

April 11, 1994

Memo To: Visalia Planning Commission
From: John Dutton, City Engineer
Subject: Authorization to set a public hearing for the Sanitary Sewer Master Plan Environmental Impact Report

RECOMMENDATION:

That the Planning Commission set April 25, 1994 as the date for a public hearing for the Environmental Impact Report on the City's proposed Sanitary Sewer Master Plan.

DISCUSSION:

The City recently completed the Draft EIR (DEIR) for the proposed adoption and implementation of a new Sanitary Sewer Master Plan that identifies the improvements needed to serve the planned land uses of the City's Land Use Element (LUE) of the General Plan, as well as future development outside of the 2020 Urban Development Boundary. One of the improvements that the Master Plan recommends is the installation of a new trunk line in Riggin Avenue. The City intends to install the Riggin line between Shirk and Mooney in 1995 and the Master Plan EIR serves as the environmental document for this "project".

The DEIR identifies four potentially significant impacts that are directly attributable to the implementation of the Master Plan: (1) The loss of agricultural land during the installation of recommended improvements; (2) Deterioration of air quality due to the generation of dust during construction; (3) Loss of habitat for sensitive species; and (4) Premature development of land. However, the DEIR concludes that these potential impacts will be reduced to a level of insignificance with the implementation of recommended mitigation measures.

The DEIR also states that the cumulative impacts attributable to the development of the planned land uses of the LUE are considered "indirect" impacts of the Master Plan. These cumulative impacts are identified in the LUE EIR, which indicates that although many of the impacts can be mitigated to a level of insignificance, some of the impacts cannot be fully mitigated.

The City of Visalia is complying with the California Environmental Quality Act by providing a public review period for the DEIR. The public review period ends on April 11, 1994.

April 25, 1994

MEMO TO: Visalia Planning Commission
FROM: Randy Bloom, Senior Planner
SUBJECT: Adoption of the Sanitary Sewer Master Plan and Certification of the Sanitary Sewer Master Plan E.I.R. for the City of Visalia.

DISCUSSION:

The attached staff report was prepared by the City's Engineering Division requesting approval of the City's new Sanitary Sewer Master Plan and recommendation for certification of the EIR that was prepared for implementation of said Master Plan.

Engineering Division first introduced this project to the Planning Commission at their November 13, 1993 Study Session. At that meeting City Engineer, John Dutton presented the Planning Commission with a overview of the process and proposed Master Plan. Since then a Draft EIR was developed and circulated for public review. Incorporated in the attached staff report and final EIR are those comments received from the general public and outside agencies and staff's response to those comments.

The purpose of the proposed Sanitary Sewer Master Plan is to provide a tool for implementation of the 2020 Land Use Element to the General Plan. This document will provide the necessary trunk line designs to provide for orderly growth in compliance with the City's adopted incremental growth policies.

Upon Planning Commission review and approval the proposed Master Plan and Final EIR will be forwarded to the City Council. The City Council will then take public input and take final action on the Sanitary Sewer Master Plan and certification of the final EIR.

CITY OF VISALIA

April 25, 1994

TO: Visalia Planning Commission
FROM: John Dutton, City Engineer
SUBJECT: Sanitary Sewer Master Plan and Master Plan EIR

GENERAL INFORMATION

1. Applicant: City of Visalia
2. Requested Action:
 - a) Recommend adoption of the Sanitary Sewer Master Plan
 - b) Recommend certification of the Sanitary Sewer Master Plan EIR
3. Environmental Review: Environmental Impact Report NO. 94-16

BACKGROUND INFORMATION

1. Project Description

The City of Visalia Engineering Division recently completed a master plan for the city's sanitary sewer collection system and an EIR for the implementation of the Master Plan. The Engineering Division is requesting that the Planning Commission forward to the City Council recommendations to adopt the Sanitary Sewer Master Plan and certify the EIR.

Master Plan

In 1991, the city adopted an updated Land Use Element to its General Plan. The updated LUE established development boundaries for the community (through the year 2020) and the distribution of residential, commercial, industrial, open space, and institutional uses within those boundaries. To ensure that development of the planned land uses is not restricted by infrastructure constraints, the LUE (also referred to as the 2020 Plan) contains a specific policy pertaining to the preparation of a master plan for the City's sewer system (see Section 2.0 below).

In response to this policy, the City has prepared a Sewer Master Plan that identifies the improvements needed to serve the planned land uses of the Land Use Element of the General Plan, as well as future development outside of the 2020 Urban Development Boundary. The Master Plan also evaluated the City's existing sewer collection system for the purpose of identifying any deficiencies that the system currently may have. The Plan indicated that the existing system generally was well-planned and had relatively few capacity deficiencies.

The major Master Plan improvements that will serve future development, as shown in the attached figure, include a trunk line in Riggan Avenue, a trunk line on the Avenue 276 alignment, and a trunk line in Road 76. The Riggan trunk line, which the City intends to install between Shirk and Mooney in 1995, will serve the areas north and south of Riggan that are designated for development during the first growth period of the 2020 Plan. Because the existing easement/right-of-way on Riggan is not wide enough to accommodate a conventional trenching operation without closing both travel lanes, the City intends to acquire additional right-of-way and generally install the line outside of the existing easement/right-of-way. The right-of-way the City will acquire is the additional right-of-way needed for the future widening of Riggan (on the side of the roadway that the pipeline will be installed). Any right-of-way needed (for the widening of the roadway) on the opposite side of Riggan from the pipeline most likely will be obtained by the City as the adjoining properties are developed. The City expects that the roadway will not be widened until the adjoining properties are developed.

The Avenue 276 trunk line will extend from Akers Road to Road 148 and then proceed north in Road 148 to Houston Avenue. The Master Plan recommends installing the first phase of the Avenue 276 trunk line (between Akers and Santa Fe) by the year 2000 in order to serve the area between k Road and Caldwell east of Santa Fe that is designated for development prior to the year 2000. However, as discussed below, the City will attempt to delay the installation of the first phase of the Avenue 276 line by extending the existing Caldwell trunk line east of Santa Fe. It should be noted that the City of Farmersville has expressed an interest in connecting their sewer system to the Avenue 276 line near Road 148 some time in the future.

The Master Plan improvements will be funded with a combination of developer impact fees and an increase in the city-wide monthly utility rates. At an April 18, 1994, Work Session, the City Council endorsed a scenario in which 75% of the improvement costs would be funded with impact fees and the remaining 25% of the costs would be funded with a monthly rate increase.

Master Plan EIR

Because the adoption of a master plan is considered a "project" that is subject to the requirements of CEQA, the City elected to prepare an EIR for the new Sewer Master Plan. The public review period for the Draft EIR commenced on February 25, 1994, and was completed on April 11, 1994.

The focus of this document is on the potential environmental impacts that are directly attributable to the adoption and implementation of the Master Plan. For the purpose of preparing the EIR, the potential cumulative impacts associated with the development of the planned land uses of the 2020 Plan were considered to be "indirect" impacts of the Master Plan. Because the LUE EIR, which serves as a "tiered" EIR for future development projects, adequately evaluates the cumulative impacts of the 2020 Plan, material from the LUE EIR is referenced in the Master Plan EIR.

The Master Plan EIR identifies four potentially significant impacts that are directly attributable to the implementation of the Plan: 1) The loss of agricultural land during the installation of recommended improvements; 2) Deterioration of air quality due to the generation of dust during construction; 3) Loss of habitat for sensitive species (during construction); 4) Premature development of land.

However, the EIR concludes that these potential impacts can be reduced to a level of insignificance with the implementation of the mitigation measures presented in Section 5.0 of the Final EIR. These mitigation measures include reducing the significance of the potential growth inducing impacts (attributed to the Avenue 276 trunk line) by serving, if feasible, pre-2000 development in the area north of Caldwell and east of Santa Fe with an extension of the Caldwell line in order to delay the installation of the Avenue 276 trunk line. As indicated in the Master Plan, it appears that a portion of the flows from the Early California Foods plant on Santa Fe can be diverted from the Caldwell line to the Walnut line, which would allow the Caldwell line to be extended east of Santa Fe. Based on the flows reported in the Master Plan, approximately 300 to 400 acres of single-family residential development (east of Santa Fe) could be served by an extension of the Caldwell line if sewage from the Early California Foods plant was diverted to the Walnut line. It may be feasible to serve additional acreage east of Santa Fe with the Caldwell line if limited "bottlenecks" in the Walnut line (downstream of Santa Fe) were upgraded.

There currently is approximately 600 acres of undeveloped land east of Santa Fe and north of Caldwell designated for development by the year 2000, i.e. within the 2000 UDB, that is to be served by the Avenue 276 line. Therefore, it appears that at least one-half of this area could be served by an extension of the Caldwell line. As mentioned above, it may be feasible to serve most, if not all, of the remaining area from the Caldwell line if downstream "bottlenecks" in the Walnut line are upgraded. This means that it is likely that the installation of the Avenue 276 line could be delayed until the year 2000 or later.

If it is assumed that an average of 600 to 700 single-family units will be built per year (which is consistent with recent development trends in Visalia), development will occur at an average density of four units per acre, and 40 percent of the development will occur in the area east of Santa Fe and north of Caldwell within the 2000 UDB, approximately 500 acres of this area would be developed by the year 2000. This assessment supports the conclusion that it may be feasible to serve all of the development that will occur in this area with an extension of the Caldwell line and delay the installation of the Avenue 276 line until the year 2000 or later.

The EIR also states that the cumulative impacts attributable to the development of the planned land uses of the LUE are considered "indirect" impacts of the Master Plan. These cumulative impacts are identified in the LUE EIR, which indicates that although many of the impacts can be mitigated to a level of insignificance, some of the impacts cannot be fully mitigated.

