

**ORDINANCE NO. 2022-2**

**ORDINANCE OF MENDOCINO CITY COMMUNITY SERVICES DISTRICT  
MONTHLY GROUNDWATER MANAGEMENT CHARGES**

**WHEREAS** the Mendocino City Community Services District (District) has legal responsibility to manage groundwater resources (GWM) within the District pursuant to California Water Code Section 10700 et seq.; and

**WHEREAS** the District incurs costs for groundwater management activities; and

**WHEREAS** the District has imposed a Charge for Groundwater Management that shall apply to all developed parcels within the District that extract groundwater from privately owned well(s) or receive water extracted from mutual water company well(s); and

**WHEREAS**, the Charge for Groundwater Management is based on parcel use as established by the Sewer Service Charge Definitions, and calculated from the User Category Index as set forth in the Monthly Sewer Service Charges Ordinance; and

**WHEREAS**, the District has adopted the equivalent single-family dwelling (ESD) concept for calculating both parcel sewer service and groundwater management charges; and

**WHEREAS**, one (1) ESD of sewer use and one (1) ESD of water demand are equivalent to an estimated flow of 200 gallons per day; and

**WHEREAS**, other parcel uses are rated a fraction or multiple of the one (1) ESD baseline water demand for a two-bedroom single-family residence; and

**WHEREAS**, the Board of Directors believes that the ESD concept for determining groundwater management charges is a reasonable and equitable method for establishing proportionate groundwater management charges for all District parcel uses; and

**WHEREAS**, total groundwater management costs per year have ranged from \$218,500 to \$426,000, and \$3.5 million in upgrades are also needed. Staff time spent on groundwater management over the past 3 years has been approximately \$176,000 per year, as 80% of staff time is spent on groundwater management. Recycled water costs add an average of \$20,000 per year, bringing this total to \$196,000. In addition, groundwater management requires \$3.5 million in necessary upgrades which have not yet been made. In addition, the yearly cost of professional consultants such as hydrologists, engineers, and lawyers ranges from \$20,000 to \$200,000 per year, bringing the total, without the 3.5 million in necessary upgrades, to \$216,000-\$396,000. Publications, mailings, and educational material costs range from \$2,500-\$30,000 per year, bringing the total, not including the \$3.5 million in upgrades needed, to \$218,500--\$426,000/year. Currently MCCSD generates only \$130,000 from GWM fees. The proposed

increase would bring the total generated to approximately \$260,000 per year after 5 years, which will still be less than the actual estimated total cost of groundwater management.

**WHEREAS**, the sum of all groundwater management charges Districtwide does not collectively exceed the cost for regulating the District's groundwater resources, and the charges bear a fair and reasonable relationship to the benefits received by property owners for groundwater management activities.

The Board of Directors of the Mendocino City Community Services District hereby **ORDAINS AS FOLLOWS:**

1. The monthly one (1) ESD single-family residence baseline Charge for Groundwater Management as established in Ordinance 18-3 and listed in Fee Schedule Ordinances 19-1 and 20-03 shall be increased to \$15.09 for the remainder of Fiscal Year (FY) 2022-23 (February 1 to June 30, 2023), \$17.35 in FY 2023-24, \$19.43 in FY 2024-25, \$20.60 in FY 2025-26, and \$21.84 by FY 2026-27. The Charge for Groundwater Management shall be computed for other parcel uses as a fraction or multiple of the one (1) ESD baseline Charge for Groundwater Management. The Charge for Groundwater Management shall apply to all developed parcels located within the District boundary that extract groundwater from privately owned well(s) or receive water extracted from mutual water company well(s).

2. The Charge for Groundwater Management for a developed parcel shall be based on the estimated water demand for all parcel uses as established by the Water Use Standard Definitions and calculated from the Water Use Standard (as attached in Exhibit A, which is hereby incorporated by reference) and as set forth in the Groundwater Extraction Permit Ordinance, 2020-01.


3. The District shall have the same enforcement powers and remedies for the collection of these fees as it has for the collection of other monthly fees.

4. This Ordinance shall be published once in the Mendocino Beacon, a newspaper of general circulation published within the District. This charge shall take effect thirty (30) days from the date of adoption.

