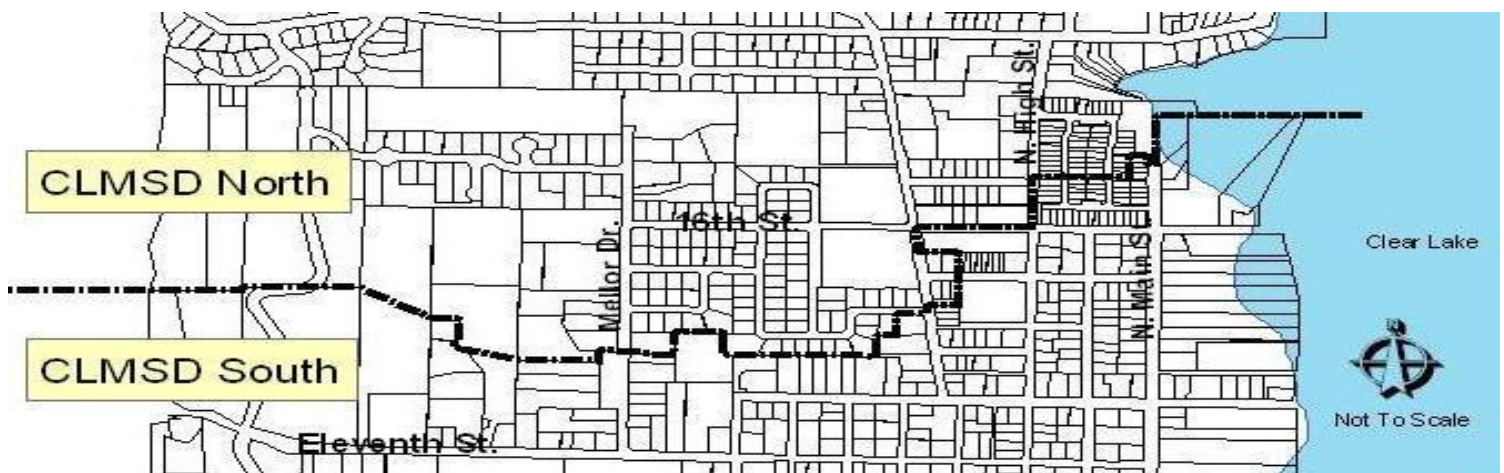


CLMSD NORTH SEWER EXPANSION FEES

Sewer flows in the north area of the City of Lakeport (CLMSD North) are processed at the Lake County Sanitation District (LACOSAN) Northwest Treatment Plant. The sewer expansion fees in this area are established based on a combination of LACOSAN fees and the CLMSD collection system charge. The expansion fees are defined by use as follows:

TYPE OF USE	LACOSAN AND CLMSD FEES*
1. Single Family Residential Unit (includes houses, apartments and mobile homes); and secondary accessory dwelling units greater than 720 sq. ft. of living area.	\$16,309.11 each unit
2. Residential Unit, 720 sq. ft. or less of conditioned living space; and secondary accessory dwelling units less than 720 sq. ft. of living area.	\$8,154.56 each unit
3. Retail Shops	\$8,154.56
4. Motel or Hotel: a. Rooms/Suites b. Manager's Residence	\$8,154.56 ea. Room/suite \$16,309.11
5. Bar and Restaurant a. Up to 33 Chairs b. Each additional 10 chairs	\$16,309.11 \$4,077.29
6. Professional Buildings Each Public Restroom, an additional	\$1,942.09** each Office/Complex \$1,942.09**
7. Nursing Home, Convalescent Hospital	\$1,281.19** each bed
8. Hospital	\$1,942.09** each room
9. Laundromat per machine rated at 250 gpd or equivalent	\$1,803.33** each machine
10. Service station- no food service, with two restrooms With fried food service, an additional With non-fried food service, an additional	\$32,196.60 \$23,759.75 \$15,902.49
11. Seasonal Connections: Recreational Vehicles, Parks, and Campgrounds	\$3,975.65 each space/site
12. When a specific connection type is not addressed, fees will be calculated on the flow data provided in an approved capacity analysis or hydraulic model on the basis of 210 gallons per day per single dwelling unit per SFD equivalent.	\$15,902.49

*Includes CLMSD fee for the cost for sewer collection system that the City owns and maintains. **This fee will change when Special Districts (LACOSAN) informs the City of their fee increase every July.** **See Special Districts for their cost. Sewer expansion fees will be adjusted in accordance with Resolution 2463 (2012). The boundary line between CLMSD North and CLMSD South is shown on the map below. The amount of sewer expansion fee and the location of the parcel will be verified on a case by case basis.



CITY OF LAKEPORT

Sewer Expansion Fees

The City of Lakeport Municipal Sewer District (CLMSD) charges sewer expansion fees at the time of issuance of building and/or plumbing permits.

Sewer expansion fees are determined based on a combination of buy-in fees and incremental cost expense. The buy-in fee is based on historical investments that the City and CLMSD have made to the sewer system. The buy-in fee involves calculating the replacement cost – less depreciation value of the sewer system assets and determining the percentage of those assets, which provide capacity to future customers.

The incremental cost expense is based on the projected costs of future improvements to the sewer systems.

CLMSD South Sewer Expansion Fees

Within the portion of **CLMSD South Service Area** that is normally served by the CLMSD Treatment, Storage and Disposal Facilities, the sewer expansion fee shall be \$14,405.20/RUE.

Sewer Expansion Fees by type of use – In CLMSD South Service Area. The following table shall apply in determining residential unit equivalent (RUE) factors for various land use activities:

TYPE OF USE	RESIDENTIAL UNIT EQUIVALENT
Residential – includes single family residential units; 2 + bedroom apartments or condominiums; manufactured homes; and secondary accessory dwelling units greater than 720 sq. ft. of living area.	1.00 RUE
Residential – one bedroom apartment; studio apartment; small units (less than 720 sq. ft. of living area); and secondary accessory dwelling units less than 720 sq. ft. of living area.	.50 RUE
Individual retail shop areas	.50 RUE
Hotel or Motel units: A. Room or suite;	.50 RUE
B. Manager residential unit.	1.00 RUE
Professional office/per restroom	.50 RUE
Nursing home assisted care / each bed	.33 RUE
Hospital / per room	.50 RUE
Laundromat / per washing machine	.50 RUE
Gas Stations: A. No food, two restrooms	2.00 RUE
B. With food service, two restrooms	3.50 RUE
Seasonal uses – RV Parks; campgrounds (closed in winter) / each space/site	.33 RUE
Bar or Restaurant with up to 30 chairs / seats	1.00 RUE
Bar or Restaurant each additional/fraction 10 chair/seats	.33 RUE
Uses not listed above or that require independent analysis shall be reviewed on a case-by-case basis based on the number of fixture units, size of building, projected water flow, hours of operation and other applicable factors in order to determine the RUE factor.	

Each parcel being served, or capable of being served in the CLMSD South Service Area that is currently being levied a sewer assessment charge in Assessment District 91-1 shall be given a credit for that assessment.