At the close of the public review period, the City had received comment letters from four public agencies and one private citizen. In compliance with CEQA, the City evaluated these comments and prepared written responses. The comment letters and the City's responses to the comments, along with the final mitigation measures the City is expected to implement and a mitigation monitoring program are contained in the Final EIR.

The Master Plan EIR is expected to serve as a "tiered" EIR for the environmental documents that will be prepared for the installation of future Master Plan improvements. This document, as the first "tier", provides a general evaluation of the impacts that are directly attributable to the installation of the Master Plan improvements. Subsequent second "tier" environmental documents for future improvement projects will address project-specific issues that were not adequately addressed in the Master Plan EIR. It should be noted that because the Riggins trunk line project was fully described in the Master Plan EIR and the potential impacts of the project were thoroughly evaluated, this EIR serves as the environmental document for the project.

2. Related Plans and Policies

Land Use Element

Policy 5.1.4. of the LUE states "Prepare and implement a 50 year sanitary sewer master plan which implements adopted land use goals, objectives, and policies and which stresses oversizing to meet long-range demand".

In accordance with this policy, the Master Plan identifies the sewer collection system improvements that are needed to serve the planned land uses of the 2020 Plan, as well as the "reserve" area between the 2020 UDB and UAB. The Master Plan improvements have been "sized" to accommodate the sewage flows that the planned land uses are expected to generate. The timing of these improvements, as presented in the Master Plan's Capital Improvement Program, reflects the phased manner in which the 2020 Plan land uses are expected to develop.

STAFF EVALUATION

1. Evaluation

Staff supports the adoption of the city's new Sanitary Sewer Master Plan because it identifies the improvements that are needed to accommodate the sewage flow that the planned land uses of the 2020 Plan are expected to generate as they develop over the next 30 to 50 years.

Prior to the development of this Master Plan, a comprehensive city-wide master plan had never been prepared for the City's sewer collection system. However, with the 1991 update of the LUE, the area designated for development increased significantly and the City felt it would be prudent to have a master plan that established a framework for expanding the City's existing sewer system to serve the planned land uses through the year 2020 and beyond.

With funding for the improvements obtained from a combination of developer impact fees and an increase in the city-wide monthly utility rates, staff feels that implementation of the Master Plan should not create significant budgetary problems for the City.

2. Environmental Review

As discussed above, EIR No. 94-16 was prepared for the adoption and implementation of the Sewer Master Plan in accordance with CEQA. This EIR identified four potentially significant impacts that are directly attributable to the implementation of the Master Plan (see background discussion). However, with implementation of the recommended mitigation measures, these impacts can be reduced to a level of insignificance. The cumulative impacts associated with the development of the planned land uses of the 2020 plan, which are considered "indirect" impacts of the Master Plan, are adequately addressed in the LUE EIR. Because the LUE EIR concluded that some of the 2020 Plan cumulative impacts cannot be mitigated to a level in insignificance a "Statement of Overriding Considerations" was adopted with that document. Therefore, staff recommends that EIR NO. 94-16 be certified.

Written comments on the Draft EIR were submitted by four public agencies; State Office of Planning and Research, San Joaquin Valley Unified Air Pollution Control District, Caltrans, and Tulare County Planning and Development Department; and one private citizen. The comments received by the City and the City's responses to these comments are contained in the Final EIR.

STAFF RECOMMENDATION AND FINDINGS

Staff recommends that the Planning Commission forward a recommendation to adopt the Sanitary Sewer Master Plan and a recommendation to certify the Master Plan EIR (Document No. 94-16) to the City Council based on the following findings:

Resolution No. 94-48 (Master Plan)

1. That the Master Plan is consistent with General Plan Land Use Element.
2. That the proposed Master Plan provides a Capital Improvement Program of improvements that will accommodate the development of the planned land uses of the 2020 Plan through the year 2020.
3. That an EIR (No. 94-16) was prepared for this project, consistent with CEQA, which identified four potentially significant impacts that are directly attributable to the implementation of the Master Plan.
4. That with implementation of the recommended mitigation measures, the identified direct impacts can be reduced to a level of insignificance.

Resolution No. 94-49 (Master Plan EIR)

1. That the Sewer Master Plan is consistent with the General Plan Land Use Element.
2. That the Final EIR (No. 94-16) has been prepared for the adoption and implementation of the Sewer Master Plan in compliance with CEQA.
3. That there are five identified potentially significant impacts that are directly attributable to the implementation of the Master Plan. These impacts are as follows:
 - a. The loss of agricultural land during the installation of the recommended improvements;
 - b. Deterioration of air quality due to the generation of dust during construction;
 - c. Loss of habitat for sensitive species (during construction);
 - d. Premature development of land; and
 - e. Loss of valley oak trees.
4. That these potential impacts can be reduced to a level of insignificance with the implementation of the mitigation measures presented in Section 5.0 of the Final EIR.

5. That reasonable alternatives and a "no project" alternative to the proposed project were considered in the EIR. The "no project" alternative with a moratorium on development is identified as the environmentally superior alternative. The proposed Master Plan is identified as the environmentally superior alternative among the remaining alternatives.
6. That the cumulative impacts attributable to the development of the planned land uses of the 2020 Plan are considered "indirect" impacts of the Master Plan.
7. These cumulative 2020 Plan impacts are identified in the Land Use EIR (SCH No. 90020160), which indicates that although many of the impacts can be mitigated to a level of insignificance, some of the impacts cannot be fully mitigated. The potential cumulative 2020 Plan impacts that cannot be mitigated to a level of insignificance are as follows:
 - o Loss of approximately 13,000 acres of farm land to the development of urban land uses.
 - o Creation of conflicts between agricultural activities and adjacent urban land uses.
 - o Increase in vehicle traffic and congestion.
 - o Generation of substantial levels of mobile source air pollutant emissions and a corresponding decrease in local air quality.
 - o Increase in ground water pumping that may contribute to a long-term overdraft condition.
 - o Loss of habitat for various wildlife species by urban development.
 - o Increase in ambient noise levels which may affect potentially sensitive land uses.
8. That the adoption and implementation of the Sewer Master Plan will not contribute to any cumulative impacts that were not identified in the LUE EIR (SCH No. 90020160).
9. That a "Statement of Overriding Considerations" was adopted with City of Visalia Resolution No. 91-105 with the LUE EIR for the cumulative 2020 Plan impacts that cannot be mitigated to a level of insignificance.
10. That the Sewer Master Plan EIR contains an adequate description of the Riggan Avenue trunk line project and an evaluation of the potential environmental impacts associated with the trunk line project.

Attachments:

Sewer Master Plan (submitted to Planning Commission with 4-11-94 meeting packet)
Sewer Master Plan Draft EIR (submitted to Planning Commission with 4-11-94 meeting packet)
Sewer Master Plan Final EIR

RESOLUTION NO. 94-48

**A RESOLUTION
OF THE PLANNING COMMISSION OF THE CITY OF VISALIA
RECOMMENDING ADOPTION OF
THE SANITARY SEWER MASTER PLAN**

WHEREAS, the City of Visalia prepared a Sanitary Sewer Master Plan to serve the planned land uses of the City's 2020 Plan, and

WHEREAS, the Master Plan identified the improvements to the City's sewer collection system that are needed to accommodate sewage flows from future development over the next 30 to 50 years in accordance with the policies of the 2020 Plan, and

WHEREAS, the City intends to install the recommended improvements in a phased manner as the development occurs, and

WHEREAS, the City is proposing to install the first phase of the recommended Riggin Avenue trunk line in 1995, and

WHEREAS, the City is proposing to acquire additional right-of-way along Riggin Avenue for the purpose of installing the Riggin trunk line, and

WHEREAS, the City Council has recommended funding the Master Plan improvements with a combination of developer impact fees and an increase in monthly utility rates, and

WHEREAS the City prepared an Environmental Impact Report (EIR) for the adoption and implementation of the Master Plan in accordance with the California Environmental Act (CEQA).

NOW, THEREFORE BE IT RESOLVED that the Planning Commission of the City of Visalia recommends adoption of the Sanitary Sewer Master Plan based on the following specific findings and the evidence presented:

1. That the Master Plan is consistent with General Plan Land Use Element.
2. That the proposed Master Plan provides a Capital Improvement Program of improvements that will accommodate the development of the planned land uses of the 2020 Plan through the year 2020.
3. That an EIR (No. 94-16) was prepared for this project, consistent with CEQA, which identified four potentially significant impacts that are directly attributable to the implementation of the Master Plan.
4. That with implementation of the recommended mitigation measures, the identified direct impacts can be reduced to a level of insignificance.

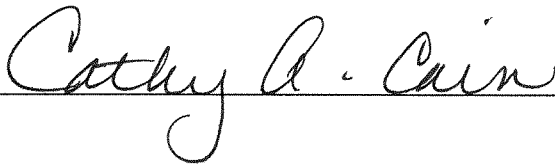
Commissioner Lane offered the motion to this resolution. Commissioner Lewis seconded the motion and it carried by the following vote:

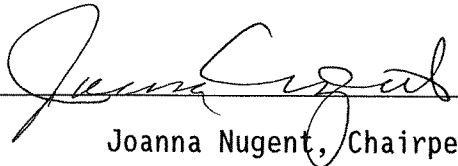
AYES: Commissioners Nugent, Lane, and Lewis
NOES: None
ABSTAINED: None
ABSENT: Commissioners Landers and Gonzales

PHYLLIS CORING, Secretary
Visalia City Planning Commission

ATTEST: Cathy A. Cain, Clerk

I, Cathy A. Cain, Clerk of the Visalia City Planning Commission, certify that the above is a true copy of a resolution duly passed and adopted at a regular meeting of the commission on April 25, 1994.





