

City of National City

Sewer Rate Study

January 2025



Submitted to:

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List of Abbreviations

AWWA	American Water Works Association
BMP	Best Management Practices as Prescribed by the State of California
BOD	Biochemical Oxygen Demand – A Measure of Sewage Strength
CCTV	Closed-Circuit Television
CIP	Capital Improvement Program or Plan
EDU	Equivalent Dwelling Unit
ENR-CCI	Engineering News Record Construction Cost Index
FY	Fiscal Year Ending June 30
FYE	Fiscal Year Ending June 30
GPD	Gallons per Day
HCF	Hundred Cubic Feet
Metro	City of San Diego Metropolitan Wastewater System
mg/l	Milligrams per Liter
O&M	Operations and Maintenance
PA	Participating Agency in the San Diego Metro System
TSS	Total Suspended Solids – A Measure of Sewage Strength
US EPA	U.S. Environmental Protection Agency

Section 1

EXECUTIVE SUMMARY

This report was prepared for the City of National City (City) to document the development of a wastewater multi-year financial plan, cost of service analysis, and rate design for the City (rate case). The specific goals of the study were to:

- Evaluate the adequacy of projected revenues under existing sewer service charges to meet projected revenue requirements;
- Develop a wastewater cost of service and rate model for the City covering a five-year study (Fiscal Year 2025-2026 (FY 2026) through Fiscal Year 2029-2030 (FY2030)) period for both ongoing operations and planned capital improvements;
- Allocate the projected fiscal years revenue requirements to the various customer classes in accordance with the proportionate share of their wastewater contributions;
- Develop a five-year sewer service charge program that produces revenues adequate to meet financial needs of the City for both their required funding of the transportation & treatment of wastewater by the City of San Diego's Metropolitan Wastewater System (Metro) including the city's share of the Pure Water Program and the City's operations and capital needs, while recognizing customer costs of service, and local and state legal and policy considerations such as California Constitution Articles XIII C and D (Proposition 218), and Proposition 26; and
- Recommend appropriate reserve levels for operations and capital needs

1.1 FINDINGS

During the course of our analysis in relation to the specific goals of the study we made the following findings:

1. The City of National City last adjusted the sewer service charges in FY 2017.
2. Wastewater service charge revenues at current levels will not be sufficient over the next five years to meet the increasing cost of City operating and capital expenses without negatively affecting fund balance levels¹. **Table 1-1** on the next page illustrates the projected financial picture without recommended sewer service charge adjustments. While the fund has reserves, the costs of services are rising and

¹ The term "fund balance" refers to the remaining amounts available after short-term liabilities (monies owed) are paid off with the agency's available cash and other financial resources (such as receivables). The fund balance includes reserved and unreserved components. For the purposes of this Study, this term refers to "available cash excluding reserved monies" and the term "fund" refers to the account in which monies reside for operating or capital expenditures, specifically known as the Sewer Service Fund.

large increases to rates would be necessary in the future if incremental increases are not enacted now. Furthermore, with the capital projects anticipated to be constructed in the coming years, the reserve balance would fall below the target level by FY 2030.

Table 1-1 – Sewer Service Fund Long Range Plan without Revenue Adjustments (Status Quo)

	FYE 2024	FYE 2025	FYE 2026	FYE 2027	FYE 2028	FYE 2029	FYE2030
1 Beginning Balance	\$ 26,281,997.00	\$ 28,756,558.35	\$ 26,791,579.84	\$ 22,575,621.10	\$ 18,013,786.70	\$ 13,353,056.22	\$ 11,590,307.12
2 Revenue:							
3 Interest earnings	553,250.04	\$ 553,250.04	\$ 553,250.04	\$ 553,250.04	\$ 553,250.04	\$ 553,250.04	\$ 553,250.04
4 User Fees	12,236,587.81	\$ 12,236,587.81	\$ 12,236,587.81	\$ 12,236,587.81	\$ 12,236,587.81	\$ 12,236,587.81	\$ 12,236,587.81
5 Total Revenue	\$ 12,789,837.85	\$ 12,789,837.85	\$ 12,789,837.85	\$ 12,789,837.85	\$ 12,789,837.85	\$ 12,789,837.85	\$ 12,789,837.85
6 Operations Expenses:							
7 Collection System Maintenance	\$ 1,788,999.71	\$ 4,103,143.00	\$ 3,057,516.59	\$ 3,151,043.85	\$ 3,247,521.07	\$ 3,347,048.28	\$ 3,449,729.43
8 Metro and JPA cost	\$ 6,928,614.20	\$ 7,651,673.36	\$ 7,948,280.00	\$ 8,200,628.40	\$ 8,203,047.25	\$ 8,205,538.67	\$ 8,378,104.83
9 Total Operations Expenses	8,717,613.91	\$ 11,754,816.36	\$ 11,005,796.59	\$ 11,351,672.25	\$ 11,450,568.32	\$ 11,552,586.95	\$ 11,827,834.26
10 Capital Improvement Program:							
11 Collection System CIP	\$ 1,597,662.59	\$ 3,000,000.00	\$ 6,000,000.00	\$ 6,000,000.00	\$ 6,000,000.00	\$ 3,000,000.00	\$ 3,000,000.00
12 Total Expenses	\$ 10,315,276.50	\$ 14,754,816.36	\$ 17,005,796.59	\$ 17,351,672.25	\$ 17,450,568.32	\$ 14,552,586.95	\$ 14,827,834.26
13 Fund Balance Prior to Reserves	\$ 28,756,558.35	\$ 26,791,579.84	\$ 22,575,621.10	\$ 18,013,786.70	\$ 13,353,056.22	\$ 11,590,307.12	\$ 9,552,310.71
14 Reserve Targets:							
15 Operations/Cash Flow	\$ 4,358,806.96	\$ 5,877,408.18	\$ 5,502,898.30	\$ 5,675,836.13	\$ 5,725,284.16	\$ 5,776,293.48	\$ 5,913,917.13
16 Metro Cash Flow							
17 Emergency/Nat. Disaster							
18 Capital Expansion Reserve	\$ 464,304.80	\$ 601,640.16	\$ 865,311.16	\$ 1,259,766.26	\$ 1,659,766.26	\$ 2,259,766.26	\$ 2,400,000.00
19 Capital Replacement Reserve	\$ 464,304.80	\$ 601,640.16	\$ 865,311.16	\$ 1,259,766.26	\$ 1,659,766.26	\$ 2,259,766.26	\$ 2,400,000.00
20 Total Recommended Reserves	\$ 5,287,416.56	\$ 7,080,688.50	\$ 7,233,520.61	\$ 8,195,368.64	\$ 9,044,816.68	\$ 10,295,825.99	\$ 10,713,917.13
21 Fund Balance Over/(Under) Target	\$ 23,469,141.80	\$ 19,710,891.34	\$ 15,342,100.49	\$ 9,818,418.05	\$ 4,308,239.54	\$ 1,294,481.13	\$ (1,161,606.42)
22 (Use)/Replacement of Reserves	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -

3. The City's formal reserve policy for their operations or capital funds should be updated.
4. The City currently does not have a mechanism to pass through wholesale treatment costs from the City of San Diego to customers should those costs rise beyond projections in the cost of service model, or beyond future year projections.
5. The City has an adequate system of sewer service charges to meet regulatory and industry standards, and their current rate schedule reflect the proper elements of a cost of service based rate structure. Thus, we are not recommending any structural changes to the current system of charges, but the increases are not equivalent across customer classes.
6. The City's capacity charge for new development has not been updated in many years. The City will be evaluating and determining how those charges should change as a separate process in the near future.

