

# High Hand Appeal of Participation Charges

South Placer Municipal Utility District



August 1, 2024

# Commercial Audit Process

- Create database with all historical data in Central Square and GIS using plans, applications, etc.
- Generate reports indicating EDU balances
- Check properties annually for changes
- Forward information to ASD for Tyler updates

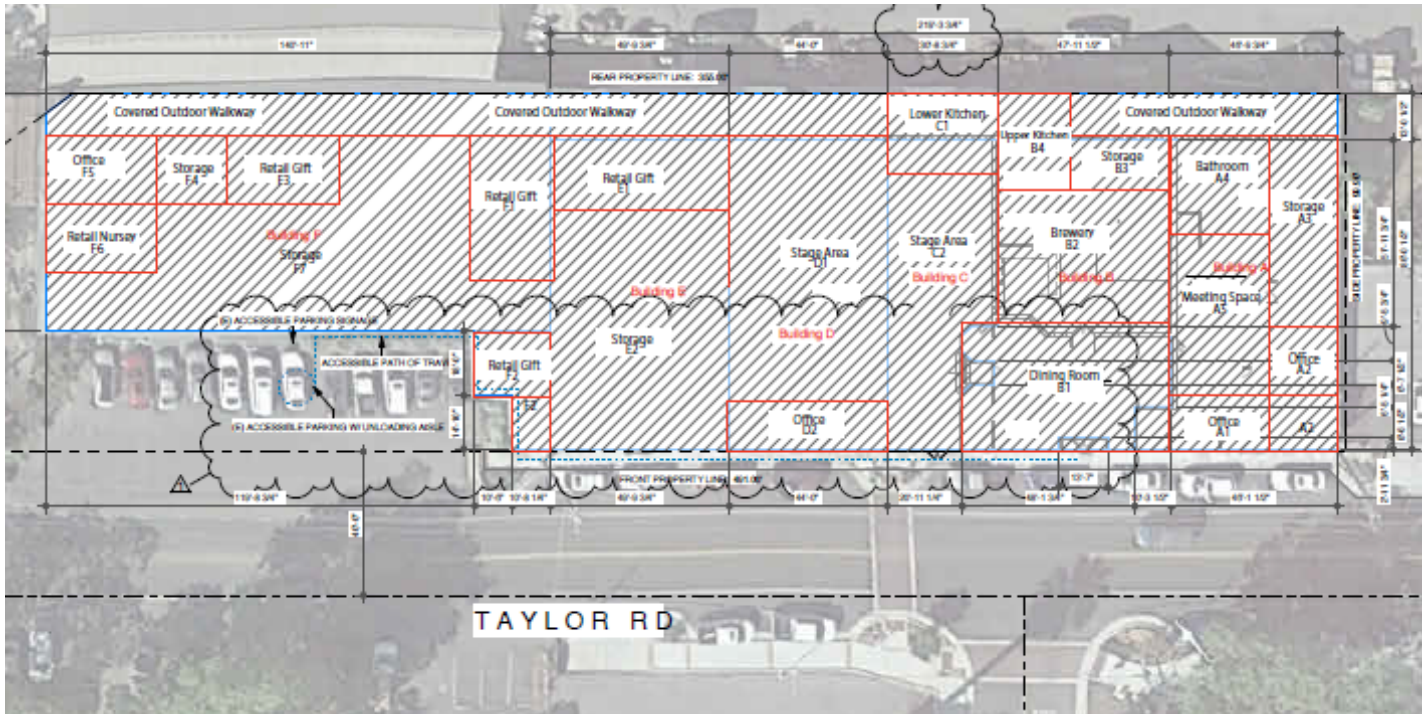


## District Ordinances and Policies

- ❖ Policy 3160 – Utility Billing Reconciliation and Payment Policy
  - ✓ Allows for back-bill of participation fees.
- ❖ Policy 3350 – Deferral of Participation Charges
  - ✓ Allows for payment of participation charges over a period of time.
- ❖ Sewer Code, Chapter 2
  - ✓ Obligates property owners to notify the District of changes in use (2.03.001).
  - ✓ Delineates the various categories of commercial use (2.03.003).



