

MEMORANDUM

SUBJECT: CITY OF SEDONA 2013 WASTEWATER CAPACITY FEES STUDY

January 17, 2014

To: Karen Daines, Assistant City Manager
Charles Mosley, Director of Public Works/City Engineer

From: Grant Hoag, Project Manager

The purpose of this memo is to document my report on the City of Sedona 2013 Wastewater Capacity Fees. The preliminary findings have been previously discussed with City staff; this memo provides documentation supporting the assumptions and findings. The detailed technical analysis tables and appendices are provided in the final section of the memo.

Executive Summary

One-time wastewater capacity fees are charged to developers connecting to the wastewater system for the first time, and for building expansions resulting in additional capacity requirements in the wastewater system. The current capacity fee is \$8,631 per Equivalent Residential Unit (1.0 ERU). A single ERUs is defined as the capacity requirement of a single-family dwelling based on its potential for discharging both peak and average annual sewage flows at residential strengths (concentrations).

We have found that, based on the City's current and planned system-wide investment in facilities, a 10% increase in the fee per ERU is justified, increasing the fee to \$9,456 per 1.0 ERU. Also identified in this memo are alternative area-based capacity fees to replace the current seat-based rates for restaurants and other commercial wastewater discharges.

I. Capacity Fee Analysis

One-time wastewater capacity fees are charged to developers connecting to the wastewater system for the first time, or for customers seeking to increase the capacity of their existing sewer connection for due to a facility expansion. As of July 1, 2013, the capacity fee is \$8,631 per ERU. Based on the 2013 value of the wastewater system and its capacity, we recommend that the fee be increased by 10 percent to \$9,456. This fee is equivalent to \$12.96 per Hgal per year of commercial account metered water demand, after factoring in the water use return to sewer ratio and the sewage strength.

Updated capacity fees are based solely on system facilities values and capacity allocations among residential and commercial dischargers. Using cost of service allocation (COSA) principals, we have identified a decrease in share of sewage capacity requirements required by residential customers due to the installation of water conservation fixtures, without a comparable reduction by commercial accounts. The result is a 25 percent uniform average shift in the system capacity allocated to future commercial connections from residential, on top of the 10 percent increase in the capacity fee per ERU.

Currently there are more than 24 customer billing classifications, each with a unique ERU capacity value. Many of these capacity values are based on the number of seats (for restaurants, libraries etc) and other easily modified furniture-related billing units. Based on our COSA evaluation of actual water use versus building areas of commercial wastewater accounts, and a literature search of capacity fee billing units in several other major metropolitan cities in the Southwest, we recommend that future capacity fees be based on a fixed interior building areas rather than the current variable seating count basis. The fixed basis includes customer serving areas of commercial accounts and the building occupant capacity of theaters and schools. Note that the existing fee structure was developed with the best available information using acceptable practices prevalent at the time of their enactment, and no credits or adjustments are warranted based on any changes or updates to the fee structure. All capacity fee payments stay with the physical connection (lateral) and the building it connects when a property owner changes.

We recommend that the City include language in the capacity fee schedule and in City code that all fees are subject to review and validation by the City Engineer for commercial services not specifically identified in the capacity fee schedule. For restaurants offering solely take-out service, a food preparation area-based capacity fee can be used, and would be based on the elimination of sewer flows for washing of customer serving equipment and for cleaning dining areas. Capacity fees for restaurants where "take-out" services represent a portion (more than an estimated 30 percent) of the restaurant revenues should be evaluated by the City Engineer, who will assign a wastewater system capacity requirement surcharge for the estimated additional discharges based on fixture count. The methodology for calculating the fee can be based on the projected water use, as detailed in Table 3, is based on the calculated \$8.33 per Hgal per year

of single-family dwelling metered water demand; using the higher proportion of water use returned to sewer ratios for commercial discharges, the capacity fee charge for commercial dischargers without area-based sewage discharge production factors is \$12.96 per Hgal per year of estimated average metered water demands. If not already enacted, we recommend the City have a policy permitting the protest of a capacity fee, when supported by an explanatory report from a civil engineer licensed to practice in the State of Arizona.