1.2 RECOMMENDATIONS

The following lists Ardurra's recommendations to address the findings listed above:

- Per the cost-of-service analysis contained within this report, Ardurra recommends City wastewater service charges be adjusted to reflect current costs of providing sewer service to customers within the City. This recommendation includes adjusting total revenue from rates in FY 2026 and ending in FY 2030 as shown in **Table 1-2**. Based on the cost-of-service analysis, revenue adjustments per customer class do vary.

Table 1-2 – Recommended Annual Revenue Adjustment

User Class	2026	%	2027	%	2028	%	2029	%	2030	%
Residential: \$ Per Month										
Single Family	\$ 52.72	3%	\$ 54.30	3%	\$ 55.93	3%	\$ 57.60	3%	\$ 59.33	3%
Multi-family/Condo	\$ 41.12	3%	\$ 42.35	3%	\$ 43.62	3%	\$ 44.93	3%	\$ 46.28	3%
Mobile Homes	\$ 31.53	1%	\$ 31.85	1%	\$ 32.17	1%	\$ 32.49	1%	\$ 32.81	1%
Non-Residential: \$ Per HCF										
Commercial - Low	\$ 5.67	8%	\$ 6.12	8%	\$ 6.61	8%	\$ 7.14	8%	\$ 7.71	8%
Commercial - Medium Low	\$ 6.06	7%	\$ 6.48	7%	\$ 6.93	7%	\$ 7.42	7%	\$ 7.94	7%
Commercial - Medium	\$ 7.28	7%	\$ 7.79	7%	\$ 8.33	7%	\$ 8.91	7%	\$ 9.54	7%
Commercial - Medium High	\$ 8.43	6%	\$ 8.93	6%	\$ 9.47	6%	\$ 10.04	6%	\$ 10.64	6%
Commercial - High	\$ 10.42	5.5%	\$ 11.00	5.5%	\$ 11.60	5.5%	\$ 12.24	5.5%	\$ 12.91	5.5%

Should the City approve these rate adjustments, the projected financial picture of the City will draw down reserves, while increasing user fees at a nominal rate. While FY 2030 is nominally under target for the fund balance, a 10 year look forward has the fund only dipping below the balance for just the one year and the City should monitor both revenue and expenditures over the study period to assure it stays on track. This is presented in graphic format with Figure 1-1 and all of the detailed numbers in 1-3. Figure 1-1 includes projections to 2035 showing the projections stabilize with these increases. However, any projection beyond 5 years includes many assumptions that may or may not be accurate.

Figure 1-1 National City Annual Sources and Uses of Funds vs. Cash Reserves and Reserves Targets

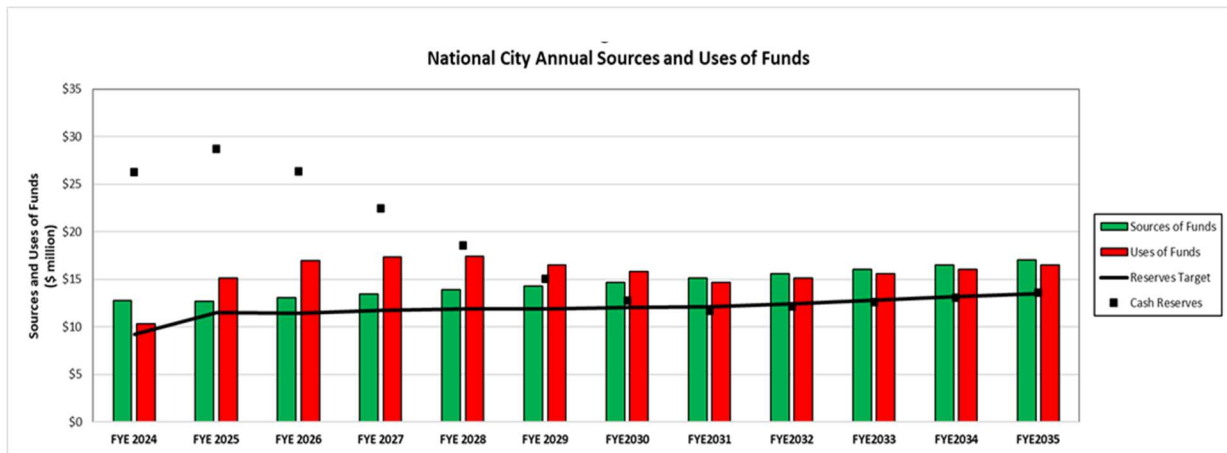


Table 1-3 - Sewer Service Fund Long Range Plan with Recommended Revenue Adjustments

	FYE 2024	FYE 2025	FYE 2026	FYE 2027	FYE 2028	FYE 2029	FYE2030
1 Beginning Balance	\$ 26,281,997.00	\$ 28,756,558.35	\$ 26,350,777.57	\$ 22,455,971.02	\$ 18,600,319.75	\$ 15,042,354.29	\$ 12,790,849.54
2 Revenue:							
3 Interest earnings	553,250.04	276,625.02	276,625.02	276,625.02	276,625.02	276,625.02	276,625.02
4 User Fees	12,236,587.81	12,460,548.56	12,834,365.02	13,219,395.97	13,615,977.85	14,024,457.18	14,445,190.90
5 Total Revenue	\$ 12,789,837.85	\$ 12,737,173.58	\$ 13,110,990.04	\$ 13,496,020.99	\$ 13,892,602.87	\$ 14,301,082.20	\$ 14,721,815.92
6 Operations Expenses:							
7 Collection System Maintenance	\$ 1,788,999.71	\$ 4,103,143.00	\$ 3,057,516.59	\$ 3,151,043.85	\$ 3,247,521.07	\$ 3,347,048.28	\$ 3,449,729.43
8 Metro and JPA cost	\$ 6,928,614.20	\$ 7,651,673.36	\$ 7,948,280.00	\$ 8,200,628.40	\$ 8,203,047.25	\$ 8,205,538.67	\$ 8,378,104.83
9 Total Operations Expenses	8,717,613.91	11,754,816.36	11,005,796.59	11,351,672.25	11,450,568.32	11,552,586.95	11,827,834.26
10 Capital Improvement Program:							
11 Collection System CIP	\$ 1,597,662.59	\$ 3,388,138.00	\$ 6,000,000.00	\$ 6,000,000.00	\$ 6,000,000.00	\$ 5,000,000.00	\$ 4,000,000.00
12 Total Expenses	\$ 10,315,276.50	\$ 15,142,954.36	\$ 17,005,796.59	\$ 17,351,672.25	\$ 17,450,568.32	\$ 16,552,586.95	\$ 15,827,834.26
13 Fund Balance Prior to Reserves	\$ 28,756,558.35	\$ 26,350,777.57	\$ 22,455,971.02	\$ 18,600,319.75	\$ 15,042,354.29	\$ 12,790,849.54	\$ 11,684,831.20
14 Reserve Targets:							
15 Operations/Cash Flow	\$ 4,358,806.96	\$ 5,877,408.18	\$ 5,502,898.30	\$ 5,675,836.13	\$ 5,725,284.16	\$ 5,776,293.48	\$ 5,913,917.13
16 Metro Cash Flow	\$ 850,002.00	\$ 850,003.00	\$ 850,004.00	\$ 850,005.00	\$ 850,006.00	\$ 850,007.00	\$ 850,008.00
17 Emergency/Nat. Disaster	\$ 1,547,291.48	\$ 2,271,443.15	\$ 2,550,869.49	\$ 2,602,750.84	\$ 2,617,585.25	\$ 2,482,888.04	\$ 2,374,175.14
18 Capital Expansion Reserve	\$ 1,223,658.78	\$ 1,246,054.86	\$ 1,283,436.50	\$ 1,321,939.60	\$ 1,361,597.78	\$ 1,402,445.72	\$ 1,444,519.09
19 Capital Replacement Reserve	\$ 1,223,658.78	\$ 1,246,054.86	\$ 1,283,436.50	\$ 1,321,939.60	\$ 1,361,597.78	\$ 1,402,445.72	\$ 1,444,519.09
20 Total Recommended Reserves	\$ 9,203,417.99	\$ 11,490,964.05	\$ 11,470,644.79	\$ 11,772,471.16	\$ 11,916,070.98	\$ 11,914,079.95	\$ 12,027,138.45
21 Fund Balance Over/(Under) Target	\$ 19,553,140.36	\$ 14,859,813.52	\$ 10,985,326.23	\$ 6,827,848.60	\$ 3,126,283.31	\$ 876,769.59	\$ (342,307.25)
22 (Use)/Replacement of Reserves	\$ -	\$ (2,405,780.78)	\$ (3,894,806.55)	\$ (3,855,651.26)	\$ (3,557,965.46)	\$ (2,251,504.75)	\$ (1,106,018.35)

