

July 23, 2018

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CONSENT CALENDAR

SETTING CONNECTION FEES AND PROPERTY TAXES FOR FISCAL YEAR 2018-19

SUMMARY:

Connection fees were last updated in July 2017. The proposed changes are based on periodic updates to the capital budget and other changing assumptions including increases to the Engineering News Record (ENR) construction cost index and are discussed below.

The proposed changes to connection fees and property taxes are discussed below. Staff recommends that the Board:

- Adopt a resolution amending the Rates and Charges for connection fees effective August 1, 2018,
- Adopt a resolution amending the Ad Valorem Property Tax Rates; and
- Adopt a resolution amending Allocation of Ad Valorem Property Taxes to Debt Service providing for the annual allocation of 1% tax revenue.

BACKGROUND:

The Long-Term Capital Funding Plan (LTFP), completed in November 2013, established connection fees and formed new improvement districts (ID) for funding capital requirements and setting tax rates. A fundamental concept in the District's LTFP is that the costs of new capital facilities are shared equally between the connection fees paid by the developer and property taxes paid by property owners (a 50/50 split). The District uses a comprehensive financial model to incorporate capital costs, debt funding, future development, growth rates, inflation and other variables to determine connection fees. Connection fee increases were modeled for both residential and commercial development along with a consolidated tax rate. Staff updated the District's financial model for FY 2018-19 connection fees and tax rate-setting to include the following:

- Updated capital improvement program;
- Updated ENR estimated capital cost increase of 3.0%;
- Fund balance adjustments through May 2018 with assumptions through fiscal year end;
- Updated assessed valuations; and
- Updated development units.

Exhibit "A" provides a summary of the proposed connection fees and property tax rates by ID. Exhibit "B" provides an analysis of changes within each ID.

IDs 112/212:

There are three separate developments contributing to IDs 112/212: the City of Irvine (City)/Great Park, FivePoint Communities – Great Park Neighborhoods, and the County of Orange 100-acre parcel. Connection fees for these developments will be set separately.

City of Irvine / Great Park

The recycled water connection fee of \$28.85 million for the Great Park per agreement with the City was approved by the Board on June 12, 2017. The City made the first recycled water connection fee payment of \$9.9 million in September 2017. The remainder will be paid as the parcels are put into service. The Great Park will pay 100 percent of the planned recycled capital expenditures versus the previous assumption of a 50/50 cost sharing with the property owner. As a result of the City agreeing to pay 100% of the capital expenditures, which reduces the burden on the connection fees, staff recommends a 6% reduction to the water and sewer connection fees.

FivePoint Communities – Great Park Neighborhoods

The Great Park Neighborhoods is the FivePoint Communities development within ID 112/212. Staff recommends a 6.0% reduction in the current connection fees for the reasons discussed above. The consolidated water and sewer connection fee decreases by \$308, from \$5,138 to \$4,830 per unit. Staff recommends maintaining the current consolidated tax rate of \$0.7500 per \$100 of land-assessed value in order to maintain the 50/50 split.

County of Orange 100-acre Parcel

Staff recommends applying the same 6.0% reduction to the connection fees for the reasons discussed above for the 100-acre development site owned by the County of Orange, which has no tax base. The consolidated water and sewer connection fee will decrease by \$567, from \$9,455 to \$8,887 per unit. The property tax rate will remain at zero as long as this property is owned by the County, which has no tax base.

Improvement Districts	Connection Fees		Property Tax	
	Current	Proposed	Current	Proposed
112/212 (Great Park Neighborhood)	\$5,138	\$4,830	\$0.0750	\$0.0750
112a/212a (County 100-acre Parcel)	\$9,455	\$8,887	\$0.0000	\$0.0000

IDs 113/213 – Tustin Base:

Staff recommends increasing connection fees by 3.0%, consistent with ENR. This will increase the water and sewer connection fee \$244, from \$8,135 to \$8,379 per unit. Staff recommends maintaining the current consolidated tax rate of \$0.09900 per \$100 of land-assessed value in order to maintain the 50/50 split.

Improvement Districts	Connection Fees		Property Tax	
	Current	Proposed	Current	Proposed
113/213	\$8,135	\$8,379	\$0.0990	\$0.0990

IDs 185/285 – Opportunity Study Area, Excluding Portola:

Staff recommends increasing connection fees by 3.0%, consistent with ENR. This will increase the water and sewer connection fee \$142, from \$4,726 to \$4,868 per unit. Staff recommends maintaining the current consolidated tax rate of \$0.0535 per \$100 of land-assessed value.

Improvement Districts	Connection Fees		Property Tax	
	Current	Proposed	Current	Proposed
185/285 (Opportunity Study)	\$4,726	\$4,868	\$0.0535	\$0.0535

IDs 188/288 – Portola – Portion of Opportunity Study Area:

Staff recommends a 3.0% increase in the current connection fees, consistent with ENR. The consolidated water and sewer connection fee will increase by \$124, increasing the water and sewer connection fee from \$4,144 to \$4,268 per residential unit; and staff recommends maintaining the current consolidated tax rate of \$0.0835 per \$100 of land assessed value in order to maintain the 50/50 split.

Improvement Districts	Connection Fees		Property Tax	
	Current	Proposed	Current	Proposed
188/288 (Opportunity Study)	\$4,144	\$4,268	\$0.0835	\$0.0835

IDs 153/253 – Developing IDs:

Staff has been working with the Irvine Company to establish future usage and related revenue from the sale of native water from Irvine Lake since the completion of the LTFP. A portion of the revenue produced by native water sales is applied to connection fees for the developing IDs 153/253. Staff is working with the Irvine Company to amend the Irvine Lake agreement to ensure that the Irvine Company pays its fair share of capital infrastructure (without overpaying), recognizing that future sales of native water will reduce the amount of connection fees. The new assumption includes 3,800 acre-feet (AF) per year, increased from the current 3,200 AF per year, at \$291 per AF with the cost of water escalating annually at 3%. The agreement will also provide for a reconciliation every five years between the assumed and the actual native water revenue. The final reconciliation would occur at the end of 20 years.

Staff recommends decreasing the consolidated water and sewer connection fee from \$4,301 to \$3,312 (a net reduction of \$989 or 23%). Staff recommends maintaining the current consolidated tax rate of \$0.0410 per \$100 of land-assessed value in order to maintain the 50/50 split.

Improvement Districts	Connection Fees		Property Tax	
	Current	Proposed	Current	Proposed
153/253 (Undeveloped ID)	\$4,301	\$3,312	\$0.0410	\$0.0410

ID 256 – Orange Park Acres (OPA) Sewer:

Staff recommends a 3.0% increase in the current connection fees, consistent with ENR. The sewer connection fee will increase by \$177, increasing the connection fee from \$5,900 to \$6,077 per residential unit.

Improvement Districts	Connection Fees		Property Tax	
	Current	Proposed	Current	Proposed
156/256 (Undeveloped ID)	\$5,900	\$6,077	\$0.0000	\$0.0000

All Other IDs:

Other areas experienced no significant changes in funding requirements. The recommendation for these IDs is a 3.0% increase (ENR) to connection fees.

Improvement Districts	Connection Fees		Property Tax	
	Current	Proposed	Current	Proposed
125/225(Developed)	\$5,633	\$5,801	\$0.028	\$0.028
125/240(Developed)	\$6,427	\$6,620	\$0.028	\$0.028
111/222 (Developed, no GO Authority) ¹	\$9,346	\$9,626	NA	NA

Resolutions are attached relating to the above discussed items:

- Exhibit “C” provides the resolution adopting changes to the Rates and Charges for the Connection Fees as discussed above;
- Exhibit “D” provides the resolution adopting changes to the Ad Valorem Property Tax Rates as discussed above;
- Exhibit “E” provides the resolution amending the allocation of Ad Valorem Property Taxes to Debt Service; and
- Exhibit “F” provides the amended Schedule of Rates and Charges.

FISCAL IMPACTS:

Total connection fees discussed above are included in the FY 2018-19 Non-Operating budget.