Joanna Nugent, Chairperson

RESOLUTION NO. 94-49

**A RESOLUTION
OF THE PLANNING COMMISSION OF THE CITY OF VISALIA
RECOMMENDING CERTIFICATION OF
THE ENVIRONMENTAL IMPACT REPORT
PREPARED FOR
THE NEW SANITARY SEWER MASTER PLAN**

WHEREAS, the City of Visalia prepared a new Sanitary Sewer Master Plan to serve the planned land uses of the City's 2020 Plan, and

WHEREAS, the Master Plan identified the improvements to the City's sewer collection system that are needed to accommodate sewage flows from future development over the next 30 to 50 years in accordance with the policies of the 2020 Plan, and

WHEREAS, the City intends to install the recommended improvements in a phased manner as the development occurs, and

WHEREAS, the City is proposing to install the first phase of the recommended Riggin Avenue trunk line in 1995, and

WHEREAS, the City is proposing to acquire additional right-of-way along Riggin Avenue for the purpose of installing the trunk line, and

WHEREAS, the City Council has recommended funding the Master Plan improvements with a combination of developer impact fees and an increase in monthly utility rates, and

WHEREAS the City prepared a Environmental Impact Report (EIR) on the adoption and implementation of the Master Plan (hereinafter referred to as the "project") in accordance with the California Environmental Act (CEQA), and

WHEREAS commencing on February 25, 1994, the City provided State and local public agencies, and the general public with a 45-day periods to review and comment on the Draft EIR, and

WHEREAS the City notified property owners on Riggin Avenue of the proposed Riggin Avenue trunk line project and the availability of the Draft EIR on two occasions during the public review period, and

WHEREAS the City received four comment letters on the Draft EIR from public agencies and one letter from a private citizen by the close of the public review period, and

WHEREAS the City has responded to the comments it received and prepared the Final EIR on the project, and

WHEREAS the Final EIR has been submitted to the City of Visalia Planning Commission, which has reviewed it contents, and

WHEREAS the City of Visalia Planning Commission, after a published notice, held a public hearing before the Commission on April 25, 1994, to accept public testimony on the Draft EIR, and

WHEREAS an EIR was prepared for the 1991 adoption of the City's 2020 Plan.

NOW, THEREFORE BE IT RESOLVED that an Environmental Impact Report was prepared for the Sewer Master Plan in accordance with the California Environmental Quality Act and the City of Visalia Environmental Guidelines.

NOW, BE IT FURTHER RESOLVED that the Planning Commission of the City of Visalia recommends certification of the Final Environmental Impact Report on the Sewer Master Plan and approval of the Final EIR Mitigation Measures and the Final EIR Mitigation Monitoring Program based on the following specific findings and the evidence presented:

1. That the Sewer Master Plan is consistent with the General Plan Land Use Element.
2. That the Final EIR (No. 94-16) has been prepared for the adoption and implementation of the Sewer Master Plan in compliance with CEQA.
3. That there are five identified potentially significant impacts that are directly attributable to the implementation of the Master Plan. These impacts are as follows:
 - a. The loss of agricultural land during the installation of the recommended improvements;
 - b. Deterioration of air quality due to the generation of dust during construction;
 - c. Loss of habitat for sensitive species (during construction);
 - d. Premature development of land; and
 - e. Loss of valley oak trees.
4. That these potential impacts can be reduced to a level of insignificance with the implementation of the mitigation measures presented in Section 5.0 of the Final EIR.
5. That reasonable alternatives and a "no project" alternative to the proposed project were considered in the EIR. The "no project" alternative with a moratorium on development is identified as the environmentally superior alternative. The proposed Master Plan is identified as the environmentally superior alternative among the remaining alternatives.
6. That the cumulative impacts attributable to the development of the planned land uses of the 2020 Plan are considered "indirect" impacts of the Master Plan.

7. These cumulative 2020 Plan impacts are identified in the Land Use EIR (SCH No. 90020160), which indicates that although many of the impacts can be mitigated to a level of insignificance, some of the impacts cannot be fully mitigated. The potential cumulative 2020 Plan impacts that cannot be mitigated to a level of insignificance are as follows:
 - o Loss of approximately 13,000 acres of farm land to the development of urban land uses.
 - o Creation of conflicts between agricultural activities and adjacent urban land uses.
 - o Increase in vehicle traffic and congestion.
 - o Generation of substantial levels of mobile source air pollutant emissions and a corresponding decrease in local air quality.
 - o Increase in ground water pumping that may contribute to a long-term overdraft condition.
 - o Loss of habitat for various wildlife species by urban development.
 - o Increase in ambient noise levels which may affect potentially sensitive land uses.
8. That the adoption and implementation of the Sewer Master Plan will not contribute to any cumulative impacts that were not identified in the LUE EIR (SCH No. 90020160).
9. That a "Statement of Overriding Considerations" was adopted with City of Visalia Resolution No. 91-105 with the LUE EIR for the cumulative 2020 Plan impacts that cannot be mitigated to a level of insignificance.
10. That the Sewer Master Plan EIR contains an adequate description of the Riggan Avenue trunk line project and an evaluation of the potential environmental impacts associated with the trunk line project.

Commissioner Lane offered the motion to this resolution. Commissioner Lewis seconded the motion and it carried by the following vote:

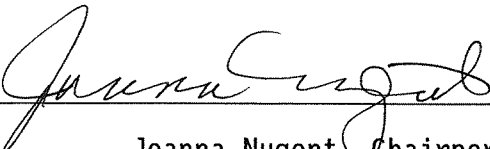
AYES: Commissioners Nugent, Lane, and Lewis
NOES: None
ABSTAINED: None
ABSENT: Commissioners Landers and Gonzales

PHYLLIS CORING, Secretary
Visalia City Planning Commission

ATTEST: Cathy A. Cain, Clerk

I, Cathy A. Cain, Clerk of the Visalia City Planning Commission, certify that the above is a true copy of a resolution duly passed and adopted at a regular meeting of the commission on April 25, 1994.





Joanna Nugent, Chairperson

May 16, 1994

MEMO TO: Visalia City Council

FROM: John S. Dutton, City Engineer

SUBJECT: Sanitary Sewer Master Plan and Master Plan EIR

RECOMMENDATION

That the City Council certify the Final Environmental Impact Report for the proposed Sanitary Sewer Master Plan by adopting Resolution No. 94-64 and adopt the proposed Sewer Master Plan by adopting Resolution No. 94-65.

EXECUTIVE SUMMARY

The City of Visalia Engineering Division recently completed a master plan for the city's sanitary sewer collection system and an EIR for the implementation of the Master Plan. The Engineering Division is requesting that the City Council certify the EIR and adopt the Master Plan.

DISCUSSION

Master Plan

In 1991, the City adopted an updated Land Use Element to its General Plan. The updated LUE established development boundaries for the community (through the year 2020) and the distribution of residential, commercial, industrial, open space, and institutional uses within those boundaries. To ensure that development of the planned land uses is not restricted by infrastructure constraints, the LUE (also referred to as the 2020 Plan) contains a specific policy pertaining to the preparation of a master plan for the City's sewer system.

Policy 5.1.4. of the LUE states "Prepare and implement a 50 year sanitary sewer master plan which implements adopted land use goals, objectives, and policies and which stresses oversizing to meet long-range demand".

In response to this policy, the City has prepared a Sewer Master Plan that identifies the improvements needed to serve the planned land uses of the Land Use Element of the General Plan, as well as future development outside of the 2020 Urban Development Boundary. The Master Plan also evaluated the City's existing sewer collection system for the purpose of identifying any deficiencies that the system currently may have. The Plan indicated that the existing system generally was well-planned and it currently has relatively few capacity deficiencies.

The major Master Plan improvements that will serve future development include a trunk line in Riggin Avenue and a trunk line on the Avenue 276 alignment. The Riggin trunk line, which the City intends to install between Shirk and Mooney in 1995, will serve the areas north and south of Riggin that are designated for development during the first growth period of the LUE. Because the existing easement/right-of-way on Riggin is not

wide enough to accommodate a conventional trenching operation without closing both travel lanes, the City intends to acquire additional right-of-way and generally install the line outside of the existing easement/right-of-way. The right-of-way the City will acquire is the additional right-of-way needed for the future widening of Riggan (on the side of the roadway that the pipeline will be installed). Any right-of-way needed (for the widening of the roadway) on the opposite side of Riggan from the pipeline most likely will be obtained by the City as the adjoining properties are developed. The City expects that the roadway will not be widened until the adjoining properties are developed.

The Avenue 276 trunk line will extend from Akers Road to Road 148 and then proceed north in Road 148 to Houston Avenue. The Master Plan recommends installing the first phase of the Avenue 276 trunk line (between Akers and Santa Fe) by the year 2000 in order to serve the area between K Road and Caldwell east of Santa Fe that is designated for development prior to the year 2000. However, as discussed below, the City will attempt to delay the installation of the first phase of the Avenue 276 line by extending the existing Caldwell trunk line east of Santa Fe. It should be noted that the City of Farmersville has expressed an interest in connecting their sewer system to the Avenue 276 line near Road 148 some time in the future.

The Master Plan improvements will be funded with a combination of developer impact fees and an increase in the city-wide monthly utility rates. At an April 18, 1994, work session, the City Council endorsed a scenario in which 75% of the improvement costs would be funded with impact fees and the remaining 25% of the costs would be funded with an increase in the city-wide monthly utility rates. Please note that City staff is requesting that the Council adopt the proposed sewer impact fees independent of the requested action on the Master Plan and the Master Plan EIR (see item pertaining to sewer fees on this Council meeting agenda). Next year staff will request that the proposed monthly rate increases be implemented for the 1995/96 fiscal year.

Master Plan EIR

Because the adoption of a master plan is considered a "project" that is subject to the requirements of CEQA, the City elected to prepare an EIR for the new Sewer Master Plan. The public review period for the Draft EIR commenced on February 25, 1994, and was completed on April 11, 1994.