II. Detailed Calculations

The following describes the technical calculations used to determine the updated capacity fees. The technical calculation tables are located at the end of this report.

Table 1 Wastewater Fixed Assets. Table 1 develops the current value the utility's fixed assets. This information is used to calculate capacity fees based on the asset values between the collection system and treatment plant functions. Although the total original book value of all assets is approximately \$115 million, the assets listed include only building improvements, wastewater lines, machinery and equipment with a value at least \$1 million.

As shown, the original cost less depreciation (OCLD) value of all assets is \$91 million. Of more importance is the replacement cost less depreciation (RCLD) value of the system at \$122 million. RCLD asset values are developed using inflationary escalations on OCLD values. RCLD values represent the value of facilities at the time when a customer actually connects, and represents the utility's implicit cost of early investing in excess facility capacity for the benefit of future development.

Table 2 Wastewater Reclamation Plant Projects. The purpose of this table is to tabulate the projected \$14.2 million in wastewater reclamation plant project expenditures for years FY 2013-14 through FY 2017-18 approved by City Council on June 25, 2013, including \$7.9 million is for WWRP effluent disposal improvements. The cost of these approved expansion projects can be included in the capacity fee, so that new customers requiring the capacity can contribute a fair share of their cost.

Table 3 Updated (Buy-In) Capacity Fee. In this table the wastewater system capacity fee value is calculated. The basis of the capacity fee is the 2013 replacement cost less depreciation (RCLD) of existing fixed assets minus 2013 outstanding debt (\$39.9 million), divided by the current 11,002 ERU average annual plant capacity, or \$7,480. Also included in the updated fee is the working capital (cash) and reserves contributed by the current customers, which represents a significant \$1,975 per ERU. The total buy-in fee value is \$9,456 per ERU of new wastewater system capacity requirements, or 10 percent higher than the current fee (as of July 2013). Note that under an alternative analysis method based on original cost less depreciation (OCLD) and excluding the cash reserves, the buy-in fee is approximately half the calculated value at \$4,618 per ERU.

Inflationary Escalations of Fees. Capacity fees should be escalated annually to adjust for construction cost inflation, using the Engineering News Record Construction Cost Index

(ENRCCI). To validate the proposed fee updated for 2013, it is compared with the projected buy-in value in 2018 after the current plant expansion project is completed, outstanding debt is reduced and cash reserves are drawn down, and additional depreciation has occurred. As shown in Table 3, the projected 2018 buy-in fee is comparable to the updated fee for 2013 plus annual increases from the estimated ENRCCI using the RCLD valuation of system.

Table 4 Existing Capacity Fee Structure Update. The current billing capacity units are based on ERUs per billing unit. Billing units are defined as residential dwelling units, restaurant seating counts, hotel rooms, etc. The mass balance of the cost of service analysis developed in the 2013 Wastewater Rate Study identified the loads (defined in ERUs) for the capacity factors of wastewater flow, and sewage strengths of BOD and TSS. Weighting factors for each factor are also used in determining the capacity ERUs per unit for dischargers of differing sewage strengths.

With this information, we have calculated an increase in the updated buy-in fees based on a 25 percent average increase for all commercial accounts based on their allocated capacities, plus the 10 percent increase in the overall wastewater system value, or 35 percent total increase. Note that the increases in the commercial capacities may be due to a historical understatement of their capacity requirements and a well-documented decrease in sewage capacity requirements for the standard single family residential dwellings.