This Ordinance was first introduced at a regular meeting of the Board of Directors on November 28, 2022, reintroduced at a Special Meeting held December 5, 2022, and finally adopted by the Board of Directors on December 12, 2022 by the following vote:

AYES: 4  
NOES: 1  
ABSENT: 0

ATTEST:

  
\_\_\_\_\_  
Katie Bates  
District Secretary

  
\_\_\_\_\_  
Dennak Murphy  
Board President

## Exhibit A Water Use Standard

1-2 Bedroom Residential ESD = 200 gal/day

Category number	User Category	ESD/Unit	Gal/Unit	Unit Description
	<b>Residential:</b>			
1	Residence w/ 1-2 bedrooms	1.0	200	gal/d per 1-2 bdr. residence
	Each additional bedroom	0.3	60	gal/d per additional bedroom
2	Apartment	1.0	200	gal/d per 1-2 bdr. residence
3	Guest Cottage	0.5	100	gal/d per unit
	<b>Commercial Visitor Accommodation:</b>			
4	Sleeping Unit	0.6	120	gal/d per unit
5	Vac. Home or Single Unit Rental	1.0	200	gal/d per 1-2 bdr unit
	Each additional bedroom	0.3	60	gal/d per additional bedroom
	<b>Inns, Hotels, B&amp;B's, Motel</b>			
6	Dwelling Unit, w/ kit.	0.8	160	gal/d per unit
7	Dwelling Unit, w/ kit., laundry	1.0	200	gal/d per unit
8	Sleeping Unit w/o kit.	0.6	120	gal/d per unit
9	Sleeping Unit w/o kit., laundry	0.8	160	gal/d per unit
	<b>Commercial Business:</b>			
	<b>Cottage Ind./Home Occupation</b>			
10	Residence	1.0	200	gal/d per residence
11	Business Portion of Residence	0.00075	0.15	gal/d/ft <sup>2</sup>
12	<b>Retail Store/Gallery/Office</b>	0.00075	0.15	gal/ft <sup>2</sup> work or display area
13	<b>Library</b>	1.0	200	gal/d per unit
	<b>Food and Beverage Establishments</b>			
14	Full Service w/ bar	0.017	3.4	gal/d/ft <sup>2</sup> dining area
15	Full Service w/o bar	0.0145	2.9	gal/d/ft <sup>2</sup> dining area
16	No Service, w/seats, no dish washing	0.0105	2.1	gal/d/ft <sup>2</sup> dining area
17	No On-Premise Consumption	0.0105	2.1	gal/d/ft <sup>2</sup> work area
	<b>Bar</b>			
18	Bar area, per linear foot	0.0335	6.7	gal/d/linear ft of bar
19	Patron area	0.007	1.4	gal/d/ft <sup>2</sup> patron area
20	<b>Laundromat</b>	2	400	gal/d/machine
21	<b>Service Station/Garage</b>	5.0	1,000	gal/d/service station
22	<b>Grocery Store</b>	0.001	0.2	gal/d/ft <sup>2</sup> display & work area

Exhibit A Water Use Standard				
Category number	User Category	ESD/Unit	Gal/Unit	Unit Description
	<b>Commercial Business:</b>			
	<b>Churches</b>			
23	Church w/ kit.	0.025	5	gal/d/seat
24	Church w/o kit.	0.015	3	gal/d/seat
25	<b>Hall/ Auditorium</b>	0.015	3	gal/d/seat
26	<b>Theater</b>	0.025	5	gal/d/seat
	<b>School:</b>			
27	<b>Rainbow School</b>	0.075	15	gal/d/student
28	<b>Government Office/ Building</b>	0.00075	0.15	gal/d/ft <sup>2</sup> office or work area
	<b>Personal Services</b>			
29	<b>Hair Salons</b>	0.005	1	gal/d/ft <sup>2</sup> work area
30	<b>Hot Tubs</b>	0.0075	1.5	gal/d/ft <sup>2</sup> work area
	<b>Miscellaneous:</b>			
31				
32	<b>Ballpark</b>	4	800	gal/d per unit
33	<b>Mendo. Coast Park &amp; Rec.</b>	0.00075	0.15	gal/d/ft <sup>2</sup>
34	<b>Headlands State Park</b>	10.00	2,000	gal/d
35	<b>MFPD Station</b>	1	200	gal/d per station
36	<b>Veterinary Clinic</b>	0.0039	0.77	gal/d/ft <sup>2</sup>

Other uses not defined herein shall be determined by the Board of Directors.