declaration is appropriate to meet the CEQA requirements regarding the development of this program. If the Board agrees, it would be appropriate to post and circulate the initial study for comment.

District Legal Counsel has approved the four core documents as to form and legal sufficiency, and continues to review, with Mr. Wells, the remaining eleven draft documents. Following your adoption of the core documents, the remaining documents will be finalized, presented to the Finance Committee for review, and then brought to the Board for adoption and full implementation of the program.

Mr. Wells attended the Finance Committee's October 19 meeting and reviewed all program documents and a cash flow model. The Finance Committee recommends approval of the four core documents for the program, and recommends the Board find that this program qualifies under CEQA to file a Negative Declaration.

#### RECOMMENDATION

It is recommended the Board:

- a. Receive a presentation on program cash flow by Ed. Wells;
- b. Adopt the Septic Disposal System Conversion Glossary and Septic Disposal System Conversion Guidelines, to the Ojai Valley Sanitary District Septic Disposal System Conversion Program;

Board of Directors  
October 20, 1998  
Page 3

- c. Find that this program qualifies under CEQA to file a Negative Declaration;
- d. Direct staff to post and circulate the draft Negative Declaration to interest parties and public as indicated by law; and
- e. Conduct the first reading, by title only, of Ordinance No. OVSD-34;
- f. Direct staff to place Ordinance No. OVSD-34 on the November 23, 1998 agenda for the second reading, public hearing, and adoption; and
- g. Adopt Resolution No. 98-23, Determining the Application and Use of Revenue from the Collection Sewer Capacity Charge.

Brenda Krout  
Administrative Officer

Enclosures

**APPROVED FOR OCTOBER 26, 1998 AGENDA:**

**DAVID R. BURKHART, GENERAL MANAGER**

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10. **Septic Conversion Program**

Mr. Wells, Ed Wells Consultants, reviewed with the Board the proposed Septic Disposal System Conversion Program and the core documents necessary to establish the program. Liability to each party, various related charges, and the financing arrangements were discussed.

Mr. Wells explained many facets of the program including cash flow. Mr. Wells presented a cash flow chart that demonstrated how the funds generated from this program would be handled.

Mr. Burkhardt and Mr. Trembley, District legal counsel, reviewed the draft environmental checklist for this program. Mr. Trembley explained that due to the Collection System Capacity Charge being established as a part of this program, the program is subject to CEQA review. The environmental checklist acts as the Initial Study of the program; the Initial Study indicates the program qualifies for a Negative Declaration.

The core documents and the CEQA documents were reviewed by the Finance Committee at their October meeting. The Committee unanimously supported presenting the four core documents of the Septic Disposal System Conversion Program, along with a finding that the program qualifies under CEQA to file a Negative Declaration, to the Board with a recommendation for approval.

**ACTION**

Upon motion of Mr. Rogers, seconded by Mr. Cartee and duly passed by a 6 to 1 vote, with Mr. Lotts voting nay, the Septic Disposal System Conversion Glossary and Septic Disposal System Conversion Guidelines, to the Ojai Valley Sanitary District Septic Disposal System Conversion Program, were adopted as presented, and staff was directed to post and circulate the draft Negative Declaration to interest parties and public as indicated by law.

**ACTION**

Upon motion of Mr. Cartee, seconded by Mr. Rogers and duly passed by a 6 to 1 vote, with Mr. Lotts voting nay, the first reading, by title only, of Ordinance No. OVSD-34 was authorized, and staff was directed to place Ordinance No. OVSD-34 on the November 23, 1998 agenda for the second reading, public hearing and adoption.

Mrs. Krout read, by title only, Ordinance No. OVSD-34.

**ACTION**

Upon motion of Mr. Rogers, seconded by Mr. Cartee and passed by a majority 6 to 1 roll call vote, with Mr. Lotts voting nay, Resolution No. 98-23, Determining the Application and Use of Revenue from the Collection Sewer Capacity Charge, was adopted.





## OJAI VALLEY SANITARY DISTRICT

A Public Agency

1072 Tico Road, Ojai, California 93023

(805) 646-5548 • FAX (805) 640-0842

E-mail: OjaiSan@PacBell.net

November 16, 1998

Board of Directors  
Ojai Valley Sanitary District  
Ojai, CA 93023

### ORDINANCE NO. OVSD-34 – COLLECTION SEWER CAPACITY CHARGE – SECOND READING

At your October 26, 1998 meeting the Board conducted the first reading of Ordinance No. OVSD-34, to implement under limited circumstances a new sewage collection system capacity charge. This Ordinance is one of the core documents necessary to establish the Ojai Valley Sanitary District Septic Disposal System Conversion Program.

Because the ordinance involves fees it is subject to the California Environmental Quality Act (CEQA). At your October 26, 1998 meeting, following review of the program it was determined that there was no substantial evidence that this program would cause a significant effect on the environment, consequently, it was found that the filing of a Negative Declaration was appropriate [CEQA Guidelines Sec. 15063(b)(2)]. The initial study and Negative Declaration were posted at the District office and the Ventura County Clerk's office, and copies were circulated to approximately 12 local agencies and special interest groups for comment. No comments have been received to date of this letter.

The proposed ordinance has been reviewed and approved as to legal sufficiency and form by District Legal Counsel Anthony Trembley.

Consequently, proposed Ordinance No. OVSD-34 is presented for second reading and public hearing.

### RECOMMENDATION

It is recommended the Board:

- a. Conduct the second reading, by title only, of Ordinance No. OVSD-34, to establish a Collection Sewer Capacity Charge; and
- b. Conduct the public hearing:
  1. Open public hearing
  2. Receive staff report and recommendations.

Board of Directors  
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Page 2

3. Report of written communications by Clerk of the Board.
  4. Public comment.
  5. Close public hearing.
  6. Discussion by Board of Directors.
- c. Adopt Ordinance No. OVSD-34, effective November 24, 1998.

Brenda Krout  
Administrative Officer

Enclosures

**APPROVED FOR NOVEMBER 23, 1998 AGENDA:**

DAVID R. BURKHART, GENERAL MANAGER

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CONFIDENTIAL

**PUBLIC HEARINGS:**

7. Ordinance No. OVSD-34 – Collection Sewer Capacity Charge - Second Reading

Proposed Ordinance No. OVSD-34, Collection Sewer Capacity Charge, was reviewed.

**ACTION**

Upon motion of Mr. Frees, seconded by Mr. Lotts and duly passed the second reading, by title only, of Ordinance No. OVSD-34, to establish a Collection Sewer Capacity Charge, was authorized.

Mrs. Krout performed the second reading, by title only, of Ordinance No. OVSD-34, to establish a Collection Sewer Capacity Charge.

Chairman Stone opened the public hearing at 7:04 p.m. noting the receipt of the staff report and recommendations included in the Board's agenda packet. Mrs. Krout reported that no written communications regarding this Ordinance were received. There was no public comment.

Chairman Stone closed the public hearing at 7:05 p.m. No further discussion was conducted by the Board on this Ordinance.

**ACTION**

Upon motion of Mr. Lotts, seconded by Mr. Frees and passed by unanimous roll call vote Ordinance No. OVSD-34 was adopted and declared to be in effect in accordance with Section 9 of the Ordinance.

Mr. Greene arrived at the meeting prior to the vote on the preceding motion.

**PRESENTATIONS:**

None

**CONSENT ITEMS:** - All consent items are considered in a single motion and voted on without discussion. Any item removed from the consent list at the request of a Board member or the public will be considered immediately following approval of the remaining consent items.

**ACTION**

Upon motion of Mr. Baggerly, seconded by Mr. Frees and passed by unanimous roll call vote Item Nos. 8-10 & 12 on the consent calendar were approved as submitted.

ORIGINAL

OJAI VALLEY SANITARY DISTRICT  
ORDINANCE NO. OVSD - 34

AN ORDINANCE OF THE OJAI VALLEY SANITARY DISTRICT TO PROVIDE SPECIAL SEWER CONNECTION AND MAIN EXTENSION SERVICES FOR PROPERTIES WITH EXISTING SEPTIC DISPOSAL SYSTEMS, TO PROVIDE ADDITIONAL FUNDS FOR COLLECTION SYSTEM SEWER IMPROVEMENT, AND TO IMPOSE A COLLECTION SEWER CAPACITY CHARGE

WHEREAS, the Ojai Valley Sanitary District (District) is authorized by the Sanitary District Act of 1923 (Health and Safety Code 6400, et seq.) to provide sewer services within the District's service area, and is empowered to set fees, rates and charges, and may elect to have certain of these rates and charges collected on the tax roll for the County of Ventura, as set forth in OVSD Ordinances No. 27 and No. 2; and

WHEREAS, the District wishes to facilitate and to provide sewerage services to those properties which are within or outside the District's service area, which are not currently connected to a sewer and which may have an existing onsite septic disposal system, and whose owners desire to voluntarily connect to the District's sewer collection system; and

WHEREAS, the District requires additional funds for improvement, repair, and extension of the collection sewer system to serve such properties and others which may request sewer service from the District; and

WHEREAS, the District, pursuant to Health & Safety Code 5474, may provide for payment of fees and charges for connection to its sewers, in installments with interest over a period not to exceed 15 years and in the same manner as service charges; and

WHEREAS, the District, pursuant to Health & Safety Code 6520.2, may require property owners who wish to obtain service from an existing public sewer to pay a proportionate share of the cost of the necessary facilities, as a collection sewer capacity charge, if owners of the property do not contribute to the cost of such facilities.

NOW, THEREFORE, the Board of Directors of the Ojai Valley Sanitary District does ordain as follows:

1. Definitions.
  - A. "District" shall mean the Ojai Valley Sanitary District.
  - B. "Glossary" shall mean the Septic Disposal System Conversion Glossary, attached hereto as Exhibit No. 1, as it may be amended hereafter, which sets forth the terms used to plan and finance sewer main connections and sewer main extensions for properties with onsite septic disposal systems when they connect to a public sewer.

- C. "Guidelines" shall mean the Septic Disposal System Conversion Guidelines, attached hereto as Exhibit No. 2, as it may be amended hereafter, which sets forth guidelines for administration of District's program to facilitate septic disposal system conversions and main extensions for properties with onsite septic disposal systems when they wish to connect to a public sewer.

2. Enabling Authority.

This Ordinance ("Ordinance") is adopted pursuant to the authority provided in: (a) the Sanitary District Act of 1923, Article I of Chapter 4 of Part 1 of Division 6 of the Health and Safety Code, Sections 6520 et seq.; (b) Article 4 of Chapter 6 of Part 3 of Division 5 of the Health & Safety Code, Sections 5470 et seq.; and (c) Chapter 7 of Division I of Title 7 of the Government Code, Section 66013.

3. Administration.

- A. To implement the program provided in this Ordinance, the District's management shall be authorized to:

1. Provide the services set forth in the Guidelines, on a case-by-case basis, for those property owners with an existing onsite septic disposal system ("eligible owners") and who may wish to obtain sewer service from the District.
2. Engage engineers and others, within the General Manager's expenditure authority, to assist in preliminary planning for the SDS conversion program and specific projects to facilitate sewer availability and sewer connections.
3. Negotiate with a private lender to provide funds for the District to finance projects for eligible owners, and to issue evidence of the indebtedness of the District to the lender in the form of Loan Repayment Notes to be repaid only from the Sewer Extension Reserve as created herein.
4. Establish administrative fees and charges for time and expenses on specific projects sufficient to repay all of District's costs for the project(s).
5. Advance funds of the District for conversion and main extension project construction and other costs to be repaid with interest upon completion of construction, by the property owner or from funds of the private lender.
6. Contract with eligible owners for installment payment of all of the District's fees and charges, and other expenses related to the sewer service, including the Treatment Plant Capacity Charge, either a Collection Sewer Capacity Charge or Main Extension Charge, where applicable, and their conversion project costs. Prepare and file a lien pursuant to an Installment Promissory Contract to be entered into by the eligible owners and the District. Record a memorandum statement of charges for Non-participant properties.

- B. Contracts for design and construction of sewer main extensions, contracts with a private lender, use of the District's funds for partial main extension financing, or use of the District's powers of eminent domain shall be subject to approval by the Board of Directors.
4. Collection Sewer Capacity Charge.
- A. A "Collection Sewer Capacity Charge," commencing January 1, 1999, as provided for under Health & Safety Code 6520.2, is hereby established to be paid by all properties, not excluded herein, which voluntarily desire to obtain sewer service from an existing sewer pursuant to the terms of this Ordinance.
- B. A property will be excluded from the Collection Sewer Capacity Charge if it can be shown that an owner of the property at some time has contributed to the construction cost of the existing sewer, as a parcel in a sewer subdivision or land development, by an assessment in an assessment District, by payment of a main extension payback charge, by payment for the cost of a main extension, or other means, except for historical payment of ad valorem property taxes levied by the District.
- C. Revenues from the Collection Sewer Capacity Charge shall be used only for improvements, repair and extension of the District's collection sewer system, and for purposes of the Collection System Replacement Reserve.
- D. The amount of the Collection Sewer Capacity Charge shall be as set forth in Attachment "A", attached and incorporated by reference herein. The charge shall be in addition to any amount paid for use of District treatment plant capacity or other fees and charges related to connecting to the District's sewer system.
- E. The General Manager shall periodically review the basis for and the use of revenues from the Collection Sewer Capacity Charge and report the findings to the Board of Directors. If appropriate, the Board of Directors may make adjustments by amendment of this Ordinance.
- F. Any applicant for a direct connection to an existing sewer may appeal a decision by District staff, based on the provisions of the Ordinance by filing a written appeal to the Board of Directors, and the Board of Directors shall consider the appeal at a regular or special meeting within thirty (30) days from the date the appeal is filed. The Board of Directors may in its discretion modify the staff's decision if it finds that application of this Ordinance would cause undue hardship not suffered by others similarly situated within the District or that the provisions of this Ordinance are not applicable to the particular situation.

5. Sewer Extension Reserve.

- A. A Sewer Extension Reserve (SXReserve) shall be and is created as a special fund to account for collection and disbursement of revenues received by the District from Septic Disposal System (SDS) conversion and main extension project payments, including:
1. All installment payments under installment promissory contracts for those sewer costs collected by the county for the District including Treatment Plant Capacity Charges, Collection Sewer Capacity Charges and delinquent charges, if any.
  2. Cash payments to the District by property owners who elect to pay cash for such projects or to prepay contracts, and Escalated Main Extension Charges paid by Non-participants and other main extension users as defined in the Glossary.
  3. Collection Sewer Capacity Charges, when collected by the District, for any connection to an existing District sewer.
  4. Any interest earned by funds in the SXReserve based on the District's investments.
- B. Funds in the SXReserve shall be accounted for and disbursed at the times each year as described below and in the order of priority listed:
1. On or before January 31, the amount of the semi-annual payments on Loan Repayment Notes due February 1 of that year, plus delinquent payments from prior years and late charges, if any.
  2. On or before June 30, the amount of the semi-annual payments and other payments due August 1, on Loan Repayment Notes, including delinquent payments from prior years and late charges, if any.
  3. On or before June 30, but not before the amounts due under (1) and (2) above, all other funds in the SXReserve are to be transferred to the District's Treatment Plant Expansion Reserve or the Collection System Replacement Reserve in proportion to the revenues in the SXReserve derived from the Treatment Plant Capacity Charges and Collection Sewer Capacity Charges, respectively.
  4. In the event that funds in the SXReserve are not sufficient to pay the amounts due in either (1) and/or (2) above, the District shall transfer to the SXReserve sufficient funds to pay the amounts due, from the Collection System Replacement Reserve or any other legally eligible reserves.

6. Findings Concerning Collection Sewer Capacity Charges.

The Board of Directors makes the following findings in connection with the adoption of this Ordinance:

- A. The Collection Sewer Capacity Charge is for a service immediately available to a property owner and the amount of the charge does not exceed the reasonable cost of and value of District's services to the benefited property.
- B. The charge shall not be imposed, if the property's owners have contributed to the cost of the collection sewer system, as set forth in Section 4B.
- C. Properties which have not contributed to the cost of construction of the collection sewer system derive an economic advantage over other similar properties in the District which have so contributed.
- D. Property owners with an existing onsite septic disposal system who wish to connect to an existing sewer face additional costs of closure of the existing SDS system and should be encouraged to connect to the sewer by a reduction of the Collection Sewer Capacity Charge as specified in Attachment A.
- E. Revenues from the Collection Sewer Capacity Charge will be used for special District purposes to improve, repair, extend and replace the collection sewer system to the benefit of all properties in the District.
- F. Revenues from the Collection Sewer Capacity Charge will supplement existing revenues for improvement and repair of collection sewers which are currently obtained only from sewer service charges paid by the existing properties served by District.
- G. Participation by property owners in the conversion program is voluntary.

7. Repeal of Previous Ordinances and Resolutions.

To the extent that the terms and provisions of this Ordinance are in conflict with any prior District Ordinance, resolution, rule or regulation, the terms of this Ordinance shall prevail.

8. Severability.

If any section, subsection, sentence, clause, or phrase of this Ordinance is for any reason held to be unconstitutional or invalid, such decision shall not affect the validity of the remaining portions of this Ordinance.

9. Effective Date, Publication and Notices.

- A. This Ordinance shall be published in accordance with Health & Safety Code 6490 and shall be in full force and effect at the end of the week of publication or posting. The Collection Sewer Capacity Charge shall become effective January 1, 1999.



B. This Ordinance may be recorded in the Official Records of the County of Ventura and if this Ordinance is so recorded, any change, amendment, modification or repeal shall also be recorded in the Official Records.

10. Judicial Action to Challenge this Ordinance.

Any judicial action or proceeding to attack, set aside, void, or annul this Ordinance shall be brought within 120 days from the date of adoption.

11. Incorporation of Findings in Recitals.

The findings of the Board of Directors contained in the recitals are hereby incorporated by reference as part of this Ordinance.

**PASSED AND ADOPTED** by the Governing Board of the Ojai Valley Sanitary District on this day of NOV. 23, 1998, by the following vote,

AYES:        ROGERS, GREENE, CARTEE, STONE, LOTTS, BAGGERLY, FREES

NAYS:        NONE

ABSENT:     NONE

ABSTAIN:    NONE

ATTEST:

  
William M. Stone, Chairman  
Board of Directors

  
Theodore L. Cartee, Secretary  
Board of Directors

ORDINANCE (11/98) — 6/7

E:\Sewer Conversion - MX Capital\MainlineExt.CoreDoc.doc

ORDINANCE NO.OVSD – 34

ATTACHMENT "A"  
Collection Sewer Capacity Charge

- A. Effective January 1, 1999, for a service from an existing sewer where applicable.
1. For single family residential properties: \$40.00 per front foot, but not less than \$1,000, or more than \$3,000.
  2. For multiple residential properties: The single family residential charge set forth in paragraph 1 plus 50% of the charge for each additional dwelling unit over one.
  3. For other than residential properties: The single family residential charge plus 50% of the charge for each additional ERU over one.
  4. For properties with an existing onsite septic disposal system: 50% of the charge as determined pursuant to paragraph 1,2, or 3 above.
- B. Effective July 1, 1999 and each year thereafter the single family residential charges will be increased at a rate equal to the Federal Reserve established prime rate on that date less 1%. The rate so calculated shall not be greater than 10%.