Table 5 Capacity Fee Billing Unit Alternatives. Table 5 provides alternatives to the existing billing units of the capacity fees. Capacity fees for Sedona's restaurants are based on customer interior and exterior seating. This billing method is utilized by the Cities of Los Angeles and San Francisco. However, it is subject to potential violations, and is affected by easily-modified seating arrangements, unlike alternatives based on building dimensions. The alternative area-based fees are identified for their practicality in calculating and monitoring, for the following customer classifications:

- Bars without dining facility
- Take-out Service Restaurants
- Department, Retail Stores
- Markets
- Offices, Medical Buildings, etc.
- Repair Shops, Service Stations
- Theaters, Libraries, Churches

Most significant are the changes from capacity billing units based on restaurant seats to the serving areas of the restaurants; seats can vary by season or business levels, while building serving areas cannot easily be changed. The area-based capacity fees are based on the surveyed data of restaurant water use returned to sewer, and restaurant serving areas. These values, as provided in the 2013 Wastewater Rate Study, were developed based on actual values of water usage and restaurant areas in a survey of 10 restaurants in Sedona, along with a literature search of wastewater connection fees of three major metropolitan cities in the Southwestern USA, as shown in the table.

Currently the billing unit for the public toilet fee is "per fixture." Based on our cost of service calculations, a more correct billing unit is per restroom toilet or urinal, but excluding sinks and

other fixtures. Similarly, the current school billing unit is per student, while a more credible and standard value for a school-based capacity unit is per building capacity of both students and staff. Note that the number of capacity units will be higher than the actual (current) number of students.

Table 6 Capacity Fee Survey. Table 6 summarizes a capacity fee comparison with other regional communities. The City's current fee is already the highest of any local community. With the lower alternative fee, the City's wastewater capacity fee will be within the range of other communities.

III. Tables and Appendices

This section provides the technical calculation tables of the Capacity Fee Study. Note that certain tables in the Capacity Fee Study, such as Table 1 Wastewater Fixed Assets and Table 2 Wastewater Reclamation Plant Projects, are based on comparable tables in the 2013 Wastewater Rate Study.

Table 1	Wastewater Fixed Assets
Table 2	Wastewater Reclamation Plant Projects
Table 3	Updated (Buy-In) Capacity Fee
Table 4	Existing Capacity Fee Structure Update
Table 5	Capacity Fee Billing Unit Alternatives
Table 6	Capacity Fee Survey

