

Banning, California, Code of Ordinances >> Title 13 - PUBLIC SERVICES >> Chapter 13.08 - WATER, SEWER AND ELECTRICITY RATES >> **Article II. - Water and Sewer Rates and Fees >>**

Article II. - Water and Sewer Rates and Fees

13.08.020 - Intent.

13.08.030 - Procedure for setting water and sanitation rates and charges.

13.08.040 - Water rate schedule.

13.08.050 - Water system connection fee.

13.08.060 - Sewer system connection fee.

13.08.070 - Wastewater rate schedule.

13.08.020 - Intent.

It is the intent of this article to establish procedures consistent with the requirements of Health and Safety Code Sections 5470 et seq. for the establishment and increase of water, sanitation, and sewage rates and charges. It is intended that this chapter supersede other provisions of this Code or other legislative enactments of the city which prescribe alternative procedures for enactment of such utility rates.

(Code 1965, § 31-1.)

13.08.030 - Procedure for setting water and sanitation rates and charges.

Notwithstanding any other provision of this Code or other legislative enactment of the city, rates and charges for city-provided water, sanitation and sewage services shall be established by ordinance approved by a two-thirds vote of the members of the city council.

(Code 1965, § 31-2.)

13.08.040 - Water rate schedule.

Water rates for the city are as follows:

Water Rate Schedule—October 2010

Customer Base Charge

Meter Size	Oct. 15, 2010 \$/Month	Sept. 1, 2011 \$/Month	Sept. 1, 2012 \$/Month	Sept. 1, 2013 \$/Month
5/8"	\$15.90	\$18.29	\$19.57	\$20.94
3/4"	\$15.90	\$18.29	\$19.57	\$20.94
1"	\$24.11	\$27.73	\$29.67	\$31.75
1 1/2"	\$44.62	\$51.31	\$54.90	\$58.74
2"	\$69.23	\$79.61	\$85.18	\$91.14
3"	\$126.66	\$145.66	\$155.86	\$166.77
4"	\$208.74	\$240.05	\$256.85	\$274.83
6"	\$413.77	\$475.84	\$509.15	\$544.79
8"	\$659.89	\$758.87	\$811.99	\$868.83

Commodity Charge

Rate Plans	Oct. 15, 2010 \$/HCF	Sept. 1, 2011 \$/HCF	Sept. 1, 2012 \$/HCF	Sept. 1, 2013 \$/HCF
0—12 HCF	\$1.40	\$1.61	\$1.72	\$1.84

13–25 HCF	\$1.78	\$2.05	\$2.19	\$2.34
26+ HCF	\$2.01	\$2.31	\$2.47	\$2.64

* Note: HCF is Hundred Cubic Feet.

Municipal Accounts

Meter Size	Customer Charge
All	None

Commodity Charges

Meter Size	Customer Charge
All metered usage	\$0.58 per 100 cubic feet

(Code 1965, § 31-3; Ord. No. 1428, § 2(Att. II), 10-12-10)

13.08.050 - Water system connection fee.

- A. All applicants for water service shall pay a water connection fee of seven thousand, two hundred and thirty-two dollars for each equivalent dwelling unit. This amount is necessary to cover the reasonable costs of the water service to be rendered.
- B. The water system connection fee shall be required to be paid according to the schedule set forth below.
 1. For all connections to new structures, the water system connection fee shall be paid prior to the issuance of any building permit, certificate of compliance, or mobile home park grading or construction permit, whichever occurs first.
 2. For existing structures requiring new connections, the fee shall be paid prior to the issuance of a plumbing permit.
- C. The water system connection fee for each unit, except for special cases as determined by the city, shall be based on an equivalent dwelling unit which for purposes of this section is set forth as follows:

Type of Water Service	Equivalent Dwelling Unit
1. Residential	
Single Family Residence	1.0*
An Apartment Unit	1.0*
A Condominium Unit	1.0*
Motel or Hotel Unit With Kitchen	1.0*
Mobile Home	1.0*
Motel or Hotel Unit Without Kitchen	0.5*
Recreational Vehicle Park - per Space Without Sewer Connection	0.5*

Recreational Vehicle Park - per Space With Sewer Connection	0.75*
2. All Other Uses on One Meter	
5/8 and 3/4-inch Meters	1.0
1-inch Meter	1.6
1 1/2-inch Meter	3.3
2-inch Meter	5.3
3-inch Meter	10.7
4-inch Meter	16.7
6-inch Meter	32.3
Greater than 6-inch Meter Size	Special Study

(Table A set forth below shall be used by the city in establishing meter sizes—city will make final decision as to meter size required.)

