

CENTRAL CONTRA COSTA SANITARY DISTRICT

Report Regarding the Capacity Fee Update April 18, 2022

INTRODUCTION

The Central Contra Costa Sanitary District (Central San) charges a Capacity Fee when properties are first connected to the public sewer or when an increase, expansion, or change of use occurs on a non-residential parcel which creates an added burden on the wastewater collection and treatment system. Each year this fee is updated based on changes to the value of Central San's assets and the number of Central San's customers. This memo summarizes the basis for the Capacity Fee and describes the calculation used for the fee update.

BACKGROUND

The total value of Central San's existing assets (approximately \$2.1 billion) is much greater than the value of future facilities expansion needed to accommodate future customers. While Central San's *FY 2021-22 Budget* lists nearly \$940 million in capital projects over the next 10 years, most of these projects are driven by renovation, regulatory compliance, replacement or upgrading of facilities to maintain capacity for both current and prospective customers. Central San believes that its facilities generally have adequate capacity to serve both existing and future customers.

The Water Environment Federation's (WEF) *Manual of Practice 27, Financing and Charges for Wastewater Systems* defines several methods for calculating System Development Charges such as Central San's Capacity Fee. Central San uses the Equity Buy-in method and has used this methodology since 2001. Under this approach, new customers are charged at the same equity position as existing customers, which is appropriate based on the level of assets, expansion, and capacity described above.

Section 66013 of the California Government Code defines Capacity Charges for water and sewer agencies as a charge for public facilities in existence at the time a charge is imposed that are of proportional benefit to the person or property being charged. The equity buy-in method defined by WEF and used by Central San conforms to the requirements contained in Section 66013.

Central San's Capacity Fee methodology and calculations were reviewed by consultants Black & Veatch in the fall of 2017. Their March 2, 2018 report titled *Wastewater Capacity Fee Review Study* made the following findings:

- The equity-buy-in methodology used by Central San is appropriate.
- Central San's use of Replacement Cost Less Depreciation (RCLD) is appropriate.
- The exclusion of contributed assets from the calculation is appropriate in order to avoid double recovery of asset values.
- The use of different service zones for gravity and pumped zones is appropriate.

CALCULATION APPROACH

The Capacity Fee is typically adjusted each year to reflect annual changes in the value of Central San's assets. It is calculated using the equity buy-in approach which divides the value of Central San's assets by the current number of Residential Unit Equivalents (RUEs) to determine the fee. The calculated value of Central San's assets is determined as follows:

- Land: Rather than attempting to determine actual market value, the current value of investments in real property is estimated based on the opportunity value of like cash investments deposited in Central San's temporary investments at the time of each property purchase and held at interest to the present.
- Facilities: The current value of investments in physical facilities is estimated by escalating each year's facilities expenditures based on the change in the *Engineering News Record* Construction Cost Index for the San Francisco Bay Area (ENR CCI-SF) and then applying straight-line depreciation using the life cycles in Table 3. The depreciation schedule assumes no salvage value remaining at the end of the asset's useful life.

Note that a category for "Mains (Renovation Program)" is included in the current value of facilities for determination of Capacity Fees. This category accounts for Central San's significant investment since 1988 in life-cycle replacement and renovation of sewers 10-inches in diameter and smaller. This work renews capacity in these smaller sewers for the benefit of both existing and new connectors and reduces future maintenance costs.

- Fund Balance: Prior fiscal year ending balance for the Sewer Construction Fund, less the principal value of Central San's outstanding debt, is used. The inclusion of the Running Expense and Self Insurance Funds was reviewed by staff and District Counsel who determined that it was no longer appropriate to include those two items in the fee calculation.

Contributed assets are generally not included in the calculation in order to avoid double recovery of costs, as described in WEF's *Manual of Practice 27*.