TABLE 1
WASTEWATER FIXED ASSETS

Asset Description (a)	Date of Service	Asset Life (c)	Years in Service				Original Cost	Replacement Cost New	Annual RC Depreciation	FY 2013 RCLD (b)	
				Original Cost	Annual Depreciation	2013 Total Depreciation	Less Deprc (OCLD)				
Building Improvements											
WW Pump Station Imp FY 09	2008	25	5	\$1,604,277	\$51,337	\$256,684	\$1,347,593	\$1,842,120	\$58,948	\$1,547,380	
Other Assets	2008	25	5	\$2,382,815	\$30,721	\$153,605	\$2,229,210	\$2,528,766	\$32,603	\$2,365,752	
WW Pump Station Imp FY 10	2009	25	4	\$1,846,760	\$55,403	\$221,611	\$1,625,149	\$2,056,218	\$61,687	\$1,809,471	
Treatment Plant Upgrade 2001	2001	50	12	\$3,328,560	\$61,039	\$732,465	\$2,596,094	\$4,970,440	\$91,147	\$3,876,671	
Land Acquisition											
Land-Waste WWRP SED Dell	1992	na	21	\$1,873,033			\$1,873,033	\$1,873,033		\$1,873,033	
Sedona Dells Prop. Crt Settlem	1992	na	21	\$2,940,792			\$2,940,792	\$2,940,792		\$2,940,792	
Area 4 Us Forest 265 Acres	2002	na	11	\$5,008,432			\$5,008,432	\$5,008,432		\$5,008,432	
Other Lands	1997	na	16	\$1,337,155			\$1,337,155	\$1,337,155		\$1,337,155	
Land Improvements											
WWRP Imp FY 96	1996	50	17	\$3,871,039	\$72,879	\$1,238,944	\$2,632,094	\$6,430,615	\$121,068	\$4,372,466	
Other Assets	1998	50	15	\$545,126	\$10,178	\$152,665	\$392,461	\$868,235	\$16,210	\$625,082	
Building Lands 1991 To 1994	1994	50	19	\$5,793,968	\$109,814	\$2,086,463	\$3,707,505	\$10,164,744	\$192,654	\$6,504,322	
Sedona Dells Wetland Imp	2012	20	1	\$2,613,861	\$130,693	\$130,693	\$2,483,168	\$2,649,964	\$132,498	\$2,517,465	
Infrastructure	2010	45	3	\$1,106,153	\$8,297	\$24,891	\$1,081,262	\$1,161,261	\$8,710	\$1,135,130	
Machinery and Equipment	2004	7	9	\$3,984,675	\$562,158	\$3,848,630	\$136,045	\$7,016,760	\$989,924	\$239,567	
Sewer Lines											
WW Line Additions FY 01	2001	50	12	\$920,578	\$16,881	\$202,577	\$718,000	\$1,374,672	\$25,209	\$1,072,169	
WW Line Additions FY 02	2002	50	11	\$4,514,833	\$82,110	\$903,214	\$3,611,619	\$6,564,153	\$119,381	\$5,250,962	
WW Line Additions FY 03	2003	50	10	\$2,705,787	\$48,719	\$487,190	\$2,218,597	\$3,806,934	\$68,546	\$3,121,477	
WW Line Additions FY 04	2004	50	9	\$1,825,889	\$32,471	\$292,242	\$1,533,647	\$2,448,719	\$43,548	\$2,056,790	
WW Line Additions FY 05	2005	50	8	\$3,867,146	\$67,702	\$541,612	\$3,325,534	\$4,955,722	\$86,759	\$4,261,649	
WW Line Additions FY 06	2006	50	7	\$4,248,357	\$72,862	\$510,036	\$3,738,321	\$5,230,011	\$89,698	\$4,602,123	
WW Line Additions FY 07	2007	50	6	\$6,766,923	\$112,844	\$677,063	\$6,089,860	\$8,105,696	\$135,169	\$7,294,682	
WW Line Additions FY 08	2008	50	5	\$11,235,630	\$179,822	\$899,110	\$10,336,521	\$12,901,370	\$206,481	\$11,868,963	
WW Line Additions FY 09	2009	50	4	\$3,862,051	\$57,931	\$231,723	\$3,630,328	\$4,300,080	\$64,501	\$4,042,075	
WW Lines as of FY 93	1993	50	20	\$12,746,244	\$242,214	\$4,844,271	\$7,901,973	\$22,904,832	\$435,255	\$14,199,741	
WW Projects FY 00	2000	50	13	\$8,947,469	\$165,222	\$2,147,881	\$6,799,588	\$13,588,532	\$250,922	\$10,326,542	
WWRP Improvements	1996	50	17	\$4,184,850	\$78,787	\$1,339,381	\$2,845,469	\$6,951,922	\$130,882	\$4,726,926	
WW Projects FY 98	1998	50	15	\$4,283,645	\$79,977	\$1,199,655	\$3,083,990	\$6,822,658	\$127,381	\$4,911,940	
WW Projects FY 99	1999	50	14	\$5,598,469	\$103,993	\$1,455,909	\$4,142,560	\$8,718,883	\$161,956	\$6,451,495	
Other WW Lines	2000	50	13	\$1,644,897	\$23,150	\$300,950	\$1,343,948	\$2,270,316	\$31,952	\$1,854,940	
Total Value (b)	1999	47		\$115,589,415	\$2,457,203	\$24,879,469	\$90,709,946	\$161,793,036	\$3,683,089	\$122,195,197	
Fixed Asset Value (RCNLD)											
				Flow				Annual RC Depreciation			
				BOD		TSS		Total		Total RCNLD	
Wastewater Reclamation Plant:				\$18,114,305		\$9,019,208		\$9,019,208		\$36,152,721	
Collection System:				\$86,042,476		\$86,042,476		\$1,977,640		\$86,042,476	
Total Fixed Asset Allocations				85%		7%		7%		100%	

Replacement Cost values are based on original costs increased by the Engineering News Record Construction Cost Index Average for 20 Cities in US. OCLD: Original Cost Less Depreciation. RCLD: Replacement Cost Less Depreciation.

c. City asset life values are standard service life values for assets and systems.