** Accessory facilities such as laundry, dining, and recreational areas not part of residential living unit, but on same water meter as the residential unit, shall be rated as an equivalent dwelling unit for each twenty fixture units or less. In special cases where the applicant uses a large quantity of water through a domestic service as compared to a normal installation with the same size meter and approximate same number of fixture units, the city may evaluate the equivalent dwelling unit count as based upon water use.*

Table A

Showing Meter Size, Maximum Capacity and Number of Fixture Units That Can Be Served

Meter Size Inches	Max. Capacity or Demand Loan Gal. Per Minute	Fixture Units That Can Be Served
3/4	30	1–50
1	50	51–130
1 1/2	100	131–400
1 1/2 x 5/8	100	131–400
2 x 5/8	160	401–700
3 x 3/4	320	701–1950
4 x 1	500	Special Study
6 x 1	1,000	Special Study
8 x 1	2,800	Special Study

- D. Use of Revenue from Connection Fees. All revenues derived from water connection fees shall be deposited in the city's special fund entitled "water system capital improvement fund." The use of all such revenues shall be for capital improvements to the city's water system, including but not limited to main extensions, treatment facilities, and source development. Such revenues may be used for any costs

related to water system capital improvements and connection fee administration, including but not limited to engineering costs, right-of-way acquisition, financing costs, and direct administration. Use of revenues from the water system capital improvement fund shall require formal action by the city council.

- E.** Limitation. The fees required by this section are the minimum amounts necessary to cover the reasonable cost of the water service to be rendered.
- F.** Review of Connection Fees. The water system connection fee and water frontage fee may be periodically reviewed by the city council to account for changes in capital improvement construction costs as reflected in the first ENR (Engineering News Record) index published in the month of January of that year or other cost-related evidence.
- G.** Frontage Fee. The frontage fee shall be twenty-five dollars per foot multiplied by the front footage of the parcel to be served from an existing water main; unless such property abuts where installation costs have already been previously paid by a developer/property owner or a reimbursement agreement with the city exists. In the case of a reimbursement agreement, the parcel will then pay the reimbursement amount in accordance with the reimbursement agreement.
 - 1.** A "parcel" shall mean:
 - a.** A parcel of real property with a separate and distinct number or other designation shown on a plat recorded in the office of the county recorder; or
 - b.** A parcel of real property delineated on an approved record of survey, lot split or land division map as filed in the office of the county recorder.
 - 2.** The total frontage fee shall be defined and computed by the city as follows:
If a parcel abuts a street or easement in which a water main is located only on one side, the total frontage fee shall be computed by multiplying the length of the property frontage times said fee.

If a parcel abuts a street or easement on two or more sides, the total front footage fee shall be computed multiplying said fee times the length of the longest parcel line abutting said street or easement in which said water main is located. However, in case of large corner lots or developments over five acres receiving benefit from both sides for development, the front footage on both sides shall be used to compute the frontage fee.

When a lot is irregular in shape, the public works director is authorized to compute a frontage fee commensurate with the benefits received as similarly affirmed herein.

(Code 1965, § 31-4.)

13.08.060 - Sewer system connection fee.