- Based on cost of service and projected revenue requirements the City should adopt the following sewer service charges. **Table 1-4** shows the proposed sewer charges for FY 2026 through FY 2030 and compares them to existing charges.

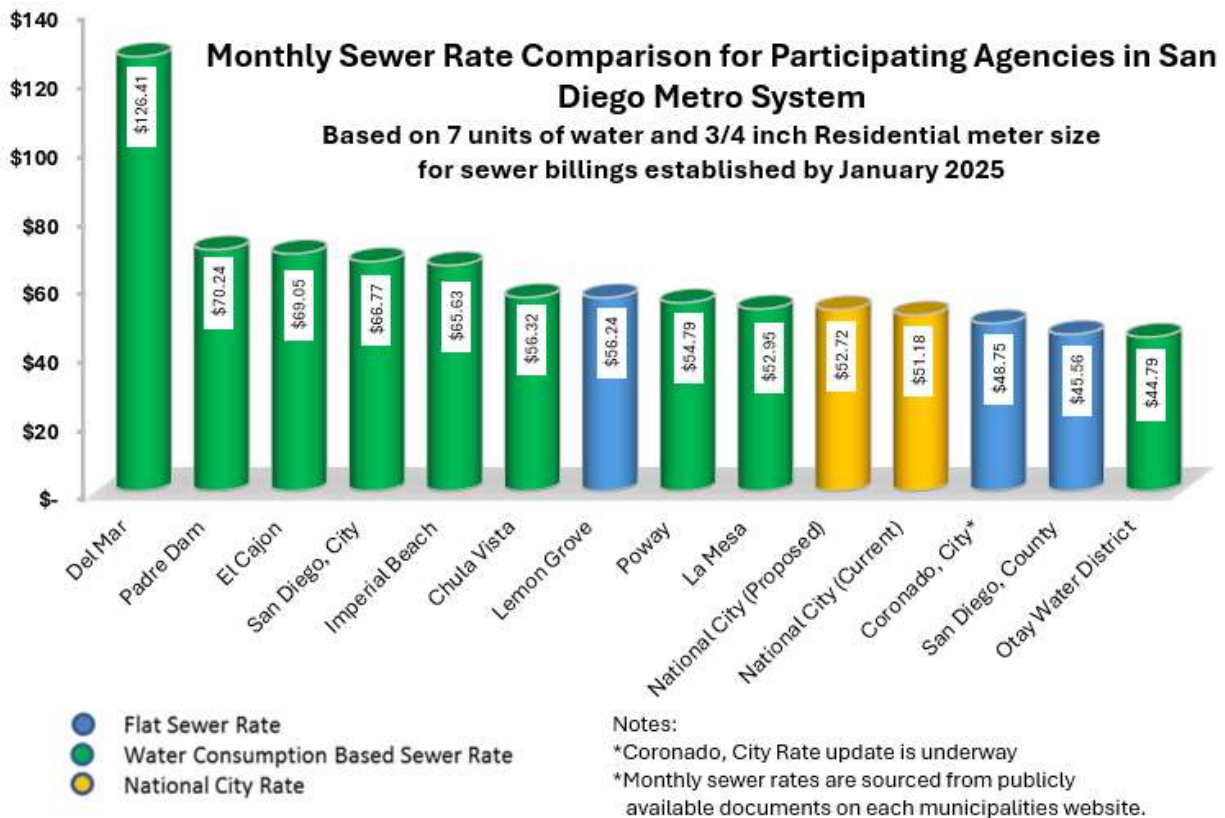
Table 1-4: Recommended Annual Sewer Service Charges

	EXISTING	2024-2025	2025-2026	2026-2027	2027-2028	2028-2029	2029-2030
Residential: \$ Per Month							
Single Family	\$ 51.18	\$ 52.72	\$ 54.30	\$ 55.93	\$ 57.60	\$ 59.33	
Multi-family/Condo	\$ 39.92	\$ 41.12	\$ 42.35	\$ 43.62	\$ 44.93	\$ 46.28	
Mobile Homes	\$ 31.22	\$ 31.53	\$ 31.85	\$ 32.17	\$ 32.49	\$ 32.81	
Non-Residential: \$ Per HCF							
Commercial - Low	\$ 5.25	\$ 5.67	\$ 6.12	\$ 6.61	\$ 7.14	\$ 7.71	
Commercial - Medium Low	\$ 5.66	\$ 6.06	\$ 6.48	\$ 6.93	\$ 7.42	\$ 7.94	
Commercial - Medium	\$ 6.80	\$ 7.28	\$ 7.79	\$ 8.33	\$ 8.91	\$ 9.54	
Commercial - Medium High	\$ 7.95	\$ 8.43	\$ 8.93	\$ 9.47	\$ 10.04	\$ 10.64	
Commercial - High	\$ 9.88	\$ 10.42	\$ 11.00	\$ 11.60	\$ 12.24	\$ 12.91	

*Commercial properties have an annual minimum charge which is equivalent to the mobile home annual charge. Duplexes or a single ADU with a single family on a property are charged one single family rate and one multi-family rate.