ENVIRONMENTAL COMPLIANCE:

Not applicable.

¹ Identifies the consolidated connection fee for a density between 5.9 to 10.8 dwelling units (DU) per acre.

COMMITTEE STATUS:

This item was reviewed by the Finance and Personnel Committee on July 3, 2018.

RECOMMENDATION:

THAT THE BOARD ADOPT THE FOLLOWING RESOLUTIONS BY TITLE EFFECTIVE AUGUST 1, 2018:

RESOLUTION NO. 2018-

RESOLUTION OF THE BOARD OF DIRECTORS OF IRVINE
RANCH WATER DISTRICT, ORANGE COUNTY, CALIFORNIA
ADOPTING CHANGES TO CONNECTION FEES AS SET FORTH IN
THE SCHEDULE OF RATES AND CHARGES IN EXHIBIT "B" TO THE
RULES AND REGULATIONS OF IRVINE RANCH WATER DISTRICT
FOR WATER, SEWER, RECYCLED WATER, AND NATURAL
TREATMENT SYSTEM SERVICE

AND ADOPT THE FOLLOWING RESOLUTIONS BY TITLE:

RESOLUTION NO. 2018-

RESOLUTION OF THE BOARD OF DIRECTORS OF
IRVINE RANCH WATER DISTRICT, ORANGE COUNTY, CALIFORNIA
ESTABLISHING *AD VALOREM* TAX REVENUES FOR
FISCAL YEAR 2018-19

RESOLUTION NO. 2018 –

RESOLUTION OF THE BOARD OF DIRECTORS OF
THE IRVINE RANCH WATER DISTRICT AMENDING
ALLOCATION OF *AD VALOREM* PROPERTY
TAXES TO DEBT SERVICE, SUBJECT TO PLEDGE

LIST OF EXHIBITS:

- Exhibit "A" – Proposed Connection Fees and Property Tax Rates
- Exhibit "B" – Analysis of Changes within IDs
- Exhibit "C" – Resolution Adopting Changes to Rates and Charges
- Exhibit "D" – Resolution Adopting Ad Valorem Property Tax Rates
- Exhibit "E" – Resolution Amending Allocation of Ad Valorem Property Taxes to Debt Service
- Exhibit "F" – Rates and Charges

Exhibit "A"

**Proposed Connection Fees and Property Tax Rates
Fiscal Year 2018-19**

CONNECTION FEES

Improvement District	Current			Proposed			Change ⁽¹⁾	
	Water	Sewer	Total	Water	Sewer	Total	\$	%
111/222	\$3,348	\$5,998	\$9,346	\$3,448	\$6,178	\$9,626	\$280	3.0%
112/212	\$1,423	\$3,715	\$5,138	\$1,338	\$3,492	\$4,830	(\$308)	-6.0%
112a/212a No Tax Authority (100% Connection Fee)	\$2,619	\$6,836	\$9,455	\$2,462	\$6,426	\$8,887	(\$567)	-6.0%
113/213	\$2,959	\$5,176	\$8,135	\$3,047	\$5,331	\$8,379	\$244	3.0%
125/240	\$2,708	\$3,719	\$6,427	\$2,789	\$3,830	\$6,620	\$193	3.0%
125/225	\$2,708	\$2,924	\$5,633	\$2,789	\$3,012	\$5,801	\$169	3.0%
153/253	\$1,989	\$2,312	\$4,301	\$1,532	\$1,780	\$3,312	(\$989)	-23.0%
153/253 PA 30	\$3,716	\$3,878	\$7,595	\$3,828	\$3,995	\$7,822	\$228	3.0%
256 OPA		\$5,900	\$5,900		\$6,077	\$6,077	\$177	3.0%
185/285	\$1,697	\$3,029	\$4,726	\$1,748	\$3,120	\$4,868	\$142	3.0%
188/288	\$1,527	\$2,617	\$4,144	\$1,572	\$2,696	\$4,268	\$124	3.0%

PROPERTY TAX RATES ⁽²⁾

Improvement District	Current			Proposed		
	Water	Sewer	Total	Water	Sewer	Total
112/212	\$0.0300	\$0.0450	\$0.0750	\$0.0300	\$0.0450	\$0.0750
113/213	\$0.0400	\$0.0590	\$0.0990	\$0.0400	\$0.0590	\$0.0990
125/225	\$0.0130	\$0.0150	\$0.0280	\$0.0130	\$0.0150	\$0.0280
153/253	\$0.0200	\$0.0210	\$0.0410	\$0.0200	\$0.0210	\$0.0410
185/285	\$0.0230	\$0.0305	\$0.0535	\$0.0230	\$0.0305	\$0.0535
188/288	\$0.0735	\$0.0100	\$0.0835	\$0.0735	\$0.0100	\$0.0835

(1) ENR for April 2017 through June 2018 is approximately 3%.

(2) Based on \$100 of land assessed value.

IRVINE RANCH WATER DISTRICT
Identifying Changes within IDs
(in millions)

Improvement District:

112/212

To Date:

	Water	Sewer	Total
Expenditures ⁽¹⁾	\$ (15.9)	\$ (39.3)	\$ (55.2)
Connection Fees	\$ 2.8	\$ 5.8	8.6
GO Property Taxes	2.4	6.4	8.8
Previous Bond Sales	8.1	26.0	34.1
Other ⁽²⁾	4.1	5.5	9.6
Fund Balance (4/30/2018)	\$ 1.5	\$ 4.4	\$ 5.9

Future Projection:**Revenue:**

Interest Income on Balance	\$ 3.7	\$ 25.4	\$ 29.0
Other Revenues ⁽²⁾	(3.2)	8.1	4.9
1% and Enhancement	-	-	-
Bond Sales	11.2	44.4	55.6
Connection Fees	10.6	45.5	56.1
GO Property Taxes	19.9	35.1	55.0
Total Revenue	\$ 42.2	\$ 158.4	\$ 200.6

Expenditures:

Capital	\$ (11.1)	\$ (45.8)	\$ (56.9)
Debt	(30.6)	(114.0)	(144.5)
Total Expenditures	\$ (41.7)	\$ (159.8)	\$ (201.5)

Fund Balance (FY 2057-58)

\$ 2.0	\$ 3.0	\$ 5.0
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Change

Connection Fees:

	Current	Propose	\$	%
Previous	\$2.8	\$5.8	\$8.6	
Future	10.6	45.5	56.1	
Total Connection Fees	\$13.4	\$51.2	\$64.7	50%
	\$5,138	\$4,830	(\$308)	-6.0%

GO Property Taxes:

Previous	\$2.4	\$6.4	\$8.8	
Underlay (ID 125/225)	0.0	0.0	0.0	
Future	19.9	35.1	55.0	
Total GO Property Taxes	\$22.3	\$41.5	\$63.8	50%
	\$0.0750	\$0.0750	\$0.0000	0.0%

(1) Expenditures includes both capital infrastructure and general plant expenditures.

(2) Other includes Grants, AMP, LRP, LPP, and any other revenue sources that were used to offset capital.

IRVINE RANCH WATER DISTRICT

Identifying Changes within IDs

(in millions)

Improvement District:

113/213

To Date:

	Water	Sewer	Total
Expenditures ⁽¹⁾	\$ (17.6)	\$ (29.5)	\$ (47.1)
Connection Fees	3.4	6.4	9.8
GO Property Taxes	0.8	1.2	2.0
Previous Bond Sales	16.3	28.6	44.9
Other ⁽²⁾	1.2	0.1	1.3
Fund Balance (4/30/2018)	\$ 4.1	\$ 6.7	\$ 10.8

Future Projection:

Revenue:

Interest Income on Balance	\$ 13.4	\$ 0.5	\$ 13.9
Other Revenues ⁽²⁾	0.2	1.1	1.3
1% and Enhancement	-	-	-
Bond Sales	6.9	14.6	21.5
Connection Fees	10.1	15.8	25.9
GO Property Taxes	15.2	19.1	34.3
Total Revenue	\$ 45.9	\$ 51.1	\$ 97.0

Expenditures:

Capital	\$ (6.9)	\$ (12.9)	\$ (19.9)
Debt	(32.8)	(54.5)	(87.3)
Total Expenditures	\$ (39.7)	\$ (67.4)	\$ (107.1)

Fund Balance (FY 2057-58)

\$ 10.3	\$ (9.6)	\$ 0.7
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Change

Connection Fees:

	Current	Propose	\$	%
Previous	\$3.4	\$6.4	\$9.8	
Future	10.1	15.8	25.9	
Total Connection Fees	\$13.5	\$22.1	\$35.7	50%

GO Property Taxes:

Previous	\$0.8	\$1.2	\$2.0	
Underlay (ID 125/225)	0.0	0.0	0.0	
Future	15.2	19.1	34.3	
Total GO Property Taxes	\$16.1	\$20.3	\$36.4	50%

\$8,135 \$8,379 \$244 3.0%

\$0.0990 \$0.0990 \$0.0000 0.0%

(1) Expenditures includes both capital infrastructure and general plant expenditures.