- A.** General. A sewer system connection fee shall be paid for a new connection to the city-owned sewage system as follows:
 - 1.** The connection fee shall be two thousand seven hundred and eighty-six dollars per equivalent dwelling unit. This amount is necessary to cover the reasonable costs of the sewer service to be rendered.
 - 2.** The connection fee shall be applied to each new equivalent dwelling unit connected to the sewerage system of the city.
 - 3.** The number of equivalent dwelling units prescribed in this section shall be used to compute the amount of the connection fee for a particular sewerage system use.
 - 4.** The use of a sewer connection shall be limited to the type and number of equivalent dwelling units authorized by a duly issued wastewater discharge permit. Before connecting any additional equivalent dwelling units, buildings, modifying existing buildings, or changing occupancy type, the property owner shall make application to the city for such connection and/or change in use and pay such additional connection fees as may be applicable. Periodic inspection of the property may be made by the city and if a change in use is found, an assignment for sewerage may be made by the city.
 - 5.** Upon city council approval, separate fees in addition to the basic connection fee may be established from time to time for various special areas of benefit within the city, in order to reimburse the city for costs, and applicable only to such special areas.
 - a.** Frontage Fee. The frontage fee shall be twenty-seven dollars and fifty cents per foot multiplied by the front footage of the parcel to be served from an existing sewer line, unless such property abuts where installation costs have already been previously paid by a developer/property owner or a reimbursement agreement with the city exists. In the case of the reimbursement agreement, the parcel will then pay the reimbursement amount in accordance with the reimbursement agreement.
 - b.** A "parcel" shall mean:
 - i.**

- A parcel of real property with a separate and distinct number or other designation shown on a plat recorded in the office of the county recorder; or
- ii. A parcel of real property delineated on an approved record of survey, lot split or land division map is filed in the office of the county recorder.
- c. The total frontage fee shall be defined and computed by the city as follows:
- i. If a parcel abuts a street or easement in which a sewer main is located only on one side, the total frontage fee shall be computed by multiplying the length of the parcel frontage times said fee.
 - ii. If a parcel abuts a street or easement on two or more sides, the total front footage fee shall be computed multiplying said fee times the length of the longest parcel line abutting said street or easement in which said sewer main is located. However, in case of large corner lots or developments over five acres receiving benefit from both sides for development, the front footage on both sides shall be used to compute the frontage fee.
 - iii. When a lot is irregular in shape, the public works director is authorized to compute a frontage fee commensurate with the benefits received as similarly affirmed herein.
- B. Determination of Equivalent Dwelling Units. For the purpose of this section, the discharge characteristics of an equivalent dwelling unit shall be composed of a wastewater flow of two hundred twenty-five gallons per day and constituent levels of two hundred parts per million suspended solids and two hundred parts per million biochemical oxygen demand. The number of equivalent dwelling units assigned a particular property shall be used in computing the connection fees and user charges. The assignment of equivalent dwelling units shall be as follows:

Type of Sewerage Service	Equivalent Dwelling Units
(a) Residential.	
(1) Each individual single-family, condominium, apartment, or mobilehome living unit	\$1.00
(2) Each recreational vehicle space connected to sewer	0.75
(3) Each recreational vehicle space using private sanitary facilities	0.50
(b) Commercial.	
(1) Hotels and motels	
Living unit without kitchen	0.50
Living unit with kitchen	1.00
(2) Churches, theaters and auditoriums	
	1.00

Per each 100 seats	
(3) Restaurants	2.70*
Per each 7 seats	1.00
(4) Automobile service stations	
4 gasoline pumps or less	2.00
More than 4 gasoline pumps	3.00
(5) Laundries (self-service)	
Per washer	0.75
(6) Retail stores and offices	
First unit in building	1.00
Per additional unit in building	0.60
(c) Institutional.	
(1) Schools	
Elementary – for each 60 pupils or fraction thereof	1.00
Junior high – for each 50 pupils or fraction thereof	1.00
High – for each 30 pupils or fraction thereof	1.00

* Based upon the volume of water consumption and quality of discharge, an additional EDU assessment can be made under subsection C of this section.