Figure 1-2 summarizes all San Diego Metro Member Agencies comparative sewer user rates based on 7 HCF of water usage/sewer flow and a residential monthly base fee. It should be noted that the rates shown are those effective January 1, 2025, based upon readily available information. The figure also includes the City's current monthly rate as well as the proposed FY 2026 rate of \$52.72 per EDU per month. The City's first proposed rate adjustment will **not begin** until July 1, 2025. Many agencies are in the process of updating their current rate cases. Even with the proposed 5-year rate adjustments National City will still enjoy some of the lowest rates among the users of the San Diego Metro System. The proposed FY 2026 single family rate will be as low as \$52.72 which is 15% **lower** than the **existing** (FY 2025) average Metro member agency rate of \$62.21.

Figure 1-2 Metro Member Agencies Sewer Rates Comparison



- The City's reserve policy generally protects the financial integrity of their sewer service fund. The following minor changes are recommended (shown below as strike-through for deletion and underlined for additions):

Sewer Service Fund Operations/Cash Flow Reserve: ~~Between 25&~~ At least 50% of a single year's budgeted Sewer Service Fund Operating Expenditures.

Sewer Service Fund Metro Cash Flow Reserve: an amount equal to the City's estimated portion of the projected cash needs for capital costs of the San Diego Metropolitan Sewerage's Wastewater Treatment Program. This amount is assumed to be \$850,000 for fiscal year 2025-26 through fiscal year 2029-30

Sewer Service Fund Emergency/Natural Disaster Reserve: an amount equal to a minimum of 15% of a single year's budgeted Sewer Service Fund ~~Operating expenditures, including both operational and capital improvement program costs.~~

Sewer Service Fund Capital Replacement Reserve: an amount equal to between 10% & 15% of a single year's budgeted Sewer Service Fund ~~operating expenditures~~ user fees.

Sewer Service Fund Capital Expansion Reserve: an amount equal to between 10% & 15% of a single year's budgeted Sewer Service Fund ~~operating expenditures~~ user fees.

4. Ardurra recommends that the City provide a provision to give the City the ability to pass through City of San Diego wholesale transportation, treatment, and disposal costs to customers should those costs rise beyond projections in the cost-of-service model or beyond what the City notices to customers at time of rate implementation. This action would obviate the need for the City to conduct another Proposition 218 mailed 45-day notice and public hearing requirement. The authority to provide this provision is located in California Government Code Section 53756. Specifically, the Government Code reads as follows:

An agency providing water, wastewater, sewer, or refuse collection service may adopt a schedule of fees or charges authorizing automatic adjustments that pass-through increases in wholesale charges for water, sewage treatment, or wastewater treatment or adjustments for inflation, if it complies with all of the following:

(a) It adopts the schedule of fees or charges for a property-related service for a period not to exceed five years pursuant to Section 53755.

(b) The schedule of fees or charges may include a schedule of adjustments, including a clearly defined formula for adjusting for inflation. Any inflation adjustment to a fee or charge for a property-related service shall not exceed the cost of providing that service.

(c) The schedule of fees or charges for an agency that purchases wholesale water, sewage treatment, or wastewater treatment from a public agency may provide for automatic adjustments that pass through the adopted increases or decreases in the wholesale charges for water, sewage treatment, or wastewater treatment established by the other agency

Section 2

INTRODUCTION

This study (Study) takes a long-range planning approach to establishing wastewater service charges and fees. A discussion of the long-range plan and recommended sewer charge and fee adjustments are included in the following section of this report. The analyses contained herein include operation and maintenance (O&M) costs, City of San Diego Metropolitan Wastewater Department (Metro) transportation, treatment and disposal costs, reserve levels, and identified capital improvement projects (CIP). To that end, the Study examines the revenues generated by the City and makes recommendations for revenue adjustments, as needed. The City retained NV5 in 2017 to update a wastewater cost of service study previously developed by PBS&J in FY 2003. Ms. Carmen Kasner supported this effort and in FY2023 she completed a minor update to the study to confirm that holding the rates flat for two years through FY2025 was appropriate.

For purposes of this report, the study period is the fiscal years beginning July 1, 2025, and ending June 30, 2030. Unless otherwise noted, references in this report to a specific year are for the City's fiscal year ending June 30. To avoid confusion between calendar and fiscal years, the term FY refers to the year beginning July 1 and ending June 30. Presented herein are the results of a Study of the City's projected revenues, revenue requirements, cost of service, and rates for service.

2.1 BACKGROUND: CITY OF NATIONAL CITY

The City provides wastewater service to approximately 17,000 customers within the incorporated area of the City of National City. It owns and operates approximately 100 miles of pipeline, 2,000 manholes, and 2 lift stations. The collection, treatment, and disposal of wastewater in an environmentally safe and efficient manner promote healthy communities and increase the quality of life for local residents.

The City is responsible for collecting wastewater flows originating within the City and conveying the collected flows to the City of San Diego's Point Loma Treatment Plant for treatment and disposal. The City's primary goals are operating the sewerage system safely and efficiently while meeting the needs of their customers.

To meet these goals, the City undertakes routine cleaning, inspections, and repairs and rehabilitates its facilities as needed. The wastewater system operates in an area subject to strict regulatory oversight by Federal and State agencies such as the U.S. Environmental Protection Agency (US EPA) and the California State Water Resources Control Board (SWRCB). The City must comply with a multitude of laws including, but not limited to, State Wastewater Discharge Requirements (WDRs). Complying with these regulations and resulting mandates contributes to a large share of the cost burden on the City's system.

The City completed a Wastewater Master Plan in 2017 which will be updated in the near future, this plan identified numerous projects to upgrade the system. Recently the City has begun a more aggressive CCTV program to identify improvements. Based upon early results of about 10% of the system, numerous improvements are necessary. Due to these identified issues and significant increases in construction costs an average of \$6 million per year for the next 3 years and then \$5 million and \$4 million for the following years are proposed for required rehabilitation and expansion projects. These annual projected capital improvement costs (CIP) are incorporated into this Study and form the basis for the City's annual capital requirements.

2.2 BACKGROUND: CITY OF SAN DIEGO METROPOLITAN SEWAGE TREATMENT SYSTEM

The City of National City is one of thirteen participating agencies (PAs) who send their wastewater to the City of San Diego Metropolitan Sewage Treatment System (Metro) for treatment and disposal. Along with the other PAs the City entered into the Regional Disposal Agreement with San Diego in 1998. Due to positive financial negotiations with San Diego since that time and especially the establishment of the “Administrative Protocol on Allocation of Operating Reserves and Debt Service Coverage” during FY 2010 the City has enjoyed stable annual billings for the last 8 years from the City of San Diego. However, in 2015 the City of San Diego initiated a multi-billion-dollar public works project entitled the Pure Water Program which will provide the double benefit of “secondary equivalency” to San Diego's wastewater customers including National City as well as a significant new potable water supply for the City of San Diego.

This resulted in a Major amendment to the Regional Disposal agreement approved in 2018 but that amendment left many elements to further discussion and negotiations. Since that time, the City is well underway with construction of their Pure Water Program and the East County Joint Powers Authority has begun construction on their Advanced Purified Water Project. For the past 6 years, discussions and negotiations on those open-ended items has progressed and the City of San Diego and Metro members appear to be coming close to a final Draft of a Second Amended and Restated Agreement.

