

NOTICE OF PUBLIC HEARING

Adoption of Sewer Rates and Charges

June 10, 2019 at 7:00 p.m.

ROSSMOOR/LOS ALAMITOS AREA SEWER DISTRICT 3243 Katella Avenue, Los Alamitos, California

NOTICE is hereby given that at a public meeting on **July 8, 2019, at 7:00 p.m.**, the Rossmoor/Los Alamitos Area Sewer District Board of Directors will hold a public hearing in the District meeting room, 3243 Katella Avenue, Los Alamitos, California, to consider a **proposed Ordinance adopting sewer rates and charges**. These new sewer rates and charges are necessary to account for increases in the District's costs to operate, maintain, replace and upgrade the District's sewage collection facilities and in order to allow the District to continue to meet its service obligations and the regulatory obligations imposed by the Santa Ana Regional Water Quality Control Board.

Reason for proposed fee

The District is proposing to implement new sewer rates using Equivalent Dwelling Unit methodology (EDU) based on a Comprehensive Sewer Service User Fee and Charges Study developed by Tuckfield & Associates (Tuckfield), which identifies the estimated funds necessary to operate, maintain, replace and upgrade the District's sewage collection system to adequate capacity and make repairs mandated through the Waste Discharge Requirements of the Santa Ana Regional Water Quality Control Board. The District was formed in 1952 and serves a population of about 25,000 in the City of Los Alamitos, the unincorporated community of Rossmoor and portions of Seal Beach. The District owns and operates a wastewater collection system of about 55 miles of sewer pipe of various sizes with about 8,000 connections. The District currently does not have a wastewater service charge. Current revenues consist mostly of property tax revenue established pre-Proposition 13. With an aging infrastructure and increases in maintenance and replacement costs required to comply with regulatory requirements, the District must establish new rates and charges in order to raise sufficient revenue to fund operating and capital needs, and maintain appropriate levels of operating and capital reserves.

Basis upon which the proposed fee is calculated

For residential customers, the proposed rates are structured on the basis of units of service, referred to individually as an EDU. The EDU system ensures that sewer service fees are proportional to the availability and demand for sewer services. Parcels are assigned EDUs based on property usage, and charged for sewer services on a per-EDU basis. An EDU is the quantity of wastewater that an average single-family residential customer contributes to the wastewater system. Each residential parcel is assigned one EDU. EDUs for multi-family residential and business customers are assigned EDUs based on their expected quantity of wastewater discharged relative to an average single-family residential customer. For residential users, service charges are based on the flow of the dwelling unit, whereas for non-residential users service charges are based on the flow per 1,000 square feet of building space related back to one EDU. EDU levels are based upon available data, industry standards, and best professional estimates by engineers and consultants of the District.

Fees proposed

The owner(s) of each parcel of property connected to the District's sewage collection system is assigned to one or more customer classes, based on property use, and is responsible for the payment of an annual Sewer Service Fee for each parcel served, to be collected annually on the tax rolls, as follows:

Use Type	Charge Basis	Proposed Annual Wastewater Services Charges				
		FY 19-20	FY 20-21	FY 21-22	FY 22-23	FY 23-24
One Residence	Per unit	\$31.17	\$31.17	\$31.17	\$31.17	\$31.17
Multi-Unit Residence	Per unit	\$24.94	\$24.94	\$24.94	\$24.94	\$24.94
Mobile Home Park	Per unit	\$15.59	\$15.59	\$15.59	\$15.59	\$15.59
Non-Residential	Per 1,000 s.f.	\$29.09	\$29.09	\$29.09	\$29.09	\$29.09

Proposition 218

Property owners, as defined under Proposition 218, may respond to the proposed fees in writing prior to or during the public hearing. Consistent with the provisions of Proposition 218 and Government Code Section 53755, this notice has been mailed to all the record owners of the affected property at the addresses as they appear on the latest equalized assessment roll and to all sewer service customers located on the affected parcels at the addresses to which the District customarily mails billing statements. If you are a property owner as defined under Proposition 218 and object to the proposed fees as described in this Notice, you may file a written protest with the District at or before the time set for the public hearing. Protests can be mailed or personally delivered to the District Secretary as follows:

By Mail: RLAASD Secretary
3243 Katella Ave.
P.O. Box 542
Los Alamitos, CA 90720

In person: RLAASD Secretary
3243 Katella Ave.
Los Alamitos, CA 90720

A valid protest must include:

1. The name of the record owner or owners of the property; and
2. Identification of the property by either assessor's parcel number or street address; and
3. A statement of protest ("I/we protest" will suffice); and
4. The original signature of the protesting owner or owners (photocopies will not be accepted).

Please note that each property owner will be counted as a single vote, regardless of the number of owners. If there are two record owners, both must sign the written protest. If there are more than two owners, the protest must be signed by a majority of the owners. Multiple protests returned for a single property will be disallowed and the Secretary will only accept one protest per property.

If you have any questions regarding this Notice or the proposed fee adjustments, or would like even more detailed information, please call the District at (562) 431-2223.

Rossmoor/Los Alamitos Area Sewer District
PO Box 542
Los Alamitos, CA 92720

RLAASD
Bulk Mail
permit info

Label with address and APN number