(2) Other includes Grants, AMP, LRP, LPP, and any other revenue sources that were used to offset capital.

IRVINE RANCH WATER DISTRICT

Identifying Changes within IDs

(in millions)

Improvement District

153/253 (Undeveloped)

To Date:

	Water	Sewer	Total
Expenditures ⁽¹⁾	\$ (4.7)	\$ (28.1)	\$ (32.8)
Connection Fees	9.88	11.41	21.28
GO Property Taxes	0.71	0.74	1.45
Previous Bond Sales	7.60	11.90	19.50
Other ⁽²⁾	4.50	6.10	10.60
Fund Balance (4/30/2018)	\$ 18.0	\$ 2.1	\$ 20.1
Underlay	\$ 5.0	\$ 2.7	\$ 7.7

Future Projection:

Revenue:

Interest Income on Balance	\$ 5.8	\$ (17.4)	\$ (11.6)
Other Revenues ⁽²⁾	25.7	87.8	113.5
1% and Enhancement	-	-	-
Bond Sales	14.0	19.7	33.7
Connection Fees	13.8	15.9	29.7
GO Property Taxes	2.0	2.7	4.6
Total Revenue	\$ 61.3	\$ 108.6	\$ 169.9

Expenditures:

Capital	\$ (39.8)	\$ (52.4)	\$ (92.3)
Debt	(37.0)	(52.2)	(89.2)
Total Expenditures	\$ (76.8)	\$ (104.7)	\$ (181.5)

Fund Balance (FY 2057-58)

\$ 2.5	\$ 6.0	\$ 8.5
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Change

Connection Fees:

	Current	Propose	\$	%
Previous	\$9.9	\$11.4	\$21.3	
Future	\$13.8	\$15.9	\$29.7	
Total Connection Fees	\$24	\$27	\$51.0	50%
	\$4,301	\$3,312	(\$989)	-23%

GO Property Taxes:

Previous	\$5.8	\$3.4	\$9.2	
Underlay (ID 125/225)	\$18.7	\$18.7	\$37.4	
Future	\$2.0	\$2.7	\$4.6	
Total GO Property Taxes	\$26	\$25	\$51.2	50%
	\$0.0410	\$0.0410	\$0.0000	0%

(1) Expenditures includes both capital infrastructure and general plant expenditures.

(2) Other Revenues include native water and golf course revenue for 153/253, buy-in costs, and estimated grant revenue.

IRVINE RANCH WATER DISTRICT
Identifying Changes within IDs
(in millions)

Improvement District:

185/285

To Date:

	Water	Sewer	Total
Expenditures ⁽¹⁾	\$ (0.7)	\$ (2.0)	\$ (2.7)
Connection Fees	\$ 1.9	\$ 2.9	4.8
GO Property Taxes	\$ 0.2	\$ 0.2	0.4
Previous Bond Sales	\$ 1.5	\$ 1.8	3.3
Other ⁽²⁾	\$ 0.3	\$ 2.8	3.1
Fund Balance (4/30/2018)	\$ 3.2	\$ 5.7	\$ 8.9

Future Projection:

Revenue:

Interest Income on Balance	\$ 2.6	\$ 10.3	\$ 12.9
Other Revenues	-	-	-
1% and Enhancement	-	-	-
Bond Sales	3.0	4.3	7.3
Connection Fees	0.9	1.6	2.5
GO Property Taxes	0.7	0.9	1.6
Total Revenue	\$ 7.2	\$ 17.1	\$ 24.3

Expenditures:

Capital	\$ (3.5)	\$ (4.9)	\$ (8.4)
Debt	(7.7)	(10.2)	(17.9)
Total Expenditures	\$ (11.2)	\$ (15.2)	\$ (26.3)
Fund Balance (FY 2057-58)	\$ (0.7)	\$ 7.6	\$ 6.9

Connection Fees:

	Current	Propose	Change	
			\$	%
Previous	\$1.9	\$2.9	\$4.8	
Future	\$0.9	\$1.6	\$2.5	
Total Connection Fees	\$3	\$4	\$7.3	50%
	\$4,726	\$4,868	\$142	3.0%

GO Property Taxes:

Previous	\$0.2	\$0.2	\$0.4	
Underlay (ID 125/225)	\$5.3	\$0.0	\$5.3	
Future	\$0.7	\$0.9	\$1.6	
Total GO Property Taxes	\$6	\$1	\$7.2	50%
	\$0.0535	\$0.0535	\$0.0000	0.0%

(1) Other includes any other revenue sources that were used to offset capital.

IRVINE RANCH WATER DISTRICT

Identifying Changes within IDs

(in millions)

Improvement District:

188/288

To Date:

	Water	Sewer	Total
Expenditures ⁽¹⁾	\$ (9.3)	\$ (8.7)	\$ (17.9)
Connection Fees	0.4	0.6	1.1
GO Property Taxes	2.1	0.2	2.3
Previous Bond Sales	4.6	0.4	5.0
Other ⁽²⁾	2.6	6.7	9.3
Fund Balance (4/30/2018)	\$ 0.4	\$ (0.7)	\$ (0.3)

Future Projection:

Revenue:

Interest Income on Balance	\$ 2.2	\$ 4.3	\$ 6.5
Other Revenues ⁽²⁾	0.1	0.0	0.1
1% and Enhancement	-	-	-
Bond Sales	0.9	0.5	1.4
Connection Fees	1.3	2.3	3.6
GO Property Taxes	1.9	0.5	2.4
Total Revenue	\$ 6.4	\$ 7.7	\$ 14.1

Expenditures:

Capital	\$ (0.8)	\$ (0.4)	\$ (1.2)
Debt	(4.2)	(1.4)	(5.6)
Total Expenditures	\$ (5.0)	\$ (1.8)	\$ (6.8)
Fund Balance (FY 2057-58)	\$ 1.8	\$ 5.2	\$ 7.0

Connection Fees:

	Current	Propose	Change	
Previous	\$0.4	\$0.6	\$1.1	
Future	\$1.3	\$2.3	\$3.6	
Total Connection Fees	\$1.8	\$2.9	\$4.7	50%
	\$4,144	\$4,268	\$124	3.0%

GO Property Taxes:

Previous	\$2.1	\$0.2	\$2.3	
Underlay (ID 125/225)	\$0.0	\$0.0	\$0.0	
Future	\$1.9	\$0.5	\$2.4	
Total GO Property Taxes	\$3.9	\$0.8	\$4.7	50%
	\$0.0835	\$0.0835	\$0.0000	0.0%

(1) Expenditures includes both capital infrastructure and general plant expenditures.

(2) Other includes Grants, AMP, LRP, LPP, and any other revenue sources that were used to offset capital.