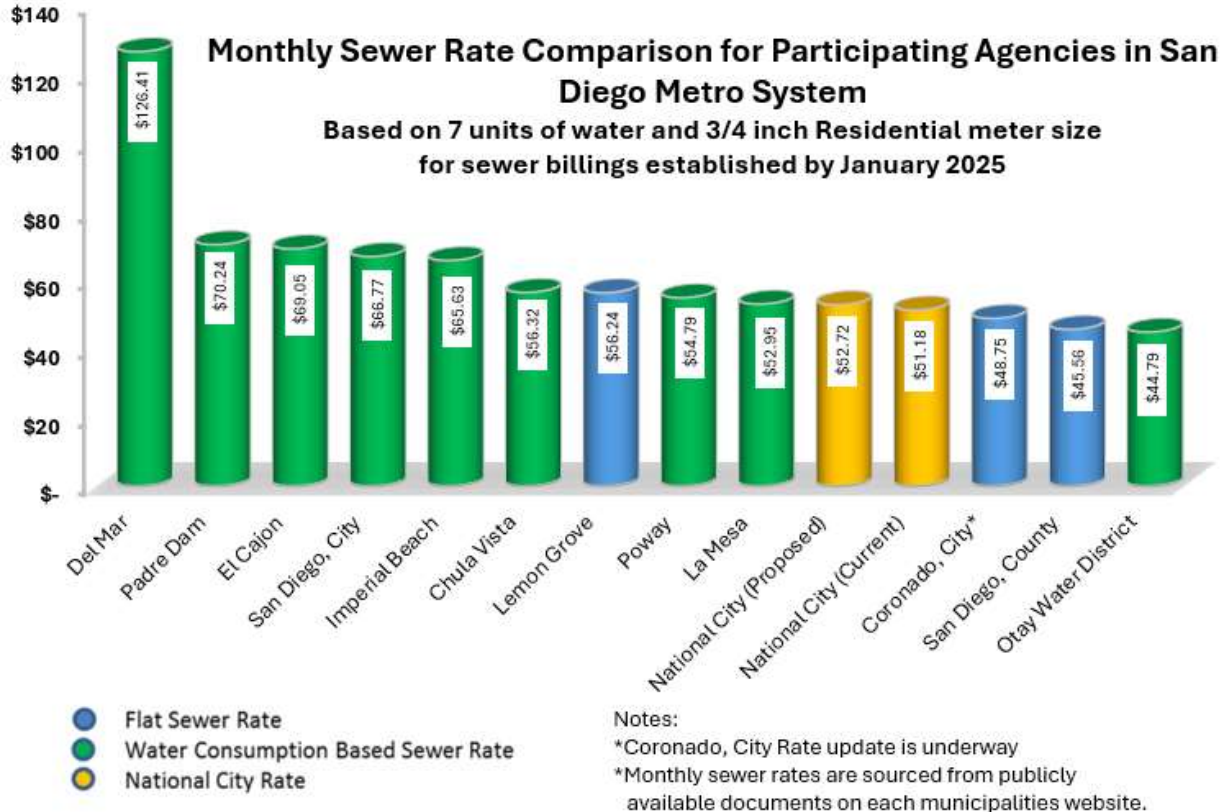
A five-year projection of Metro costs for the City were received from the City of San Diego in December of 2024 but do not include some uncertainties because there are still many unknown final costs. The projections received do not include costs for the spills in the system during rain events in the past two winters, the final costs for upgrades to the large Metro Pumpstations 1&2 that were conditions of a spill from four years ago, the final rate methodology for the Second Amended and Restated Metro Agreement (SARA) that is still being negotiated, Costs for Pure Water Phase II, nor do they include final audited costs for the past three Fiscal Years. The City of San Diego recommends that each agency have a pass-through provision in their rates due to these uncertainties at the moment.

2.3 RATE STUDY SUMMARY

The City of National City customers enjoy some of the lowest sewer service charges in the Metro System as shown in **Figure 2-1** and have for many years. The City last adjusted sewer service charges in FY 2023 and held them flat for the past two years. The FY 2025 charge is 15% lower than the average Metro PA rate of \$62.21 per month. However, the City's increased internal CIP requirements and the costs associated with Metro require that the City adjust their sewer rates for the next five years.

The rate study assumed 3% inflation for all expenses except Metro for the rate study period.

Figure 2-1 Sewer Rate Comparison for Participating Agencies in San Diego Metro System



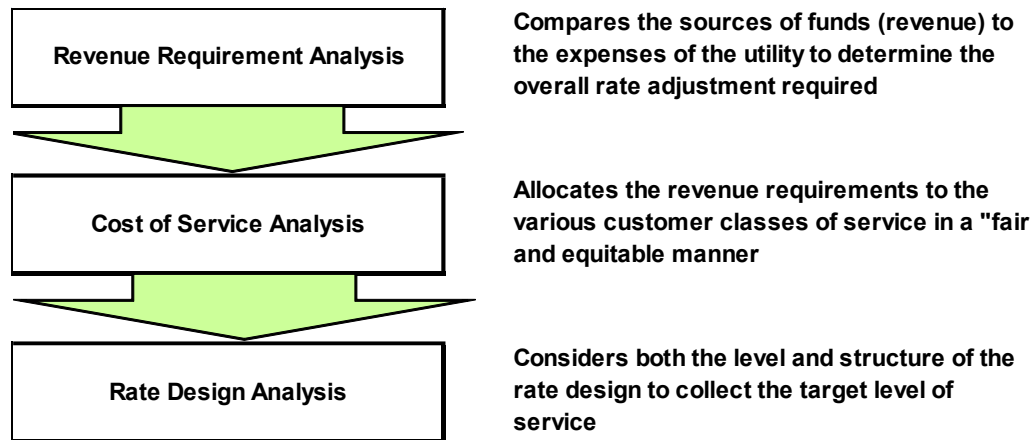
Section 3

WASTEWATER RATE STUDY

3.1 OVERVIEW OF THE SEWER SERVICE CHARGE UPDATE PROCESS

A comprehensive rate study typically utilizes three interrelated analyses to address the adequacy and equity of the utility's rates. These three analyses are a revenue requirement analysis, a cost-of-service analysis, and a rate design analysis. The process is illustrated in **Figure 3 -1**.

Figure 3-1 Overview of the Comprehensive Rate Study Analysis



The City's sewer utility was evaluated on a "stand-alone" basis. That is, no subsidies between the utility or other City funds occur. By viewing the utility on a stand-alone basis, the need to adequately fund both operations and maintenance (O&M) and capital infrastructure (CIP) must be balanced against the rate impacts on utility customers.

A detailed and comprehensive process was used to review the City's rates. As a part of the rate study process a number of on-site project meeting and conference calls were used to review the results with City staff. From this process, final proposed rates were developed and their development is reviewed in this section of the report. Following is a summary of each step in the process.