Assets such as the vehicles, furniture, computers and software are not included.

TABLE 2
WASTEWATER RECLAMATION PLANT PROJECTS

Construction Projects	Estimated	Current	Projected			Year 5
	FY 12-13	FY 13-14	FY 14-15	FY 15-16	FY 16-17	FY 17-18
WWRP Effluent Disposal - Wetlands		\$8,625	\$988,000	\$2,556,250	\$2,587,500	\$0
WWRP Effluent Disposal - Injection/Recharge		\$1,675,583	\$0	\$0		
WWRP Future Effluent Mgmt. - Optimization		\$75,000	\$0			
WWRP Process Capacity Enhancement		\$809,781	\$1,526,200	\$471,250	\$600,000	\$0
WW Pump Station at Back O Beyond		\$97,000	\$0	\$0		
WWRP New Headworks Installation					\$100,000	\$1,500,000
WWRP Reservoir #2 Liner			\$221,000	\$1,022,500	\$0	
Subtotal - Construction Costs	\$269,163	\$2,665,989	\$2,735,200	\$4,050,000	\$3,287,500	\$1,500,000
					Total:	\$14,238,689

The FY 13-14 through FY 18-19 CIP expenditures were approved by City Council on June 25, 2013.

TABLE 3
 UPDATED (BUY-IN) CAPACITY FEE

Description	Current Buy-in Value (2013)
Replacement Cost less Depreciation (RCLD) of Existing Fixed Assets	
Treatment Plant	\$36,152,721
WWRP Expansion Project	
Collection System	<u>\$86,042,476</u>
Subtotal	\$122,195,197
Less Total Debt Outstanding	<u>\$39,900,000</u>
Net Value	\$82,295,197
Current System Dry Weather Flow Capacity (ERUs)	11,002
Unit Value of Existing Assets (\$ per ERU)	<u>\$7,480</u>
Working Capital and Reserves (a)	\$17,259,017
Customer Base (accounts)	<u>8,738</u>
Unit Value of Cash (\$ per ERU)	\$1,975
Net Investment in System	\$99,554,214
Recommended Updated Capacity Fee (\$/ERU)	\$9,456
Capacity Fee as of 1 July 13	\$8,631
Capacity Fee Increase per ERU	10%
Charge per SFD Residential Water Use (1.0 ERU)	
Residential Water Use (Hgal/year-ERU)	1,135
Charge per est. Water Use (\$ per Hgal/year)	\$8.33
Charge per Commercial Water Use (different return to sewer)	
Charge per est. Water Use (\$ per Hgal/year)	\$12.96

Capacity fees should be escalated annually to adjust for inflation using the Engineering News Record 20-City Construction Cost Index (ENRCCI).

a. Prepaid capacity fees of \$1.2 million are not included.