The focus of the EIR is on the potential environmental impacts that are directly attributable to the adoption and implementation of the Master Plan. For the purpose of preparing the EIR, the potential cumulative impacts associated with the development of the planned land uses of the LUE were considered to be "indirect" impacts of the Master Plan. Because the LUE EIR, which serves as a "tiered" EIR for future development projects, adequately evaluates these cumulative impacts, material from the LUE EIR is referenced in the Master Plan EIR.

The Master Plan Final EIR identifies five potentially significant impacts that are directly attributable to the implementation of the Plan: 1) the loss of agricultural land during the installation of recommended improvements; 2) deterioration of air quality due to the generation of dust during construction; 3) loss of habitat for sensitive species during construction; 4) premature development of land; and 5) loss of valley oak trees during construction.

However, the Final EIR concludes that these potential impacts can be reduced to a level of insignificance with the implementation of the mitigation measures presented in Section 5.0 of the Final EIR. These mitigation measures include reducing the significance of the

potential growth inducing impacts (attributed to the Avenue 276 trunk line) by serving, if feasible, pre-2000 development in the area north of Caldwell and east of Santa Fe with an extension of the Caldwell line in order to delay the installation of the Avenue 276 trunk line. As indicated in the Master Plan, it appears that a portion of the flows from the Early California Foods plant on Santa Fe can be diverted from the Caldwell line to the Walnut line, which would allow the Caldwell line to be extended east of Santa Fe. Based on the flows reported in the Master Plan, approximately 300 to 400 acres of single-family residential development (east of Santa Fe) could be served by an extension of the Caldwell line if sewage from the Early California Foods plant was diverted to the Walnut line. It may be feasible to serve additional acreage east of Santa Fe with the Caldwell line if limited "bottlenecks" in the Walnut line (downstream of Santa Fe) were upgraded.

There currently is approximately 600 acres of undeveloped land east of Santa Fe and north of Caldwell designated for development by the year 2000, i.e. within the 2000 UDB, that are to be served by the Avenue 276 line. Therefore, it appears that at least one-half of this area could be served by an extension of the Caldwell line. As mentioned above, it may be feasible to serve most, if not all, of the remaining area from the Caldwell line if downstream "bottlenecks" in the Walnut line are upgraded. This means that it is likely that the installation of the Avenue 276 line could be delayed until the year 2000 or later.

If it is assumed that an average of 600 to 700 single-family units will be built per year (which is consistent with recent development trends in Visalia), development will occur at an average density of four units per acre, and 40 percent of the development will occur in the area east of Santa Fe and north of Caldwell within the 2000 UDB, approximately 500 acres of this area would be developed by the year 2000. This assessment supports the conclusion that it may be feasible to serve all of the development that will occur in this area with an extension of the Caldwell line and delay the installation of the Avenue 276 line until the year 2000 or later.

As mentioned above, the Master Plan EIR states that the cumulative impacts attributable to the development of the planned land uses of the LUE are considered "indirect" impacts of the Master Plan. These cumulative impacts are identified in the LUE EIR, which indicates that although many of the impacts can be mitigated to a level of insignificance, some of the impacts cannot be fully mitigated.

At the close of the public review period, the City had received comment letters from four public agencies and one private citizen. In compliance with CEQA, the City evaluated these comments and prepared written responses. The comment letters and the City's responses to the comments, along with the final mitigation measures the City is expected to implement and a mitigation monitoring program are contained in the Final EIR.

The Master Plan EIR is expected to serve as a "tiered" EIR (under the LUE EIR) for the environmental documents that will be prepared for the installation of future Master Plan improvements. This document, as the first "tier" (for Master Plan improvement projects), provides a general evaluation of the impacts that are directly attributable to the installation of the Master Plan improvements. Subsequent second "tier" environmental documents for future improvement projects will address project-specific issues that were not adequately addressed in the Master Plan EIR. It should be noted that because the Master Plan EIR includes a description of the Riggin trunk line project and a discussion of the potential impacts of the project, this document also serves as the environmental document for the Riggin project.

On April 25, 1994, the City of Visalia Planning Commission held an advertised public hearing on the Sewer Master Plan and the Master Plan EIR. There was no testimony from the public at the hearing. Following the public hearing, the Planning Commission voted to recommend that the City Council adopt the Master Plan and certify the EIR.

Attachments:

- 1) Resolution No. 94- 64 (Sewer Master Plan EIR)
- 2) Resolution No. 94- 65 (Sewer Master Plan)

RESOLUTION NO. 94- 64

**A RESOLUTION
OF THE CITY COUNCIL OF THE CITY OF VISALIA
TO CERTIFY
THE ENVIRONMENTAL IMPACT REPORT
PREPARED FOR
THE NEW SANITARY SEWER MASTER PLAN**

WHEREAS, the City of Visalia prepared a new Sanitary Sewer Master Plan to serve the planned land uses of the City's Land Use Element (LUE), and

WHEREAS, the Master Plan identified the improvements to the City's sewer collection system that are needed to accommodate sewage flows from future development over the next 30 to 50 years in accordance with LUE policies, and

WHEREAS, the City intends to install the recommended improvements in a phased manner as development occurs, and

WHEREAS, the City is proposing to install the first phase of the recommended Riggin Avenue trunk line in 1995, and

WHEREAS, the City is proposing to acquire additional right-of-way along Riggin Avenue for the purpose of installing the trunk line, and

WHEREAS, the City Council has endorsed funding the Master Plan improvements with a combination of developer impact fees and an increase in monthly utility rates, and

WHEREAS the City prepared an Environmental Impact Report (EIR) on the adoption and implementation of the Master Plan (hereinafter referred to as the "project") in accordance with the California Environmental Act (CEQA), and

WHEREAS commencing on February 25, 1994, the City provided State and local public agencies, and the general public with a 45-day period to review and comment on the Draft EIR, and

WHEREAS the City notified property owners on Riggin Avenue of the proposed Riggin Avenue trunk line project and the availability of the Draft EIR on two occasions during the public review period, and

WHEREAS the City received four comment letters on the Draft EIR from public agencies and one letter from a private citizen by the close of the public review period, and

WHEREAS the City has responded to the comments it received and prepared the Final EIR on the project, and

WHEREAS the City of Visalia Planning Commission, after a published notice, did hold a public hearing on April 25, 1994, to accept public testimony on the Master Plan Final EIR, and

WHEREAS the City of Visalia Planning Commission recommended that the City Council certify the Final EIR with the approval of Resolution 94-49, and

WHEREAS the EIR prepared for the adoption of the City's LUE was certified by the City Council with the approval of Resolution 91-105, and

WHEREAS a "Statement of Overriding Considerations" for the cumulative impacts of the LUE that cannot be mitigated to a level of insignificance was adopted by the City Council, and

WHEREAS the Master Plan Final EIR has been submitted to the City of Visalia City Council, which has reviewed its contents, and

WHEREAS the City of Visalia City Council, after a published notice, held a public hearing on May 16, 1994, to accept public testimony on the Master Plan Final EIR.

NOW, THEREFORE BE IT RESOLVED that an Environmental Impact Report was prepared for the Sewer Master Plan in accordance with the California Environmental Quality Act and the City of Visalia Environmental Guidelines.

NOW, BE IT FURTHER RESOLVED that the City Council of the City of Visalia certifies the Final Environmental Impact Report on the Sewer Master Plan and approves the Final EIR Mitigation Measures and the Final EIR Mitigation Monitoring Program based on the following specific findings and the evidence presented:

1. That the Sewer Master Plan is consistent with the General Plan Land Use Element.
2. That the Master Plan Final EIR (No. 94-16) has been prepared for the adoption and implementation of the Sewer Master Plan in compliance with CEQA.
3. That there are five potential significant impacts that are directly attributable to the implementation of the Master Plan identified in the Final EIR. These impacts and their corresponding mitigation measures are as follows:

Impact: The loss of agricultural land during the installation of the recommended improvements

Mitigation: The City shall, when practical, allow and encourage farmers to re-plant crops over the pipelines (following the installation of the line) and continue farming land (within the new right-of-way) until the roadway is widened.

Additionally, when possible, the City shall attempt to minimize the disturbance of mature orchard trees and underground irrigation systems. In the event that any irrigation improvements are destroyed or damaged during the installation of the sewer line, the City shall either replace the improvements or compensate the farmer for the cost of the improvements.

Impact: Deterioration of air quality due to the generation of dust during construction

Mitigation: In order to mitigate the potential short-term impacts associated with the installation of Master Plan lines, the City shall ensure that the following dust control measures are implemented:

- 1) All material excavated or graded shall be sufficiently watered to prevent excessive dust generation. Watering shall occur at least twice a day, preferably in the late morning and at the end of the work day.
- 2) All clearing, grading and excavation activities shall cease when the wind speed exceeds 30 mph for one hour.
- 3) All material transported off-site shall be either sufficiently watered or securely covered to prevent excessive dust.
- 4) The area disturbed by clearing, grading, and excavation activities shall be minimized at all times.
- 5) On-site vehicles speeds shall not exceed 15 mph.
- 6) All internal combustion engines operating on the site shall be properly maintained and well tuned.

Impact: Loss of habitat for sensitive species (during construction)

Mitigation: If it appears that future projects potentially will impact wildlife and plant species, mitigation measures will be identified in subsequent studies.

With respect to the Shirk-Riggin Project, if the results of the "pre-construction" survey of the water storage basin indicate that the basin provides sensitive species habitat that would be disturbed by the installation of the line, the City shall consultant with the Department of Fish and Game to establish a plan for installing the line without adversely effecting the species.