## OJAI VALLEY SANITARY DISTRICT

A Public Agency

1072 Tico Road, Ojai, California 93023

(805) 646-5548 • FAX (805) 640-0842

E-mail: [OjaiSan@PacBell.net](mailto:OjaiSan@PacBell.net)

COPY

June 22, 1999

Board of Directors  
Ojai Valley Sanitary District  
Ojai, CA 93023

### IMPLEMENTATION OF ORDINANCE NO. OVSD-34 – COLLECTION SYSTEM CAPACITY CHARGE

Ordinance No. OVSD-34 established the Collection System Capacity Charge effective January 1, 1999. This charge was initiated to insure that all properties connecting to the sewer system contribute to the construction cost of the existing sewer. The Treatment Plant Capacity Charge represents the allocation of costs of treatment capacity for a new service; the Collection System Capacity Charge attempts to accomplish the same goal with the costs of constructing the collection system.

A property is excluded from the Collection System Capacity Charge if it can be shown that an owner of the property at some time has contributed to the construction cost of the existing sewer, as a parcel in a sewer subdivision or land development, by an assessment in an assessment District, or by payment for the cost of a main extension. Determining which properties have contributed is not always as clear as it might seem. Consequently, staff reviewed the construction history of the four major areas within the District (Ventura Avenue, Oak View, Meiners Oaks & City of Ojai) and have concluded the following.

#### Ventura Avenue Area

The area south of the treatment plant to Shell Road, previously known as the Ventura Avenue Sanitary District (VASD) was formed in the early 1960s and through the sale of a General Obligation Bond in 1966 in the amount of \$525,000, the sewage collection system was installed. All properties within the boundaries of VASD (sewered & unsewered) paid an proportionate share of this debt each year until it was paid off in fiscal year 1996/97. Consequently, any property within the VASD, even if they are not connected to the sewer, have contributed to the cost of construction and would not be subject to the Collection System Capacity Charge.

#### Oak View Area

The area north of the treatment plant to Woodland Avenue in Mira Monte, previously known as the Oak View Sanitary District (OVSD), was formed in the early 1960's and through the sale of Sewer Revenue Bonds in 1964 in the amount of \$1,500,000, the sewage collection system was installed. Prior to the sale of these bonds the boundaries of OVSD were established, however, since this was a revenue bond only the properties that connected to the sewer and began paying for sewer service became responsible for the bond. Consequently, any property within the former boundaries of OVSD which has never been connected to the sewer system has not contributed to the cost of the construction of the collection system and would be subject to the Collection System Capacity Charge.

#### Meiners Oaks Area

The area previously known as the Meiners Oaks Sanitary District (MOSD) abutted the Oak View Sanitary District boundary around Woodland Avenue in Mira Monte continuing northeast encompassing the remainder of the Mira Monte area, and the Meiners Oaks area up to the boundaries of the City of Ojai. MOSD was formed in the early 1960's and through the sale of General Obligation Bonds in 1963 in the amount of \$1,700,000, the sewage collection system was installed. All properties within the boundaries of MOSD (sewered & unsewered) pay an proportionate share of this debt along with their property tax bill until the debt is paid off in the fiscal year 2003/2004. Consequently, any property within the MOSD, even if they are not connected to the sewer, have contributed to the cost of construction and would not be subject to the Collection System Capacity Charge.

#### City of Ojai

Prior to the consolidation of the sanitation facilities within the Ojai Valley in 1985 the City of Ojai constructed, operated, and maintained the sewer system within its boundaries. At consolidation the Ojai Valley Sanitary District assumed all responsibility for the sewer system within the city and was given possession of all available city documentation regarding the history of this system. The documentation was limited, history on the construction of the sewer system was practically non-existent except for some very recent developments. In talking to long-time City staff they remember that there were three General Obligation Bonds on the books, issued in 1958, 1960 & 1963, all of which were paid off shortly following consolidation. City staff did not know which portion/s of the sewer system were built with these funds or if all the properties within the city were obligated to pay these debts. It is inconclusive as to which properties have contributed and which haven't; it is assumed that the properties presently receiving service did contribute their share to the existing system at the time they connected. Consequently, any property within the City of Ojai's boundaries that has never been connected to the sewer system will be subject to the Collection System Charge.

There are probably portions of these conclusions which could be questioned however, based on the facts that are available at this point in time staff feels it is the most equitable interpretation of how Ordinance No. OVSD-34 should be implemented.

Board of Directors  
June 22, 1999  
Page 3

The Finance Committee reviewed the details of this issue at their June 21 meeting and unanimously supported staff's interpretation of implementing Ordinance No. OVSD-34.

If you have any questions or need additional information please call me at 648-5548.

Brenda Krout  
Administrative Officer

**APPROVED FOR JUNE 28, 1999 AGENDA:**

DAVID R. BURKHART, GENERAL MANAGER

E:\Board Mtgs\1999-06-28\Ord#34 Implementation of.doc

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ACTION

Upon motion of Director Cartee, seconded by Director Greene and duly passed the proposed revision was found exempt from the California Environmental Quality Act (CEQA) and CEQA review was therefore not required. Staff was directed to place Ordinance No. OVSD-40 on the July 26, 1999 agenda for the second reading, public hearing, and adoption.

20. Lawsuit of Ojai Valley Inn & Spa

Chairman Baggerly announced that a closed session would be held as posted, pursuant to Government Code §54956.9(a), Conference with Legal Counsel, Existing Litigation, Ojai Resort Management, Inc. dba Ojai Valley Inn & Spa, Ventura County Superior Court Case No. CIV181310.

Chairman Baggerly convened the meeting to closed session at 7:58 p.m. Mr. Burkhart, Mr. Hair, Mr. Sheets and Mrs. Krout joined the Board in the closed session.

Chairman Baggerly reconvened the meeting to open session at 8:45 p.m.

Chairman Baggerly announced that there was no action to report.

21. Conference With Legal Counsel, Anticipated Litigation

Conduct a closed session pursuant to Government Code §54956.9(b), Conference with Legal Counsel, Significant exposure to litigation: two cases.

Chairman Baggerly announced that a closed session would not be conducted.

INFORMATION ITEMS - FOR RECEIPT & FILE

22. Ultra-Violet System Replacement Update

The test results of the reinstalled ultra-violet (UV) disinfection system was discussed and reviewed. Potential next steps were reviewed. Mr. Burkhart reported that staff is waiting for a proposal from Kiewit Pacific company, the project contractor, to determine the next available options. The proposal is expected to be available for consideration at the July Board meeting.

23. Implementation of Ordinance No. OVSD-34 - Collection System Capacity Charge

Received and filed.

24. 10 MPH Curve Siphon Replacement Project

Received and filed.



## OJAI VALLEY SANITARY DISTRICT

A Public Agency

1072 Tico Road, Ojai, California 93023

(805) 646-5548 • FAX (805) 640-0842

[www.ojaisan.org](http://www.ojaisan.org)

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January 16, 2007

Board of Directors  
Ojai Valley Sanitary District  
Ojai, CA 93023

### COLLECTION SYSTEM CAPACITY RESERVE

Staff has been approached by property owners along Bristol and El Paseo for sewer connections. This same issue was brought to your Board initially in 1998 and again in 2002.

In 1998 there was a proposed extensive SDS Project involving the Bristol/El Paseo area which never came to fruition. In 2002 three property owners were trying to build a section of sewer mainline and reconstruct about 200 feet of sewer main in Bristol. The sewer line in Bristol was a part of the 1927 System and was placed in a manner which prevented extension up Bristol.

The property owners requested the District assume the cost for correcting the 1927 System portion of the Bristol line so they could proceed with their project. At that time your Board agreed that existing rate payers should not bear the burden of this reconstruction and that the property owners wanting the reconstruction and extension should pay for it themselves.

In November 2006 staff presented an explanation to your Board of the purpose of the Treatment Plant and Collection System Connection fees. In that explanation we pointed out that the Collection System Connection Fee goes into the Collection System Capacity Reserve and that at its inception in 1998 was linked to the SDS Program. Staff explained that the SDS Program should be revised and that the purpose of the Collection System Capacity Reserve should also be revised to be used for Collection System capacity issues instead of being linked to the SDS Program.

Now that we have another request for an extension which requires an existing line to be reconstructed in order to provide additional capacity brings the proposed program revisions to the forefront.

The proposed revisions can be dealt with one at a time. The issue of the designated purpose of the Collection System Capacity Reserve is of immediate concern. The question is whether this Reserve can be used to pay for the reconstruction of a section of existing pipeline so that it may eventually provide service to at least 30 more properties.



The Collection System Capacity Reserve is paid into by each new connection to the system as their share of the future expansion of Collection System capacity since capacity is used up bit by bit with the slow growth in the District.

Relocating or rebuilding existing pipelines because they are worn out, damaged, obsolete, or threatened by natural forces are appropriately funded from the Collection System Replacement Reserve.

Relocating or rebuilding existing pipelines to enable the pipeline to be extended to provide additional service; or rebuilding a pipeline to a larger size to provide capacity for additional service are appropriately funded from the Collection System Capacity Reserve. Staff recommends the designated purpose of the Collection System Capacity Reserve be revised to provide this type of funding.

#### RECOMMENDATION

It is recommended the Board:

- a. Redefine the designated use of the Collection System Capacity Reserve to be used for capacity issues in the collection system; and
- b. Direct staff to work with the Ordinance Committee to revision Ordinance No. 34 that established the Collection System Connection Fee.

**OR**

- c. Direct staff as the Board deems appropriate regarding the designated use of the Collection System Capacity Reserve.

John K. Correa  
General Manager

COPY

14. Collection System Capacity Reserve

Mr. Correa announced that local resident, Mrs. Hendricks, is present because she and her neighbors, the Olsens, want to extend the public sewer system up Bristol and El Paseo Roads to provide sewer service to both of their properties. In order for the existing sewer line in Bristol Road to be extended it needs to be lowered. Mr. Correa noted that this same issue was brought to the Board in 2002, at which time the Board decided that present rate payers should not assume the cost to lower this line.

Mr. Correa noted that staff recently discussed with the Board the idea of redefining the purpose of the Collection System Capacity Reserve. This Reserve is funded through the collection of fees from new connections to the District's existing system. Staff has suggested this Reserve be used to address capacity issues in the existing collection system lines. The lowering of the line in Bristol Road would qualify under this definition.

Mr. Correa explained that staff is bringing the issue of re-defining this Reserve forward at this time so staff will know how to proceed with the current request from these Bristol/El Paseo homeowners.

ACTION

Upon motion of Director Baggerly, seconded by Director Burg and passed by unanimous roll call vote of the six Directors present (Director Greene did not vote on this motion, he was out of the room during the discussion and the vote) the designated use of the Collection System Capacity Reserve was redefined to be used for capacity issues in the collection system and staff was directed to work with the Ordinance Committee to revise Ordinance No. 34 that established the Collection System Connection Fee.

Mrs. Hendricks addressed the Board stating that she was speaking on behalf of herself and a couple of neighbors who are interested in connecting to the sewer line at Bristol. Mrs. Hendricks expressed the need for public sewer in her area stating she will be required to install a very expensive alternative type septic system if she is not able to connect her property to the public sewer. The vote on the preceding motion was taken following Mrs. Hendricks comments to the Board.

12. Hazard Mitigation Grant Requests – Budget Adjustment No. 2007-13

ACTION

Upon motion of Director Kaiser, seconded by Director Baggerly and passed by unanimous roll call vote Budget Adjustment No. 2007-13 transferring funds from the Collection System Replacement Reserve to cover the Hazard Mitigation Grant applications costs was adopted.

13. Manhole Replacement Frames & Covers – Budget Adjustment No. 2007-14

ORIGINAL

OJAI VALLEY SANITARY DISTRICT  
RESOLUTION NO. 2008-08

RESOLUTION OF THE BOARD OF DIRECTORS  
OF THE OJAI VALLEY SANITARY DISTRICT

WHEREAS, Ordinance 40 of the Ojai Valley Sanitary District provides for the annual adjustment of the Collection Sewer Capacity Charge;

NOW, THEREFORE, be it resolved, determined and ordered by the Board of Directors of the Ojai Valley Sanitary District that the annual adjustment for July 1, 2008 shall be as follows:

I. ANNUAL ADJUSTMENT

The annual adjustment of the Collection Sewer Capacity Charge to take effect on July 1, 2008 shall be an additional \$2.87 for a total rate of \$70.74 per front foot. The minimum charge shall be increased by \$71.75 for a total of \$1,761.75 and the maximum charge shall be increased by \$215.25 for a total of \$5,285.25.

PASSED AN ADOPTED this 27<sup>th</sup> day of May, 2008 upon the following vote:

AYES: Curtis, Lotts, Greene, Stone, Baggerly, Burg

NAYES: None

ABSENT: Kaiser

ABSTAIN: None

  
\_\_\_\_\_  
William M. Stone, Chairman  
Ojai Valley Sanitary District

CERTIFICATION:

I, William E. Lotts, Secretary of the Board of Directors of the Ojai Valley Sanitary District, do certify that the above is a true and accurate copy of Resolution No. 2008-08, adopted by the Board of Directors on May 27, 2008.

  
\_\_\_\_\_  
William E. Lotts, Secretary  
Ojai Valley Sanitary District



**DOCUMENTS PERTAINING TO 1998  
TREATMENT PLANT CONNECTION FEE STUDY**





## OJAI VALLEY SANITARY DISTRICT

A Public Agency

1072 Tico Road, Ojai, California 93023

(805) 646-5548 • FAX (805) 640-0842

E-mail: OjaiSan@PacBell.net

February 17, 1998

Board of Directors  
Ojai Valley Sanitary District  
Ojai, CA 93023

### CONNECTION CHARGE STUDY

The District contracted with Reiter Lowry Consultants in May 1995 for the preparation of a connection charge or "Capital Facility Fee" study. Work progressed through 1995 and into April 1996. The report recommended the connection charge be increased from approximately \$1,700 to \$3,414 per ERU. The report recommendations were implemented July 1, 1996 by the Board acting upon the recommendation of the then General Manager. The report was prepared at a time when several key pieces of information had to be estimated because final values would not be known for some time into the future. It was contemplated the District would need to update the report periodically as better information became available. No update of the original report has been undertaken.

A review of the report in late 1997 indicated several of the data items used in the 1996-report preparation seemed out of line with actual experience. For example:

- ❖ SRF Loan Amount – The State Revolving Fund (SRF) low interest rate loan amount was estimated at \$15,000,000. The actual final loan amount was \$18,800,000+ or approximately 25 percent higher. If all other factors remain the same, this means the charge for each new connection would have to increase to cover debt service costs attributable to the actual SRF loan.
- ❖ Gallons per Connection – The report calculations were based upon each new connection contributing 300 gallons of sewage per day. Actual experience for the last few years is in the vicinity of 200 gallons per connection per day. If the lower number is used, more new connections are available for sale than previously estimated. If all other factors remain the same, the charge for each new connection would be smaller because the same amount of funds is collected from a larger base.
- ❖ New Connections per Year – New connections to the system were estimated to be 150 per year. Experience over the past 11-year's shows 73 is the actual average. Using a number different from the original 150 brings the time value of money into the calculations. This is a complex relationship and it is impossible to predict how the results will impact the charge for each new connection.

There are more estimates involved, but I think you can begin to see the complexity of the calculations. Given this complexity, I feel it is very important to hire a financial advisor

Board of Directors  
February 17, 1998  
Page 2

who has abundant experience in determining the most appropriate factors and making these calculations. Accordingly, I have not considered using any of the local civil engineering firms who happen to have completed a few connection charge studies. I believe a fresh look at these calculations is required in order to regain Board confidence in the appropriateness of each factor used and the results. Thus I did not consider using the original study authors to update their own work because the finished product is more than a mere update of numbers.

Instead, I contacted the firm of Bartle Wells Associates (BWA), Independent Public Finance Advisors, San Francisco, because of their long history of involvement in studies of this type, experience in Ventura County and the stability of the principals who would be assigned to the project. BWA has a 30-year history of working with nearly 400 public agency clients. They have completed about 2,000 assignments including more than 1,000 involving wastewater-financing issues. BWA has completed over 70 financing assignments in Ventura County. Tom Gaffney, President of the firm, has over 25-years of experience with the firm and has worked on Ventura County assignments since 1972.

BWA has submitted a proposal to complete this assignment on an hourly basis for a cost not to exceed \$15,000 plus direct out-of-pocket expenses estimated not to exceed \$2,500. A copy of the proposal is enclosed for your information. During the District's six-month review process just completed, funds were reserved in the revised budget for this study. Although this cost is twice what the District paid for the original study, there were a number of aspects of the original report, which are very difficult to understand much less defend. In essence, we have to start over. Thus the low cost of the original study is misleading.

I have taken our standard form engineering time and materials contract and adapted it for use on this project. District legal counsel Tony Trembley has reviewed and approved the contract as to form and legal sufficiency. A copy of the draft contract is enclosed for your information.

If you have any questions or need additional information, I may be reached at 646-5548.

#### RECOMMENDATIONS

It is recommended the Board:

- a. Approve the selection of Bartle Wells Associates, Independent Public Finance Advisors, San Francisco, to prepare an updated connection charge study, and
- b. Authorize the Chairman to sign Contract No. 98-01 with Bartle Wells Associates in an amount not to exceed \$15,000 plus direct expenses.

David R. Burkhart  
General Manager

Enclosures

E/Board Mtgs/1998-02-23/Retain BWA.doc





18. Connection Fee Study – Bartle Wells

Staff presented Bartle Wells Associates (BWA), Independent Public Finance Advisors, proposal to prepare a current connection fee study. The need for this study, and BWA's specific qualifications for completing such a study were briefly discussed.

**ACTION**

Upon motion of Mr. Baggerly, seconded by Mr. Cartee and passed by unanimous roll call vote the selection of Bartle Wells Associates, Independent Public Finance Advisors, San Francisco, to prepare an updated connection charge study was approved, and Vice-Chairman Lotts was authorized to sign Contract No. 98-01 with Bartle Wells Associates in an amount not to exceed \$15,000 plus direct expenses.