- C.** Industrial, Other Commercial and Institutional. For all industrial uses, and for commercial and institutional uses other than those set forth above, the city engineer shall determine the number of equivalent dwelling units based upon the estimated quality and quantity of discharge into the sewerage system and using the equivalent dwelling unit formula set forth in Exhibit "A" attached to the ordinance codified in this section and incorporated herein by this reference.
- D.** Quality Surcharge. If the discharge by a commercial or industrial establishment exceeds the constituent levels of an equivalent dwelling unit, the city engineer may:
1. Impose a surcharge to cover costs of processing the additional constituents, and/or
 2. Require pretreatment before granting a wastewater discharge permit.
- E.** Time of Payment.
- 1.

For all new connection to new structures, the sewer system connection fee shall be paid prior to the issuance of any buildings permits, a certificate of compliance, or a mobile home park grading or construction permit, whichever occurs first.

2. For a new connection of an existing structure to the city sewerage system, the sewer system connection fee shall be paid prior to the issuance of a plumbing permit.
- F. Wastewater Discharge Permit.**
1. A wastewater discharge permit shall be required for any property requesting discharge into the city sewerage system. The permit shall authorize the applicant to physically connect to and discharge wastewater into the city sewerage system.
 2. A wastewater discharge permit shall expire if the construction work authorized by such permit is not commenced within one hundred twenty days from the date of permit issuance, or if the construction work authorized by said permit is suspended or abandoned for a period of one hundred twenty days at any time after the work is commenced. The permit shall so state on its face.
 3. Before such work can be recommenced, a new wastewater discharge permit application must be filed with the city. The city may reactivate the previous wastewater discharge permit provided that the wastewater quantity and quality is the same as the wastewater discharge allowed under the original permit, and provided further that such suspension and abandonment has not exceeded one year.
- G. Review of Connection Fees.** The sewer system connection fee and sewer frontage fee may be periodically reviewed and adjusted by the city council to account for changes in capital improvement construction costs as reflected in the first ENR (Engineering News Record) index published in the month of January of that year or other cost-related evidence.
- H. Use of Revenue from Connection Fees.** All revenues derived from sewer connection fees shall be deposited in the city's special fund entitled "sewerage system capital improvement fund." The use of all such revenues shall be for sewerage system capital improvements, including but not limited to sewer main and interceptor extensions, wastewater treatment plan expansions, and wastewater treatment plant upgrading. Such revenues may be used for any costs related to sewerage system capital improvements and connection fee administration, including but not limited to engineering costs, right-of-way acquisition, financing costs and administration directly related to such capital improvements. Use of revenues from the sewerage system capital improvement fund shall require formal action by the city council.
- I. Exceptions.**
1. The city council may grant a reduction, waiver, or special credit applicable to the sewer system connection fee upon an express finding from the evidence presented that such action would be in the public interest. Application for a reduction, waiver or special credit shall be made in writing to the city manager and city staff shall review such application and make recommendations thereon to the city council.
 2. In addition, the following rules apply to the following special cases:
 - a. Any structure completed prior to February 27, 1962 shall be exempt from the sewer system connection fee.
 - b. A parcel of land which was within the city and was subdivided prior to December 31, 1978, and is capable of directly connecting to a sewer which was constructed prior to December 31, 1978, shall be assessed a connection fee in amount up to sixty-five percent of the connection fee provided for in this section, and shall be entitled to one equivalent dwelling unit connection.

(Code 1965, § 31-5.)

13.08.070 - Wastewater rate schedule.

Wastewater rates for the city are as follows:

Wastewater Rate Schedule—October 2010

Meter Size	Oct. 15, 2010 \$/Month	Sept. 1, 2011 \$/Month	Sept. 1, 2012 \$/Month	Sept. 1, 2013 \$/Month
Residential*	\$14.40	\$15.84	\$17.11	\$18.48
Commercial (\$/EDU)	\$14.40	\$15.84	\$17.11	\$18.48
Tertiary Surcharge (\$/EDU)	\$2.00	\$2.00	\$2.00	\$2.00

* Note: EDU is Equivalent Dwelling Unit.

(Code 1965, § 31-5.1; Ord. No. 1429, § 2(Att. II), 10-12-10)