Impact: Premature development of land

Mitigation: The City shall resist pressures to prematurely develop lands that can be served by installed Master Plan improvements by adhering to the growth phasing policies of the 2020 Plan. Policy 6.2.2 states that new or expanded urban development between the 2020 UDB and the UAB should be discouraged because the intervening area is largely agricultural land that generally is not suited for urban uses. Policy 6.2.3 refers to the factors that were considered in establishing the 2000, 2010, and 2020 UDBs for the 2020 Plan. Policy 6.2.3 also refers to compliance with a "build-out" criteria before development can occur outside of the 2010 and 2020 UDBs. This criteria is described in Appendix C of the Land Use Element. Policy 6.2.6 states that annexation of land outside of the current UDB may be permitted only if: a) the proposal is required for orderly and efficient land use planning within Visalia's planning area, and b) the land is designated consistent with the City's LUE Map.

As a means to reduce the significance of the potential growth inducing impacts attributed to the Avenue 276 trunk line, the City shall serve, as feasible, pre-2000 development in the area north of Caldwell and east of Santa Fe with an extension of the Caldwell line in order to delay the installation of the trunk line. As indicated in the Master Plan, it appears that a portion of the flows from the Early California Foods plant on Santa Fe can be diverted from the Caldwell line to the Walnut line, which would allow the Caldwell line to serve the area east of Santa Fe. Based on the flows reported in the Master Plan, approximately 300 to 400 acres of single-family residential development (east of Santa Fe) could be served by an extension of the Caldwell line if sewage from the Early California Foods plant was diverted to the Walnut line. It may be feasible to serve additional acreage east of Santa Fe with the Caldwell line if limited "bottlenecks" in the Walnut line (downstream of Santa Fe) were upgraded.

Impact: Loss of valley oak trees (during construction)

The planned alignment of the Riggins Avenue trunk line indicates that the line generally will be outside of the drip line of the valley oak trees that flank Riggins. The most significant encroachment of the pipeline within the drip lines of the trees will occur in the group of trees on the south side of Riggins immediately west of Demaree where it appears that the sewer line will be approximately 20 feet within the drip line of one tree and on the fringe of the drip lines of two other trees.

Mitigation: Because it appears that three oak trees potentially could be effected to some degree by the installation of the sewer line, the City shall endeavor to minimize the extent to which these trees are disturbed during the installation process. Pursuant to the City's policy of planting three oak trees for each tree that is damaged or removed, the City shall plant a minimum of nine new oak trees within the Riggins Avenue right-of-way.

4. That the mitigation measures identified above are feasible and will reduce the identified impacts to a less-than-significant level.
5. That reasonable alternatives and a "no project" alternative to the proposed project were considered in the Master Plan EIR. The "no project" alternative with a moratorium on development is identified as the environmentally superior alternative. The proposed Master Plan is identified as the environmentally superior alternative among the remaining alternatives.
6. That the cumulative impacts attributable to the development of the planned land uses of the LUE are considered "indirect" impacts of the Master Plan.
7. That the cumulative 2020 Plan impacts are identified in the Land Use Element update Final EIR (SCH No. 90020160), which indicates that although many of the impacts can be mitigated to a level of insignificance, some of the impacts cannot be fully mitigated. The potential cumulative LUE impacts that cannot be mitigated to a level of insignificance are as follows:

- o Loss of approximately 13,000 acres of farm land to the development of urban land uses.
 - o Creation of conflicts between agricultural activities and adjacent urban land uses.
 - o Increase in vehicle traffic and congestion.
 - o Generation of substantial levels of mobile source air pollutant emissions and a corresponding decrease in local air quality.
 - o Increase in ground water pumping that may contribute to a long-term overdraft condition.
 - o Loss of habitat for various wildlife species by urban development.
 - o Increase in ambient noise levels which may affect potentially sensitive land uses.
8. That the adoption and implementation of the Sewer Master Plan will not contribute to any cumulative impacts that were not identified in the LUE EIR (SCH No. 90020160).
 9. That a "Statement of Overriding Considerations" for the cumulative impacts of the LUE that cannot be mitigated to a level of insignificance was adopted by the City Council of the City of Visalia.
 10. That the Sewer Master Plan Final EIR contains an adequate description of the Riggin Avenue trunk line project and discussion of the potential environmental impacts associated with the trunk line project.

PASSED AND ADOPTED: May 16, 1994

LESLIE B. CAVIGLIA, CITY CLERK

STATE OF CALIFORNIA)
 COUNTY OF TULARE) ss.
 CITY OF VISALIA)

I, Leslie B. Caviglia, City Clerk of the City of Visalia, certify the foregoing is the full and true Resolution 94-64 passed and adopted by the Council of the City of Visalia at a regular meeting held on May 16, 1994.

DATED: May 18, 1994

LESLIE B. CAVIGLIA, CITY CLERK

Linda Rodriguez Todd
 By Linda Rodriguez Todd, Deputy

RESOLUTION NO. 94-65

**A RESOLUTION
OF THE CITY COUNCIL OF THE CITY OF VISALIA
TO ADOPT
THE SANITARY SEWER MASTER PLAN**

WHEREAS, the City of Visalia prepared a Sanitary Sewer Master Plan to serve the planned land uses of the City's Land Use Element (LUE), and

WHEREAS, the Master Plan identified the improvements to the City's sewer collection system that are needed to accommodate sewage flows from future development over the next 30 to 50 years in accordance with LUE policies, and

WHEREAS, the City intends to install the recommended improvements in a phased manner as the development occurs, and

WHEREAS, the City is proposing to install the first phase of the recommended Riggin Avenue trunk line in 1995, and

WHEREAS, the City is proposing to acquire additional right-of-way along Riggin Avenue for the purpose of installing the Riggin trunk line, and

WHEREAS, the City Council has endorsed funding the Master Plan improvements with a combination of developer impact fees and an increase in the city-wide monthly sewer utility rates, and

WHEREAS the Planning Commission of the City of Visalia, after a published notice, did hold a public hearing on April 25, 1994, to accept public testimony on the Master Plan, and

WHEREAS the Planning Commission of the City of Visalia recommended adoption of the Master Plan with the approval of Resolution 94-48, and

WHEREAS the City prepared an Environmental Impact Report (EIR) for the adoption and implementation of the Master Plan in accordance with the California Environmental Act (CEQA), and

WHEREAS the City Council of the City of Visalia, after a published notice, held a public hearing on May 16, 1994, to accept public testimony on the Master Plan, and

WHEREAS the Master Plan has been submitted to the City Council of the City of Visalia, which has reviewed its contents.

NOW, THEREFORE BE IT RESOLVED that the City Council of the City of Visalia adopts the Sanitary Sewer Master Plan based on the following specific findings and the evidence presented:

1. That the Master Plan is consistent with General Plan Land Use Element.
2. That the proposed Master Plan provides a Capital Improvement Program of improvements that will accommodate the development of the planned land uses of the LUE through the year 2020.

3. That the funding of Master Plan improvements with a combination of developer impact fees and an increase in the city-wide monthly sewer utility rates should not create significant budgetary problems for the City.
4. That an EIR (No. 94-16) was prepared for this project, consistent with CEQA, which identified five potentially significant impacts that are directly attributable to the implementation of the Master Plan.
5. That with implementation of the recommended mitigation measures, the identified direct impacts can be reduced to a level of insignificance.

PASSED AND ADOPTED: May 16, 1994

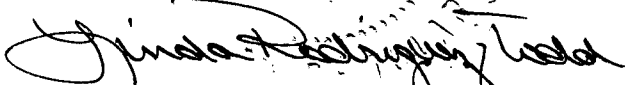
LESLIE B. CAVIGLIA, CITY CLERK

STATE OF CALIFORNIA)
COUNTY OF TULARE) ss.
CITY OF VISALIA)

I, Leslie B. Caviglia, City Clerk of the City of Visalia, certify the foregoing is the full and true Resolution 94-65 passed and adopted by the Council of the City of Visalia at a regular meeting held on May 16, 1994.

DATED: May 18, 1994

LESLIE B. CAVIGLIA, CITY CLERK


By Linda Rodriguez Todd, Deputy

May 16, 1994

MEMO TO: Visalia City Council

FROM: Roy L. Springmeyer, General Services Director

SUBJECT: Adoption of 1994-95 Sewer Rate Resolution, No. 94- 66

RECOMMENDATION:

It is recommended that the 1994-95 Sewer Rate Resolution be adopted.

(Resolution No. 94-66 required)

The resolution contains a sewer rate increase of 12% for residential, commercial and industrial sanitary sewer rates. No increase is recommended in the lifeline residential rate.

The trunkline capacity connection fees are recommended at a level where 75% of the cost of implementing the Sanitary Sewer Master Plan is funded by connection fees, as directed at your April 18, 1994 Work Session.

The treatment plant capacity connection fee is recommended for a 10% increase, which will bring the fee to 56% of the full cost of building treatment plant capacity.

The recommended monthly storm drain rate is \$1.00 per unit, which is a \$0.25 increase.

DISCUSSION:

The sanitation fund budget is divided among all users of the system using the State Revenue Program, as required by our grant contracts. Attachment A compares current sewer rates, proposed sewer rates, and the full rate calculated using the State Revenue Program. We are recommending that only one half of the necessary rate increase be implemented at this time, which will result in a revenue shortfall of \$440,000. We propose to cover this shortfall by not fully funding depreciation of the treatment plant, which will still leave \$600,000 for replacement reserves.

Attachment B is a comparison of sewer rates in surrounding communities, showing that sewer service in Visalia is still a relative bargain, despite the recommended increases.

Attachment C is the sewer rate resolution.

Attachment D is a recap of the sanitation fund budget. The increases over last year's budget in 431, the operating fund, were necessary to cover additional personnel to operate equipment recently constructed, supervision of the water conservation program and health benefit cost increases. Operations budget increases were required to provide electricity and chemicals necessary for the new equipment recently constructed. Budget increases in allocated costs were necessary for depreciation of the plant expansion, property tax in lieu for the expansion, and increases in general government and risk management allocations.