TABLE 4
EXISTING CAPACITY FEE STRUCTURE UPDATE

Category	Billing Classifications	Current Capacity Units	Billing Capacity Units	July 1 2013 Capacity Fee per unit	Current ERU per Capacity Unit	Allocated Systemwide Load Capacity			FY 2011-12 Unit WW Load per Billing Unit			COSA FY 2013-14 Capacity Fee	
						WW Flow (Hgal/yr)	BOD (Lbs./yr)	TSS (Lbs./yr)	Flow (Hgal/yr)	BOD (Lbs./yr)	TSS (Lbs./yr)		
Allocation of ERUs Among Flow/BOD/TSS:						85.2%	7.4%	7.4%					
SRES	100 Residential	Connection	2,791	\$8,631	1.00	1,519,154	260,552	305,626	544	93	110	\$9,456	
SMFAPT	15 Multi Family/Apartments	Dwelling Unit	186	\$8,631	1.00	74,353	14,696	17,239	400	79	93	\$7,306	
SRSTRT	120 Restaurant	Seat	4,499	\$863	0.10	368,606	352,413	266,925	82	78	59	\$1,162	
PSS	2 Restaurant w/Patio Seats (seasonal)	Seat	399	\$432	0.05	16,345	15,627	11,836	41	39	30	\$581	
SHOTEL	110 Hotel, Motel, RV Park	Room	1,704	\$4,316	0.50	524,834	168,243	187,883	308	99	110	\$5,808	
SRCV	111 Resort - Cottages, Villas	Connection	629	\$8,631	1.00	386,739	123,975	138,447	615	197	220	\$11,617	
STLC	104 Theaters, Libraries, Churches	Seat	4,310	\$86	0.01	35,446	6,215	8,257	8	1	2	\$116	
SBDIN	105 Bar without dining facility	Seat	309	\$690	0.08	17,539	3,743	5,053	57	12	16	\$929	
SCWNR	107 Car Wash with Recycle	Bay	5	\$11,393	1.32	6,727	834	1,752	1,345	167	350	\$15,334	
SDRTL	108 Department, Retail Stores	Restroom	308	\$1,381	0.16	18,180	3,188	4,272	59	10	14	\$1,859	
SFTNS	112 Fitness Center / Beauty Salon	100 sq. ft.	398	\$690	0.08	13,840	2,610	3,224	35	7	8	\$929	
SCWSH	113 Private Tour Jeep & Rental Car/Jeep W:	vehicle	48	\$492	0.06	1,569	358	529	33	7	11	\$662	
SMKT	115 Market	Connection	4	\$10,789	1.25	5,984	4,601	5,789	1,496	1,150	1,447	\$14,521	
SMORT	116 Mortuaries	Connection	1	\$17,003	1.97	2,363	1,771	2,325	2,363	1,771	2,325	\$22,885	
SOFF	117 Offices, Med Bldg., Mfg., Contractors	100 sq. ft.	6,498	\$173	0.02	48,414	8,569	11,871	7	1	2	\$232	
SRSHP	118 Repair Shops, Service Stations	Connection	16	\$5,438	0.63	6,048	1,380	2,064	378	86	129	\$7,319	
SSCHG	121 School, College, w/ gym showers	Student	390	\$863	0.10	55,933	447	424	143	1	1	\$1,162	
SSCHC	122 School, College w/ café	Student	338	\$1,122	0.13	38,104	29,295	36,858	113	87	109	\$1,510	
SSCHNG	123 School, College w/o gym or café	Student	329	\$690	0.08	3,462	12,768	18,515	11	39	56	\$929	
SPRST	124 Public Restroom	Fixture	88	\$8,631	1.00	56,305	13,244	19,190	639	150	218	\$11,617	
SLMATE	125 Laundromat (efficiency)	Machine	18	\$5,092	0.59	7,159	1,350	1,668	398	75	93	\$6,854	
SLMT18	126 Laundromat (12-18 lbs.)	Machine	9	\$6,560	0.76	4,611	870	1,074	512	97	119	\$8,829	
ALMT27	127 Laundromat (25-35 lbs.)	Machine	8	\$9,149	1.06	4,932	1,664	1,542	616	208	193	\$12,314	
ALMT29	128 Laundromat (50 lbs.)	Machine	0	\$13,378	1.55				0	0	0	\$18,006	
Total Asset-related ERUs						7,693	4,067,745	1,236,872	1,296,886				