# High Hand 3750 Taylor Road



## Sewer Code, Chapter 2

<p>2. Low-Density Users</p> <p>a) Church (w/o Kitchen)</p> <p><u>b) Warehouse / Commercial Storage</u></p>	<p>1/6 EDU per 1,000 sq. ft.</p>
<p>3. Medium Density User</p> <p>a) Church (w/ Kitchen and Meeting Hall)</p> <p>b) School (w/o Cafeterias and w/o Gymnasiums w/ Showers)</p> <p>c) Bowling/Entertainment Center (w/o Showers)</p> <p>d) Day Care Center (w/o Kitchen)</p> <p>e) Sports/Fitness Center (w/o Showers)</p> <p><u>f) Retail Store</u></p> <p>g) Bank/Offices (Other than Medical/Dental)</p> <p>h) Chiropractor's Office</p> <p>i) Theatres (Theaters that provide dining services shall be considered a FOG producing FSE)</p> <p>j) Auditorium/Halls/Lodges</p>	<p>1/3 EDU per 1,000 sq. ft.</p>

<p>4. High Density User.</p> <p>a) Barber/Beauty Shop/Nail Salon</p> <p>b) School (w/ Cafeterias or Gymnasiums w/ Showers)</p> <p>c) Bowling/Entertainment Center (w/ Kitchen)</p> <p>d) Day Care Center (w/ Kitchen)</p> <p>e) Sports/Fitness Center (w/ Showers)</p> <p>f) Medical/Dental Facility</p> <p>g) Service Station / Mechanic Shop</p> <p>h) Pet Grooming Center</p> <p>i) Veterinary Clinic</p> <p><u>j) Bars</u></p> <p>k) Coffee Shops/Kiosks(w/ limited food preparation)</p> <p>l) Ice Cream / Frozen Yogurt / Shaved Ice</p>	<p>2/3 EDU per 1,000 sq. ft</p>
<p>5. Special Commercial User</p> <p>a) Car Wash (per Automatic Wash Stall)</p> <p>b) Car Wash (per Self-service Wash Stall)</p> <p>c) Laundromat</p> <p>d) Market/Mini-market (w/o Disposal)</p> <p>e) Market/Mini-market (w/ Disposal)</p> <p><u>f) FSE (FOG producing establishment)</u></p> <p>g) FSE (Non FOG Producing Establishment, w/ limited food preparation)</p> <p>h) FSE Outside/Overflow Dining Area</p> <p>i. w/ Covered Area</p> <p>ii. w/o Covered Area, but fenced</p> <p>i) Mortuaries</p> <p>j) Hospital</p> <p>k) Rest Home/Convalescent Hospital/Memory Care/Assisted Living</p> <p>l) Camping/Recreational Vehicle Site</p> <p>m) Recreational Vehicle Dump Site</p> <p>n) Hotel/Motel Unit (w/ Kitchen)</p> <p>o) Hotel/Motel Unit (w/o Kitchen)</p>	<p>8 EDU per Unit</p> <p>2 EDU per Unit</p> <p>2/3 EDU per Washer</p> <p>2/3 EDU per 1,000 sq. ft.</p> <p>2 EDU per 1,000 sq. ft.</p> <p>2 EDU per 1,000 sq. ft.</p> <p>1 EDU per 1,000 sq. ft.</p> <p>2 EDU per 1,000 sq. ft.</p> <p>1 EDU per 1,000 sq. ft.</p> <p>2 EDU per 1,000 sq. ft.</p> <p>1/2 EDU per Licensed Bed</p> <p>1/3 EDU per Licensed Bed</p> <p>1/2 EDU per Site</p> <p>1 EDU per Site</p> <p>1 EDU per Unit</p> <p>1/2 EDU per Unit</p>