Visalia City Council
Page 2

Attachment E compares the cost of constructing treatment plant capacity for a single family residence with the proposed connection fee.

Attachment F is the State Revenue Program.

Storm drain budget increases were necessary for maintenance of the creeks and ditches through Visalia, and for a national NPDES permit to discharge our stormwater.

It is recommended that Council adopt the 1994-95 Sewer Rate Resolution.

/ah

RESOLUTION NO. 94-66

FY 1994-95 SEWER SERVICE CHARGES,
SEWER CONNECTION FEES AND MISCELLANEOUS FEES
RESCINDING SEWER RELATED CHARGES IN RESOLUTION NO. 93-108

WHEREAS, Section 4286 of the Ordinance Code of the City of Visalia requires the establishment of the sewer service charges on an annual basis, NOW THEREFORE,

BE IT RESOLVED by the Council of the City of Visalia that the following sewer service charges become effective July 1, 1994, and the sewer connection fees become effective July 15, 1994:

Council makes a finding that adoption of this Resolution is statutorily exempt from CEQA under SEC. 21080 (b)(8), because the Resolution is being adopted to meet operating expenses.

STORM SEWER

Each unit will be billed \$1.00 per month for storm sewer line and park ponding basin operation and maintenance.

NON-INDUSTRIAL

Residential	\$8.40/Month
Lifeline Residential	5.50/Month
Commercial & Retail	0.71/HCF*
Commercial Mixed Complex	1.26/HCF*
Restaurants, Bars & Fraternal Lodges	1.83/HCF*
Laundries	1.00/HCF*
Car Washes	0.58/HCF*
Groceries/w Garbage Grinders	1.46/HCF*
Hotels/Motels	2.41/Room/Month
Schools	0.23/Student/Month
Rest Homes	0.71/HCF*
Septage Receiving Station	20.00/1,000 gal.
Portable Toilet & Grease Trap Waste	25.00/1,000 gal.

* 100% of the January 1994 Water Consumption. Minimum Charge = \$8.40

INDUSTRIAL

O & M Charges:

FLOW	\$333.94/MG
B.O.D.	0.085/lb
SUSPENDED SOLIDS	0.123/lb

Late charges are as follows:

NON-INDUSTRIAL

8% per annum with a minimum of \$1.00 per delinquent billing (Section 4290(b)).

INDUSTRIAL

10% per each unpaid charge plus 8% per annum until paid (Section 4290 (a)).

PENALTY

The penalty charge for discharge in excess of the permitted levels for the month of violation will be two (2) times the normal charge rate.

CONNECTION FEES

TRUNK LINE CAPACITY CHARGE:

Residential:

Single Family	\$476.00/Unit
Multi-Family	\$269.21/Unit
Mobile Home Park	\$297.83/Space

Commercial:

Car Wash	
Self service	\$736.11/Stall
Automatic	\$11,780.35/Each
Tourist & Trailer Camp	\$74.13/Space
Theater	\$3.90/Seat
Hotel/Motel	\$44.22/Room
Retail/Small Business	\$14.31/1,000 sq. ft.
Shopping Center	\$10.40/1,000 sq. ft.
Office	\$58.52/1,000 sq. ft.
Service Station	\$736.11/Each
Restaurant	
Fast Food	\$2,724.64/Each
Walk-Up	\$810.24/Each
Family Type W/O Bar	\$36.42/Seat
Family Type W/ Bar	\$39.02/Seat
Laundromat	\$36.42/Machine

Institutional:

Hospital	\$184.68/Bed
Jr. & Sr. High School	\$18.21/Student
Elementary School	\$10.40/Student
Church Without Kitchen	\$3.90/Seat
Church With Kitchen	\$5.20/Seat

Light Industry: \$14.31/1,000 sq. ft.

Industry:

Outside Industrial Park	\$0.99/Gal Per Day (Peak Flow)
Inside Industrial Park	\$0.38/Gal Per Day (Peak Flow)

CONNECTION FEES

TREATMENT PLANT CAPACITY CHARGE:

Residential: (Single family, \$472/Unit
apartment, mobile home park)

Commercial:

Rest Home	\$176/Resident
Theater	\$ 9/Seat
Retail/Small Business	\$ 34/1,000 sq ft
Office	\$139/1,000 sq ft
Service Station	\$548/Each
Car Wash	
Self service	\$1,492/Stall
Automatic	\$12,827/Each
Bakery	\$2,187/Each
Restaurant	
Fast Food	\$11,952/Each
Walk-up	\$3,557/Each
Family Type W/ Bar	\$175/Seat
Family Type W/O Bar	\$163/Seat
Grocery with Garbage Disposal & Fraternal Lodge with Kitchen	\$155/1,000 sq ft
Laundromat	
Coin Operated	\$ 81/Machine
Dry Cleaner	\$884/Each
Hotel/Motel	
Without Dining Facility	\$187/Room
With Dining Facility	\$254/Room

Institutional:

Hospital	\$298/Bed
School	
Jr. & Sr. High	\$ 34/Student
Elementary	\$ 18/Student
Day Care	\$ 18/Student
Church	
Without Kitchen	\$ 9/Seat
With Kitchen	\$ 23/Seat

Light Industry: \$ 26/Employee Per 8 hr. Shift
(sanitary waste only)

Industry:

Unit Cost Times Average Day,
Peak Month Loadings (from Discharge
Permit). Unit costs:

Flow:	\$1.33/gal/day, plus
Biochemical Oxygen Demand:	\$164.89/lb/day, plus
Suspended Solids:	\$104.21/lb/day

CONNECTION FEES

SEWER MAIN FACILITIES CHARGE:

Front Foot:	\$10/Foot
4" Lateral:	
R-1 Zone	\$14/Foot
R-M, PA, C & M Zones	\$20/Foot
6" Lateral:	
R-1 Zone	\$15.50/Foot
R-M, PA, C & M Zones	\$22.75/Foot
Wyes:	
4"	\$40/Each
6"	\$47/Each

Single Family Residential:

Connection of an existing single family residential dwelling to the City sewer system: \$2,027/Unit

The \$2,027 includes trunk line capacity charge, front foot fee, lateral fee, wye fee, treatment plant connection charge, and plumbing permit fee.

Residential trench patch when lateral and wye are not existing \$200/Unit

PERMIT FEES:

Septic Hauler Annual Permit	\$75.00 per annum
Industrial Waste discharge Permit	\$240.00 per annum
Non-significant Discharge Permit	\$30.00 biennially

Calculation of all Industrial Treatment Plant Connection Charges is based on the Average Day, Peak Month Loadings from the Industrial Waste Discharge Permit.

Flow:	\$1.33/gal/day, plus
Biochemical Oxygen Demand:	\$164.89/lb/day, plus
Suspended Solids:	\$104.21/lb/day

The treatment plant connection charge will be collected retroactively from a user if any additions or process changes result in a 10% increased loading to the treatment plant above what was originally paid for in the treatment plant connection fee.

This 10% increase will be based on flow, pounds/day for biochemical oxygen demand and pounds/day for suspended solids.

PASSED AND ADOPTED: May 16, 1994

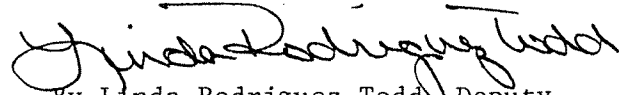
LESLIE B. CAVIGLIA, CITY CLERK

STATE OF CALIFORNIA)
COUNTY OF TULARE) ss.
CITY OF VISALIA)

I, Leslie B. Caviglia, City Clerk of the City of Visalia, certify the foregoing is the full and true Resolution 94-66 passed and adopted by the Council of the City of Visalia at a regular meeting held on May 16, 1994.

DATED: May 18, 1994

LESLIE B. CAVIGLIA, CITY CLERK


By Linda Rodriguez Todd, Deputy

ATTACHMENT A

MONTHLY SANITARY SEWER RATE COMPARISON

	Current	Proposed	State (2) Revenue Program
Residential	\$7.50 /mo	\$8.40 /mo	\$9.30 /mo
Commercial/Retail	\$0.62 /HCF (1)	\$0.71 /HCF	\$0.83 /HCF
Mixed Commercial	1.10 /HCF	1.26 /HCF	1.47 /HCF
Restaurants	1.59 /HCF	1.83 /HCF	2.13 /HCF
Laundries	0.87 /HCF	1.00 /HCF	1.17 /HCF
Car Washes	0.50 /HCF	0.58 /HCF	0.61 /HCF
Groceries	1.27 /HCF	1.46 /HCF	2.02 /HCF
Hotels/Motels	2.10 /room	2.41 /room	3.37 /room
Schools	0.20 /student	0.23 /student	0.34 /student
Rest Homes	0.62 /HCF	0.71 /HCF	0.83 /HCF
Industrial			
Flow	\$298.16 /MG (3)	\$333.94 /MG	\$407.86 /MG (4)
BOD	0.076 /lb	0.085 /lb	0.107 /lb
SS	0.110 /lb	0.123 /lb	0.152 /lb

(1) Hundred cubic feet of metered water use in January.

(2) Includes principal and interest on bond.

(3) Million gallons.