IRVINE RANCH WATER DISTRICT **Identifying Changes within IDs**

(in millions)

Improvement District:

125/225

To Date:

Fund Balance (4/30/2018)

Water	Sewer	Total
\$ 147.0	\$ (5.7)	\$ 141.4

Future Projection:

Revenue:

Interest Income on Balance	\$ 81.6	\$ 33.7	\$ 115.3
Other Revenues ⁽¹⁾	5.7	23.0	\$ 28.7
1% and Enhancement	0.3	181.2	\$ 181.4
Bond Sales	77.1	138.3	215.4
Connection Fees	1.0	1.1	2.2
GO Property Taxes	172.3	404.3	576.7

Total Revenue	\$ 337.9	\$ 781.6	\$ 1,119.6
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Expenditures:

Capital	\$ (73.4)	\$ (126.0)	\$ (199.4)
Debt	(403.5)	(622.9)	(1,026.4)

Total Expenditures	\$ (476.9)	\$ (748.9)	\$ (1,225.8)
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Fund Balance (FY 2057-58)

\$ 8.1	\$ 27.1	\$ 35.2
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(1) Other includes Grants, AMP, LRP, LPP, and any other revenue sources that were used to offset capital.

IRVINE RANCH WATER DISTRICT
Identifying Changes within IDs
(in millions)

Improvement District:

111/222

To Date:

Fund Balance (4/30/2018)

<u>Water</u>	<u>Sewer</u>	<u>Total</u>
\$ 1.8	\$ (25.1)	\$ (23.3)

Future Projection:

Revenue:

Interest Income on Balance	\$ 1.8	\$ (12.5)	\$ (10.7)
Other Revenues ⁽¹⁾	1.4	5.0	\$ 6.3
1% and Enhancement	87.3	131.0	\$ 218.4
Bond Sales	44.5	50.0	94.5
Connection Fees	4.1	7.3	11.4
GO Property Taxes	-	-	-

Total Revenue	\$ 139.0	\$ 180.8	\$ 319.8
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Expenditures:

Capital	\$ (60.0)	\$ (60.0)	\$ (120.0)
Debt	(71.7)	(74.6)	(146.3)

Total Expenditures	\$ (131.7)	\$ (134.6)	\$ (266.3)
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Fund Balance (FY 2057-58)	\$ 9.1	\$ 21.1	\$ 30.2
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(1) Other includes Grants, AMP, LRP, LPP, and any other revenue sources that were used to offset capital.

Exhibit “C”

RESOLUTION NO. 2018-

RESOLUTION OF THE BOARD OF DIRECTORS OF
IRVINE RANCH WATER DISTRICT
ADOPTING CHANGES TO CONNECTION FEES AS SET FORTH IN
THE SCHEDULE OF RATES AND CHARGES IN EXHIBIT “B” TO THE
RULES AND REGULATIONS OF IRVINE RANCH WATER DISTRICT
FOR WATER, SEWER, RECYCLED WATER, AND NATURAL
TREATMENT SYSTEM SERVICE
(EFFECTIVE AUGUST 1, 2018)

The Irvine Ranch Water District (“IRWD”) is a California Water District organized and existing under the California Water District Law, and all of the lands within the boundaries of said District are located in the County of Orange, State of California.

California Water Code Sections 35423, 35470, and 35501 empower the District to establish, print and distribute equitable rules and regulations and prescribe and collect rates or other charges for water and sewer service, which includes connection fees for connection and service capacity.

The Board of Directors of IRWD, by adoption of Resolution No. 2018-14 approved and adopted amended “Rules and Regulations of Irvine Ranch Water District for Water, Sewer, Recycled Water, and Natural Treatment System Service effective May 29, 2018 (“Rules and Regulations”).

Exhibit “B” of the Rules and Regulations sets forth rates and charges, which may be changed from time to time by adoption of changes to any of the rates and charges or establishing any new rates and charges.

Public Resources Code Section 21080(b) (8) provides that the establishment, modification, structuring, restructuring or approval of rates, tolls, fares, or other charges by public agencies are exempt from the requirements of the California Environmental Quality Act if certain findings are made specifying the basis for the claim of exemption.

Article XIIB of the Constitution of the State of California, limiting local agencies’ appropriations of proceeds of taxes, excludes user charges or fees or regulatory fees from the definition of proceeds of taxes, as long as such fees and charges do not produce revenue exceeding the costs reasonably borne in providing the regulation, product or service, and further excludes appropriations for debt service and appropriations for qualified capital outlay projects from appropriations subject to limitation.

The Board of Directors of IRWD deems it advisable and finds that it would be in the best interest of the District to amend or establish connection fees, consistent with applicable constitutional and statutory requirements.

The proposed revisions to the connection fees, as set forth in Exhibit “A” to this resolution, do not modify or establish any property-related fees or charges subject to the notice and hearing procedures of Article XIID of the Constitution of the State of California.

The Board of Directors of IRWD therefore resolves as follows:

Section 1. It is hereby found and determined that the proposed changes to the Schedule of Rates and Charges are within the purposes set forth in Section 21080(b) of the Public Resources Code including but not by way of limitation, the purposes of (1) obtaining funds for capital projects necessary to maintain service within existing areas, and (2) meeting financial reserve needs, and therefore, that such changes are exempt from CEQA.

Section 2. It is hereby found and determined that relative to Article XIII B of the Constitution of the State of California, the charges or fees or regulatory fees established or increased hereby do not produce revenues exceeding the costs reasonably borne in providing the regulation, product or service and/or are used for debt service or qualified capital outlay projects and accordingly do not constitute proceeds of taxes, the appropriation of which is limited under Article XIII B, and that the documentation used in making such determinations has been on file in the office of IRWD for not less than 15 days prior to the date hereof, pursuant to Section 7910 of the Government Code of the State of California. It is hereby further found and determined that relative to the requirements of Sections 66013 and 66016 of the Government Code of the State of California, the availability of such documentation also satisfies the requirement to make publicly available the data indicating the estimated cost and revenue sources to provide the service for which the fee is imposed at least 10 days prior to the meeting at which this resolution is adopted, and that the connection fees established or increased hereby do not exceed the estimated reasonable cost of providing the service for which they are imposed.

Section 3. The new and/or revised connection fees as set forth in Exhibit "A" attached to this resolution and by this reference incorporated herein are hereby adopted, and the corresponding rate(s), fee(s) or charge(s), if any, as set forth in Rules and Regulations Exhibit "B" currently in effect, are hereby superseded. Staff is directed to incorporate the hereby adopted new and/or revised connection fee(s) into Exhibit "B" to the Rules and Regulations.

Section 4. That the provisions of this Resolution shall be effective August 1, 2018.

Section 5. That the Secretary is hereby ordered and directed to post a certified copy of this Resolution in a public place within the Irvine Ranch Water District.

ADOPTED, SIGNED and APPROVED on July 23, 2018.

President, IRVINE RANCH WATER DISTRICT
and of the Board of Directors thereof

Secretary, IRVINE RANCH WATER DISTRICT
and of the Board of Directors thereof

APPROVED AS TO FORM:

Lewis Brisbois Bisgaard & Smith LLP

By: _____
District Counsel

RESOLUTION NO. 2018-

RESOLUTION OF THE BOARD OF DIRECTORS OF
IRVINE RANCH WATER DISTRICT
ESTABLISHING AD VALOREM TAX REVENUES FOR
FISCAL YEAR 2018-19

The Board of Directors of the Irvine Ranch Water District (IRWD) has duly considered the financial needs of IRWD and its Improvement District Nos. 112, 113, 125, 153, 185, 188, 212, 213, 225, 240, 253, 285, and 288, for the fiscal year 2018-19 and the funds available and established to become available for meeting said financial needs.

Pursuant to Water Code Section 37206, the Board of Directors annually shall furnish to the Board of Supervisors of Orange County and to the County Auditor, an estimate in writing of the amount of money needed to be raised by the District during the fiscal year for the payment of its proportion of the amount required for the purposes of the District.

Article XIII B of the Constitution of the State of California provides that the appropriations of local agencies will be limited each year to those of the previous year with specified adjustments permitted.

Section 9(a) of Article XIII B specifically excludes appropriations required to pay the cost of interest and redemption charges, including the funding of any reserve or sinking fund required in connection therewith, on indebtedness existing or legally authorized as of January 1, 1979, or on bonded indebtedness thereafter approved according to law by a vote of electors.