# High Hand (28,679 square feet)

## **Building A:**

Office, Bathroom and Meeting Space – 2,885 sq. ft.  
Special Commercial User: 1/3 EDU per 1,000 sq. ft. per the District’s Sewer Code  
2,885 sq. ft. @ 1/3 EDU per 1,000 sq. ft. = 0.96 EDU

Storage – 1,242 sq. ft.  
Low-Density User: 1/6 EDU per 1,000 sq. ft. per the District’s Sewer Code  
1,242 sq. ft. @ 1/6 EDU per 1,000 sq. ft. = 0.21 EDU

## **Building B:**

Dining Room and Upper Kitchen – 2,418 sq. ft.  
Special Commercial User: 2 EDU per 1,000 sq. ft. per the District’s Sewer Code  
2,418 sq. ft. @ 2 EDU per 1,000 sq. ft. = 4.84 EDU

Brewery – 1,235 sq. ft.  
Medium-Density User: 2/3 EDU per 1,000 sq. ft. per the District’s Sewer Code  
1,235 sq. ft. @ 2/3 EDU per 1,000 sq. ft. = 0.82 EDU

Storage – 597 sq. ft.  
Low-Density User: 1/6 EDU per 1,000 sq. ft. per the District’s Sewer Code  
597 sq. ft. @ 1/6 EDU per 1,000 sq. ft. = 0.10 EDU

## **Building C:**

Lower Kitchen – 668 sq. ft.  
Special Commercial User: 2 EDU per 1,000 sq. ft. per the District’s Sewer Code  
668 sq. ft. @ 2 EDU per 1,000 sq. ft. = 1.34 EDU

Stage Area – 1,711 sq. ft.  
Medium-Density User: 1/3 EDU per 1,000 sq. ft. per the District’s Sewer Code  
1,711 sq. ft. @ 1/3 EDU per 1,000 sq. ft. = 0.57 EDU

## **Building D:**

Stage Area and Office – 3,785 sq. ft.  
Medium-Density User: 1/3 EDU per 1,000 sq. ft. per the District’s Sewer Code  
3,785 sq. ft. @ 1/3 EDU per 1,000 sq. ft. = 1.26 EDU

## **Building E:**

Retail/Gift – 1,470 sq. ft.  
Medium-Density User: 1/3 EDU per 1,000 sq. ft. per the District’s Sewer Code  
1,470 sq. ft. @ 1/3 EDU per 1,000 sq. ft. = 0.49 EDU

Storage – 3,356 sq. ft.  
Low-Density User: 1/6 EDU per 1,000 sq. ft. per the District’s Sewer Code  
3,356 sq. ft. @ 1/6 EDU per 1,000 sq. ft. = 0.56 EDU

## **Building F:**

Retail/Gift, Office and Retail Nursery – 3,238 sq. ft.  
Medium-Density User: 1/3 EDU per 1,000 sq. ft. per the District’s Sewer Code  
3,238 sq. ft. @ 1/3 EDU per 1,000 sq. ft. = 1.08 EDU

Storage – 6,074 sq. ft.  
Low-Density User: 1/6 EDU per 1,000 sq. ft. per the District’s Sewer Code  
6,074 sq. ft. @ 1/6 EDU per 1,000 sq. ft. = 1.01 EDU

Total EDU Assessment 13.24 EDU  
(Less credits, previously paid 4.49 EDU)  
Balance = 8.75 EDU

Total = 8.75 EDU × \$14,728\* = \$128,870.00

**Total Due = \$128,870.00**

\*(rate currently in effect)

# Recommendation

Staff recommends that the Board:

1. Find the calculation of the composite charges for High Hand are correct per the District's Sewer Code and Policies;
2. Deny the appeal; and
3. Pursue payment of the total participation charges due.
4. Authorize the General Manager to negotiate a Deferred Payment of Participation Fees with High Hand if appropriate.

## Questions?