Revenue Requirement Analysis: The revenue requirement analysis revealed that several significant financial changes have occurred since the City's 2023 update holding rates flat. The significant changes are:

- The current CIP needs of the City have increased due to construction cost increases, additional CCTV and inspection. The age of the city's system and some densification requiring some upsizing. The Rate study has updated CIP costs to an average of \$6 million per year for the next 3 years and then \$5 million and \$4 million for the following years. This will allow the City to draw down some of the fund reserves and make significant progress on required rehabilitation and expansion projects that are causing a higher risk of spills and more operational costs. These annual projected capital improvement costs (CIP) are incorporated into this Study and form the basis for the City's annual capital requirements. These costs were not included in the City's FY 2025 adopted budget.
- The construction phase of the City of San Diego's Pure Water Program is nearly done and during FY 2025 to FY 2030 additional Metro costs are anticipated for Phase 1 of this program due to Audit true ups and the previously discussed SARA that is being negotiated and other Metro system issues. The City's portion of the Metro budget is currently 7.4% and while the SARA draft methodology does not increase the City's percentage, there is still uncertainties with flows and impacts from the East county JPA project.

The largest component of the City of National City's revenue requirement is the costs associated with transportation, treatment, and disposal of the City's wastewater by the Metro facilities, an aggressive CIP is a close second. A summary of the projected City collection system O&M and CIP, plus San Diego Metro expenses to be included in the City's rate case, are included on **Table 3-1**.

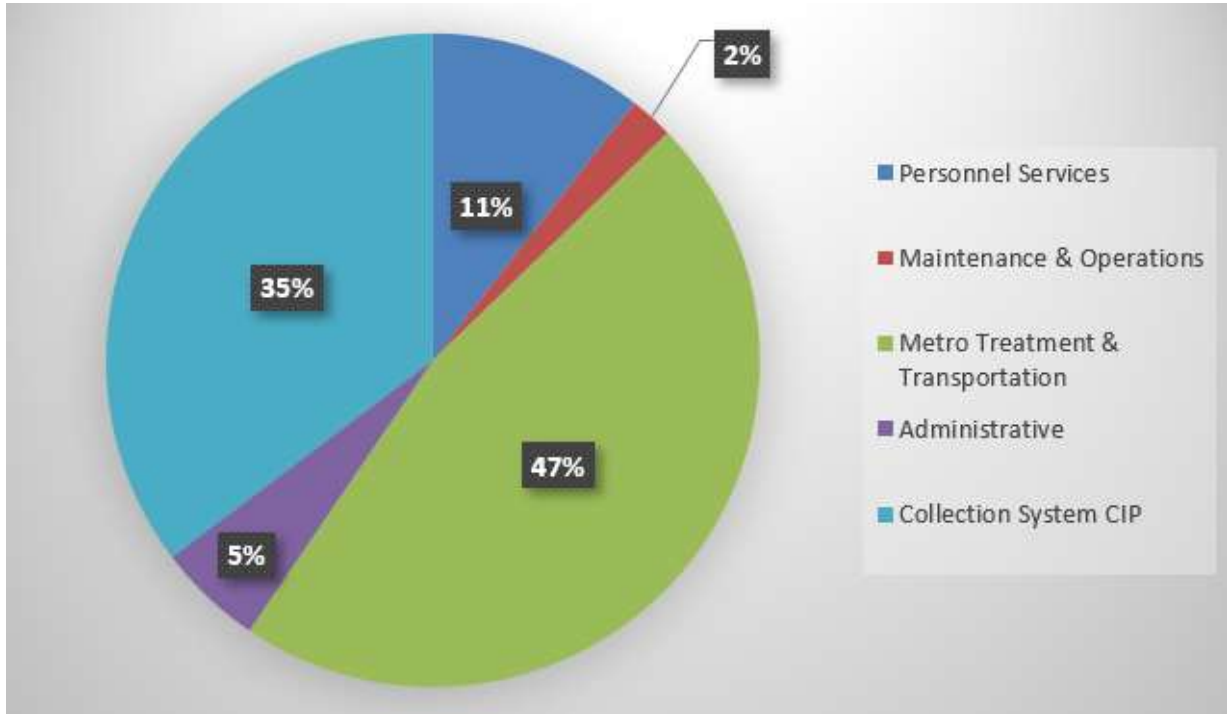
Table 3-1: City of National City Revenue Requirements

Table 3-1

	FY2026	FY2027	FY2028	FY2029	FY2030
Personnel Services	\$ 1,798,307	\$ 1,852,276	\$ 1,907,865	\$ 1,965,124	\$ 2,024,103
Maintenance & Operations	\$ 372,064	\$ 383,226	\$ 394,722	\$ 406,564	\$ 418,761
Metro Treatment & Transportation	\$ 7,948,280	\$ 8,200,628	\$ 8,203,047	\$ 8,205,539	\$ 8,378,105
Administrative	\$ 887,146	\$ 915,543	\$ 944,933	\$ 975,360	\$ 1,006,866
Collection System CIP	\$ 6,000,000	\$ 6,000,000	\$ 6,000,000	\$ 5,000,000	\$ 4,000,000
Total	\$ 17,005,797	\$ 17,351,672	\$17,450,568	\$ 16,552,587	\$ 15,827,834

Figure 3-2 shows the percentage of each of the major cost centers in the City's rate case. As noted, the largest component of National City's revenue requirements (47%) will be paid directly to the City of San Diego.

Figure 3-2 Major Cost Components of City of National City's FY 2026 Revenue Requirements



As a part of establishing the revenue requirement for the City's rate case City staff requested Ardurra consultant's guidance in reviewing their reserve policy to financially protect the City's sewer service fund. At the end of FY 2024 (June 30, 2024) the City's sewer service fund showed a reserve cash fund balance of \$26.3 million. Ardurra consultants reviewed with City staff industry standard guidelines in establishing formal reserve policies as well as the City's needs for financial stability and potential exposures to external forces which could require unplanned O&M or capital expenditures. The City's reserve policy is solid as it was updated in a prior rate study, but the following minor updates are suggested (shown below as strike-through for deletion and underlined for additions).

Sewer Service Fund Operations/Cash Flow Reserve: ~~Between 25&~~ At least 50% of a single year's budgeted Sewer Service Fund Operating Expenditures.

Sewer Service Fund Metro Cash Flow Reserve: an amount equal to the City's estimated portion of the projected cash needs for capital costs of the San Diego Metropolitan Sewerage's Wastewater Treatment Program. This amount is assumed to be \$850,000 for fiscal year 2025-26 through fiscal year 2029-30

Sewer Service Fund Emergency/Natural Disaster Reserve: an amount equal to a minimum of 15% of a single year's budgeted Sewer Service Fund Operating expenditures, including both operational and capital improvement program costs.

Sewer Service Fund Capital Replacement Reserve: an amount equal to between 10% & 15% of a single year's budgeted Sewer Service Fund operating expenditures user fees.

Sewer Service Fund Capital Expansion Reserve: an amount equal to between 10% & 15% of a single year's budgeted Sewer Service Fund operating expenditures user fees.

The final step in determining the revenue requirement for the City's rate case was to overlay the projected expenditures for the next five years as summarized in **Table 3-1** and the recommended reserve policy. **Table 3-2** creates a long-range plan showing the use of reserves to minimize the annual rate adjustment to per year stating in FY 2026 through FY 2030. The use/replacement of the City's reserves is shown on Line 22. While the FYE2030 shows the fund balance slightly under the target, that target is with the maximum percentages from the reserve policy and thus are still well within the appropriate reserve amount. During the next 5 years there will be more clarity available from Metro and from the City's CCTV and planning efforts.