19. Resolution No. 98-06 – Designation of Applicant's Agency to the State and Federal Emergency Disaster Officer

The need to complete this first step in the application for FEMA funds was briefly discussed.

**ACTION**

Upon motion of Mr. Baggerly, seconded by Mr. Greene and passed by unanimous roll call vote Resolution No. 98-06, Designation of Applicant's Agent, to act on behalf of the District for all matters pertaining to state disaster assistance, was adopted.

**INFORMATION ITEMS - FOR RECEIPT & FILE**

20. Monthly Financial Reports

The financial reports for the month ending January 31, 1998 were briefly reviewed.

21. Santa Ventura Studios Update

Copies of recent correspondence between the studio and the District were presented to the Board for information only.

22. Staff Reports - Operations, Administration and Management of the District

The reports were briefly reviewed.

Mr. Sheets updated the Board on conditions within the District following the heavy rains:



## OJAI VALLEY SANITARY DISTRICT

A Public Agency

1072 Tico Road, Ojai, California 93023

(805) 646-5548 • FAX (805) 640-0842

E-mail: OjaiSan@PacBell.net

May 19, 1998

Board of Directors  
Ojai Valley Sanitary District  
Ojai, CA 93023

### DISTRICT TREATMENT PLANT CONNECTION FEE REPORT ACCEPTANCE

The District hired Bartle Wells Associates (BWA) to review the current Capital Facilities Fee paid by new users for connection to the sewage treatment system and prepare a report. The assignment is to set forth the logic of the calculations and recommend a value. I set an informal goal of trying to reduce the connection fee below the current \$3,414. It is planned to implement the recommended value effective July 1, 1998. The schedule involves the first reading of a rate ordinance at the May 26 Board meeting. Second reading and adoption, if appropriate, will follow at the June 22 meeting.

Enclosed is a draft copy of BWA's report to the Board. Only minor wording changes are expected in the final report. Tom Gaffney, President of BWA will attend the May 26 Board meeting to present the final report and recommendations. It should be remembered there is no single "right" calculation method – there are widely accepted alternative standard calculation methods that are used depending upon the exact circumstances of the agency. These standard methods are frequently modified to account for unusual situations.

The assignment began with BWA collecting and reviewing a significant volume of information about the District, its facilities and the area. Using this information, several traditional approaches to calculating the Treatment Plant Capacity Charge were completed and analyzed. While the early results were very encouraging, it soon became clear all these solutions had one thing in common, existing users would be subsidizing future users by paying debt service costs associated with the idle capacity while waiting for future users to connect. How could this be?

The treatment plant has unreserved idle capacity of 711,000 gallons per day available for future users. There are many ways to translate this idle capacity into the number of new hookups available for sale. Because of the extremely low growth rate in the District service area, all the alternative translation methods result in many years to reach treatment plant capacity. Build out could be in 40 to 95 years depending upon the scenario selected. The technological service life of the plant is probably less than 40 years and physical service life is probably less than 95. The SRF loan, which paid for upgrading the treatment plant, including future user capacity, has a 20-year repayment schedule.

Low growth rates combined with a desire to hold the new fee at or below the existing fee makes it difficult to collect all the idle capacity related debt service costs needed from new users during the 20 years of the SRF loan repayment. When new users are not providing enough cash to meet their debt service obligations, there is no source of funds except those paid by the existing users. Although significant cash reserves are available to cover this cash flow shortfall, all (except the expansion reserve) were accumulated from funds paid by existing users. The result of a low cash flow would be that existing users would subsidize future users.

An equitable approach suggested by BWA is to require new users who connect over the life of the SRF loan repayment to provide the cash needed to meet idle capacity related debt service costs while not reducing the existing expansion reserve below its current level. This approach allows the new users to have the advantage of the interest earnings of the existing expansion reserve. At an average of 50 new Equivalent Residential Units (ERUs) per year and including these constraints, the connection charge fee calculates to start at \$3,200 per ERU. Without the interest earning credit from the expansion reserve the fee is likely to start in the \$5,000 to \$6,000 range and annually increase. A cash flow model of this recommended approach is shown in Table 7 of the enclosed material. There are a number of traditional cost factors which could have been included in the calculations, but these amounts would only serve to increase the per ERU cost.

No matter how the connection charge fee is calculated, BWA further proposes the fee increase at a rate equal to the increase in the Engineering News-Record (ENR) Construction Cost Index (CCI) for the Los Angeles area. The ENR-CCI is the construction industries equivalent of the Consumer Price Index (CPI). The enclosed BWA materials are based on this increase approach using a 2% ENR-CCI inflation rate as an example. The complete BWA report will be forwarded to the Board under separate cover as soon as it is received.

Because new sewer customers within the last two years have paid \$3,414/ERU and the new rate is recommended at \$3,200/ERU, it seems fair that the \$214 charge paid in excess of the new rate be refunded. The single largest refund would be paid to the Ojai Valley Inn for the 28.28 ERUs purchased for their new Spa.

The Finance Committee reviewed BWA's report and recommendation. The Committee unanimously supported the approach used by BWA to evaluate this fee and recommended submitting the results to the Board for consideration.

If you have any questions or need additional information, I may be reached at 646-5548.

#### RECOMMENDATION

It is recommended the Board:

- a. Accept the report prepared by Bartle Wells Associates, Inc.,
- b. Approve the recommended Treatment Plant Capacity Charge of \$3,200 per ERU for Fiscal Year 1998-99, increasing thereafter at the percentage change in the Engineering News Record Construction Cost Index for the Los Angeles area from April 1 each year through the following March 31, and



Board of Directors  
May 19, 1998  
Page 3

- c. Approve the concept of refunding \$214 per ERU to those customers who paid \$3,414 per ERU since July 1, 1996.

David R. Burkhart  
General Manager

Enclosure

E:\Board Mtgs\1998-05-26\TP Conn Fee Rpt.doc

ACTION

Upon motion of Mr. Greene, seconded by Mr. Lotts and passed by a majority 6 to 1 roll call vote with Mr. Baggerly voting nay, Staff was directed to pursue all other access alternatives, including investigating clearing all vegetation from the District's existing easement, but if none of these alternatives are feasible and it is necessary to use County property then Chairman Stone is authorized to sign the agreement, subject to District Legal Counsel review and approval of the final wording, to use county property for access to the Ventura River area were District trunk line repair is required. It was emphasized that the site of the former Ojai Burn Dump is the Board's third choice to be used as access, after clearing the District's existing easement and using other property in the area.

The vote on the motion was taken following discussion of the issue.

**AT THIS TIME, IT WAS SUGGESTED THAT THE BOARD ADDRESS ITEM NO. 22 ON THE AGENDA IN CONSIDERATION OF MR. TOM GAFFNEY'S, BARTLE WELLS, TIME. IT WAS AGREED TO ADDRESS ITEM NO. 22 NEXT.**

22. Treatment Plant Capacity Charge Report Acceptance

Tom Gaffney, Bartle Wells Associates (BWA), addressed the Board with a review of the connection fee report BWA was contracted to perform for the District. Mr. Gaffney explained the concepts used in the development of the study and reviewed the tables within the report. The Board discussed the concepts and asked Mr. Gaffney various questions.

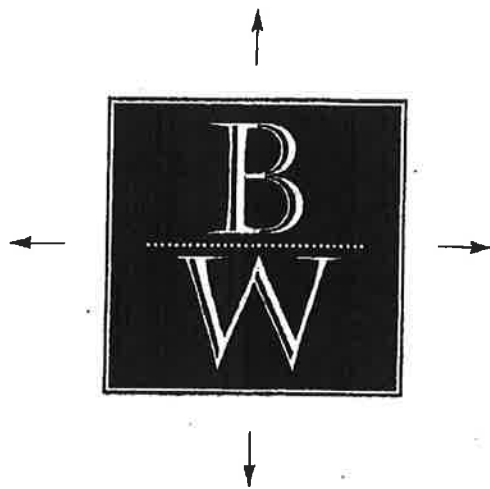
ACTION

Upon motion of Mr. Rogers, seconded by Mr. Greene and passed by an unanimous roll call vote the report prepared by Bartle Wells Associates, Inc. was accepted and the recommended Treatment Plant Capacity Charge of \$3,200 per ERU for Fiscal Year 1998-99, increasing there after at the percentage change in the Engineering News Record Construction Cost Index for the Los Angeles area from April 1 each year through the following March 31 was approved; and the concept of refunding \$214 per ERU to those customers who paid \$3,414 per ERU since July 1, 1996 was approved.

18. Adoption of Fiscal Year 1998-99 Final Budget

Mr. Burkhardt briefly reviewed the Board packet letter outlining the budget contents, and distributed two pages showing final O&M budget figures. It was also noted that the final budget document will include an income budget chart for each debt service but charts were not complete pending discussion with District's accountant; these charts will be included in the June agenda.

Mr. Burkhardt presented one additional change to the Preliminary Budget, affecting the Internal Loan to Collection System Replacement Reserve. It has been







BARTLE WELLS ASSOCIATES  
INDEPENDENT PUBLIC FINANCE ADVISORS

1636 Bush Street  
San Francisco, CA 94109  
415 775 8118 fax: 415 775 4128  
e-mail: bwa@slip.net

May 20, 1998

Ojai Valley Sanitary District  
1072 Tico Road  
Ojai CA 93023

Re: Capital Facilities Fee Review

We are pleased to submit this review of the District's capital facilities fee. The report develops an equitable capital facilities fee to fund future users share of the SRF loan which financed the eligible costs of the wastewater treatment plant.

The District completed a wastewater treatment plant upgrade in 1997 at a cost of \$26.9 million. An SRF loan and cash payments from reserve funds financed the project. The future users share of cash payments was funded by a contribution from the expansion reserve fund. Therefore, only a share of the SRF loan debt service has been allocated to future users.

The recommended capital facilities fee of \$3,200, along with interest earnings on the expansion reserve fund, should cover the future users share of debt service costs, while at the same time maintaining a level fund balance.

We appreciate the excellent cooperation received from David Burkhart and Brenda Krout in the preparation of this report. We have enjoyed working with the District on this important and challenging assignment and look forward to our continued association on future projects.

Very truly yours,

BARTLE WELLS ASSOCIATES

Thomas E. Gaffney, CIPFA  
Principal

Audrey Sherlock, CIPFA  
Principal

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**OJAI VALLEY  
SANITARY DISTRICT  
CAPITAL FACILITIES  
FEE REVIEW**

**MAY 1998**

**BARTLE WELLS ASSOCIATES**  
Independent Public Finance Advisors  
1636 Bush Street  
San Francisco CA 94109

Tel. 415/775-3113

## SUMMARY AND RECOMMENDATIONS

- The District is in sound financial condition.
- The District annually budgets funds for plant and collection system replacements, as well as for the SRF loan which partially financed the new wastewater treatment plant.
- This report addresses a capital facilities fee for treatment facilities.
- The objective of a capital facilities fee is to require future users to pay their fair share of the treatment plant and assure that existing users will not subsidize future development.
- The District's wastewater treatment plant upgrade project was completed in 1997 at a cost of \$26.9 million.
- The treatment plant was financed with a combination of a low-interest State Revolving Fund loan and cash reserves.
- Treatment plant capacity is 3.0 mgd. The capacity available for future users is 0.71 mgd.
- Based on capacity use at the treatment plant, future users are responsible for 23.7 percent of the plant's idle capacity.
- A reasonable projected future growth over the 20-year life of the SRF loan is 50 ERUs per year.
- Future users share of the idle capacity is calculated to equal the annual SRF loan payments over 20 years, or \$324,800, per year.
- An initial capital facilities fee of \$3,200 is required to amortize the future users share of the SRF loan, based on 50 ERUs per year.
- The plant expansion reserve fund is maintained at about its current level throughout the SRF loan repayment period.
- Future users share of the ineligible costs of the treatment plant was made by a cash contribution from the plant expansion reserve fund.
- Based on past growth, no future treatment plant expansion should be expected within the next 20 years.
- The capital facilities fee should be annually adjusted according to the ENR CCI.

## INTRODUCTION

Bartle Wells Associates was retained by the Ojai Valley Sanitary District to review the District's capital facilities fee. As a part of our review we discussed with staff an equitable approach to develop the fee as well as protect the District's current and future users. This report recommends a method of calculating and determining the amount of a capital facilities fee for single family dwellings or equivalents.

Our investigation was limited to treatment plant facilities, and did not include the District's collection system. We understand that the District is working on a program to encourage septic tank users near existing sewer pipelines to connect to the sewer system and abandon their septic systems. A collection system capital facilities fee may be adopted as a component of this program.

## CAPITAL FACILITIES FEES

Capital facilities fees (connection charges) are one-time charges to new customers to recover the capital costs of facilities that are needed to serve such growth. These costs include future projects for expansions to serve new growth, as well as the costs of excess capacity in existing facilities. The fees must be reasonable and non-arbitrary, and based on facility capital costs, user loads, and system capacity.

Local agencies imposing fees as a condition of development must comply with the provisions of California Government Code Section 66000 et seq.. Section 66001 of the statute requires the District to:

- Identify the purpose of the fee.
- Identify how revenues from the fee will be used.

- Determine how there is a reasonable relationship between the need for the public facility and the type of development project for which it is imposed.
- Determine how there is a reasonable relationship between the amount of the fee and the cost of the public facility or portion of the public facility attributable to the development on which the fee is imposed.

The legislation also specifies how the proceeds of such fees must be deposited, invested, accounted for, and expended. State law precludes the use of capital facilities fee revenues to pay any portion of operation and maintenance expenses. Future users must be treated in a consistent manner and funds collected must be used for capital purposes, including repayment of expansion-related debt.

The vast majority of sanitation agencies in California require that future users pay the costs of facilities required to serve them. The alternative to collecting fees from new development is raising charges to current sewer users, which is not equitable.

Capital facilities fees are the fairest and easiest method of collecting funds for system betterments, improvements, and expansions. Charges are collected during construction as a new customer connects to and begins to use the system. There are many methods of computing capital facilities fees which reflect a local policy as well as fairness and equity considerations.

## **CAPITAL FACILITIES FEE REQUIREMENTS**

Bartle Wells Associates' recommended capital facilities fee is based on the following premises:

- Costs of the treatment plant are allocated between current use and future use.
- The share of the plant allocated to future use (idle capacity) is funded with capital facilities fees at the time a new user wishes to connect or reserve capacity.
- An outstanding State Revolving Fund (SRF) loan financed the plant. The loan will be fully retired over 20 years.

- Future users will pay their proportionate share of the SRF loan.
- Existing users shall not subsidize future development.
- Because of low development activity, plant capacity will be available for more than the life of the SRF loan.
- Growth during the SRF loan term (20 years) must pay the future users share of the loan, otherwise current users would have to subsidize future users.
- A reasonable and sustainable annual growth rate of new users is needed to protect the District and its current users.
- The amount of the capital facilities fee is determined by allocating the future share of the SRF loan payments among a reasonable growth (50 ERUs per year) during the term of the loan.
- In the future, from time to time, the District should monitor the actual growth and capital facilities fees revenues to determine if adjustments are appropriate.

## **PROJECT APPROACH**

Bartle Wells Associates collected and reviewed information about the District, its facilities, service area, and other information. A review of the calculation of the current capital facilities fee was completed. Alternative capital facilities fee calculations were considered based on various assumptions. One common method is to allocate costs in connection with providing wastewater facilities for new development including capital improvement program costs, debt service related to financing expansion of facilities, and the costs of existing facilities which provide capacity for expansion. Another method is to assign a future user a share of the current value of all existing and future facilities.

We have looked at these and other methods which generally result in higher connection fees than the District's current charge. The objective of this report is to provide for future users to pay their fair share of the treatment plant, not to raise extra money. The fairest and simplest approach to accomplishing this objective in conformance with District policy is to have future users pay for the plant's idle capacity through their proportionate share of

the SRF loan. The recommended capital facilities fee is slightly lower than the existing fee which included the estimated costs of a treatment plant expansion in the year 2012.

However, based on historic growth, a wastewater treatment plant expansion should not be needed for more than 20 years.

In the case of Ojai Valley SD, the major need is to assure sufficient revenues to fund annual payments of the SRF loan. Therefore, capital facilities fees are based on future users proportionate share of the SRF loan annual payments. A share of other existing facilities costs could also be assigned to future users. For example, the District's office building, collection and interceptor sewers, and operating fund balances all benefit future as well as current users. As they connect, new users will begin reimbursing the District for these facilities through a portion of their service charges. Service charges collected from all customers include a share used for capital purposes.

After reviewing District records, relevant information is summarized and presented in the accompanying tables. Based on this information, a reasonable and equitable capital facilities fee is developed that results in future users paying for the idle plant capacity related debt service costs.

## **THE DISTRICT**

The District was formed in May 1985 through the annexation of the sanitation department of the City of Ojai to the Oak View Sanitary Districts, followed by the consolidation of the Ventura Avenue, Meiner's Oak and Oak View Sanitary Districts. As of December 31, 1997, the District served about 10,701 equivalent residential units (ERUs). Table 1 shows the ERUs by service area.



**Table 1**  
**Ojai Valley Sanitary District**  
**Existing Users\***

<b>Service Area</b>	<b>Service ERUs</b>	<b>Standby ERUs</b>	<b>Customer Accounts</b>
City of Ojai	4,008	71	2,517
Melners Oaks	3,436	17	2,048
Oak View	2,527	87	2,132
Ventura Avenue	<u>730</u>	<u>0</u>	<u>513</u>
	10,701	175	7,210

\*At 12/31/97.

## **DISTRICT FINANCES**

The District is in excellent financial condition. The upgraded treatment plant has been financed with a combination of cash and a low-cost SRF loan. Annually, the District budgets transfers from the general fund to the plant and collection system replacement reserve funds, as well as to SRF debt service attributable to current users. Future users share is paid from the plant expansion reserve fund by a combination of capital facilities fees, and interest earnings on the fund balance.

## **DISTRICT'S CAPITAL FACILITIES FEE**

Consistent with current District policy (and with the policy of most wastewater and water agencies in California), capital facilities fees for wastewater are uniform throughout the District's service area. Capital facilities fees should also be uniform over time on a present value basis and generally reflect an average cost of system components shared by all new users.

The following inset shows a history of the District's capital facilities fees since July 1, 1985.

Date	Fee/ERU
7/1/85 - 4/30/88	\$1,100
5/1/88 - 12/31/89	1,650
1/1/90 - 6/30/96	1,700
7/1/96	3,414

The District's current capital facilities fee of \$3,414 is based on a Reiter/Lowry Consultants April 1996 report which recommended a rate based on the treatment plant improvement project's debt (current and future). The report was limited to revenue requirements for repayment of debt for the treatment plant. The revenue requirement from future users (i.e. capital facilities fees) was based upon the cost of treatment capacity and the enlargement of the plant for future needs. The report determined that about 25 percent of the then current treatment capacity was available to future users. Therefore, 25 percent of the existing SRF loan was allocated to future users, plus any additional costs related to a proposed plant expansion in 2012. The total debt for new and unused capacity—\$46 million, was applied to a projected 5,808 future ERUs through the year 2042. Given the assumptions used in this report, including a treatment plant expansion in the year 2012, this is a reasonable approach to developing a capital facilities fee.