The ad valorem tax revenues established by IRWD are used entirely for debt service and are therefore exempt from the appropriations formula established by Article XIII B.

The ad valorem tax revenues received by IRWD pursuant to this Resolution will provide a portion of the funds needed to pay principal and interest with respect to the General Obligation Bonds referenced below, and this Board wishes to specify the sources of the remainder of the amounts needed therefor in the current year.

The Board of Directors of IRWD therefore resolves as follows:

Section 1. That the tax to be levied for servicing the General Obligation Bonds of Improvement District No. 153 of IRWD for fiscal year 2018-19 is .02000 percent (.0002000) of full value.

Section 2. That the tax to be levied for servicing the General Obligation Bonds of Improvement District No. 253 of IRWD for fiscal year 2018-19 is .02100 percent (.0002100) of full value.

Section 3. That the tax to be levied for servicing the General Obligation Bonds of Improvement District No. 225 of IRWD for fiscal year 2018-19 is .01500 percent (.0001500) of full value.

Section 4. That the tax to be levied for servicing the General Obligation Bonds of Improvement District No. 240 of IRWD for fiscal year 2018-19 is .01500 percent (.0001500) of full value.

Section 5. That the tax to be levied for servicing the General Obligation Bonds of Improvement District No. 125 of IRWD for fiscal year 2018-19 is .01300 percent (.0001300) of full value.

Section 6. That the tax to be levied for servicing Improvement District No. 252's just proportion of liability determined pursuant to Resolution No. 2005-41, for the General Obligation Bonds of Improvement District No. 225 of IRWD for fiscal year 2018-19 is .00001 percent (.0000001) of full value.

Section 7. That the tax to be levied for servicing the General Obligation Bonds of Improvement District No. 188 of IRWD for fiscal year 2018-19 is .07350 percent (.0007350) of full value.

Section 8. That the tax to be levied for servicing the General Obligation Bonds of Improvement District No. 288 of IRWD for fiscal year 2018-19 is .01000 percent (.0001000) of full value.

Section 9. That the tax to be levied for servicing the General Obligation Bonds of Improvement District No. 113 of IRWD for fiscal year 2018-19 is .04000 percent (.0004000) of full value.

Section 10. That the tax to be levied for servicing the General Obligation Bonds of Improvement District No. 213 of IRWD for fiscal year 2018-19 is .05900 percent (.000590) of full value.

Section 11. That the tax to be levied for servicing the General Obligation Bonds of Improvement District No. 112 of IRWD for fiscal year 2018-19 is .03000 percent (.00030000) of full value.

Section 12. That the tax to be levied for servicing the General Obligation Bonds of Improvement District No. 212 of IRWD for fiscal year 2018-19 is .04500 percent (.0004500) of full value.

Section 13. That the tax to be levied for servicing the General Obligation Bonds of Improvement District No. 185 of IRWD for fiscal year 2018-19 is .02300 percent (.0002300) of full value.

Section 14. That the tax to be levied for servicing the General Obligation Bonds of Improvement District No. 285 of IRWD for fiscal year 2018-19 is .03050 percent (.0003050) of full value.

Section 15. The taxes levied pursuant to Sections 1 and 2 of this Resolution are for bonds approved before January 1, 1989. The taxes levied pursuant to Sections 7 through 14 are for bonds approved after January 1, 1989. The taxes levied pursuant to Sections 3 through 6 are for bonds approved before January 1, 1989 and bonds approved after January 1, 1989.

Section 16. That the Secretary and Treasurer of the District are hereby directed to furnish a certified copy of this resolution to the Auditor of the County of Orange.

Section 17. That the ad valorem tax revenues established by IRWD hereby for the fiscal year 2018-19 are in compliance with the provisions of Article XIIIB of the constitution of the State of California.

Section 18. That principal and interest with respect to the General Obligation Bonds of IRWD shall be paid from (1) the ad valorem assessments received by IRWD pursuant to this Resolution; (2) any amounts held in bona fide debt service funds; (3) other monies, if any, required to be applied to the payment of debt service by the applicable indenture or resolution of issuance; (4) tax revenues applied pursuant to Resolution No. 2002-10 and to certain parity obligations as described in the Indenture of Trust, dated April 1, 2011, as amended and supplemented, relating to the Bonds of Irvine Ranch Water District, Refunding Series 2011A-1 (pledge of the 1% levy), as such application may be modified by resolution amending the allocation of tax revenues; and (5) to the extent additional amounts are necessary for such purpose, revenues which are received by IRWD within twelve months of being applied to the payment of debt service and which are legally available therefor, including income from the investment of such revenues where both the investment income and the revenues on which it is earned are received by IRWD within twelve months of being applied to the payment of debt service.

ADOPTED, SIGNED and APPROVED on July 23, 2018.

President, IRVINE RANCH WATER DISTRICT
and of the Board of Directors thereof

Secretary, IRVINE RANCH WATER DISTRICT
and of the Board of Directors thereof

APPROVED AS TO FORM:
Lewis Brisbois Bisgaard & Smith LLP

By: _____
District Counsel

RESOLUTION NO. 2018 –

RESOLUTION OF THE BOARD OF DIRECTORS OF
IRVINE RANCH WATER DISTRICT
AMENDING ALLOCATION OF *AD VALOREM* PROPERTY
TAXES TO DEBT SERVICE, SUBJECT TO PLEDGE

The Board of Directors of the Irvine Ranch Water District (“IRWD”) has adopted Resolution Nos. 1992-48 and 2002-10, relating to IRWD’s appropriation and pledge of revenues from the general 1% *ad valorem* property tax.

Those resolution authorized and directed the Treasurer to annually allocate the general 1% *ad valorem* property tax revenues received by IRWD among the debt service requirements of the issues of bonds specified in those resolutions (“Secured Bonds”) in accordance with a formula set forth therein, with the 2002 pledge formula to be applied in lieu of the 1992 pledge formula to the extent provided in Resolution No. 2002-10.

No Secured Bonds that received a pledge of general 1% *ad valorem* property tax revenues under Resolution Nos. 1992-48 or 2002-10 currently remain outstanding, except for the Series 1993 bonds.

IRWD’s revenues from the general 1% *ad valorem* property tax have, to the extent not applied to pay principal and interest on the Secured Bonds, been pledged by IRWD to certain parity obligations (the “Parity Obligations”) identified by the Indenture of Trust, dated April 1, 2011, as amended and supplemented (the “2011 Indenture”), relating to the Bonds of Irvine Ranch Water District, Refunding Series 2011A-1.

On November 11, 2013, pursuant to Water Code Section 36454 *et seq.*, the Board of Directors adopted Resolution No. 2013-43, ordering the consolidation of Improvement District Nos. 102, 105, 106, 121, 130, 135, 140, 161, 182, 184 and 186, as modified by certain annexations and detachments ordered by the Board, into a single improvement district designated “Improvement District No. 125” and the consolidation of Improvement District Nos. 2(202), 206, 221, 230, 235, 250, 261, 282, 284 and 286, as modified by certain annexations and detachments ordered by the Board, into a single improvement district designated “Improvement District No. 225”.

The consolidation is one of several actions taken by IRWD based upon its comprehensive evaluation and study of its long-term financial requirements, including: a detailed planning, engineering and financial assessment of the total costs of existing and future facilities in the water and wastewater systems; available bond authorization and other revenue sources to finance facilities to serve future development, system reliability necessary to meet upgraded regulatory requirements for both existing and future demands and replacement and refurbishment to the existing systems; debt service; simplification of the improvement district structure; and assurance of equitable and fair sharing of regional and local cost between existing and future users and among the areas that have comprised the various existing improvement districts and other geographic areas served by the system; and

Pursuant to Water Code Section 36454.1 , the included amounts and/or included percentages of each series of the Secured Bonds or Parity Obligations that constituted the general obligation of one or more of Improvement District Nos. 105, 121, 130, 135, 140, 161, 182, 184 and 186 were assumed by and became the liability of Improvement District No. 125, and the included amounts and/or included percentages of the respective series of the Secured Bonds or Parity Obligations that constituted the general obligation of one or more of Improvement District Nos. 221, 230, 235, 250, 261, 282, 284 and 286 were assumed by and became the liability of Improvement District No. 225.