(4) Does not include debt payment. Cost of debt payment would be an additional:

Flow	\$101.47 /MG
BOD	0.026 /lb
SS	0.044 /lb

SEWER RATE SURVEY

	Residential/Month
Porterville	\$16.30
Dinuba	11.00
Hanford	11.00
Farmersville	11.50
Bakersfield	8.75
Lemoore	8.50
Tulare	7.69
Fresno	9.25
Exeter	9.00
Clovis	8.03
Kingsburg/Selma/Fowler	<u>14.17</u>
AVERAGE	\$10.47
PROPOSED VISALIA	\$8.40

RESOLUTION NO. 94-

FY 1994-95 SEWER SERVICE CHARGES,
SEWER CONNECTION FEES AND MISCELLANEOUS FEES
RESCINDING SEWER RELATED CHARGES IN RESOLUTION NO. 93-108

WHEREAS, Section 4286 of the Ordinance Code of the City of Visalia requires the establishment of the sewer service charges on an annual basis, NOW THEREFORE,

BE IT RESOLVED by the Council of the City of Visalia that the following sewer service charges become effective July 1, 1994, and the sewer connection fees become effective July 15, 1994:

Council makes a finding that adoption of this Resolution is statutorily exempt from CEQA under SEC. 21080 (b)(8), because the Resolution is being adopted to meet operating expenses.

STORM SEWER

Each unit will be billed \$1.00 per month for storm sewer line and park ponding basin operation and maintenance.

NON-INDUSTRIAL

Residential	\$8.40/Month
Lifeline Residential	5.50/Month
Commercial & Retail	0.71/HCF*
Commercial Mixed Complex	1.26/HCF*
Restaurants, Bars & Fraternal Lodges	1.83/HCF*
Laundries	1.00/HCF*
Car Washes	0.58/HCF*
Groceries/w Garbage Grinders	1.46/HCF*
Hotels/Motels	2.41/Room/Month
Schools	0.23/Student/Month
Rest Homes	0.71/HCF*
Septage Receiving Station	20.00/1,000 gal.
Portable Toilet & Grease Trap Waste	25.00/1,000 gal.

* 100% of the January 1994 Water Consumption. Minimum Charge = \$8.40

INDUSTRIAL

O & M Charges:

FLOW	\$333.94/MG
B.O.D.	0.085/lb
SUSPENDED SOLIDS	0.123/lb

Late charges are as follows:

NON-INDUSTRIAL

8% per annum with a minimum of \$1.00 per delinquent billing (Section 4290(b)).

INDUSTRIAL

10% per each unpaid charge plus 8% per annum until paid (Section 4290 (a)).

PENALTY

The penalty charge for discharge in excess of the permitted levels for the month of violation will be two (2) times the normal charge rate.

CONNECTION FEESTRUNK LINE CAPACITY CHARGE:Residential:

Single Family	\$476.00/Unit
Multi-Family	\$269.21/Unit
Mobile Home Park	\$297.83/Space

Commercial:

Car Wash	
Self service	\$736.11/Stall
Automatic	\$11,780.35/Each
Tourist & Trailer Camp	\$74.13/Space
Theater	\$3.90/Seat
Hotel/Motel	\$44.22/Room
Retail/Small Business	\$14.31/1,000 sq. ft.
Shopping Center	\$10.40/1,000 sq. ft.
Office	\$58.52/1,000 sq. ft.
Service Station	\$736.11/Each
Restaurant	
Fast Food	\$2,724.64/Each
Walk-Up	\$810.24/Each
Family Type W/O Bar	\$36.42/Seat
Family Type W/ Bar	\$39.02/Seat
Laundromat	\$36.42/Machine

Institutional:

Hospital	\$184.68/Bed
Jr. & Sr. High School	\$18.21/Student
Elementary School	\$10.40/Student
Church Without Kitchen	\$3.90/Seat
Church With Kitchen	\$5.20/Seat

Light Industry: \$14.31/1,000 sq. ft.

Industry:

Outside Industrial Park	\$0.99/Gal Per Day (Peak Flow)
Inside Industrial Park	\$0.38/Gal Per Day (Peak Flow)

CONNECTION FEESTREATMENT PLANT CAPACITY CHARGE:

<u>Residential:</u> (Single family, apartment, mobile home park)	\$472/Unit
<u>Commercial:</u>	
Rest Home	\$176/Resident
Theater	\$ 9/Seat
Retail/Small Business	\$ 34/1,000 sq ft
Office	\$139/1,000 sq ft
Service Station	\$548/Each
Car Wash	
Self service	\$1,492/Stall
Automatic	\$12,827/Each
Bakery	\$2,187/Each
Restaurant	
Fast Food	\$11,952/Each
Walk-up	\$3,557/Each
Family Type W/ Bar	\$175/Seat
Family Type W/O Bar	\$163/Seat
Grocery with Garbage Disposal & Fraternal Lodge with Kitchen	\$155/1,000 sq ft
Laundromat	
Coin Operated	\$ 81/Machine
Dry Cleaner	\$884/Each
Hotel/Motel	
Without Dining Facility	\$187/Room
With Dining Facility	\$254/Room

Institutional:

Hospital	\$298/Bed
School	
Jr. & Sr. High	\$ 34/Student
Elementary	\$ 18/Student
Day Care	\$ 18/Student
Church	
Without Kitchen	\$ 9/Seat
With Kitchen	\$ 23/Seat

Light Industry: \$ 26/Employee Per 8 hr. Shift
(sanitary waste only)

Industry:

Unit Cost Times Average Day,
Peak Month Loadings (from Discharge
Permit). Unit costs:

Flow:	\$1.33/gal/day, plus
Biochemical Oxygen Demand:	\$164.89/lb/day, plus
Suspended Solids:	\$104.21/lb/day

CONNECTION FEESSEWER MAIN FACILITIES CHARGE:

Front Foot:	\$10/Foot
4" Lateral:	
R-1 Zone	\$14/Foot
R-M, PA, C & M Zones	\$20/Foot
6" Lateral:	
R-1 Zone	\$15.50/Foot
R-M, PA, C & M Zones	\$22.75/Foot
Wyes:	
4"	\$40/Each
6"	\$47/Each

Single Family Residential:

Connection of an existing single family residential dwelling to the City sewer system: \$2,027/Unit

The \$2,027 includes trunk line capacity charge, front foot fee, lateral fee, wye fee, treatment plant connection charge, and plumbing permit fee.

Residential trench patch when lateral and wye are not existing \$200/Unit

PERMIT FEES:

Septic Hauler Annual Permit	\$75.00 per annum
Industrial Waste discharge Permit	\$240.00 per annum
Non-significant Discharge Permit	\$30.00 biennially

Calculation of all Industrial Treatment Plant Connection Charges is based on the Average Day, Peak Month Loadings from the Industrial Waste Discharge Permit.

Flow:	\$1.33/gal/day, plus
Biochemical Oxygen Demand:	\$164.89/lb/day, plus
Suspended Solids:	\$104.21/lb/day

The treatment plant connection charge will be collected retroactively from a user if any additions or process changes result in a 10% increased loading to the treatment plant above what was originally paid for in the treatment plant connection fee.

This 10% increase will be based on flow, pounds/day for biochemical oxygen demand and pounds/day for suspended solids.

General Services – SANITATION & STORM

Budget Recap

FY 94 – 95

	93 – 94		94 – 95	BUDGET CHANGE	
	BUDGET	ESTIMATED	REQUEST	\$	%
MANAGEMENT 2301					
Revenues	50,000	18,286	40,594	(9,406)	-19%
Salaries & Benefits	(150,925)	(151,841)	(164,640)	(13,715)	9%
Operations	(41,395)	(21,053)	(40,147)	1,248	-3%
Allocated Costs & Other	(59,354)	(61,354)	(64,029)	(4,675)	8%
Reimbursements	0		0	0	ERR
	(201,674)	(215,962)	(228,222)	(26,548)	13%
SEWER MAINT. 2302					
Revenues	250,020	135,853	187,562	(62,458)	-25%
Salaries & Benefits	(239,575)	(225,920)	(246,045)	(6,470)	3%
Operations	(52,935)	(39,685)	(52,930)	5	0%
Allocated Costs & Other	(253,423)	(267,198)	(271,162)	(17,739)	7%
Reimbursements			0	0	ERR
	(295,913)	(396,950)	(382,575)	(86,662)	29%
OPERATIONS 2303					
Revenues	5,038,806	5,816,606	5,165,145	126,339	3%
Salaries & Benefits	(282,815)	(278,783)	(324,923)	(42,108)	15%
Operations	(1,149,925)	(1,269,580)	(1,307,575)	(157,650)	14%
Allocated Costs & Other	(1,338,843)	(1,335,641)	(1,722,803)	(383,960)	29%
Reimbursements	0		0	0	ERR
	2,267,223	2,932,602	1,809,844	(457,379)	-20%
QUALITY ASSUR. 2307					
Revenues	22,800	12,800	13,800	(9,000)	-39%
Salaries & Benefits	(203,079)	(168,407)	(207,839)	(4,760)	2%
Operations	(190,754)	(141,658)	(167,181)	23,573	-12%
Allocated Costs & Other	(38,072)	(27,697)	(29,352)	8,720	-23%
Reimbursements				0	ERR
	(409,105)	(324,962)	(390,572)	18,533	-5%
MECHANCL. MAINT. 2308					
Revenues	0	0	0	0	ERR
Salaries & Benefits	(200,077)	(200,672)	(216,512)	(16,435)	8%
Operations	(24,790)	(16,567)	(23,625)	1,165	-5%
Allocated Costs & Other	(44,352)	(42,174)	(43,897)	455	-1%
Reimbursements			0	0	ERR
	(269,219)	(259,413)	(284,034)	(14,815)	6%
RESOURCE MGT. 2311					
Revenues	9,600	12,408	0	(9,600)	-100%
Salaries & Benefits	(56,432)	(15,960)	(97,079)	(40,647)	72%
Operations	(40,872)	(31,600)	(49,035)	(8,163)	20%
Allocated Costs & Other	(5,041)	(10,140)	(22,569)	(17,528)	348%
Reimbursements				0	ERR
	(92,745)	(45,292)	(168,683)	(75,938)	82%