Ordinance 28 which adopted the \$3,414 capital facilities fee effective July 1, 1996, states that "the capital facilities fee shall be used to: (1) pay for necessary treatment facilities for the existing District service area to be constructed or funded by the District, and (2) for reimbursing the District for the new service connection's fair share of those capital improvements already constructed by the District."

Capital facilities fees should be reviewed and adjusted from time to time based on actual new connections to the system, changes in assumptions, new facility requirements and

revisions to capital improvement programs. Annual adjustments based on changes in construction price factors are also needed to maintain a current dollar parity.

## WASTEWATER TREATMENT PLANT UPGRADE PROJECT

The District completed its treatment plant upgrade project in 1997. Table 2 shows construction costs, costs eligible for SRF loan funding, and loan funds received. Funding sources for the upgrade project included cash components from current users through transfers from the general fund, and from future users through transfers from the treatment plant expansion reserve. The balance was financed with a 20-year low-interest rate SRF loan.

Total improvement costs amounted to \$26.9 million. About \$18.8 million was funded by a low-interest SRF loan and the balance of \$8.1 million was funded by cash reserves.

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Table 2  
Ojal Valley Sanitary District  
Wastewater Treatment Plant Cost Detail

Description	Costs	Costs Eligible for Loan Funding	Loan Funds Received
Construction	\$21,507,000	\$16,117,000	\$16,108,000
Planning and design	2,574,000	1,114,000	1,114,000
Construction A/E	2,330,000	1,425,000	1,425,000
Administration	N/A	145,000	145,000
Prime engineering	0	40,000	0
Other District costs	489,000	0	0
<b>Total</b>	<b>26,900,000</b>	<b>18,841,000</b>	<b>18,792,000</b>

Source: District's final cost summary.

---

Table 3 shows the SRF loan repayment schedule. Equal annual payments are due August 15 of each year, beginning August 15, 1998. Payments are allocated 75 percent to the general fund for the current users portion and 25 percent to the expansion reserve for future users share. These allocations were based on recommendations developed in the District's 1996 capital facilities fee study.

**Table 3**  
**Ojal Valley Sanitary District**  
**State Revolving Fund Loan Payment Schedule**

Year	Interest Rate %	Payment		Total
		Interest	Principal	
1998/99	3.4	\$1,367,080	\$0	\$1,367,080
1999/00	3.4	758,309	612,273	1,370,582
2000/01	3.4	619,763	750,819	1,370,582
2001/02	3.4	594,235	776,347	1,370,582
2002/03	3.4	567,839	802,743	1,370,582
2003/04	3.4	540,546	830,036	1,370,582
2004/05	3.4	512,325	858,257	1,370,582
2005/06	3.4	483,144	887,438	1,370,582
2006/07	3.4	452,971	917,611	1,370,582
2007/08	3.4	421,772	948,810	1,370,582
2008/09	3.4	389,513	981,069	1,370,582
2009/10	3.4	356,156	1,014,426	1,370,582
2010/11	3.4	321,666	1,048,916	1,370,582
2011/12	3.4	286,003	1,084,579	1,370,582
2012/13	3.4	249,127	1,121,455	1,370,582
2013/14	3.4	210,998	1,159,584	1,370,582
2014/15	3.4	171,572	1,199,010	1,370,582
2015/16	3.4	130,805	1,239,779	1,370,584
2016/17	3.4	88,653	1,281,929	1,370,582
2017/18	3.4	45,067	1,325,515	1,370,582
<b>Total</b>		<b>8,587,544</b>	<b>18,840,398</b>	<b>27,407,940</b>

Source: District budget

Bartle Wells Associates analysis recommends a minor adjustment in the allocations between current and future users as described in a following section.

## **TREATMENT PLANT CAPACITY**

The District's treatment plant has a rated capacity (average dry weather flow) of 3 million gallons per day (mgd). Current average daily dry weather flow at the plant is 2.25 mgd, leaving available capacity of 0.75 mgd (Table 4).

The District has reserved plant capacity for 156 ERUs which already paid capital facilities fees but have not yet connected to the system. Based on 250 gpd per ERU, the plant has reserved capacity of about 0.04 mgd. Reserved capacity was calculated at 250 gpd to reflect the average flow per ERU plus a peaking factor of 25 percent. Current users share, including reserved capacity, is 2.29 mgd leaving idle capacity for future users of 0.71 mgd.

## **RESERVED CAPACITY**

Capital facilities fees are paid prior to issuance of a will serve letter or the issuance of a permit for connection (whichever is earlier). At the time the capital facilities fee is paid, plant capacity is reserved. The District issues a will serve letter when all contractual arrangements, including payment of connection and other fees, are complete. The will serve letter guarantees planning and permitting authorities that treatment plant capacity is available and has been reserved for a new user. A will serve letter is required before a final tract map can be recorded or building permit issued.

## FUTURE USERS SHARE

Table 4 also shows the treatment plant capacity allocations. Based on the percent of plant capacity allocations, future users are responsible for paying for 23.7 percent of the plant's idle capacity.

**Table 4**  
Ojai Valley Sanitary District  
Treatment Plant Capacity Allocations

	Treatment Plant		Percent of Capacity
	MGD	GPD	
Treatment plant rated capacity (Average dry weather flow)	3.00	3,000,000	100.0%
Average daily dry weather flow	2.25	2,250,000	75.0%
Available capacity	0.75	750,000	25.0%
Reserved capacity (156 ERUs)*	0.04	39,000	1.3%
Unreserved capacity	0.71	711,000	23.7%
Current users share including reserved capacity	2.29	2,289,000	76.3%
Future users share	0.71	711,000	23.7%

\*From District records.

Note: Future capacity calculated at 250 gpd, to include a peaking factor of 25%.

The existing and future users share of the treatment plant improvement project costs are shown in Table 5. The table shows the total project costs as well as the SRF loan eligible costs. Using the percentage allocations developed in Table 4, treatment plant costs have been allocated to current and future users based on total SRF loan debt service over the life of the loan. Future users are responsible for paying 23.7 percent of total principal and interest over the life of the SRF loan—about \$6,496,000. Future users annual costs are calculated as follows:

$$23.7\% \times \$1,370,600 \text{ [annual SRF loan payment]} = \$324,800 \text{ [annual cost]}$$

Future users also funded a pro rata share of the cash portion of treatment plant financing of about \$2 million. This amount was contributed from the plant expansion reserve fund.

**Table 5**  
**Ojal Valley Sanitary District**  
**Treatment Plant Funding Allocation**  
**Existing and Future Users Share**

	Costs	Allocation Basis	
		Existing 76.3%	Future 23.7%
Treatment Plant Replacement Project	\$26,900,000	\$20,524,700	\$6,375,300
SRF loan eligible costs	18,841,000	14,375,700	4,465,300
<b>Treatment Plant Allocation</b>			
Total SRF loan debt service			
Principal & Interest (20 years)	27,408,000	20,912,300	6,495,700
Ineligible costs funded with cash reserves*	<u>8,059,000</u>	<u>6,149,000</u>	<u>1,910,000</u>
Total debt service & cash	35,467,000	27,061,300	8,405,700

\*Future users share financed with transfer from the plant expansion reserve fund.

## GROWTH

Bartle Wells Associates reviewed District records and Ventura Council of Governments (VCOG) forecast reports to determine a reasonable connection growth projection over the next 20 years—the life of the SRF loan. Twenty years is a reasonable planning period for growth and development. Any growth beyond such a term would be virtually impossible to predict. In addition, future project requirements may likely require an entirely new approach to District financing. Most facilities, have projected lives between 12 and 25 years. For these reasons, any growth beyond 20 years would likely be required to fund additional facilities not included in this report.

Tables 6 and 7 contain historic data on ERUs added. Surprisingly, a number of capital facilities fees have also been refunded. ERU data is not precise due to differences in calculating ERUs, incomplete records, changes in property usage, and errors in transferring older data.

Table 6 shows capital facilities fee revenue collected since 1987 and the corresponding number of ERUs based on the capital facilities fee in effect at that time. During the years shown (1987 through 1997) 436 ERUs were refunded partially due to a recalculation of ERUs and also due to the closure of a major commercial customer (PetroChem oil refinery). This table shows, that after deducting refunds, an average of 58 ERUs connected to the District's facilities over the past 11 years.

**Table 6**  
**Ojai Valley Sanitary District**  
**Capital Facilities Fees**  
**ERUs purchased and refunded 1987-1997**

<u>Calendar Year</u>	<u>ERUs</u>	<u>Revenue</u>
1987 .....	184	\$202,400
1988 .....	158	231,500
1989 .....	140	234,500
1990 .....	88	112,200
1991 .....	40	68,000
1992 .....	64	108,800
1993 .....	46	78,200
1994 .....	38	61,200
1995 .....	24	40,800
1996 .....	275	938,850
1997 .....	48	<u>163,872</u>
No. of ERUs purchased .....	1,079	2,240,322
<b>ERUs refunded 1987-1997</b>		
Residential .....	15	
Commercial .....	<u>421</u>	
Total .....	436	
No. of ERUs after refunds, 1987-1997.....	643	
Ava/year after refunds .....	58	

Source: District records.



Table 7 shows a beginning and ending service unit count and ERUs added or subtracted during the year. The difference between the beginning and ending service unit count is 304 ERUs, or an average of 34 per year.

Table 7  
Ojai Valley Sanitary District  
Service Units

Year	Service Units	ERUs Added
1988/89	10,613	-
1989/90	10,959	346
1990/91	11,120	161
1991/92	11,690	570
1992/93	11,795	105
1993/94	11,713	-82
1994/95	11,386	-327
1995/96	11,693	307
1996/97	11,138	-555
1997/98	11,213	75
1998/99 (est.)	10,917	-296
Total ERUs added		304
Ave/year		34

Source: District records.

Note: The unit count between 1988/89 and est. 1998/98 vary as a result of refunds and differences in computing ERUs.

As previously stated, historic data is not entirely accurate because of variances in ERU calculations and incomplete historical information. Generally, such information is not needed for the day-to-day operations of a sanitation agency.

Table 8 summarizes VCOG dwelling unit and population forecasts to the year 2020 for the Ojai area including the city, and growth and nongrowth areas. According to the VCOG projection, the city's sphere of influence will average 80 new dwelling units per year to 2020. The forecast predicts a bulge in dwelling units for 1999 and 2000 of 171 per year as compared to 70 per year for the following 10 years. If the early bulge is eliminated, the average per year is 70. The increase for the area outside the city's sphere of influence is 20 per year through 2020.

An article in the Star Free Press dated May 10, 1998 states that a 1979 city ordinance limits Ojai to about 15 new homes a year. However, the same article predicts a 26 percent increase in households—from 3,085 to 3,893 over a 23-year period, for an average of about 24 homes per year. VCOG forecasts 26 homes per year over the same period—i.e., through 2020.

**Table 8**  
**Ojai Valley Sanitary District**  
**VCOG Forecasts**

	Census 1990	1994	1998	2000	2005	2010	2015	2020
<b>Dwelling Units</b>								
<u>City of Ojai</u>	3,130	3,165	3,217	3,381	3,482	3,583	3,684	3,785
Ave. Increase per year	—	9	13	82	20	20	20	20
Increase 1990-2020								655
Ave. Increase per year								28
<b>Ojai growth area*</b>								
(Includes city)	9,482	9,587	9,676	10,018	10,370	10,721	11,079	11,437
Ave. Increase per year	—	31	22	171	70	70	72	72
Increase 1990-2020								1,955
Ave. Increase per year								85
<b>Ojai nongrowth area**</b>								
	1,691	1,766	1,805	1,850	1,967	2,058	2,149	2,240
Ave. Increase per year	—	19	10	23	23	18	18	18
Increase 1990-2020								549
Ave. Increase per year								24
<b>Population</b>								
<u>City of Ojai</u>	7,613	7,617	7,624	7,980	8,078	8,170	8,363	8,592
Increase per year	—	1	2	178	20	18	39	46
<b>Ojai growth area</b>								
(includes city)	24,311	24,543	24,674	25,476	26,031	26,570	27,259	27,598
Increase per year	—	58	33	401	111	108	138	68
<b>Ojai nongrowth area</b>								
	4,521	4,703	4,783	4,970	5,113	5,247	5,415	5,641
Increase per year	—	46	20	94	29	27	34	45

Source: Ventura Council of Governments draft 1998 forecasts.

\*Approximate city's sphere of influence

\*\*Outside city's sphere of influence

VCOG forecasts are planning tools used for transportation modeling and are not necessarily a reasonable modeling tool for the District. They appear to greatly overstate future growth. The VCOG forecasts are included in this report for information only.

## **GROWTH ASSUMPTIONS**

For financial planning purposes, we have used a future growth rate of 50 ERUs per year. This is slightly above the mid-point of the average ERUs shown in Tables 6 and 7 (46). The District needs a reasonable growth rate that should not overstate nor understate annual average new ERUs.

Our research of District's records and past experience indicates that there is no precise measurement to predict future growth. The estimate of future growth should reflect reasonable assumptions based on available information. Overestimating the number of future new units would jeopardize the District's ability to finance the future users' share of the SRF loan. This would be inequitable to current users. On the other hand, underestimating the number of future new units would penalize those actually connecting. Twenty years is a reasonable planning approach for growth and development and coincides with the term of the SRF loan.

## **RECOMMENDED CAPITAL FACILITIES FEE**

Table 9 represents a cash flow over the 20-year life of the SRF loan, based on assumptions developed in earlier tables and which demonstrates that future users will pay their proportionate share of the SRF loan. As shown on Table 9 and based on the assumptions and conditions listed below, an initial capital facilities fee of \$3,200 should generate enough revenue, together with interest earnings on the plant expansion reserve fund, to meet SRF loan payments. As a financing safeguard as well as an important goal in setting the level of the capital facilities fee, the expansion reserve fund balance is maintained at about its current level throughout the SRF loan repayment period. At an assumed growth rate of 50 ERUs per year, the capital facilities fee revenue collected, when added to

interest earnings, accomplishes this goal and assures that future users pay their fair share of the SRF loan in full. Following repayment of the SRF loan, the District's treatment facilities will likely require some level of upgrading and/or rehabilitation. The presence of available reserve balances will greatly assist the District at that time.

Table 9 is based on the following assumptions:

■ Growth.....	50 ERUs per year
■ Interest earnings rate.....	5.25%
■ Inflation rate.....	2% per year
■ SRF annual debt service.....	\$1,370,600
■ Future users share of debt.....	23.7%
■ Future users annual payment.....	\$324,800
■ Capital facilities fee.....	\$3,200

## ANNUAL ADJUSTMENT

The capital facilities fee is assumed to increase in years 2 through 20 at a simple interest rate of 2 percent per year. However, the actual adjustment should be based on changes in the *Engineering News-Record* Construction Cost Index, Los Angeles average. As of April 1998 the ENR Construction Cost Index for Los Angeles is 6679. This index reflects changes in the cost of constructing facilities including wastewater treatment plants. An annual adjustment factor should be included in the District's capital facilities fee ordinance.

Table 9  
Ojal Valley Sanitary District  
Capacity Facilities Fee Cash Flow

Growth	50
Fee	3,200
Int. rate	5.25%
Infl. rate	2%
SRF debt	1,370,600
Share	23.7%

Year	0	1	2	3	4	5	6	7	8	9	10
	1987/88	1988/89	1989/2000	2000/01	2001/02	2002/03	2003/04	2004/05	2005/06	2006/07	2007/08
ERUs added	18	50	50	50	50	50	50	50	50	50	50
Capital facilities fee	\$3,414	\$3,200	\$3,284	\$3,328	\$3,392	\$3,456	\$3,520	\$3,584	\$3,648	\$3,712	\$3,776
Adjustment		1	1.02	1.04	1.06	1.08	1.1	1.12	1.14	1.16	1.18
Beginning balance	\$2,454,800	\$2,656,000	\$2,817,100	\$2,982,800	\$2,570,600	\$2,550,400	\$2,532,300	\$2,518,400	\$2,502,800	\$2,491,900	\$2,483,500
Income											
Capital facilities fees	61,600	160,000	163,200	166,400	169,600	172,800	176,000	179,200	182,400	185,600	188,800
Interest	139,700	138,400	137,400	136,100	135,000	133,800	132,600	131,400	130,200	129,000	127,800
Total	201,200	298,400	300,600	302,500	304,600	306,700	308,600	311,300	313,800	316,400	319,200
Expense											
SRF debt service	0	324,800	324,800	324,800	324,800	324,800	324,800	324,800	324,800	324,800	324,800
ERUs refund		13,500									
Ending balance	2,656,000	2,617,100	2,562,900	2,570,600	2,650,400	2,532,300	2,516,400	2,502,900	2,491,900	2,483,500	2,477,900
Year	11	12	13	14	15	16	17	18	19	20	
	2008/09	2009/10	2010/11	2011/12	2012/13	2013/14	2014/15	2015/16	2016/17	2017/18	
ERUs added	50	50	50	50	50	50	50	50	50	50	50
Capital facilities fee	\$3,840	\$3,804	\$3,868	\$4,032	\$4,096	\$4,160	\$4,224	\$4,288	\$4,352	\$4,416	\$4,480
Adjustment	1.20	1.22	1.24	1.26	1.28	1.30	1.32	1.34	1.36	1.38	1.40
Beginning balance	2,477,900	2,475,200	2,475,500	2,479,100	2,486,100	2,496,800	2,510,900	2,529,100	2,551,500	2,578,300	2,609,700
Income											
Capital facilities fees	192,000	185,200	188,400	201,600	204,800	208,000	211,200	214,400	217,600	220,800	224,000
Interest	130,100	129,800	130,000	130,200	130,500	131,100	131,800	132,600	133,400	134,200	135,000
Total	322,100	325,100	328,400	331,800	335,300	339,100	343,000	347,000	351,000	355,000	359,000
Expense											
SRF debt service	324,800	324,800	324,800	324,800	324,800	324,800	324,800	324,800	324,800	324,800	324,800
Ending balance	2,475,200	2,475,600	2,479,100	2,486,100	2,496,600	2,510,900	2,529,100	2,551,500	2,578,300	2,609,700	2,642,100

OJAI VALLEY SANITARY DISTRICT

*ORIGINAL*

RESOLUTION NO. 2008-09

RESOLUTION FOR THE ADOPTION OF THE ANNUAL ADJUSTMENT OF TREATMENT PLANT CAPACITY CHARGE

WHEREAS, based on the Bartle Wells Associates (BWA) report dated May 1998, and established by Ordinance No. OVSD-31 and Ordinance No. OVSD-43, the Treatment Plant Capacity Charge shall be increased each year by the change in the construction cost Index (CCI) for the Los Angeles area as calculated and published in the weekly construction news magazine Engineering News-Record. The 12-month time period used to measure change is March of one year to March of the following year. The calculation for this year is as follows:

Los Angeles-CCI, March 2008 .....	9,199.69
Los Angeles-CCI, March 2007 .....	8,873.09
Difference .....	326.6
326.6	
----- x 100 = + 3.7% x \$4,251.65 = \$157.31 increase	
8,873.09	

NOW, THEREFORE, the Board of Directors does hereby resolve and order that the Treatment Plant Capacity Charge be increased by \$157.31 to a new rate of \$4,408.96 per Equivalent Residential Unit of capacity, to become effective on July 1, 2008.