The Board deems it to be appropriate, in the interest of IRWD and consistent with the pledges contained in Resolution No. 2002-10 and the 2011 Indenture (collectively, the “Pledges”), to modify the allocation of the revenues from the general 1% *ad valorem* property tax received during the 2018-19 fiscal year (the “Fiscal Year”), subject to the availability of other revenues for debt service on Secured Bonds and Parity Obligations in such year.

The proposed modifications consist of substitution of an allocation of 1% *ad valorem* tax revenues among debt service obligations that is different from the allocation that would be calculated under the formulas specified in the Pledges; in addition, by separate resolution adopting the capital budget, this Board has allocated a portion of the 1% *ad valorem* tax revenues for the Fiscal Year to one or both of IRWD’s Replacement Fund or Enhancement Fund.

Article XIIIB of the Constitution of the State of California provides that the appropriations of local agencies will be limited each year to those of the previous year, adjusted for changes in population, cost of living and transfers in sources of funding.

Section 9 of Article XIIIB excludes from the appropriations subject to limitation appropriations for debt service and appropriations for all qualified capital outlay projects; a qualified capital outlay project is defined by statute as an appropriation for a fixed asset (including land and construction) with a useful life of 10 or more years and a value which equals or exceeds one hundred thousand dollars (\$100,000).

The Board of Directors of the Irvine Ranch Water District therefore resolves as follows:

Section 1. Subject in all respects to the Pledges, the Treasurer is hereby authorized and directed to implement a modified allocation of the pledged amounts (as defined in the Pledges) of the general 1% *ad valorem* property tax revenues for the Fiscal Year 2018-19 in the manner set forth as follows:

- (a) the amount to be allocated to the Replacement Fund shall be as specified in the resolution adopting the capital budget for the Fiscal Year;
- (b) the amount to be allocated to the Enhancement Fund shall be as specified in the resolution adopting the capital budget for the Fiscal Year;
- (c) the amount to be allocated to the sharing of regional and local cost by existing and future users of the areas known as 111 and 222 shall be as set forth in Exhibit “A,” which exhibit is attached to this resolution and by this reference made a part hereof;

(d) the allocation among the Improvement Districts' debt service obligations shall be as set forth in Exhibit "A," subject to adjustments as may be necessary to reflect actual tax revenues received by IRWD;

(e) the amount allocated to each Improvement District or combination of Improvement Districts specified in Exhibit "A" shall be further allocated by the Treasurer among the various outstanding bond issues based upon their debt service requirements and/or other criteria as he deems appropriate;

(f) the amounts to be allocated pursuant to paragraphs (d) and (e) from the pledged amount of the general 1% *ad valorem* property tax revenues received by IRWD shall be held unallocated until such allocations are made, and each such amount shall be deposited into the appropriate debt service fund or account for the respective bond issue as and when determined by the Treasurer.

The applications described in this section shall be made only if and to the extent there is not a deficiency at the time of application in the amounts available to pay debt service for any Secured Bonds or Parity Obligations.

Section 2. Nothing contained in this resolution is intended to impair or modify in any way the pledge of the general 1% *ad valorem* property tax revenues as stated in the Pledges. Nothing contained in this resolution is intended to create any entitlement with respect to the use of general 1% *ad valorem* property tax revenues for any particular purpose, it being intended that such revenues are unrestricted except by such Pledges and are subject to application as determined in the discretion of the Board of Directors from time to time.

Section 3. It is hereby found and determined that relative to appropriations subject to limitation under Article XIII B of the Constitution of the State of California, the applications of revenues described in this resolution are for debt service, and accordingly do not constitute proceeds of taxes the appropriation of which is limited under Article XIII B, and that the documentation used in making such determinations has been on file in the office of IRWD for not less than 15 days prior to the date hereof, pursuant to Section 7910 of the Government Code of the State of California

Section 4. The President, Secretary, Treasurer and each other officer of IRWD, acting singly, be and hereby is authorized and directed to execute and deliver any and all documents or instruments and to do and perform any and all acts and things necessary or proper for carrying out the transactions contemplated by this resolution.

ADOPTED, SIGNED AND APPROVED on July 23, 2018.

President/Vice President
IRVINE RANCH WATER DISTRICT
and of the Board of Directors thereof

Secretary/Assistant Secretary
IRVINE RANCH WATER DISTRICT
and of the Board of Directors thereof

APPROVED AS TO FORM:
Lewis Brisbois Bisgaard & Smith LLP
By _____

District Counsel

EXHIBIT A

ID or Area (Water)	2002 Pledge Formula Allocation of 1% General Tax Revenue ^a	2018-19 Allocation of 1% General Tax Revenue	ID or Area (Sewer)	2002 Pledge Formula Allocation of 1% General Tax Revenue ^a	2018-19 Allocation of 1% General Tax Revenue
112	0	0	212	0	0
113	0	0	213	0	0
125 ^{b c}	17%	23%	225 ^{d e}	23%	29%
153	0	0	240	3%	9%
154	0	0	252	0	0
185	0	0	253	0	0
188	0	0	288	0	0
111	0	5%	222	0	5%

Fund	Allocation of 1% Revenue, Per 2018-19 Capital Budget Resolution
Replacement Fund	29%
Enhancement Fund	0

^a No Secured Bonds that received a pledge of 1% general tax levy revenues under Resolution No. 1992-48 remain outstanding. The pledge made by Resolution No. 2002-10 secured the outstanding Consolidated Series 1993 Bonds (consisting of the included percentages of Improvement District Nos. 105 (14.67%), 140 (15.20%), 240 (43.73%) and 250 (26.40%))

^b Improvement District No. 125 assumed the liability for the included amounts and/or included percentages of debt service for each series of the Secured Bonds or Parity Obligations that constituted the general obligation of one or more of the improvement districts consolidated as Improvement District No. 125: Nos. 105, 121, 130, 135, 140, 161, 182, 184 and 186.

^c After the formation of Improvement District No. 125, with respect to the Series 1993 Bonds, the aggregated included percentages of Improvement District Nos. 105 and 140 (36.87%) were assumed by Improvement District No. 125.

^d Improvement District No. 225 assumed the liability for the included amounts and/or included percentages of debt service for each series of the Secured Bonds or Parity Obligations that constituted the general obligation of one or more of the improvement districts consolidated as Improvement District No. 225: Nos. 2(202), 206, 221, 230, 235, 250, 261, 282, 284 and 286.

^e After the formation of Improvement District No. 225, with respect to the Series 1993 Bonds, the included percentage of Improvement District No. 250 (26.40%) was assumed by Improvement District No. 225.

Section

3

Developer Services

Water Connection Fees

Residential

	IMPROVEMENT DISTRICT	0-5.8 DUs/acre	5.9-10.8 DUs/acre	10.9-25.8 DUs/acre	25.9+ DUs/acre
Connection Fees Per Dwelling Unit	111*	\$3,910 \$3,796	\$3,448 \$3,348	\$2,922 \$2,837	\$2,467 \$2,395
	112	\$1,338 \$1,423	\$1,338 \$1,423	\$1,338 \$1,423	\$1,338 \$1,423
	112a (tax exempt)	\$2,462 \$2,619	\$2,462 \$2,619	\$2,462 \$2,619	\$2,462 \$2,619
	113	\$3,047 \$2,959	\$3,047 \$2,959	\$3,047 \$2,959	\$3,047 \$2,959
Development shall be gross acres excluding private parks.	125	\$2,789 \$2,708	\$2,789 \$2,708	\$2,789 \$2,708	\$2,789 \$2,708
	153	\$1,532 \$1,989	\$1,532 \$1,989	\$1,532 \$1,989	\$1,532 \$1,989
	153 PA 30	\$3,828 \$3,716	\$3,828 \$3,716	\$3,828 \$3,716	\$3,828 \$3,716
	185	\$1,748 \$1,697	\$1,748 \$1,697	\$1,748 \$1,697	\$1,748 \$1,697
	188	\$1,572 \$1,527	\$1,572 \$1,527	\$1,572 \$1,527	\$1,572 \$1,527
	*All others				