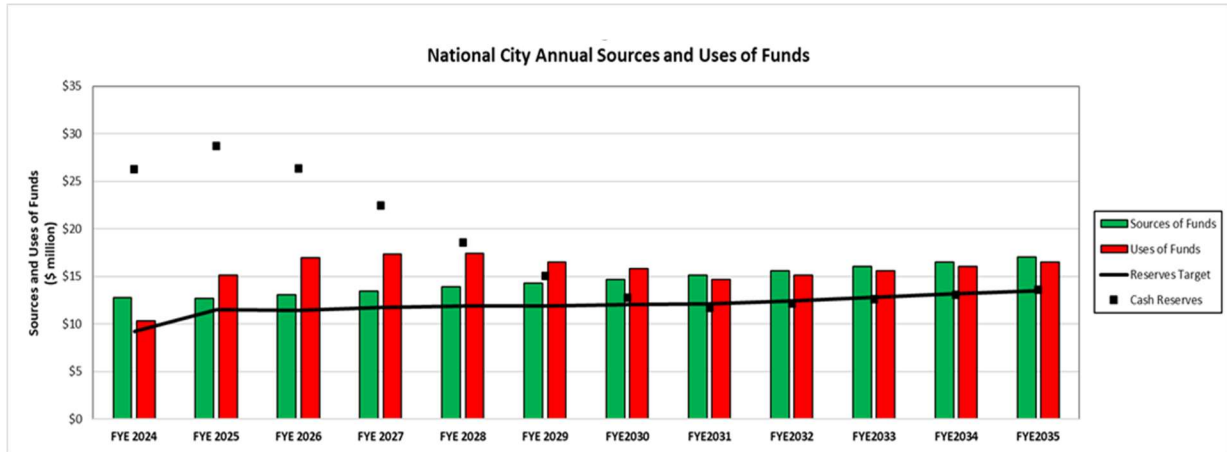
A detailed copy of the five-year revenue requirement is included in **Appendix A** to this report.

Table 3-2: City of National City Long Range Financial Plan

	FYE 2024	FYE 2025	FYE 2026	FYE 2027	FYE 2028	FYE 2029	FYE2030
Beginning Balance	\$ 26,281,997.00	\$ 28,756,558.35	\$ 26,350,777.57	\$ 22,455,971.02	\$ 18,600,319.75	\$ 15,042,354.29	\$ 12,790,849.54
Revenue:							
Interest earnings	553,250.04	276,625.02	276,625.02	276,625.02	276,625.02	276,625.02	276,625.02
User Fees	12,236,587.81	12,460,548.56	12,834,365.02	13,219,395.97	13,615,977.85	14,024,457.18	14,445,190.90
Total Revenue	\$ 12,789,837.85	\$ 12,737,173.58	\$ 13,110,990.04	\$ 13,496,020.99	\$ 13,892,602.87	\$ 14,301,082.20	\$ 14,721,815.92
Operations Expenses:							
Collection System Maintenance	\$ 1,788,999.71	\$ 4,103,143.00	\$ 3,057,516.59	\$ 3,151,043.85	\$ 3,247,521.07	\$ 3,347,048.28	\$ 3,449,729.43
Metro and JPA cost	\$ 6,928,614.20	\$ 7,651,673.36	\$ 7,948,280.00	\$ 8,200,628.40	\$ 8,203,047.25	\$ 8,205,538.67	\$ 8,378,104.83
Total Operations Expenses	8,717,613.91	11,754,816.36	11,005,796.59	11,351,672.25	11,450,568.32	11,552,586.95	11,827,834.26
Capital Improvement Program:							
Collection System CIP	\$ 1,597,662.59	\$ 3,388,138.00	\$ 6,000,000.00	\$ 6,000,000.00	\$ 6,000,000.00	\$ 5,000,000.00	\$ 4,000,000.00
Total Expenses	\$ 10,315,276.50	\$ 15,142,954.36	\$ 17,005,796.59	\$ 17,351,672.25	\$ 17,450,568.32	\$ 16,552,586.95	\$ 15,827,834.26
Fund Balance Prior to Reserves	\$ 28,756,558.35	\$ 26,350,777.57	\$ 22,455,971.02	\$ 18,600,319.75	\$ 15,042,354.29	\$ 12,790,849.54	\$ 11,684,831.20
Reserve Targets:							
Operations/Cash Flow	\$ 4,358,806.96	\$ 5,877,408.18	\$ 5,502,898.30	\$ 5,675,836.13	\$ 5,725,284.16	\$ 5,776,293.48	\$ 5,913,917.13
Metro Cash Flow	\$ 850,002.00	\$ 850,003.00	\$ 850,004.00	\$ 850,005.00	\$ 850,006.00	\$ 850,007.00	\$ 850,008.00
Emergency/Nat. Disaster	\$ 1,547,291.48	\$ 2,271,443.15	\$ 2,550,869.49	\$ 2,602,750.84	\$ 2,617,585.25	\$ 2,482,888.04	\$ 2,374,175.14
Capital Expansion Reserve	\$ 1,223,658.78	\$ 1,246,054.86	\$ 1,283,436.50	\$ 1,321,939.60	\$ 1,361,597.78	\$ 1,402,445.72	\$ 1,444,519.09
Capital Replacement Reserve	\$ 1,223,658.78	\$ 1,246,054.86	\$ 1,283,436.50	\$ 1,321,939.60	\$ 1,361,597.78	\$ 1,402,445.72	\$ 1,444,519.09
Total Recommended Reserves	\$ 9,203,417.99	\$ 11,490,964.05	\$ 11,470,644.79	\$ 11,772,471.16	\$ 11,916,070.98	\$ 11,914,079.95	\$ 12,027,138.45
Fund Balance Over/(Under) Target	\$ 19,553,140.36	\$ 14,859,813.52	\$ 10,985,326.23	\$ 6,827,848.60	\$ 3,126,283.31	\$ 876,769.59	\$ (342,307.25)
(Use)/Replacement of Reserves	\$ -	\$ (2,405,780.78)	\$ (3,894,806.55)	\$ (3,855,651.26)	\$ (3,557,965.46)	\$ (2,251,504.75)	\$ (1,106,018.35)

Ardurra did look at a 10 year projection of rates and increases and assumed a similar increase of a nominal 3% with expenses increasing at a similar rates and it shows that the rate increase shown here will stabilize the expenditures into the future unless significant additional Capital projects are identified or inflation and other cost factors change as well. Any projection past 5 years includes many assumptions that may or may not be accurate.