PASSED AND ADOPTED this 27<sup>th</sup> day of May, 2008 upon the following vote:

AYES: Curtis, Lotts, Greene, Stone, Baggerly, Burg

NAYES: None

ABSENT: Kaiser

ABSTAIN: None

*William M. Stone*  
\_\_\_\_\_  
William M. Stone, Chairman

CERTIFICATION:

I, William E. Lotts, Secretary of the Board of Directors of the Ojai Valley Sanitary District, do certify that the above is a true and accurate copy of Resolution No. 2008-09, adopted by the Board of Directors on May 27, 2008.

*William E. Lotts*  
\_\_\_\_\_  
William E. Lotts, Secretary

Pipeline lengths

Basin	Local Lines															Trunk Lines				
	4"	6"	7"	8"	10"	12"	14"	15"	16"	18"	19"	21"	24"	All sizes						
A-10		3,800	1,944	19,862	3,054	462														
A-01	276	159	325	21,537		691			1,088						29,122					
A-02		632		9,421		1,313									25,953					
A-03		2,340		25,612											11,366					
A-04		7,479	986	17,720	713	1,443		1,246							29,198					
A-05		1,947	3,539	3,480	1,410			2,691							31,032					
A-06		1,993		3,808	807	326									10,376					
A-07		488		13,960	5,469										6,334					
A-08		788		2,209	135	357		783							19,917					
A-09		2,702		822	120										4,272					
B-01		30,228		20,279	1,031	1,997									3,644					
B-02		6,665		8,071	2,308										53,534					
B-03		33,299		15,450	2,041	155									17,044					
B-04		1,647		18,125	376							1,432			50,945					
B-05		266		3,476											22,777					
C-01		13,987		10,920	2,997										3,742					
C-02		14,889		1,789	110	520									27,903					
C-03		2,170		11,395											17,308					
C-04		20,321		20,436	3,883	8,088									13,565					
C-05		19,258		17,234	1,867	583									52,728					
C-06		1,810		3,481											38,942					
D-01		224	368										147		5,291					
D-02		165		10,285	1,107	935									739					
D-03		574		12,656	2,528						417				12,909					
T-01															15,758					
T-02															34,812					
T-03															21,081					
T-04															8,357					
															14,876					
	276	167,228	7,162	272,028	29,955	19,975		9,411	19,723	2,888	25,200	352	19,896	9,429	86,899	Trunk Lines				
															496,624	Local Lines				
FM	1966				2383	7957									12,306	Force Mains				

## Collection System Connection Fees

Based on 10300 Owned ERU

<u>Replacement Value</u>	<u>System Value</u>		<u>Connection Fee</u>	<u>Combined</u>
\$150 / ft cost for local line	\$74,493,584	divided by ERUs	Local \$7,232	<u>\$9,943</u>
\$300 / ft cost for trunk line	\$26,069,655	divided by ERUs	Trunk \$2,710	
\$150 / ft cost for force main	\$1,845,900	divided by ERUs		

Based on 13855 ERU Capacity

<u>Replacement Value</u>	<u>System Value</u>		<u>Connection Fee</u>	<u>Combined</u>
\$150 / ft cost for local line	\$74,493,584	divided by ERUs	Local \$5,377	<u>\$7,391</u>
\$300 / ft cost for trunk line	\$26,069,655	divided by ERUs	Trunk \$2,015	
\$150 / ft cost for force main	\$1,845,900	divided by ERUs		



SCALE: 1"=4000'



**Slow Growth T's North Avenue  
Treatment Plant Connection Fee**

Year ending	ENR/CCI	ERU's added	Treat Plant Conn Fee	Beg Expansion Fund Balance	Income	Interest rate	Interest	Expenses	SRF Debt	End Expansion Fund Balance
1998	6,663.65	18	\$3,414	\$2,454,800	\$61,452		\$128,877		\$0	\$2,645,129
1999	6,651.95	25	\$3,283	\$2,856,000	\$82,075	5.25%	\$139,440	\$13,500	\$338,300	\$2,525,715
2000	6,825.97	19	\$3,271	\$2,525,715	\$82,149	4.50%	\$113,657		\$324,800	\$2,376,721
2001	7,068.04	49	\$3,387	\$2,376,721	\$105,963	5.75%	\$136,661		\$324,800	\$2,354,546
2002	7,228.92	22	\$3,463	\$2,354,546	\$78,186	4.75%	\$111,841		\$324,800	\$2,217,773
2003	7,402.75	39	\$3,547	\$2,217,773	\$138,333	1.50%	\$33,267		\$324,800	\$2,084,572
2004	7,531.77	74	\$3,609	\$2,084,572	\$287,066	1.00%	\$20,646		\$324,800	\$2,027,484
2005	8,192.00	196	\$3,925	\$2,027,484	\$769,300	0.75%	\$15,206	\$350,000	\$324,800	\$2,137,190
2006	8,233.71	88	\$3,945	\$2,137,190	\$308,260	2.50%	\$53,430		\$324,800	\$2,174,060
2007	8,552.30	99	\$4,096	\$2,174,060	\$445,702	2.50%	\$54,352		\$324,800	\$2,349,334
2008	8,873.09	50	\$4,251	\$2,349,334	\$252,550	4.50%	\$105,720		\$324,800	\$2,382,804
2009	9,228.01	50	\$4,408	\$2,382,804	\$260,400	5.00%	\$119,140		\$324,800	\$2,437,544
2010	9,597.13	50	\$4,584	\$2,437,544	\$269,216	4.00%	\$97,502		\$324,800	\$2,479,462
2011	9,981.02	50	\$4,768	\$2,479,462	\$276,385	4.00%	\$99,178		\$324,800	\$2,532,225
2012	10,380.28	50	\$4,958	\$2,532,225	\$287,920	4.00%	\$101,289		\$324,800	\$2,586,634
2013	10,795.47	246	\$5,157	\$2,586,634	\$1,308,557	4.00%	\$103,865		\$324,800	\$3,684,256
2014	11,227.29	246	\$5,363	\$3,684,256	\$1,359,299	4.00%	\$147,370		\$324,800	\$4,866,126
2015	11,676.38	246	\$5,578	\$4,866,126	\$1,412,071	4.00%	\$194,645		\$324,800	\$6,148,043
2016	12,143.44	246	\$5,801	\$6,148,043	\$1,426,954	4.00%	\$245,822		\$324,800	\$7,496,119
2017	12,629.17	246	\$6,033	\$7,496,119	\$1,484,032	4.00%	\$289,845		\$324,800	\$8,955,196
2018	13,134.34	246	\$6,274	\$8,955,196	\$1,543,394	4.00%	\$358,208		\$324,800	\$10,531,897
2019	13,659.71	246	\$6,525	\$10,531,897	\$1,605,130	4.00%	\$421,280			\$12,558,407
2020	14,206.10	246	\$6,786	\$12,558,407	\$1,669,335	4.00%	\$502,336			\$14,730,078
2021	14,774.35	246	\$7,057	\$14,730,078	\$1,736,108	4.00%	\$569,203			\$17,055,380
2022	15,365.32	246	\$7,340	\$17,055,389	\$1,805,552	4.00%	\$662,216	\$1,699,111		\$17,644,046
2023	15,979.93	246	\$7,633	\$17,844,046	\$1,877,775	4.00%	\$713,782	\$1,699,111		\$18,736,471
2024	16,619.13	246	\$7,939	\$18,736,471	\$1,952,866	4.00%	\$749,458	\$1,699,111		\$19,739,704
2025	17,283.90	246	\$8,256	\$19,739,704	\$2,031,001	4.00%	\$789,588	\$1,699,111		\$20,861,182
2026	17,975.25	246	\$8,586	\$20,861,182	\$2,112,241	4.00%	\$834,447	\$1,699,111		\$22,108,759
2027	18,694.28	246	\$8,930	\$22,108,759	\$2,198,731	4.00%	\$884,350	\$1,699,111		\$23,499,728
2028	19,442.03	50	\$9,287	\$23,499,728	\$484,350	4.00%	\$939,829	\$1,699,111		\$23,195,896
2029	20,219.71	50	\$9,658	\$23,195,896	\$482,924	4.00%	\$927,824	\$1,699,111		\$22,907,232
2030	21,028.50	50	\$10,045	\$22,907,232	\$502,240	4.00%	\$916,289	\$1,699,111		\$22,626,650
2031	21,869.64	50	\$10,447	\$22,626,650	\$522,330	4.00%	\$905,068	\$1,699,111		\$22,354,835
2032	22,744.43	50	\$10,864	\$22,354,835	\$543,223	4.00%	\$894,187	\$1,699,111		\$22,093,244
2033	23,654.21	50	\$11,299	\$22,093,244	\$564,852	4.00%	\$883,730	\$1,699,111		\$21,842,167
2034	24,600.37	50	\$11,751	\$21,842,167	\$587,550	4.00%	\$873,713	\$1,699,111		\$21,604,965
2035	25,584.39	50	\$12,221	\$21,604,967	\$611,052	4.00%	\$864,199	\$1,699,111		\$21,381,106
2036	26,607.78	50	\$12,710	\$21,381,106	\$635,484	4.00%	\$855,244	\$1,699,111		\$21,172,734
2037	27,672.00	50	\$13,218	\$21,172,734	\$660,914	4.00%	\$846,908	\$1,699,111		\$20,981,446
2038	28,778.96	50	\$13,747	\$20,981,446	\$687,351	4.00%	\$839,258	\$1,699,111		\$20,808,943
2039	29,930.12	50	\$14,297	\$20,808,943	\$714,845	4.00%	\$832,358	\$1,699,111		\$20,657,034
2040	31,127.32	50	\$14,869	\$20,657,034	\$743,439	4.00%	\$826,281	\$1,699,111		\$20,527,643
2041	32,372.41	50	\$15,464	\$20,527,643	\$773,178	4.00%	\$821,106	\$1,699,111		\$20,422,814
2042	33,687.31	50	\$16,082	\$20,422,814	\$804,103	4.00%	\$816,913	\$1,699,111		\$20,344,778
2043	35,014.00	50	\$16,725	\$20,344,778	\$836,267	4.00%	\$813,789			\$21,994,774
2044	36,414.56	50	\$17,394	\$21,994,774	\$869,718	4.00%	\$879,791			\$23,744,283
2045	37,871.15	50	\$18,090	\$23,744,283	\$904,507	4.00%	\$949,771			\$25,698,561
2046	39,385.99	50	\$18,814	\$25,698,561	\$940,687	4.00%	\$1,023,842			\$27,563,191
2047	40,961.43	50	\$19,566	\$27,563,191	\$978,314	4.00%	\$1,102,528			\$29,644,033
2048	42,599.69	50	\$20,349	\$29,644,033	\$1,017,447	4.00%	\$1,185,761			\$31,847,241
2049	44,303.88	50	\$21,163	\$31,847,241	\$1,058,145	4.00%	\$1,273,890			\$34,179,276
2050	46,078.04	50	\$22,009	\$34,179,276	\$1,100,471	4.00%	\$1,367,171			\$36,646,918
2051	47,919.08	50	\$22,890	\$36,646,918	\$1,144,490	4.00%	\$1,465,877			\$39,257,284
2052	49,835.84	50	\$23,805	\$39,257,284	\$1,190,269	4.00%	\$1,570,291			\$42,017,844
2053	51,828.28	50	\$24,758	\$42,017,844	\$1,237,880	4.00%	\$1,680,714			\$44,936,438
2054	53,902.45	50	\$25,748	\$44,936,438	\$1,287,395	4.00%	\$1,797,458			\$48,021,291
2055	56,058.55	50	\$26,778	\$48,021,291	\$1,338,891	4.00%	\$1,920,852			\$51,281,033
2056	58,300.89	50	\$27,849	\$51,281,033	\$1,392,447	4.00%	\$2,051,241			\$54,724,721
2057	60,632.92	50	\$28,963	\$54,724,721	\$1,448,144	4.00%	\$2,188,888			\$58,361,654
2058	63,058.24	50	\$30,121	\$58,361,654	\$1,506,070	4.00%	\$2,334,474			\$62,202,399
2059	65,580.57	50	\$31,326	\$62,202,399	\$1,566,313	4.00%	\$2,486,096			\$66,258,806
2060	68,203.79	50	\$32,579	\$66,258,806	\$1,628,968	4.00%	\$2,650,272			\$70,536,046
2061	70,931.95	50	\$33,882	\$70,536,046	\$1,694,124	4.00%	\$2,821,442			\$75,051,611
2062	73,769.22	50	\$35,238	\$75,051,611	\$1,761,869	4.00%	\$3,002,064			\$79,815,565
2063	76,719.99	50	\$36,647	\$79,815,565	\$1,832,385	4.00%	\$3,182,623			\$84,840,552
2064	79,788.79	50	\$38,113	\$84,840,552	\$1,905,659	4.00%	\$3,369,622			\$90,139,834
2065	82,980.34	50	\$39,638	\$90,139,834	\$1,981,888	4.00%	\$3,565,593			\$95,727,313
2066	86,299.58	50	\$41,223	\$95,727,313	\$2,061,161	4.00%	\$3,829,093			\$101,617,586
2067	89,751.54	50	\$42,872	\$101,617,586	\$2,143,808	4.00%	\$4,064,703			\$107,825,876
2068	93,341.60	50	\$44,587	\$107,825,876	\$2,229,352	4.00%	\$4,313,035			\$114,368,263
2069	97,075.26	50	\$46,371	\$114,368,263	\$2,318,528	4.00%	\$4,574,731			\$121,261,520
2070	100,958.28	50	\$48,225	\$121,261,520	\$2,411,267	4.00%	\$4,860,461			\$128,523,247
2071	104,996.61	50	\$50,154	\$128,523,247	\$2,507,718	4.00%	\$5,140,930			\$136,171,895
2072	109,196.47	50	\$52,161	\$136,171,895	\$2,608,026	4.00%	\$5,446,876			\$144,226,797
2073	113,564.33	50	\$54,247	\$144,226,797	\$2,712,347	4.00%	\$5,769,072			\$152,708,218
2074	118,106.90	50	\$56,417	\$152,708,218	\$2,820,841	4.00%	\$6,108,329			\$161,637,386
2075	122,831.18	50	\$58,673	\$161,637,386	\$2,933,675	4.00%	\$6,465,495			\$171,036,556
2076	127,744.43	50	\$61,020	\$171,036,556	\$3,051,022	4.00%	\$6,841,462			\$180,929,041
2077	132,854.20	50	\$63,461	\$180,929,041	\$3,173,063	4.00%	\$7,237,162			\$191,338,265
2078	138,168.37	50	\$66,000	\$191,338,265	\$3,299,985	4.00%	\$7,653,571			\$202,292,821
2079	143,695.11	50	\$68,640	\$202,292,821	\$3,431,885	4.00%	\$8,091,713	\$17,186,556		\$196,629,963
2080	149,442.91	50	\$71,385	\$196,629,963	\$3,569,264	4.00%	\$7,865,199	\$17,186,556		\$190,677,970
2081	155,420.63	50	\$74,241	\$190,677,870	\$3,712,035	4.00%	\$7,635,115	\$17,186,556		\$185,038,483
2082	161,637.45	50	\$77,210	\$185,038,483	\$3,860,516	4.00%	\$7,401,539	\$17,186,556		\$179,113,962
2083	168,102.95	50	\$80,299	\$179,113,962	\$4,014,937	4.00%	\$7,184,558	\$17,186,556		\$173,106,902
2084	174,827.07	50	\$83,511	\$173,106,902	\$4,175,534	4.00%	\$6,924,276	\$17,186,556		\$167,020,158
2085	181,820.15	50	\$86,851	\$167,020,158	\$4,342,555	4.00%	\$6,680,806	\$17,186,556		\$160,856,962
2086	189,092.96	50	\$90,325	\$160,856,962	\$4,518,258	4.00%	\$6,434,278	\$17,186,556		\$154,620,943
2087	196,658.87	50	\$93,938	\$154,620,943	\$4,698,908	4.00%	\$6,184,838	\$17,186,556		\$148,316,133
2088	204,522.94	50	\$97,696	\$148,316,133	\$4,884,784	4.00%	\$5,932,845	\$17,186,556		\$141,947,007
2089	212,703.68	50	\$101,604	\$141,947,007	\$5,080,178	4.00%	\$5,677,680	\$17,186,556		\$135,518,507