Commercial, industrial and public authority

	IMPROVEMENT DISTRICT	Commercial	Industrial	Public Authority
Connection Fees Per Gross Acre	111*	\$21,694 \$21,062	\$33,042 \$32,080	\$21,694 \$21,062
	112	\$8,696 \$ 9,254	\$8,696 \$ 9,254	\$8,696 \$ 9,254
	112a (tax exempt)	\$16,001 \$17,022	\$16,001 \$17,022	\$16,001 \$17,022
	113	\$22,258 \$21,610	\$0 \$0	\$22,258 \$21,610
	125	\$13,834 \$13,434	\$19,638 \$19,066	\$13,834 \$13,434
	153	\$8,047 \$10,450	\$11,422 \$14,834	\$8,047 \$10,450
	PA 30	\$18,993 \$18,440	\$26,961 \$26,176	\$18,993 \$18,440
	185	\$8,166 \$ 7,928	\$8,166 \$ 7,928	\$8,166 \$ 7,928
	188	\$6,206 \$ 6,025	\$6,206 \$ 6,025	\$6,206 \$ 6,025
	*All others			

Parks, churches and recreational facilities

	IMPROVEMENT DISTRICT	Indoor Water Use	Outdoor ⁽¹⁾ Water Use
Connection Fees Per Fixture Unit	111*	\$67.94 \$65.96	\$239.09 \$232.43
	125	\$45.98 \$44.64	\$161.16 \$156.46
(1) Calculated per Uniform Plumbing Code	153	\$26.78 \$34.78	\$93.86 \$121.89
	PA 30	\$63.17 \$61.33	\$221.41 \$214.96
	185	\$46.98 \$45.62	\$164.99 \$160.18
	188	\$31.01 \$30.10	\$109.08 \$105.91
	*All others		

Schools (public and private)

	IMPROVEMENT DISTRICT	Indoor Primary &/or Intermediate	Indoor Secondary	Landscape Primary Intermediate & Secondary
Connection Fees Per 100 Students Based on Max Daily Attendance	111*	\$5,354 \$5,198	\$7,180 \$6,974	\$230 \$223
	125	\$3,616 \$3,514	\$4,855 \$4,714	\$162 \$157
	153	\$2,106 \$2,735	\$2,827 \$3,672	\$94 \$122
	PA 30	\$4,968 \$4,823	\$6,670 \$6,476	\$222 \$216
	185	\$3,542 \$3,439	\$4,969 \$4,824	\$160 \$155
	188	\$2,836 \$2,753	\$3,795 \$3,684	\$122 \$118
	*All others			

High volume user – commercial, industrial and public authority

This section shall apply to all non-residential applicants in addition to standard connection fees in all improvement districts.

Connection Fee Formula

Additional High Volume Water User Connection Fee =

[Est. Gallons per Day use – (no. acres x use factor*)] x

\$1,186,270,221,858/cfs

646,320 gal/day/cfs

*Non-Residential Water Use Factor

Land Use Category

Water Use Factors

(Gal/Acre x /Day)

Commercial

2,000.00

Industrial

4,000.00

UCI

Special Contract

Definitions

Commercial: Commercial development includes but is not limited to the following uses: Hotels, retail and offices.

Industrial: Industrial development includes but is not limited to the following uses: Manufacturing, research and development, and distribution.

Methodology for calculating redevelopment connection fees

Redevelopment connection fees will be calculated using the following methodology, effective January 1, 2014:

1. Calculate water and sewer connection fee based on redevelopment plans utilizing current rates and charges;
2. Provide a credit based on the existing project (to be redeveloped) by calculating a connection fee using current rates and charges; and
3. The redevelopment connection fee calculation is the difference between the new development connection fee and the connection fee credit. No refunds will be given if the credit is greater than connection fee.

Service installations by District

Customers may request the District to install, relocate or abandon domestic water, recycled water and fire protection service lines. To request an action listed above, the customer must submit a Quote Request Form for Service or Meter Modifications which can be obtained by contacting Development Services. District staff will prepare a cost estimate for the requestor. When payment is received, a work order will be issued to District staff to begin coordination and installation.

The District reserves the right to decline a customer's request for service installations by District for any reason. In the event the District declines to perform service installations, the requester will need to submit design plans for review and approval through Development Services. For further information, see Development Services Procedural Guidelines and General Design Requirements document which can be found at www.irwd.com.

Meter installations by District

Customers may request the District to install or replace (downsize or upsize) domestic water or recycled water meters. To request an action listed above, the customer must submit a Quote Request Form for Service or Meter Modifications which can be obtained by contacting the District's Development Services. District staff will prepare a cost estimate for the requestor. When payment is received, a work order will be issued to District staff to begin coordination and installation. Meter installation and replacement charges are as follows:

<u>Meter size</u>	<u>Cost*</u>	<u>Meter size</u>	<u>Cost*</u>
5/8" x 3/4" **	\$130.00**	2" Disc	\$ 750.00
3/4"	\$200.00	2" Turbo	\$1,300.00
1"	\$250.00***	3" Turbo	\$2,100.00
1-1/2"	\$450.00	4" Turbo	\$3,400.00

* Prices shown are for standard meter installations only and do not include services, angle stops, meter boxes, meter box covers, vaults or meter box lids. Additional costs may apply. The customer will be responsible for any plumbing modifications downstream of the water meter.

** Developer installed-Residential only.

*** When a customer requests a meter to be upsized from 5/8" x 3/4" to 1", additional parts and labor will be required to make the conversion. The cost for District staff to perform this work is \$2,000.00 and will be collected along with the above 1" meter cost.

Costs for meters larger than 4-inches will be determined by the District's Purchasing Department at the time of request. Meters costs includes strainer.

Upsizing and downsizing meter requests

1. It is the customer's responsibility to ensure that any upsizing or downsizing of the meter will not have any adverse effects to the customer's system as it relates to water pressure, fire protection or ability to successfully serve the demand of the home or business. The District may require OCFA approval of any modifications and/or a signed Request & Authorization to Change Meter Size form.
2. Any private-side (downstream of the water meter) modifications or repairs are the sole responsibility of the customer.
3. If for any reason the customer chooses to change back to the original size meter, all installation costs would once again apply.

A Quote Request Form for Service or Meter Modifications can be obtained at the District's Development Services Counter.

Domestic water, recycled water and Natural Treatment System (NTS) plan check and inspection fees

Plan check and inspection fees for water systems shall be calculated as 10% of the bondable cost for the off-site, public, potable or recycled water system or a fixed fee as described below.: Residential or Natural Treatment Systems plans require a non-refundable deposit of 5% of the estimated cost. Non-residential plans require a nonrefundable \$100 deposit. The deposit shall be submitted when submitting for first plan check. Any remaining fees shall be paid prior to final approval of the plans

1. Installation of a 1" or 2" service	\$400.00
2. Removal of a 1" or 2" service	\$400.00
3. Installation of Fire DDCA or fire hydrants	\$1000.00
4. Installation of recycled water hydrants or temporary construction connections	\$1000.00

The overtime inspection rate is \$175.00/hr.

Interim water service charge – new development

Builders and developers will be charged \$35.10 per connection in a new tract and/or development for water service for the period of time after in-tract lines have been connected to the District's water system until the new customer begins metered water service. Connection method and appropriate use of water is at the sole discretion of the District. Examples of unpermitted uses may include but are not limited to connections to sales/construction trailers or any construction practice that could pose risk to public health resulting from a backflow condition.

Unmetered water service is not permitted for custom lots. Developers for custom lots will be required to apply for a domestic water construction meter prior to starting construction.