After estimating the current value for an asset category, the component of the Capacity Fee attributable to that category is calculated by dividing current value by the current number of customers as shown below. The number of customers is determined by calculating the number of RUEs.

$$\text{Equity Buy-in Fee} = \frac{\text{Value of Assets}}{\text{Number of Customers (RUEs)}}$$

RECOMMENDED CAPACITY FEE

Staff recommends that the Board adopt Capacity Fees for Fiscal Year (FY) 2022-23 by applying the valuation approach and facilities life cycles described above, resulting in updated fees as follows:

Fee Category	Current	Proposed	% Change
Gravity Service	\$6,803 per RUE	\$7,200 per RUE	5.8%
Pumping Service	\$8,388 per RUE	\$9,211 per RUE	9.8%

The recommended fee calculation approach is a rational, practical, equitable and defensible method to determine the financial burden of new connections. A breakdown of the proposed Capacity Fees by asset category is presented in Table 1. Based on the review of information in Table 1, the increases are a result of Central San’s continued capital improvement investment in its facilities. There is a greater than 10% change in the per-RUE asset values over the previous year for District-renovated Mains, and Recycled Water Facilities which generally reflects the higher levels of Central San’s capital spending. In addition, per-RUE value of the Sewer Construction Fund Balance is 59.3% higher than the previous year. Table 2 shows a comparison of the proposed Capacity Fees to those fees charged by neighboring agencies. The useful service life assumptions for each asset category are included in Table 3.

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Table 1 - Capacity Fee Calculation FY 2022-23

(Equity buy-in. Asset values through 6/30/21)

Asset Category	Total Asset Value¹	less Contributed Assets^{1,2}	Net Asset Value¹	Net Asset Value per RUE³	FY 2020-21 Value per RUE	Change (\$)	Change (%)
Treatment Plant/Outfall	508,867,806	(140,864,632)	368,003,174	2,147	2,188	(41)	-1.9%
Collection System							
Trunks and Interceptors	361,831,555	0	361,831,555	2,111	1,959	152	7.8%
Contributed Mains	658,442,000	(658,442,000)	0	0	0	0	
District-renovated Mains	294,209,094	0	294,209,094	1,717	1,429	288	20.1%
Pump Stations, Force Mains	102,554,954	0	102,554,954	2,011 ⁴	1,585	426	26.9%
Recycled Water	43,256,510	(12,976,953)	30,279,557	177	120	57	47.2%
General Improvements	78,162,971	(23,440,503)	54,722,468	319	380	(61)	-16.0%
Major Repairs	12,504,819	(3,751,446)	8,753,373	51	73	(22)	-30.0%
Land	56,951,156	(3,013,457)	53,937,699	315	313	2	0.6%
Sewer Construction Fund Balance	93,090,794	0	93,090,794	543	341	202	59.3%
less Outstanding Debt (principle only)	(30,947,751)	0	(30,947,751)	(181)	0	(181)	
TOTAL VALUES	2,178,923,908	(842,488,991)	1,336,434,917				
Capacity Fee - Gravity Service				7,200			
Capacity Fee - Pumped Service				9,211⁵			

171,374 Total Residential Unit Equivalents (RUEs)

51,001 Pumped Zone RUEs

Notes:

1. Original cost escalated to current dollars less depreciation except land which is original cost escalated by opportunity cost
2. Contributed Assets include grant-funded, developer dedications, and capital contributions from City of Concord
3. Net asset value divided by total RUEs unless otherwise noted
4. Pumped component equals asset value divided by pumped zone RUEs
5. Gravity Service Capacity Fee plus pumped component

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Table 2 – Comparison of Capacity Fees

AGENCY	CAPACITY FEE
Dublin San Ramon Services District	\$16,169
West County Wastewater District	\$10,244
Mt View Sanitary District	\$10,184
Proposed CCCSD Pumped Zone	\$9,211
Current CCCSD Pumped Zone	\$8,388
Proposed CCCSD Gravity Zone	\$7,200
Current CCCSD Gravity Zone	\$6,803
Concord	\$5,043
Antioch (Delta Diablo Sanitation District for Treatment)	\$5,033
Pittsburg (Delta Diablo Sanitation District for Treatment)	\$4,358
Bay Point (Delta Diablo Sanitation District for Treatment)	\$3,940

Based on publicly available data as of April 18, 2022

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Table 3 - Average Useful Service Life

Gravity Sewers

Interceptors	150 years
Trunks	100 years
Mains (Renovated by District)	100 years

Treatment Plant & Pumping Station Facilities

Tanks/Foundations	100 years
Buildings	75 years
Mechanical, Electrical & Control Equipment	30 years

Recycled Water Facilities

Pipelines	50 years
Mechanical, Electrical & Control Equipment	30 years

General Improvements

Buildings	50 years
Mechanical/Electrical Equipment and Furnishings	25 years
Vehicles and other Equipment	10 years

Major Repairs/Replacements	10 years
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