Slov rowth  
Treatment Plant Connection Fee

Year ending	ENRLA CCI	ERU's added	Treat Plant Conn Fee	Beg Expansion Fund Balance	Income	Interest rate	Interest	Expenses	SRF Debt	End Expansion Fund Balance
1998	6,663.55	18	\$3,414	\$2,454,800	\$81,452		\$128,877		\$0	\$2,645,129
1999	6,851.95	25	\$3,283	\$2,656,000	\$82,075	5.25%	\$139,440			\$2,525,715
2000	6,823.97	19	\$3,271	\$2,525,715	\$62,149	4.50%	\$113,657		\$13,500	\$2,378,721
2001	7,068.04	49	\$3,387	\$2,378,721	\$165,963	5.75%	\$136,661			\$2,354,546
2002	7,226.92	22	\$3,463	\$2,354,546	\$76,186	4.75%	\$111,841			\$2,217,773
2003	7,402.75	39	\$3,547	\$2,217,773	\$138,333	1.50%	\$33,267			\$2,064,572
2004	7,531.77	74	\$3,609	\$2,064,572	\$267,066	1.00%	\$20,646			\$2,027,484
2005	8,192.00	198	\$3,825	\$2,027,484	\$769,300	0.75%	\$15,205	\$350,000		\$2,137,190
2006	8,233.71	88	\$3,845	\$2,137,190	\$308,260	2.50%	\$53,430			\$2,174,080
2007	8,552.30	99	\$4,098	\$2,174,080	\$445,702	2.50%	\$54,352			\$2,349,334
2008	8,873.09	50	\$4,251	\$2,349,334	\$252,550	4.50%	\$105,720			\$2,382,804
2009	9,228.01	50	\$4,408	\$2,382,804	\$260,400	5.00%	\$119,140			\$2,437,544
2010	9,597.13	50	\$6,150	\$2,437,544	\$347,500	4.00%	\$97,502			\$2,557,746
2011	9,981.02	50	\$6,396	\$2,557,746	\$359,800	4.00%	\$102,310			\$2,695,050
2012	10,380.26	50	\$6,652	\$2,695,050	\$372,592	4.00%	\$107,802			\$2,850,650
2013	10,795.47	50	\$6,918	\$2,850,650	\$385,896	4.00%	\$114,026			\$3,025,771
2014	11,227.29	50	\$7,195	\$3,025,771	\$399,732	4.00%	\$121,031			\$3,221,734
2015	11,676.38	50	\$7,482	\$3,221,734	\$414,121	4.00%	\$128,889			\$3,439,924
2016	12,143.44	50	\$7,782	\$3,439,924	\$389,086	4.00%	\$137,697			\$3,641,806
2017	12,629.17	50	\$8,093	\$3,641,806	\$404,649	4.00%	\$145,672			\$3,887,328
2018	13,134.34	50	\$8,417	\$3,887,328	\$420,835	4.00%	\$154,693			\$4,118,058
2019	13,659.71	50	\$8,753	\$4,118,058	\$437,668	4.00%	\$164,722			\$4,720,448
2020	14,206.10	50	\$9,104	\$4,720,448	\$455,175	4.00%	\$188,818			\$5,364,439
2021	14,774.35	50	\$9,468	\$5,364,439	\$473,362	4.00%	\$214,578			\$6,052,399
2022	15,365.32	50	\$9,848	\$6,052,399	\$492,317	4.00%	\$242,096			\$6,786,813
2023	15,979.93	50	\$10,240	\$6,786,813	\$512,010	4.00%	\$271,473			\$7,570,295
2024	16,619.13	50	\$10,650	\$7,570,295	\$532,491	4.00%	\$302,812			\$8,405,597
2025	17,283.90	50	\$11,076	\$8,405,597	\$553,790	4.00%	\$336,224			\$9,295,611
2026	17,975.25	50	\$11,519	\$9,295,611	\$575,942	4.00%	\$371,824			\$10,243,378
2027	18,694.26	50	\$11,980	\$10,243,378	\$598,979	4.00%	\$409,735			\$11,262,092
2028	19,442.03	50	\$12,459	\$11,262,092	\$622,939	4.00%	\$450,884			\$12,325,114
2029	20,219.71	50	\$12,957	\$12,325,114	\$647,656	4.00%	\$493,005			\$13,465,975
2030	21,028.90	50	\$13,475	\$13,465,975	\$673,770	4.00%	\$538,639			\$14,678,384
2031	21,869.84	50	\$14,014	\$14,678,384	\$700,721	4.00%	\$587,135			\$15,986,241
2032	22,744.43	50	\$14,575	\$15,986,241	\$728,750	4.00%	\$638,650			\$17,333,641
2033	23,654.21	50	\$15,158	\$17,333,641	\$757,900	4.00%	\$693,346			\$18,784,686
2034	24,600.37	50	\$15,764	\$18,784,686	\$788,216	4.00%	\$751,395			\$20,324,498
2035	25,584.39	50	\$16,395	\$20,324,498	\$819,745	4.00%	\$812,980			\$21,957,222
2036	26,607.78	50	\$17,051	\$21,957,222	\$852,634	4.00%	\$878,289			\$23,688,046
2037	27,672.08	50	\$17,732	\$23,688,046	\$888,636	4.00%	\$947,522			\$25,522,203
2038	28,778.96	50	\$18,442	\$25,522,203	\$922,101	4.00%	\$1,020,888			\$27,465,193
2039	29,930.12	50	\$19,180	\$27,465,193	\$958,985	4.00%	\$1,098,608			\$29,522,786
2040	31,127.32	50	\$19,947	\$29,522,786	\$997,345	4.00%	\$1,180,911			\$31,701,042
2041	32,372.41	50	\$20,745	\$31,701,042	\$1,037,239	4.00%	\$1,268,042			\$34,006,322
2042	33,667.31	50	\$21,575	\$34,006,322	\$1,078,728	4.00%	\$1,360,253	\$4,026,756		\$32,418,547
2043	35,014.00	50	\$22,438	\$32,418,547	\$1,121,877	4.00%	\$1,296,742	\$4,026,756		\$30,810,411
2044	36,414.56	50	\$23,335	\$30,810,411	\$1,166,752	4.00%	\$1,232,416	\$4,026,756		\$29,182,824
2045	37,871.15	50	\$24,268	\$29,182,824	\$1,213,422	4.00%	\$1,167,313	\$4,026,756		\$27,536,603
2046	39,385.99	50	\$25,239	\$27,536,603	\$1,261,950	4.00%	\$1,101,472	\$4,026,756		\$25,873,479
2047	40,961.43	50	\$26,249	\$25,873,479	\$1,312,430	4.00%	\$1,034,839	\$4,026,756		\$24,194,100
2048	42,599.89	50	\$27,299	\$24,194,100	\$1,364,935	4.00%	\$967,784	\$4,026,756		\$22,500,043
2049	44,303.88	50	\$28,391	\$22,500,043	\$1,419,533	4.00%	\$900,002	\$4,026,756		\$20,792,821
2050	46,076.04	50	\$29,528	\$20,792,821	\$1,478,314	4.00%	\$831,713	\$4,026,756		\$19,074,092
2051	47,919.08	50	\$30,707	\$19,074,092	\$1,535,368	4.00%	\$762,964	\$4,026,756		\$17,345,666
2052	49,835.84	50	\$31,936	\$17,345,666	\$1,596,781	4.00%	\$693,827	\$4,026,756		\$15,609,518
2053	51,829.28	50	\$33,213	\$15,609,518	\$1,660,652	4.00%	\$624,381	\$4,026,756		\$13,867,766
2054	53,902.45	50	\$34,542	\$13,867,766	\$1,727,078	4.00%	\$554,712	\$4,026,756		\$12,122,830
2055	56,058.55	50	\$35,923	\$12,122,830	\$1,796,162	4.00%	\$484,813	\$4,026,756		\$10,377,149
2056	58,300.89	50	\$37,360	\$10,377,149	\$1,868,008	4.00%	\$415,066	\$4,026,756		\$8,633,487
2057	60,632.92	50	\$38,855	\$8,633,487	\$1,942,728	4.00%	\$345,339	\$4,026,756		\$6,894,799
2058	63,058.24	50	\$40,406	\$6,894,799	\$2,020,437	4.00%	\$275,792	\$4,026,756		\$5,164,273
2059	65,580.57	50	\$42,025	\$5,164,273	\$2,101,255	4.00%	\$206,571	\$4,026,756		\$3,445,343
2060	68,203.79	50	\$43,706	\$3,445,343	\$2,185,305	4.00%	\$137,814	\$4,026,756		\$1,741,706
2061	70,931.95	50	\$45,454	\$1,741,706	\$2,272,717	4.00%	\$69,668	\$4,026,756		\$57,335
2062	73,769.22	50	\$47,273	\$57,335	\$2,363,626	4.00%	\$2,293			\$2,423,255
2063	76,719.99	50	\$49,183	\$2,423,255	\$2,458,171	4.00%	\$96,930			\$4,978,356
2064	79,788.79	50	\$51,130	\$4,978,356	\$2,556,498	4.00%	\$199,134			\$7,733,988
2065	82,980.34	50	\$53,175	\$7,733,988	\$2,658,758	4.00%	\$309,360			\$10,702,105
2066	86,299.56	50	\$55,302	\$10,702,105	\$2,765,108	4.00%	\$428,084			\$13,895,298
2067	89,751.54	50	\$57,514	\$13,895,298	\$2,875,712	4.00%	\$555,812			\$17,328,822
2068	93,341.60	50	\$59,815	\$17,328,822	\$2,990,741	4.00%	\$693,073			\$21,010,836
2069	97,075.26	50	\$62,207	\$21,010,836	\$3,110,371	4.00%	\$840,425			\$24,961,432
2070	100,958.28	50	\$64,696	\$24,961,432	\$3,234,785	4.00%	\$998,457			\$29,194,675
2071	104,996.61	50	\$67,284	\$29,194,675	\$3,364,177	4.00%	\$1,167,707			\$33,726,639
2072	109,196.47	50	\$69,975	\$33,726,639	\$3,498,744	4.00%	\$1,349,066			\$38,674,448
2073	113,564.33	50	\$72,774	\$38,674,448	\$3,638,694	4.00%	\$1,542,978			\$43,756,120
2074	118,106.90	50	\$75,685	\$43,756,120	\$3,784,241	4.00%	\$1,750,245			\$49,290,606
2075	122,831.18	50	\$78,712	\$49,290,606	\$3,935,611	4.00%	\$1,971,624			\$55,197,841
2076	127,744.43	50	\$81,861	\$55,197,841	\$4,093,036	4.00%	\$2,207,914			\$61,498,790
2077	132,854.20	50	\$85,135	\$61,498,790	\$4,266,757	4.00%	\$2,459,952			\$68,215,499
2078	138,168.37	50	\$88,541	\$68,215,499	\$4,427,027	4.00%	\$2,728,620			\$75,371,146
2079	143,695.11	50	\$92,082	\$75,371,146	\$4,604,108	4.00%	\$3,014,846			\$82,990,100
2080	149,442.91	50	\$95,785	\$82,990,100	\$4,788,273	4.00%	\$3,319,604			\$91,097,877
2081	155,420.63	50	\$99,596	\$91,097,877	\$4,979,804	4.00%	\$3,643,919			\$99,721,700
2082	161,637.45	50	\$103,580	\$99,721,700	\$5,178,896	4.00%	\$3,988,668			\$108,889,663
2083	168,102.95	50	\$107,723	\$108,889,663	\$5,386,158	4.00%	\$4,355,583			\$118,631,301
2084	174,827.07	50	\$112,032	\$118,631,301	\$5,601,802	4.00%	\$4,745,252			\$128,978,155
2085	181,820.15	50	\$116,513	\$128,978,155	\$5,825,666	4.00%	\$5,159,126			\$139,967,947
2086	189,092.96	50	\$121,174	\$139,962,947	\$6,058,682	4.00%	\$5,598,516			\$151,620,157
2087	196,656.67	50	\$126,021	\$151,620,157	\$6,301,040	4.00%	\$6,064,806			\$163,986,004
2088	204,522.94	50	\$131,062	\$163,986,004	\$6,553,082	4.00%	\$6,559,440			\$177,098,526
2089	212,703.86	50	\$136,304	\$177,098,526	\$6,815,205	4.00%	\$7,083,941			\$190,997,872

**MINUTES FOR FEBRUARY 2, 2009**  
**BOARD MEETING**



## OJAI VALLEY SANITARY DISTRICT

A Public Agency

1072 Tico Road, Ojai, California 93023

(805) 646-5548 • FAX (805) 640-0842

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### MINUTES OF SPECIAL MEETING OF BOARD OF DIRECTORS OJAI VALLEY SANITARY DISTRICT

The Special Meeting of the Ojai Valley Sanitary District Board of Directors was held at the District Office, 1072 Tico Road on February 2, 2009. The meeting was called to order by Chairman Kaiser at 7:00 p.m. roll call taken as follows:

**DIRECTORS PRESENT:** William E. Lotts  
Stan Greene  
J.R. (Jack) Curtis  
Russ Baggerly  
Randy Burg  
Peter M. Kaiser  
George Galgas

**DIRECTORS ABSENT:** None

**STAFF PRESENT:** John R. Correa, General Manager  
Ronald E. Sheets, Operations Superintendent  
Brenda Krout, Clerk of The Board

**OTHERS PRESENT:** Mark A. Zirbel, District Legal Counsel

3. **Pledge of Allegiance**

Chairman Kaiser led the pledge of allegiance.

4. **Additions or amendments to the Agenda (Special Meeting None Permitted)**

Special Meeting no additions or amendments are permitted.

5. **Public Concerns** (items not on the agenda - three minute limit).

This is an opportunity for members of the public to speak on items not on the agenda.

(The Ojai Valley Sanitary District Board of Directors encourages all interested parties to speak on any issue on this agenda in which they have an interest, or on any matter subject to the District's jurisdiction. It is the desire of the Board that its business be conducted in an orderly and efficient manner. All speakers are requested to fill out a Speaker's Card and submit it to the Clerk of the Board before the item is taken up for consideration. All speakers are requested to present their information to the Board as concisely as possible with a three (3) minute time limit. Allowing an individual to speak more than three minutes is at the discretion of the Chairman of the Board. Speakers are encouraged to refrain from restating previous testimony. No response will be given or action taken unless an emergency exists. Items requiring action will be referred to staff or placed on a subsequent agenda.)

None

6. **Board Concerns** (Items not on the agenda - three-minute limit)

None

**ACTION ITEMS:**

7. **Review of Treatment Plant & Collection System Connection Fees Structure**

Mr. Correa distributed information about the layout and estimated value of the collection system breaking it down into local lines and trunk lines. The structure of the current Collection System Capacity Fee was reviewed including a discussion about developing a Collection System Capacity Fee consisting of two components, local lines & trunk lines.

The exclusions and discounts built into the current Collection System Capacity Fee were discussed. It was agreed that with a Fee made up of two components (local & trunk) it would be feasible to waive the local portion for a property owner that was required to build a mainline extension in order to serve their property.

The Board expressed their general support of replacing the current Collection System Capacity Fee with a two component fee consisting of a local line portion and a trunk line portion.

Different methods of calculating each component of the Collection System Capacity Fee were reviewed. The discussion included which type of ERU should be used in the calculation: the currently owned ERUs; or the estimated ERU capacity in the collection system.

District Legal Counsel agreed to research the legal restrictions on the use of the funds collected as the Collection System Capacity Fee and report his findings back to the Board.

Pat Baggerly, 119 S. Poli Meiners Oaks area, addressed the Board questioning how much capacity the Casitas Municipal Water District owns in the District's trunk lines for Casitas' future use. Ms. Baggerly stated that all of the information presented regarding the Collection System Capacity Fee is unclear and hard to understand. Ms. Baggerly suggested that in the future all information about the agenda topic should be included with the agenda packet.

It was agreed that staff will update the flow data information in the same format as it appeared in the 1998 Treatment Plant Connection Fee Study and will apply the new flow data information to the new calculation format for the Collection System Capacity Fee, reporting the results to the Board.

Staff was also directed to compile a list of properties currently on septic systems that could potentially connect to the sewer system and report the results to the Board.

Ms. Baggerly addressed the Board again stating she wanted to discuss the proposed improvements on the Brooks Institute's property in the Ventura Avenue area. Ms. Baggerly stated that Brooks is proposing to build several apartment buildings and asked if the Board gave staff direction whether to continue the current Collection System Capacity Fee half-off-discount for ERUs over 1 on a single property. Ms. Baggerly also stated that she wants more information about the proposed new Collection System Capacity Fee structure before the Board makes a decision.

The Board expressed a general consensus that the new Collection System Capacity Fee would apply to every ERU purchased; there would be no general waivers or discounts.

It was agreed that staff would incorporate the direction from the Board into the Collection System Capacity Fee calculation formats and report the results of each calculation to the Board, including a discussion of the rationale for each calculation format.

The Treatment Plant Connection Fee was discussed. Mr. Correa reviewed the most current Treatment Plant Connection Fee study completed in 1998. The 1998 Study was reviewed noting it was primarily based on the Treatment Plant Expansion Fund paying a portion of the SRF Loan payment for the 20 year duration of the loan, ending with the payoff of the loan. Mr. Correa noted the structure of a connection fee should be reevaluated periodically and a reevaluation of the Treatment Plant Connection Fee is overdue.

Mr. Correa distributed worksheets displaying two approaches to recalculating the Treatment Plant Connection Fee. One approach was based on continuing to use the estimate that 50 ERUs will be purchased each year; the other approach was based on the development of the North Ventura Avenue area as projected by the General Plan for that area. Both approaches were discussed, acknowledging that any approach is full of projections and should be reviewed and updated every few years to update the projections.

Mr. Correa noted that he recommends the continued 50 ERUs per year approach versus the approach based on the development of the North Ventura Avenue Area.

Ms. Baggerly addressed the Board questioning the cost of updating the Treatment Plant by 1 mgd in the future as projected in both approaches to the calculation of the Treatment Plant Connection Fee. Ms. Baggerly questioned why the projected future costs at the Treatment Plant which the connection fee is based on, does not include the cost to comply with future increases in State discharge requirements and the cost of purchasing the property adjacent to the Treatment Plant.

Chairman Kaiser requested staff respond to the issues raised by Ms. Baggerly in the next staff report presented to the Board on the connection fee issues.

It was agreed that staff will revamp their projections for both the Collection System and Treatment Plant Connection Fees based on the input at this meeting and will present the results to the Board at a future meeting. Staff will report on their progress on this revamping at the February 23, 2009 meeting.

#### **INFORMATION ITEMS**

8. **Oral Reports On Meetings, Seminars, or Conferences Attended**
9. **Discussion** (items not on the agenda - three-minute limit)
  - a. Public - (Public is requested to present completed speaker's card to Clerk of the Board)  
  
None
  - b. Board Members  
  
None
  - c. General Manager  
  
None

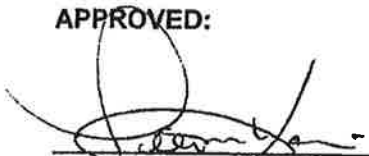


10. **Adjournment**

Chairman Kaiser adjourned the meeting at 9:33 p.m.