[C11]

Sewer Connection Fees

Residential

	IMPROVEMENT DISTRICT	0-5.8 DUs/acre	5.9-10.8 DUs/acre	10.9-25.8 DUs/acre	25.9+ DUs/acre
Connection Fees Per Dwelling Unit	1 (222)*	\$6,942 \$6,740	\$6,178 \$5,998	\$5,085 \$4,937	\$4,012 \$3,895
	212	\$3,492 \$3,715	\$3,492 \$3,715	\$3,492 \$3,715	\$3,492 \$3,715
	212a (tax exempt)	\$6,426 \$6,836	\$6,426 \$6,836	\$6,426 \$6,836	\$6,426 \$6,836
	213	\$5,331 \$5,176	\$5,331 \$5,176	\$5,331 \$5,176	\$5,331 \$5,176
Total acreage for any given	240	\$3,830 \$3,719	\$3,830 \$3,719	\$3,830 \$3,719	\$3,830 \$3,719
development shall be gross	225	\$3,012 \$2,924	\$3,012 \$2,924	\$3,012 \$2,924	\$3,012 \$2,924
acres excluding private parks.	253	\$1,780 \$2,312	\$1,780 \$2,312	\$1,780 \$2,312	\$1,780 \$2,312
Parks.	253 PA 30	\$3,995 \$3,878	\$3,995 \$3,878	\$3,995 \$3,878	\$3,995 \$3,878
	256	\$6,077 \$5,900	\$6,077 \$5,900	\$6,077 \$5,900	\$6,077 \$5,900
	285	\$3,120 \$3,029	\$3,120 \$3,029	\$3,120 \$3,029	\$3,120 \$3,029
	288	\$2,696 \$2,617	\$2,696 \$2,617	\$2,696 \$2,617	\$2,696 \$2,617
	OPA1 (Ridgeline)	\$6,077 \$5,900	\$6,077 \$5,900	\$6,077 \$5,900	\$6,077 \$5,900
	*All others				

Commercial, industrial and public authority

	IMPROVEMENT DISTRICT	Commercial	Industrial	Public Authority
Connection Fees Per Gross Acre	1 (222)*	\$38,906 \$37,773	\$67,880 \$65,903	\$38,906 \$37,773
	212	\$20,849 \$22,180	\$20,849 \$22,180	\$20,849 \$22,180
	212a (tax exempt)	\$38,365 \$40,814	\$38,365 \$40,814	\$38,365 \$40,814
	213	\$31,764 \$30,839	\$0 \$0	\$31,764 \$30,839
	240	\$17,490 \$16,981	\$0 \$0	\$17,490 \$16,981
	225	\$14,726 \$14,297	\$17,420 \$16,913	\$14,726 \$14,297
	253	\$8,168 \$10,608	\$13,554 \$17,603	\$8,168 \$10,608
	253 PA 30	\$17,812 \$17,293	\$29,556 \$28,695	\$17,812 \$17,293
	285	\$6,235 \$-6,053	\$6,235 \$-6,053	\$6,235 \$-6,053
	288	\$10,640 \$10,330	\$10,640 \$10,330	\$10,640 \$10,330
	*All others			

Parks, churches and recreational facilities

	IMPROVEMENT DISTRICT	Fee
Connection Fees Per Fixture Unit	1 (222)*	\$430.45
	240	\$260.21 \$252.63
	225	\$230.81 \$224.08
	253	\$128.02 \$166.26
	253 PA 30	\$279.16 \$271.03
	288	\$70.60
	*All others	

Schools (public and private)

	IMPROVEMENT DISTRICT	Primary & Intermediate	Secondary
Connection Fees Per 100 Students	1 (222)*	\$20,397 \$19,803	\$27,200 \$26,407
Based on Max Daily Attendance	240	\$12,298 \$11,940	\$16,400 \$15,923
	225	\$10,844 \$10,528	\$14,459 \$14,038
	253	\$6,015 \$-7,811	\$8,020 \$10,415
	253 PA 30	\$13,116 \$12,734	\$17,488 \$16,979
	288	\$3,399 \$-3,300	\$4,529 \$-4,397
	*All others		

Sewer lateral installations by District

The District does not install sewer laterals.

Irvine Business Complex (IBC) – non-residential

	<u>Commercial/Industrial</u>		
	(1)	(2)	(3)
	<u>Low Demand</u>	<u>Average Demand</u>	<u>High Demand</u>
Connection Fees Per 1,000 Square Feet	<u>\$268 \$260</u>	<u>\$1,654 \$1,606</u>	<u>\$3,921 \$3,807</u>

- (1) Low Demand connections are the following categories of users: Nurseries, Warehouses, Parking Structures, RV Storage, Churches, Truck Terminals, RV Parks, Lumber/Construction Yards, and other discharge whose flow is similar in volume to these listed categories.
- (2) Average Demand connections other than listed in Low or High Demand categories.
- (3) High Demand connections are the following categories of users: Restaurants, Supermarkets, Car Washes, Coin Laundries, Amusement Parks, Shopping Centers with Restaurants, Food Processing Facilities, Textile Manufacturers, and other discharges whose flow is similar in volume to these listed categories.

High volume user – commercial, industrial and public authority

This section shall apply to all non-residential applicants in addition to standard connection fees in all improvement districts.

Connection Fee Formula

Additional High Volume Sewer User Connection Fee =

* Sewer GPD = 90% of water GPD

[Est. GPD use * – (no. acres x use factor**)] x \$17.2476/Gal. of Sewer Flow

**Non-Residential Sewage Flow
Generators (Use Factors)

Land Use Category

Average Flows

Commercial

1,300.00

Industrial

2,600.00

UCI

Special Contract

Definitions

Commercial: Commercial development includes but is not limited to the following uses: Hotels, retail and offices.

Industrial: Industrial development includes but is not limited to the following uses: Manufacturing, research and development, and distribution.

Methodology for calculating redevelopment connection fees

Redevelopment connection fees will be calculated using the following methodology, effective January 1, 2014:

1. Calculate water and sewer connection fee based on redevelopment plans utilizing current rates and charges;
2. Provide a credit based on the existing project (to be redeveloped) by calculating a connection fee using current rates and charges; and
3. The redevelopment connection fee calculation is the difference between the new development connection fee and the connection fee credit. No refunds will be given if the credit is greater than connection fee.

Sanitary sewer plan check and inspection fees

The plan check and inspection fee for public sewer systems will be calculated as 10% of the bondable cost. A non-refundable deposit of 5% of the estimated cost of the sewer system is required with the submittal of the first plan check. Any remaining fees shall be paid prior to final approval of the plans. The overtime inspection rate is \$175.00.

District closed circuit television inspection charges

Initial TV inspection fee

A fee of \$.70 per linear foot as measured from the center line of manholes will be charged for all 6-inch and larger sewer lines to be inspected by a closed circuit television camera. The District will furnish the special camera equipment and manpower to fulfill this inspection requirement. This fee is to be paid along with the other connection, meter, and inspection fees prior to the District signing developer's tract utility plans.

Reinspection

Fees will be assessed for Reinspection by District TV Crew after corrective work is completed. Those portions of the pipeline system that have been corrected must be retelevised.

1. District fees for retelevising corrective work will be a flat set-up fee of two hundred fifty dollars (\$250.00) plus \$.70 per foot of sewer line reinspected measured centerline to centerline of manholes.
2. Payment for retelevising estimated inspection fees must be received by the Development and Inspection Services prior to scheduling the reinspection. Retelevising will not be done until the fees are paid.

Cancellation of District's TV inspection

If it is determined by either the Contractor or Developer that the job site will not be ready or accessible for the television inspection on the scheduled date, as notified, the Contractor shall notify the District Inspection Division of the necessary cancellation at least 24 hours in advance of the scheduled inspection to avoid being charged a cancellation fee.

1. If the District's television crew arrives at the job site and the work is not ready or accessible, the Contractor and owner will be billed for the cancellation fee of two hundred fifty dollars (\$250.00), payable to the District prior to the date of the rescheduled television inspection.
2. A rescheduled inspection is to be made through the District's project inspection division.

Optional developer TV inspection

If the Contractor or Owner desires to have a portion of, or the entire job, TV inspected for his convenience, he will be charged a fee of one hundred fifty dollars (\$150.00) plus \$.70 per foot of sewer line inspected measured centerline to centerline of manholes.