General Services – SANITATION & STORM

Budget Recap

FY 94 – 95

	93 – 94		94 – 95	BUDGET CHANGE	
	BUDGET	ESTIMATED	REQUEST	\$	%
RECAP – 431					
Revenues	5,371,226	5,995,953	5,407,101	35,875	1%
Salaries & Benefits	(1,132,903)	(1,041,583)	(1,257,038)	(124,135)	11%
Operations	(1,500,671)	(1,520,143)	(1,640,493)	(139,822)	9%
Allocated Costs & Other	(1,739,085)	(1,744,204)	(2,153,812)	(414,727)	24%
Reimbursements	0	0	0	0	ERR
	998,567	1,690,023	355,758	(642,809)	-64%
CONSTRUCTION – 432					
Revenues	1,650,000	1,138,100	1,508,860	(141,140)	-9%
Salaries & Benefits				0	ERR
Operations	(253,000)	(154,103)	(1,073,000)	(820,000)	324%
Allocated Costs & Other	(153,699)	(1,085,699)	(1,109,672)	(955,973)	622%
Reimbursements				0	ERR
	1,243,301	(101,702)	(673,812)	(1,917,113)	-154%
BOND RESERVE – 436					
Revenues	0	5,000	4,000	4,000	ERR
Salaries & Benefits				0	ERR
Operations	(1,000,000)	(961,465)	0	1,000,000	-100%
Allocated Costs & Other	(978)	(978)	(5,766)	(4,788)	490%
Reimbursements				0	ERR
	(1,000,978)	(957,443)	(1,766)	999,212	-100%
RECAP 432 & 436					
Revenues	1,650,000	1,143,100	1,512,860	(137,140)	-8%
Salaries & Benefits	0	0	0	0	ERR
Operations	(1,253,000)	(1,115,568)	(1,073,000)	180,000	-14%
Allocated Costs & Other	(154,677)	(1,086,677)	(1,115,438)	(960,761)	621%
Reimbursements	0	0	0	0	ERR
	242,323	(1,059,145)	(675,578)	(917,901)	-379%
RECAP 431, 432 & 436					
Revenues	7,021,226	7,139,053	6,919,961	(101,265)	-1%
Salaries & Benefits	(1,132,903)	(1,041,583)	(1,257,038)	(124,135)	11%
Operations	(2,753,671)	(2,635,711)	(2,713,493)	40,178	-1%
Allocated Costs & Other	(1,893,762)	(2,830,881)	(3,269,250)	(1,375,488)	73%
Reimbursements	0	0	0	0	ERR
	1,240,890	630,878	(319,820)	(1,560,710)	-126%
STORM DRAIN 482-2304					
Revenues	152,000	259,000	406,000	254,000	167%
Salaries & Benefits		(200)	0	0	0%
Operations	(43,000)	(42,400)	(95,100)	(52,100)	224%
Allocated Costs & Other	(319,209)	(218,061)	(301,844)	17,365	138%
Reimbursements				0	ERR
	(210,209)	(1,661)	9,056	219,265	-104%

ATTACHMENT E

**COST OF CONSTRUCTING
SEWER CAPACITY**

The ideal circumstance for financing sewer plant construction is to have each new user pay for the incremental cost of constructing that portion of the plant capacity the new user will fill. When the plant capacity is full, the fees collected would be used to construct the next increment.

The 1992 wastewater treatment plant expansion had the following costs, exclusive of bond issuance cost and interest:

4.1 MGD expansion	\$7,390,000
Engineering Services	600,000
Headworks	<u>1,900,000</u>
	\$9,890,000

The capacity constructed was as follows:

Flow	4.1 million gallons per day
BOD	13,515 pounds per day
SS	3,378 pounds per day

Using State guidelines, one third of the cost of construction is allocated to each component of capacity, resulting in the following unit costs:

Flow	\$3,297,000 ÷ 4.1 mgd	= \$0.804/gallon
BOD	\$3,297,000 ÷ 13,515	= \$243.95/lb.
SS	\$3,297,000 ÷ 3,378	= \$976.02/lb.

A single family residence produces an average of 275 gallons per day of wastewater containing 220 mg/L each of BOD and SS, which equals 0.505 pounds.

The incremental cost of building sewer treatment capacity to serve this residence is as follows:

275 gallons	X \$0.804/gal	= \$221.10
0.505 lb. BOD	X \$243.95/lb.	= \$123.20
0.505 lb. SS	X \$976.02/lb.	= <u>\$492.89</u>
		\$837.19

The \$837.19 cost of building capacity compares with the proposed residential connection fee of \$472.

The industrial connection fees are compared as follows:

<u>Proposed Fee</u>	<u>Constituent</u>	<u>Cost of Construction</u>
\$1.33/gallon	Flow	\$0.804/gallon
\$164.89/lb.	BOD	\$243.95/lb.
\$104.21/lb.	SS	\$976.02/lb.

FORM 1												
MUNICIPALITY: CITY OF VISALIA												
DATE: MARCH 1994												
PAGE 2 OF 2												
SUMMARY OF USERS AND WASTEWATER CHARACTERISTICS												
A NUMBER OF USERS	B USERS: USER GROUPS	WASTEWATER CHARACTERISTICS				DESIGN CAPACITY				TOTAL ANNUAL CAPACITY		
		C ADWF MG/D	D BOD MG/L	E SS MG/L	F DESIGN FLOW/MGD	G BOD LBS/DAY (DxFx8.34)	H SS LBS/DAY (ExFx8.34)	I VOLUME MG (Cx365)	J BOD LBS (Cx3044)	K SS LBS (CxEx3044)		
138	RESTAURANTS	0.276	1,000	750	0.276	2,302	1,726	100,740	840,144	630,108		
13	LAUNDRIES & DRY CLEANERS	0.091	400	375	0.091	304	285	33,215	110,802	103,876		
11	CAR WASHES	0.033	20	175	0.033	6	48	12,045	2,009	17,579		
15	GROCERIES	0.090	800	800	0.090	600	600	32,850	219,168	219,168		
14	HOTELS/MOTELS (994 ROOMS)	0.099	220	220	0.099	182	182	36,135	66,298	66,298		
10	SCHOOLS (31,370 STUDENTS)	0.314	220	220	0.314	576	576	114,610	210,280	210,280		
1374	MISC. COMMERCIAL	0.824	220	220	0.824	1,512	1,512	300,760	551,816	551,816		
1	SEPTAGE RECEIVING STATION	0.014	2,600	8,000	0.014	304	934	5,110	110,802	340,928		
1576	SUBTOTAL COMMERCIAL	1.741	398	405	1.741	5,786	5,863	635,465	2,111,319	2,140,053		
	SUMMARY											
7	INDUSTRY	1.414	1828	780	2.929	41,912	15,060	515,988	7,868,654	3,357,598		
1576	COMMERCIAL	1.741	398	405	1.741	5,786	5,863	635,465	2,111,319	2,140,053		
28131	RESIDENTIAL	7.736	220	220	7.736	14,194	14,194	2823,640	5,180,644	5,180,644		
	SUBTOTAL	10.891	457	322	12.406	61,892	35,117	3,975,09	15,160,617	10,678,295		
	SPECIAL CLASSIFICATIONS	0			0			0				
	INFILTRATION/INFLOW	0			0			0				
	FUTURE	5.709			4.194	3,748	3,001					
	TOTALS	16.60			16.600	65,640	38,118					

FORM 2			FY 94-95 MUNICIPALITY: CITY OF VISALIA		
			DATE: MARCH 1994		
OPERATION AND MAINTENANCE COSTS AND DEBT SERVICE					
COST CATEGORY		BUDGET FULL CURRENT YEAR FISCAL YEAR: 94-95		ESTIMATED COST FIRST FULL YEAR OF OPERATION	
1 TREATMENT FACILITIES					
FIXED COSTS		3,592,370			
REPLACEMENT COSTS		888,836			
TOTAL FIXED COSTS		4,481,206			
VARIABLE COSTS					
SUBTOTAL		4,481,206			
2 COLLECTION SYSTEM					
FIXED COSTS		232,051			
REPLACEMENT COSTS		150,524			
TOTAL FIXED COSTS		382,575			
VARIABLE COSTS					
SUBTOTAL		382,575			
3 MISCELLANEOUS					
OVERHEAD					
OPERATING RESERVE					
OTHER					
SUBTOTAL		0			
4 TOTAL - FIXED COSTS		4,863,781			
5 TOTAL - VARIABLE COSTS					
6 TOTAL O&M COSTS		4,863,781			
7 DEBT SERVICE		1,844,450			
TOTAL					

FORM 4		FY 94-95		MUNICIPALITY: CITY OF VISALIA	
UNIT COST DETERMINATION				DATE: MARCH 1994	
A	B	C	D	E	
COST CATEGORY	PARAMETER ALLOCATION PERCENTAGES	ANNUAL COST ALLOCATED TO EACH PARAMETER	TOTAL QUANTITIES SEE INSTRUCTIONS	UNIT COST FOR EACH PARAMETER	
1. CAPITAL OUTLAY	OPTIONAL				
//					
FLOW					
B.O.D.					
S.S.					
2. DEBT SERVICE	From Form 3 Line 7	From Form 2 Line 7			
//					
FLOW	33%	614,816	6,059	\$101.47/MG	
B.O.D.	33%	614,817	23,962,250	\$0.026/LB	
S.S.	33%	614,817	13,913,070	\$0.044/LB	
3. O & M VARIABLE		From Form 2 Line 5			
//					
FLOW					
B.O.D.					
S.S.					
4. O & M FIXED		From Form 2 Line 4			
//					
FLOW	33%	1,621,260	3,975.093	\$407.86/MG	
B.O.D.	33%	1,621,260	15,160,617	\$0.107/LB	
S.S.	33%	1,621,261	10,678,295	\$0.152/LB	