  
\_\_\_\_\_  
John R. Burg, Secretary

APPROVED:

  
\_\_\_\_\_  
Peter M. Kaiser, Chairman

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**COLLECTION SYSTEM CAPACITY FEE  
WORKSHEET**

**COLLECTION SYSTEM CAPACITY CHARGE**

Year	1998/99	1999/2000	2000/01	2001/02	2002/03	2003/04	2004/05	2005/06	2006/07	2007/08
ERUs added	0	1	6	10	2	18	39	14	10	20
Capital facilities fee	\$0,000	\$3,203	\$3,459	\$3,701	\$3,040	\$3,965	\$4,084	\$4,428	\$4,727	\$5,070
Adjustment	0.00%	-0.36%	3.55%	2.65%	2.43%	1.74%	0.77%	0.81%	3.87%	3.75%
Beginning balance	\$0	\$0	\$3,203	\$31,056	\$69,544	\$78,287	\$150,411	\$310,805	\$580,567	\$444,985
Income:										
Capital facilities fees	0	3,203	27,670	37,013	7,880	71,381	159,296	61,892	47,273	101,400
Interest rate	5.25%	4.50%	5.75%	4.75%	1.50%	1.00%	0.75%	2.50%	4.50%	5.00%
Interest	0	0	184	1,475	1,043	783	1,128	7,770	17,128	22,849
Total	0	3,203	27,854	38,488	8,723	72,144	160,394	69,782	64,398	124,049
Expense:										
Debt Service	0	0	0	0	0	0	0	0	0	0
Projects	0	0	0	0	0	0	0	0	0	0
Total	0	0	0	0	0	0	0	0	0	0
Ending balance	0	3,203	31,056	69,544	78,287	150,411	310,895	380,567	444,965	569,014

Year	2008/09	2009/10	2010/11	2011/12	2012/13	2013/14	2014/15	2015/16	2016/17	2017/18
ERUs added	1	50	50	50	50	50	50	50	50	50
Capital facilities fee	\$5,285	\$5,405	\$5,821	\$5,846	\$6,079	\$9,323	\$9,576	\$9,838	\$7,112	\$7,398
Adjustment	3.88%	6.52%	4.00%	4.00%	4.00%	4.00%	4.00%	4.00%	4.00%	4.00%
Beginning balance	\$69,014	\$60,076	\$85,723	\$1,189,520	\$1,512,366	\$1,855,200	\$2,219,004	\$2,804,802	\$3,073,686	\$3,446,715
Income:										
Capital facilities fees	5,285	270,225	281,034	282,275	303,966	316,125	323,270	\$41,921	355,598	369,822
Interest rate	4.53%	2.57%	2.57%	2.57%	2.57%	2.57%	2.57%	2.57%	2.57%	2.57%
Interest	23,778	15,422	22,763	30,571	38,888	47,879	57,028	66,943	77,451	88,591
Total	31,063	285,647	303,797	322,846	342,854	363,904	385,798	409,864	433,049	458,402
Expense:										
Debt Service	0	0	0	0	0	0	0	0	0	0
Projects	0	0	0	0	0	0	0	0	0	0
Total	0	0	0	0	0	0	0	0	0	0
Ending balance	600,076	685,723	1,189,520	1,512,366	1,855,200	2,219,004	2,604,802	3,013,666	3,444,715	3,905,117

Year	2018/2019	2019/2020	2020/2021	2021/2022	2022/2023	2023/2024	2024/2025	2025/2026	2026/2027	2027/2028
ERUs added	50	50	50	50	50	50	50	50	50	50
Capital facilities fee	\$7,862	\$8,000	\$8,320	\$8,683	\$8,989	\$9,359	\$9,733	\$10,123	\$10,527	\$10,948
Adjustment	4.00%	4.00%	4.00%	4.00%	4.00%	4.00%	4.00%	4.00%	4.00%	4.00%
Beginning balance	\$3,905,117	\$4,390,093	\$4,902,918	\$5,444,922	\$6,017,495	\$6,622,089	\$7,260,219	\$7,933,467	\$8,643,483	\$9,391,992
Income:										
Capital facilities fees	384,614	399,890	415,989	432,638	449,944	467,942	486,980	506,120	525,371	547,428
Interest rate	2.57%	2.57%	2.57%	2.57%	2.57%	2.57%	2.57%	2.57%	2.57%	2.57%
Interest	100,382	112,825	126,005	139,834	154,650	170,188	186,598	203,890	222,138	241,374
Total	484,978	512,824	542,004	572,573	604,594	638,130	673,248	710,018	748,509	788,800
Expense:										
Debt Service	0	0	0	0	0	0	0	0	0	0
Projects	0	0	0	0	0	0	0	0	0	0
Total	0	0	0	0	0	0	0	0	0	0
Ending balance	4,390,093	4,902,918	5,444,922	6,017,495	6,622,089	7,260,219	7,933,467	8,643,483	9,391,992	10,186,792

**LISTING OF PROPERTIES  
WITHIN SPHERE OF INFLUENCE  
NOT CONNECTED TO SEWER**

APN	Account	Contact	Situs Address
240033080	N/A	TRUDEAU DAVID G-MARY K TR	AMBER LN
240033220	N/A	BURR BILL-KIM TR	AMBER LN
310101335	N/A	BLANK PURSUANT - CA GC6254.21	BLANK PURSUANT GC6254.21
240072605	N/A	DAMMEYER DUANE A TR BONVECHIO MARIAN D TR	BOARDMAN RD
240072605	N/A	DAMMEYER DUANE A TR BONVECHIO MARIAN D TR	BOARDMAN RD
610171295	N/A	COMSTOCK JOHN P	BROCK LN
210031210	N/A	SPILLER JANE TRUST	CANADA RD
210131120	N/A	BECKER JEFFREY R-SHERAN TR	CANADA ST
230020170	N/A	OVIS LLC ATTN AMY BLUMENTHAL	COUNTRY CLUB DR-OJAI
180200215	N/A	TURBYVILLE JACK-VERNA B	CRUZERO ST
200021130	N/A	WEINBERGER PATRICIA A TR	DEL ORD DR
220040200	N/A	GRAY LARRY-LORI TR ATTN LAURENCE-LORI GRAY TTEE	DROWN AV
610211195	N/A	REED SAMMY RAY-FRANCENE	EDISON DR
100170220	N/A	VENTURA COUNTY FL CTRL DIST ATTN R-W AGENT	FAIRVIEW RD
100170240	N/A	VENTURA COUNTY FL CTRL DIST ATTN R-W AGENT	FAIRVIEW RD
100130240	N/A	PETTIT LEONARD R JR ROLFE KAY L	FOOTHILL RD
280140035	N/A	DAVIS ROBERT C JR-GRETA TR DAVIS ROBERT C III	GRAND AV
180200245	N/A	FONERO DAVID BROWN JANICE	LA LUNA AV
330050210	N/A	CAPRON CHARLES W-LORI	LOMA DR
170084020	N/A	THORNE MERLE D-DIXIE L TR	MARICOPA HY
100193265	N/A	HIMES NANCY H	MEYER RD
220012515	N/A	SPILLER JANE TR	MONTGOMERY ST
610041240	N/A	KYWI FAMILY TR ATTN ALBERTO KYWI TTEE	MOUNTAIN VIEW ST
610202070	N/A	KROEGER MYRON E	NYE RD
240072655	N/A	EXON JIM JR-KIM F TR	OAK GLEN AV
240071025	N/A	MAHJOOB SUSAN	OJAI AV
280112100	N/A	GLINE MARK T-CONNIE B BURRESON DENNIS B-RUTH C TR	OJAI AV
610241070	N/A	ARNOLD TANE C TR	PARK VIEW DR
170061480	N/A	KOTULA ANDRO S	POLI AV
170040120	N/A	DES LAURIER WILFRID E	RICE RD
210011080	N/A	GROVE LEROY A-JOY D 2006 TR	SIGNAL
230075210	N/A	MIROPOL NORMA L SUKAPORNCHAI KRAIVIT	SIGNAL ST
610055285	N/A	HALL JANICE L TR	VALLEY RD
330050040	N/A	KROLL JEFFREY D	VENTURA AV
610250115	N/A	SMITH MICHAEL L ATTN SOUTHWEST PROP MGMT	VENTURA AV
240090220	N/A	STRAUSS PETER TR TICOTIN RACHEL TR	1000 BOARDMAN RD
200010035	N/A	SCHMIDT ARNE L TRUST MOORE LAUREL D TRUST	1001 FOOTHILL RD
190020050	N/A	SIEGER HELEN B TR	1001 PALOMAR RD
220012100	N/A	RAJCAN ELIZABETH LIFE EST ATTN JULIA WESTERFIELD	1002 SIGNAL ST
240033070	N/A	SPELLMAN WILLIAM J TRUST	1008 AMBER LN
310112145	N/A	HARTMAN CONSTANCE TR	101 GRAPEVINE RD
240033130	N/A	ROSE STEPHEN L JOHNSON ROBERT M	1015 AMBER LN
100080315	N/A	LAWHON DARRELL D-JOAN L	1017 RICE RD
600180130	N/A	EPSTEIN COLEMAN H	10175 SANTA ANA RD
320201115	N/A	SMITH STEVEN P-DIANA L TR	1025 BURNHAM RD
190061110	N/A	CRESTO MICHAEL B-DEBORA J	1025 RANCHO DR
100080305	N/A	EDGE GREGORY J-SUSAN C	1029 RICE RD
100080275	N/A	GILBERT JOSEPH C	1037 RICE RD
200141070	N/A	HENDRICKS C G-KATHLYN T TR	104 CUYAMA RD
310113035	N/A	FRASER FRANCES A	104 GRAPEVINE RD
190061010	N/A	NELSON MICHAEL MURRAY MICHELLE	1049 RANCHO DR
210105090	N/A	HARDING DAVID R	105 ALISO ST
100231080	N/A	CROCKER CARTER-LUANNE	105 LAYTON ST
190061080	N/A	FARLEY DAVID P-EUNICE W TR	1053 RANCHO DR
190061070	N/A	CHASE GLYWN S JR TR	1055 RANCHO DR
100232040	N/A	WEYRICH WAYNE D-GRACE E TR	106 LAYTON ST
310094085	N/A	DYER JANICE L	106 ROCKAWAY RD
190020390	N/A	WILSON CHARLES S-ROCHELLE TR	1060 DEL NORTE RD

APN	Account	Contact	Situs Address
190062160	N/A	LOEBL DOROTHY H SURV TR	1060 RANCHO DR
190030040	N/A	COFFEY CATHERINE TR	1061 RANCHO RD
190062010	N/A	PULVER JANITH W ET AL	1064 RANCHO RD
230077060	N/A	LOOMIS JASON S-JENE C TR	107 SIGNAL ST
190030030	N/A	HUNTSINGER CAROLYN LIVING TR HUNTSINGER MARITAL TR	1071 RANCHO DR
100130100	N/A	KORNHABER ARTHUR-CAROL M TR	108 FARNHAM RD
600150215	N/A	KRANKL MANFRED-ELAINE V TR	10801 SANTA ANA RD
190042020	N/A	BEEBE STEVE-BRIANA	1090 RANCHO DR
190082230	N/A	DAUTCH ROBERT M-ELIZABETH J	1091 CUYAMA RD
190030050	N/A	FRY MARTIN W ATTN MARTI WEEDON	1093 RANCHO DR
280030135	N/A	DAVIS ROBERT C JR-GRETA TR DAVIS ROBERT C III	1096 ORANGE RD
200141080	N/A	BRENNAN HAZEL M TR	110 CUYAMA RD
200030010	N/A	FONTANA EMILLO FONTANA KATHERINE	1104 FOOTHILL RD
190030060	N/A	LAMBERT EDYTHE M TR	1109 RANCHO DR
200141050	N/A	BLEHM SUE E TRUSTEE	111 BRISTOL RD
210106010	N/A	PACIFIC TEL-TEL CO ATTN SUPERVISOR OF TAXES	111 MATILUA ST
100160160	N/A	HARL PHILIP	1113 SIGNAL ST
220040270	N/A	PIKE CHARLES M-LERA JEAN TR	1114 DROWN AV
100160120	N/A	GRIEG JAMES J-LOIS M TRUST	1115 SIGNAL ST
200021150	N/A	CAMP ALLEN F-MARILYN S TR	1116 FOOTHILL RD
200010420	N/A	GROSSLIGHT GILBERT F-DONA TR	1117 FOOTHILL RD
100160020	N/A	CRARY JAMES A-LAURA A	1117 SIGNAL ST
210011030	N/A	CLARK DANIEL C-REBECCA B	1119 SIGNAL ST
210011200	N/A	CLARK DANIEL C-REBECCA B	1119 SIGNAL ST
310113045	N/A	QUARANTO DANIEL M	112 GRAPEVINE RD
200021030	N/A	BUCHANAN BARBARA L TR	1120 FOOTHILL RD
220012050	N/A	JARBOE ROBERT L-CAROLYN B TR	1120 SIGNAL ST
210011190	N/A	BENDORF R PETER TRUST	1121 SIGNAL ST
220012040	N/A	WALTCHER PATRICIA A	1124 SIGNAL ST
100191110	N/A	COLLINS ROBERT L	1128 MEYER RD
220012030	N/A	MATTISON AMY K TRUST	1128 SIGNAL ST
230063210	N/A	OJAI VISTA 1 LLC ATTN JERI BECKER APLC	113 BLANCHE ST
190030070	N/A	LAWRENCE DAVID G	1131 RANCHO DR
280050010	N/A	LAGOMARSINO ROBERT-NORMA TRUST	1137 GRIDLEY RD
200141090	N/A	SIMPSON LIVING TRUST ATTN STEVE SIMPSON TTEE	114 CUYAMA RD
100140170	N/A	ROONEY TERESA A	115 FAIRVIEW RD
330050590	N/A	ROGGE VICKI TR	115 VILLANOVA RD
190030080	N/A	SCHREINER PETER K-LAURA R	1153 RANCHO DR
330020015	N/A	SHAW DAVID WALTERS JUDITH	11538 VENTURA AV
330020305	N/A	LUCCHESI DAVID O-ROSEMARIE	11548 VENTURA AV
200130070	N/A	LOEBL JEFFREY W-LAURA A TR	117 CUYAMA RD
100231070	N/A	GRANGE BURNELL W TR	117 LAYTON ST
280050030	N/A	MERCER EDWARD K-JUDITH L TRUST	1175 GRAND AV
190030120	N/A	DROST ALBERTUS C-BERENDJE	1175 RANCHO DR
100191105	N/A	KYWI FAMILY REV TR ATTN ALBERTO KYWI TTEE	1178 MEYER RD
190030330	N/A	HARRAH GRAYDON B-HELEN Y TR	1179 RANCHO CT
200141100	N/A	FRANK NICKOLAS J III-S G TR	118 CUYAMA RD
310113055	N/A	RAYMOND BRUCE	118 GRAPEVINE RD
100232030	N/A	VAIL SAMUEL D-HARRIET TR	118 LAYTON ST
190030320	N/A	CORDERO LAURA EXEC ATTN EVERETT S CORDERO EST	1181 RANCHO CT
330050050	N/A	KROLL JEFFREY D	11850 VENTURA AV
190030130	N/A	GOLDSTEIN DANIEL-ANNE U TR	1186 RANCHO CT
330050060	N/A	VITA BELLA TR ATTN DONALD KATICH	11864 VENTURA AV
330060010	N/A	GARCIA FELIX TR ET AL	11868 VENTURA AV
240042040	N/A	BROIDA LAWRENCE S-LETICIA	1187 CREEK RD
330060740	N/A	INTERIANO JOSE M-MAIDA H PINKERNELL ANDRE-MONICA	11878 VENTURA AV
330060855	N/A	PINKERNELL MONICA L	11880 VENTURA AV
310093075	N/A	JERVISS CHARLES-BARBARA J	119 ROCKAWAY RD

APN	Account	Contact	Situs Address
190082200	N/A	HUNTER JOHN J-LOUINE B TR	1190 EL TORO RD
190041020	N/A	FRANCESE DINES	1191 RANCHO DR
190030300	N/A	SKEETERS JAMIE-KAY	1195 RANCHO DR
330060405	N/A	FRUIN WILLIAM M	11966 VENTURA AV
330060190	N/A	KILLGORE DARLENE L	11972 VENTURA AV
330060205	N/A	JACKSON LILIAN TRUST	11980 VENTURA AV
330060285	N/A	DIETZ CHRISTOPHER-JOSEPHINE	11988 VENTURA AV
310101205	N/A	HAAS MOLLY	120 RIVERSIDE RD
210140010	N/A	CITY OF OJAI	120 SIGNAL ST
190030310	N/A	SMITH PHILLIP A-DELIA C	1200 RANCHO DR
210011050	N/A	RICHARDSON WARREN-CHARLOTTE	1201 SIGNAL ST
220012020	N/A	MATTHEWS WAYNE	1202 SIGNAL ST
100160080	N/A	GROVE LEROY A-JOY D TR	1203 SIGNAL ST
210011060	N/A	JOSHUA SHOLOM I-JEANI	1205 SIGNAL ST
100150090	N/A	SILVIA MANUEL T-BERRY A TR	1206 FOOTHILL RD
100150150	N/A	SILVIA MANUEL T-BERRY A TR	1206 FOOTHILL RD
100140180	N/A	FLORENCE JAMES F-SUSAN M TRUST	1207 FOOTHILL RD
100160060	N/A	KELLEY CARMELITA A TR A	1207 SIGNAL ST
100160050	N/A	MULLEN JOHN R TR	1211 SIGNAL ST
190082090	N/A	DUNCAN LEOTA D	1213 CUYAMA RD
100140035	N/A	CHATTERTON JUNE A TR EST ATTN MICHAEL CHATTERTON TTEE	1213 FAIRVIEW CT
280050040	N/A	MERCER BEN F RESIDUARY TRUST MERCER BEN F SURVIVORS TRUST	1215 GRAND AV
100191045	N/A	HARWOOD LYNETTE M	1218 MEYER RD
100140080	N/A	MOSS RICHARD-ARIEL TRUST	1221 FOOTHILL RD
210011070	N/A	BLUHM RONALD L-BETTE A	1221 SIGNAL ST
100191065	N/A	LOPEZ MIGUEL ORTIZ JOEL	1224 MEYER RD
100191085	N/A	ZAIDI FERROZ-MONA	1226 MEYER RD
200010450	N/A	MOORE EDWIN F-CAROLYN	123 FAIRVIEW RD
100150060	N/A	CONRIED TRILBY ALEXANDER JAMES H	1230 FOOTHILL RD
100120155	N/A	SHAPIRO MICHAEL J TR	1231 FAIRVIEW CT
110020075	N/A	HEATH LARRY A-JOYCE L TR	1234 MEYER RD
100140075	N/A	STASINIS TOM N	1235 FOOTHILL RD
190082100	N/A	BEISEL KENNETH L-TRACY M	1239 CUYAMA RD
100193025	N/A	MEDINA SARAH P-MEDINA ADOLPH	1247 MEYER RD
310112155	N/A	HARTMAN DAVID J-SHIRLEY A	125 GRAPEVINE RD
100140150	N/A	KEMPER REVOCABLE TRUST ATTN ROBERT C KEMPER TTEE	1250 FAIRVIEW CT
100150190	N/A	NICOL GEORGE-KELLYE TR	1250 FOOTHILL RD
100191125	N/A	HATTON MARK A	1250 MEYER RD
100150200	N/A	FREIDA MONROE NEVADA TR COUNTY LINE NEVADA TR	1258 FOOTHILL RD
100232060	N/A	STEPHENS CARL O JR-BARBARA A	126 LAYTON ST
100140055	N/A	WILLSRUD JENINE L TRUST	1261 FAIRVIEW CT
280010020	N/A	DAVIS ROBERT C JR	1265 GRIDLEY RD
100150110	N/A	BARNETT CARL-LAURIE	1270 FOOTHILL RD
100140065	N/A	PEPPER FRANCIS H JR-MELINDA	1280 FAIRVIEW CT
100140165	N/A	HAMANN WALTER-JULIA D	1284 FAIRVIEW CT
190010105	N/A	SMITH HOWARD J SIMONE LAUREN E	1287 MEINERS RD
190010415	N/A	KINDBERG EDWIN A ET AL	1289 MEINERS RD
310112295	N/A	FLETCHER WENDY S TRUST	129 GRAPEVINE RD
100231060	N/A	VILLASENOR TOBIAS-LETICIA	129 LAYTON ST
100150120	N/A	LEMIRE ARTHUR F-SALLY A	1290 FOOTHILL RD
100191135	N/A	GRUBER SUSAN	1290 MEYER RD
100193275	N/A	GARRETT MARGARET	1295 MEYERS RD
100150050	N/A	RAGAN LARRY G-LAURA W	1296 FOOTHILL RD
100130130	N/A	OJAI JACKMAN ASSOC INC	1305 FOOTHILL RD
100130220	N/A	WOMACK JASON-JODI	1309 FOOTHILL RD
610041190	N/A	RAMIREZ ALFREDO	131 OLIVE ST
100130230	N/A	WEBB JAMES F-SHARLEEN L TR	1311 FOOTHILL RD
100130170	N/A	PAGE JUSTIN S-GINA N	1317 FOOTHILL RD