TABLE 5
CAPACITY FEE BILLING UNIT ALTERNATIVES

Category	Billing Classifications	Current Capacity Units	1 July 2013 Capacity Fee per unit (ERUs)				Comparison Los Angeles Fee (ERU/Unit)	Alternative Area-based Capacity Fees (ERUs/hsf)						Updated Capacity Fee
			Current Charges		Cost of Service Analysis			Alternative Area-based Units (a)	SFPUC Capacity Fee	LACSD Capacity Fee	Los Angeles Capacity Fee	Cost of Service Analysis Sedona	Alternative Fee	
			Fee	ERU	ERU	Fee								
Single Family Dwelling Residence Capacity Fee (1.0 ERU)			\$9,456	1.000	1.00	\$9,456							1.000	\$9,456
SRSTRT	120 Restaurant	Seat	\$863	0.100	0.123	\$1,162	0.174	100 sq. ft.	0.287	0.491		0.363	0.363	\$3,436
PSS	2 Restaurant w/Patio Seats (seasonal)	Seat	\$432	0.050	0.061	\$581	0.174	100 sq. ft.	0.287	0.491		0.182	0.182	\$1,718
New	Restaurant with only Take-out Service (food preparation area)							100 sq. ft.	0.047		0.174		0.110	\$1,043
SBDIN	105 Bar without dining facility	Seat	\$690	0.080	0.098	\$929	0.065	100 sq. ft.		0.134			0.134	\$1,267
SDRTL	108 Department, Retail Stores	Restroom	\$1,381	0.160	0.197	\$1,859		100 sq. ft.	0.005	0.038	0.02		0.022	\$203
SMKT	115 Market	Connection	\$10,789	1.250	1.536	\$14,521		100 sq. ft.	0.208	0.074	0.022		0.101	\$957
SOFF	117 Offices, Med Bldgs., Mfg., Contractors	100 sq. ft.	\$173	0.020	0.025	\$232		100 sq. ft.	0.011	0.076	0.052		0.046	\$439
SRSPOP	118 Repair Shops, Service Stations	Connection	\$5,438	0.630	0.774	\$7,319		100 sq. ft.	0.010	0.038			0.024	\$225
STLC	104 Theaters, Libraries, Churches	Seat	\$86	0.010	0.012	\$116	0.013	100 sq. ft.		0.134			0.134	\$1,267
SHOTEL	110 Hotel, Motel, RV Park	Room	\$4,316	0.500	0.614	\$5,808	0.521	Room		0.480			0.614	\$5,808
STLC	104 Theaters, Libraries, Churches	Seat	\$86	0.010	0.012	\$116	0.013	Bldg. Occupant Capacity					0.012	\$116
SSCHG	121 School, College, w/ gym showers	Student	\$863	0.100	0.123	\$1,162	0.047	Student & Staff Bldg. Capacity					0.123	\$1,162
SSCHC	122 School, College w/ café	Student	\$1,122	0.130	0.160	\$1,510	0.069	Student & Staff Bldg. Capacity					0.160	\$1,510
SSCHNG	123 School, College w/o gym or café	Student	\$690	0.080	0.098	\$929	0.039	Student & Staff Bldg. Capacity					0.098	\$929
SPRST	124 Public Restroom	Fixture	\$8,631	1.000	1.229	\$11,617	0.347	Per Toilet and Urinal (each)					1.229	\$11,617

Class STLC Theaters, Libraries, Churches is shown as both alternatives using per occupant capacity and per area alternative capacity fees.

a. The Updated Capacity Units for restaurants are interior building area accessible to customers and exterior restaurant seating areas, excluding common areas. The Updated Capacity Units for other new commercial connections are total interior building areas.

Restaurant loading is based on a survey of 10 Sedona restaurant water use, seat count and seating areas.

All other classifications are based on the sewage loading rates used by the Los Angeles County Sanitation District (LACSD) and the San Francisco Public Utilities District (SFPUD) with cross-referenced to Sedona capacity

TABLE 6
CAPACITY FEE SURVEY

Wastewater System (year enacted)	Capacity Fee (1.0 ERU)
Sedona (RCLD Value)	\$9,456
Sedona (current)	\$8,631
Gilbert (2010)	\$5,866
Clarksdale	\$5,567
Jerome	\$5,500
Chandler (2010)	\$5,439
Prescott City (2010)	\$3,273
Flagstaff (2012)	\$3,126
Tempe (2010)	\$2,848
Mesa (2010)	\$2,659
Cottonwood	\$2,450
Glendale (2010)	\$2,330
Peoria (2010)	\$1,923
Camp Verde San Dist	\$1,750