APN	Account	Contact	Situs Address
100130190	N/A	CAMPBELL GERALD A*-SHARON D* CAMPBELL SCOTT	1329 FOOTHILL RD
100232050	N/A	MCCREDIE DARWIN B	134 LAYTON ST
280072030	N/A	MC BRIDE NELLEEN TRUST ATTN JAMES L MC BRIDE	1340 GRAND AV
100231050	N/A	MYERS RICHARD T-CAROL B TR	135 LAYTON ST
180102155	N/A	MCDANIEL ROBERT-JACQUEL TR	1350 LA LUNA RD
100130150	N/A	STEINBACH GEORGE-CHRISTINE	1353 FOOTHILL RD
100130250	N/A	PETITT JR LEONARD R ROLFE KAY L	1362 FOOTHILL RD
100130275	N/A	NEWKIRK STEPHEN L-VIRGINIA K	1363 FOOTHILL RD
100130040	N/A	JOHNSON SARAH	1365 FOOTHILL RD
100130290	N/A	NOE ROBERT G-STEPHANIE	1368 FARNHAM RD
100130265	N/A	PEARLE JACQUELYN L TR	1369 FOOTHILL RD
240103190	N/A	DAWSON MICHAEL T	137 AV DE LA ENTRADA
100130090	N/A	COUDRAY JOHN C-ELLEN	1373 FOOTHILL RD
100130320	N/A	COUDRAY JOHN C-ELLEN	1377 FOOTHILL RD
280020070	N/A	DAVIS ROBERT C JR	1380 GRIDLEY RD
100130210	N/A	ADDINGTON ROGER L-BARBARA TR	139 LAYTON DR
330050625	N/A	RUSSELL PATRICK K-SARAH D TR	1391 NOVA LN
100130300	N/A	COUDRAY JOHN C-ELLEN	1393 FOOTHILL RD
240010020	N/A	OVIS LLC ATTN AMY BLUMENTHAL	1404 OJAI AV
100140115	N/A	FINCK FRANK M-MAUDETTE M TR	141 FAIRVIEW RD
330050635	N/A	MITCHELL STEVEN W-JAN R	1415 NOVA LN
280100100	N/A	HILL DENNIS W-DEBORAH J	1418 OJAI AV
240101210	N/A	RASURA ANDREW L-CORTNEY A	142 AV DE LA ENTRADA
220210010	N/A	KUBOVEC RUSSELL O-RUTH E TR	1420 DALY RD
330050380	N/A	BRADLEY EILEEN A TR	1422 LOMA DR
330050645	N/A	LYON CHRISTOPHER-DEBORAH TR	1461 NOVA LN
330050570	N/A	DANIEL DENNIS J-SUZANNE M TR	1494 LOMA DR
330050655	N/A	MOORE CECELIA M LIFE EST	1501 NOVA LN
100070120	N/A	KUBOVEC RUSSELL-RUTH TR	1501 SIGNAL ST
280100160	N/A	CH CATHOLIC LIBERAL OF OJAI	1502 OJAI AV
330050665	N/A	COE JENNIFER TR	1511 NOVA LN
220012575	N/A	STORHAUG DUANE L-AZAR TR	1515 DALY RD
240072555	N/A	GILMORE MICHAEL J-AMY R	152 FAIRWAY LN
100120200	N/A	LONG ROBERT I-LINDA C	153 RUNNING RIDGE TL
610211255	N/A	HURDLE RICHARD M REYNOLDS TERESA A	154 RANCH RD
280020040	N/A	JENKS JOHN M-PAMELA L	1544 GRIDLEY RD
310112305	N/A	GRAVES RONALD L- JULIE A	155 GRAPEVINE RD
330050490	N/A	NIELSEN PEGGY C TR	155 VILLANOVA RD
330050250	N/A	LOMAX NANCY D	1550 LOMA DR
280010050	N/A	RANCHO ORACADO PARTNERSHIP ATTN ALBERT GATES	1563 GRIDLEY RD
280060100	N/A	DAVIS RACHEL ANNE	1579 GRAND AV
240103200	N/A	BANUELOS ALONZO-IMELDA	159 AV DE LA ENTRADA
310113225	N/A	ESTRADA SALVADOR TR ATTN M A CRUZ	160 GRAPEVINE RD
100070110	N/A	KUBOVEC RUSSELL-RUTH E TR	1605 DALY RD
280080040	N/A	ROGERS-COOPER MEM FOUNDATION	1610 GRAND AV
310113235	N/A	ESTRADA SALVADOR TR ATTN M A CRUZ	162 GRAPEVINE RD
240101220	N/A	ADAMSON ANN TR	164 AV DE LA ENTRADA
310114205	N/A	GONZALEZ JUAN C-ELVIA	164 BURNHAM RD
280092060	N/A	RODGERS-COOPER MEM FOUND	1658 SAN GABRIEL ST
280080070	N/A	ROGERS-COOPER MEMORIAL FND	1664 SAN GABRIEL ST
100140125	N/A	G & A BALL FAMILY TRUST ATTN GEORGE-AMANDA BALL TTEES	167 FAIRVIEW RD
310113255	N/A	PETERSEN PAMELA A TR	172 GRAPEVINE RD
240032020	N/A	BENTLEY FAM LTD PARTNERSHIP ATTN KAREN RINGQUIST	1720 CREEK RD
320030085	N/A	RUFFINELLI ANTONE J-VIVIEN L CRECIAT MURIEL MARIE	1740 WARD WY
320030055	N/A	DUBE DANNY R-SUSAN V	1755 WARD WY
320030075	N/A	ROHWELLER DAVID J-JACQUELINE	1758 WARD WY
100120210	N/A	LANGLEY JOHN-MARGARET	177 RUNNING RIDGE DR
240103210	N/A	GLODELL TR ATTN DWIGHT M GLODELL TTEE	183 AV DE LA ENTRADA



APN	Account	Contact	Situs Address
100140245	N/A	SCHMIDT ROBERT-KATRINA R	183 FAIRVIEW RD
190010325	N/A	FINLEY DEBORAH FAM TR	1853 MEINERS RD
190010185	N/A	AURIC ROBERT-ANNA J TRUST	1857 MEINERS RD
190010165	N/A	DONOGHUE TIMOTHY-LANETTE TR	1859 MEINERS RD
240072085	N/A	KEMP GRANT W	186 OAK GLEN AV
190010485	N/A	FLANAGAN MICHAEL J-SHARON TR	1869 MEINERS RD
190010515	N/A	NELSON JOHN E-ANDREA	1881 MEINERS RD
240090125	N/A	HOULE DONALD-JUDIE ATTN.PMB #416	1884 OJAI AV
310112215	N/A	DOORNOS SCOTT W-CHRISTINA M	189 GRAPEVINE RD
240072525	N/A	VON MOLTKE WILLIAM H VON MOLTKE JUNE V TR	190 FAIRWAY LN
310101325	N/A	MCCLURG ELLEN HISLOP WILLIAM M	190 RIVERSIDE RD
240090210	N/A	AQUA-FLO SUPPLY	1900 OJAI AV
240090210	N/A	AQUA-FLO SUPPLY	1900 OJAI AV
190010275	N/A	WHITNEY BRIAN L-MARGARET TR	1911 MEINERS RD
190010345	N/A	HARWOOD FRANK C HARWOOD JOANNE	1913 MEINERS RD
190010335	N/A	HIRSCH ANTHONY T-BARBARA TR	1915 MEINERS RD
190010305	N/A	BURT FAMILY TRUST ATTN DONALD B BURT TTEE	1917 MEINERS RD
190010555	N/A	WEINER MARTIN TRUST	1919 MEINERS RD
190010545	N/A	PHILLIPS RALPH C TR	1921 MEINERS RD
190010535	N/A	BRAKEBILL ALICIA	1923 MEINERS RD
190010385	N/A	SALTZMAN ALAN-CAROL TRUST	1925 MEINERS RD
280140015	N/A	FINCH JAMES P-KRISTEN A TR	1939 GRAND AV
190010425	N/A	MEMEL LAWRENCE-ELIZABETH	1943 MEINERS RD
190010435	N/A	BOYDEN DAVID A-HEIDE P TRUST	1945 MEINERS RD
310112255	N/A	GREIG DORIS J TR	195 GRAPEVINE RD
330050670	N/A	MCKEE MADGE	197 VILLANOVA RD
240090380	N/A	PRUEHER BERTHA H TR EST ATTN KENNETH M WILLIAMS	1974 OJAI AV
240090390	N/A	PRUEHER BERTHA H TR EST ATTN KENNETH M WILLIAMS	1976 OJAI AV
240103170	N/A	WILCOX THOMAS C-ALISON P TR	1980 OJAI AV
240103160	N/A	BABILONIA RAMON-CAROL J	1988 OJAI AV
100140235	N/A	GARBER DAVID L-CYNTHIA TR	199 FAIRVIEW RD
240103150	N/A	WILCOX CATHERINE C TRUST	1994 OJAI
320010040	N/A	OAK VIEW PROPERTIES INC	1998 BALDWIN RD
200090060	N/A	SEEBIRT JAMES E-DONNA A	201 CHICO RD
320030025	N/A	MULLER ANITA H TRUST	2017 LOS ENCINOS RD
240103180	N/A	STOGSDILL CLINTON J-HOLLY L	2017 OJAI AV
200141010	N/A	CORREA GERALD A	202 CHICO RD
320030035	N/A	CHRISTENSEN ELISA	2027 LOS ENCINOS RD
320041115	N/A	HAUGAN JEVNE S-LESLIE D	2028 LOS ENCINOS RD
310114265	N/A	ROSE KEITH A	203 RIVERSIDE RD
320030045	N/A	WINBURY PATRICK-SHANNON	2035 LOS ENCINOS RD
280111040	N/A	BENNETT MICHAEL S TR	2036 GRAND AV
310101315	N/A	MILLER WILLIAM A-DIANNE K	204 RIVERSIDE RD
320041105	N/A	BUCHANAN WILLIAM R-CYNTHIA D	2040 LOS ENCINOS RD
320041095	N/A	SPAULDING ARTHUR O TRUST ATTN ROBERT L BLETCHER	2046 LOS ENCINOS RD
200141040	N/A	WELLS MARY TRUST	205 PALOMAR RD
320041045	N/A	HENNING ANN L	2057 BURNHAM RD
230063240	N/A	OJAI HOME LLC	206 TOPA TOPA DR
320030095	N/A	SHELTON PEGGY E TR	2061 LOS ENCINOS RD
320030105	N/A	COCHRAN MONROE A	2065 LOS ENCINOS RD
320041085	N/A	SMITH RANDALL-SHERRY TR	2068 LOS ENCINOS RD
240072455	N/A	HARTMANN LARRY-PAT TRUST	207 BOARDMAN RD
320030115	N/A	MURDOCH MARION E FAM TR A MURDOCH MICHELE A	2075 LOS ENCINOS RD
320050035	N/A	FLETCHER MARTIN C-DEBORAH J	2076 LOS ENCINOS RD
320030125	N/A	CAPLIN BRUCE	2077 LOS ENCINOS RD
240072545	N/A	THOMAS ALICE E* THOMAS CHARLES R	208 FAIRWAY LN
310101295	N/A	DUNCAN JESSE M-SUZETTE M	208 RIVERSIDE RD
190010575	N/A	NEWCOMBE KENNETH J JOHNSON NATHALIE W	2080 MARICOPA HY

APN	Account	Contact	Situs Address
240112120	N/A	WALLACE MARILYN C EBNA FAMILY SETTLEMENT TR	
240111010	N/A	CONRAD THOMAS C-JUNE F TR	2081 AVENIDA DE LA CRUZADA
320050025	N/A	GARCIA CANDICE	2081 CAMINO DEL ARROYO
320041055	N/A	MANSFIELD ARTHUR-DARLENE TR	2084 LOS ENCINOS RD
200141030	N/A	NAHABEDIAN MARK A	2087 BURNHAM RD
320050165	N/A	SCHWOCHO ERIC-JUDY	209 PALOMAR RD
320020015	N/A	LYNN DAVE I-DIANE K	2092 LOS ENCINOS RD
190092050	N/A	OAKLAND CHRISTIAN L-TRACY E	2097 LOS ENCINOS RD
100170050	N/A	MEINERS OAKS CO WATER DIST	210 DEL NORTE RD
190010265	N/A	MCMANAMNA MARCUS S-ANITA J	210 EL ROBLAR DR
280112110	N/A	CLINE MARK T-CONNIE B	2100 MARICOPA HY
320020145	N/A	COSH RAYMOND E-JUDITH A	2115 OJAI AV
190092060	N/A	WEISS GARY A TR	2117 LOS ENCINOS RD
190010255	N/A	OTA MARVIN T-MARJORIE R	212 DEL NORTE RD
320020155	N/A	COSH RAYMOND E-JUDITH	2120 MARICOPA HY
320042055	N/A	JEWELL DAVID M-LILLIAN D	2121 LOS ENCINOS RD
320041065	N/A	ARALUCE ROBERT E-DONNA	2130 BURNHAM RD
320050145	N/A	CLISE JOHN M-HARRIET T	2131 BURNHAM RD
320050075	N/A	HORST LEATRICE W	2134 LOS ENCINOS RD
240102010	N/A	BRADLEY ROBERT-DEBRA	2138 LOS ENCINOS RD
190020410	N/A	SHORT WILLIAM G-CATHERINE W	214 AV DEL RECREO
320050255	N/A	GRAVES ROY L-SHIRLEY TRUST	214 FAIRVIEW RD
320020165	N/A	VOLPI DOUGLAS E-MOIRA P TR	2140 LOS ENCINOS RD
320050265	N/A	KORN THOMAS J-MARY A TRUST	2143 LOS ENCINOS RD
240101020	N/A	ROBERTS HOLLY J MOUDERRES BODAUI	2144 LOS ENCINOS RD
320050275	N/A	WINFREY FRANK N JR-CYNTHIA S	2144 OJAI AV
240103060	N/A	WILLIAMS KENNETH-KATHRYN TRUST	2148 LOS ENCINOS RD
280112080	N/A	SATTLER E'ALLYN-JANICE	215 AV DEL RECREO
320020055	N/A	ENGEL ANDREW J-SHARON K	2153 OJAI AV
240101010	N/A	ROBINSON JEANETTE M	2155 LOS ENCINOS RD
240101080	N/A	WETHERALL THOMAS R TR	2156 OJAI AV
190094020	N/A	COX SEABON N TR EST ATTN SUSANNE M TODD TTEE	216 AV DE LA VEREDA
320042075	N/A	HESS RICHARD D TRUST ABELLA CAROL A TRUST	216 DEL NORTE RD
320042065	N/A	HESS RICHARD D TRUST ABELLA CAROL A TRUST	2160 BURNHAM
320050135	N/A	HOLLIS KIM	2160 BURNHAM RD
320020065	N/A	ENGEL ANDREW J-SHARON K	2164 LOS ENCINOS RD
320041075	N/A	WHYTE MARGARET L TR	2169 LOS ENCINOS RD
200090200	N/A	AMBARIAN MICHAEL-MARJORIE TR	2171 BURNHAM RD
320042025	N/A	STILES ELLIOT P-DEBORAH R	218 SIERRA RD
320020075	N/A	MOORE CHARLES M-N TRUST	2186 BURNHAM RD
200141020	N/A	WEISER GWEN E LIV TRUST	2187 LOS ENCINOS RD
320050125	N/A	VON BURG CATHERINE E	219 PALOMAR RD
280111060	N/A	MCDOWELL MALCOLM-KELLEY M	2194 LOS ENCINOS RD
320050095	N/A	MORGAN JEAN M	2196 GRAND AV
280112120	N/A	ANGUS THEODORE J-DELORES TR	2198 LOS ENCINOS RD
190010565	N/A	HACKWORTH THOMAS-CAROLYN	220 GORHAM RD
320020125	N/A	CATLETT JAMES F-RANDI B TR	2200 MARICOPA HY
320042035	N/A	WOOD GREGORY T-MARY M	2203 LOS ENCINOS RD
320020135	N/A	CHASSE SCOTT	2210 BURNHAM RD
320050105	N/A	MURPHY MARCIA L TR	2211 LOS ENCINOS RD
320020095	N/A	MORAN TIMOTHY J-KATHRYN A	2212 LOS ENCINOS RD
240101090	N/A	MINNIS EARL TRUST BUTLER JAMES J-SUSAN J	2217 LOS ENCINOS RD
310101275	N/A	WALDEN ELDON L II	222 AV DE LA VEREDA
100120145	N/A	CLUFF FAMILY TRUST	222 RIVERSIDE RD
200090150	N/A	MARAGOPOULOS STEVE-DEBORAH	222 RUNNING RIDGE DR
320020105	N/A	MORSE BOUCHE FAMILY TRUST ATTN BRUCE R BOUCHE TTEE	222 SIERRA RD
320050045	N/A	AYRES RAYMOND F TR	2225 LOS ENCINOS RD
320050225	N/A	HUBBELL STANLEY J-WENDY A	2227 BURNHAM RD
			2230 LOS ENCINOS RD