Figure 3-3 National City Annual Sources and Uses of Funds vs. Cash Reserves and Reserves Targets



Cost of Service Analysis: The cost-of-service analysis revealed that several major changes have occurred in users and use since the City's 2017 rate study and subsequently adopted sewer user rates. The significant changes are:

- As with other communities in San Diego County and Southern California the City's citizens and businesses have decreased their water usage significantly since FY 2017. This was especially the case during COVID when many businesses were closed. This has decreased revenues from the commercial and industrial users of the City who are billed on their annual water usage.
- The City uses an equivalent dwelling unit (EDU) system of rates for their residential users. Historically the City has used 240 gallons per day (gpd) for a single-family residential user for billing purposes. Multi-family/condo units are considered to be 0.8 EDU and mobile home units 0.6 EDUs. These EDUs are consistent with industry standards for EDU based user systems. However, due to the decreased water use by residential as well as commercial/industrial users the gallons per EDU have decreased to an estimated 220 gpd. 220 gpd is consistent with the other Participating Agencies wastewater generation rate (in gpd) for EDUs

The City's rate model was updated with the number of residential and commercial/ industrial users used for billing purposes on the FY 2025 tax roll. As noted above the gallons

for residential EDUs were revised to 220 gpd per EDU and the most recent water usage for commercial/industrial users was included.

Table 3-3 summarizes the current number of City users and their projected sewer flows based on the current tax roll water use data for FY 2025.

Table 3-3: Summary of Current Users and Estimated Sewer Flow

Units of Service and Loadings		FLOW:			COD:		SS:	
User Group	No. of Active Customers	(A)	(B)	(C)	(D)	(E)	(F)	(G)
		Billing Flow (MGD)	Billing Flow (HCF)	Annual Flow (MG/Year)	COD User (MG/L)	Annual COD Load (LBS/YR)	SS per User (MG/L)	Annual Load (LBS/YR)
Single Family	5,969	0.9546	541,160.1	348.43	200	581,170	200	581,170
Multi-family/Condo	8,293	2.2238	1,085,130.9	811.68	200	1,353,834	200	1,353,834
Mobile Homes	365	0.0382	18,651.0	13.95	200	23,269	200	23,269
Subtotal- Residential	14,627	3.2166	1,644,942	1,174.06		1,958,274		1,958,274
Commercial - Low	1,793	0.5038	245,846.5	183.89	200	306,724	200	306,724
Commercial - Medium Low	925	0.1427	69,657.3	52.10	200	86,906	300	130,359
Commercial - Medium	4	0.0290	14,139.0	10.58	400	35,280	400	35,280
Commercial - Medium High	19	0.0176	8,602.2	6.43	600	32,197	500	26,831
Commercial - High	110	0.1592	77,676.0	58.10	680	329,495	900	436,097
Subtotal Non-Residential	2,851	0.8524	415,921	311.11		790,602		935,291
TOTAL	17,478	4.0690	2,060,863	1,485.17		2,748,876		2,893,564

Rate Design Analysis: As part of the rate setting process a routine review of an agency's sewer service charge rate structure is performed. This is done to assure that the agency's rate structure meets industry standards as well as complies with local, State, and Federal guidelines and regulations.

The City of National City first established their current rate structure in the mid-1990's and it was submitted to the State Water Resources Control Board of the State of California (SWRCB) and the US EPA. The rate structure and the cost allocations upon which it is based were approved by both the SWRCB and the US EPA. These principles still meet industry standards today and follows Best Management Practices (BMP's) established by the State of California, and thus there are no recommended changes to the existing rate structure.

The City uses a combination of EDU's for residential users and water based rates for commercial/industrial users. Single family residential users are considered to be 1 EDU, and multi-family/condo users 0.8 EDU, and mobile home users 0.6 EDU. Commercial/industrial users are grouped based on their estimated sewage strengths into five classes of users. Each year 90% of the prior year's water usage per commercial/industrial customer is used to determine the upcoming year's sewer service charge (Return to Sewer percentage). There are a few customers with different Return to Sewer percentages based upon a case by case situation which includes a field inspection and engineering review of the situation.

The model is using reserves to fund a large part of the CIP and thus the strength based analysis does not completely reflect the actual costs year over year by customer class. However, based upon treatment costs in FY2030, having all customer classes having the same percentage increase would place an unfair burden on SFR customers. The cost for treatment for commercial customers must be increased a higher percentage to keep the proportions correct.

All classes of users will continue to be billed their annual sewer service charge on the County of San Diego tax roll based on either their EDU classification or their annual water usage and sewage strength category. **Table 3-4** compares the current FYE 2025 sewer rates with the proposed FYE 2026 through FYE 2030 of the proposed rate case. The entire output from the rate model showing all steps in the rate case is contained in **Appendix A** to this Study. Individual years are not revised and reduced or increased exactly because of the use of reserves and rates are never reduced. The goal was to keep increasing the commercial rates with the proportionality correct in FY2030. The final FY2030 rates were within 4% of the calculated proportionality for all commercial classes.

Table 3-4: Proposed Percentage Increases in Rates

Recommended Percentage Rate Revenue Adjustments					
Fiscal Year	FYE2026	FYE2027	FYE2028	FYE2029	FYE2030
Effective Month	July	July	July	July	July
Residential:					
Single Family	3%	3%	3%	3%	3%
Multi-family/Condo	3%	3%	3%	3%	3%
Mobile Homes	1%	1%	1%	1%	1%
Non-Residential:					
Commercial - Low	8%	8%	8%	8%	8%
Commercial - Medium Low	7%	7%	7%	7%	7%
Commercial - Medium	7%	7%	7%	7%	7%
Commercial - Medium High	6%	6%	6%	6%	6%
Commercial - High	5.5%	5.5%	5.5%	5.5%	5.5%

Table 3-5: Comparison of Current Versus Proposed Sewer User Rates

	EXISTING 2024- 2025	2025- 2026	2026-2027	2027- 2028	2028- 2029	2029- 2030
Residential: \$ Per Month						
Single Family	\$ 51.18	\$ 52.72	\$ 54.30	\$ 55.93	\$ 57.60	\$ 59.33
Multi-family/Condo	\$ 39.92	\$ 41.12	\$ 42.35	\$ 43.62	\$ 44.93	\$ 46.28
Mobile Homes	\$ 31.22	\$ 31.53	\$ 31.85	\$ 32.17	\$ 32.49	\$ 32.81
Non-Residential: \$ Per HCF						
Commercial - Low	\$ 5.25	\$ 5.67	\$ 6.12	\$ 6.61	\$ 7.14	\$ 7.71
Commercial - Medium Low	\$ 5.66	\$ 6.06	\$ 6.48	\$ 6.93	\$ 7.42	\$ 7.94
Commercial - Medium	\$ 6.80	\$ 7.28	\$ 7.79	\$ 8.33	\$ 8.91	\$ 9.54
Commercial - Medium High	\$ 7.95	\$ 8.43	\$ 8.93	\$ 9.47	\$ 10.04	\$ 10.64
Commercial - High	\$ 9.88	\$ 10.42	\$ 11.00	\$ 11.60	\$ 12.24	\$ 12.91

*Commercial properties have an annual minimum charge which is equivalent to the mobile home annual charge. Duplexes or a single ADU with a single family on a property are charged one single family rate and one multi-family rate.

As discussed earlier in this report, the majority of the revenue requirement recovered by the City’s sewer service charges go to pay for cost associated with charge from San Diego Metro. **Figure 3-4** summarizes the major components of the proposed FY 2026 monthly single-family sewer service charge of \$52.72 per EDU. This figure also shows the use of City reserves to cover City CIP costs:

Figure 3-4 Components of FY 2026 Single Family Monthly Rate

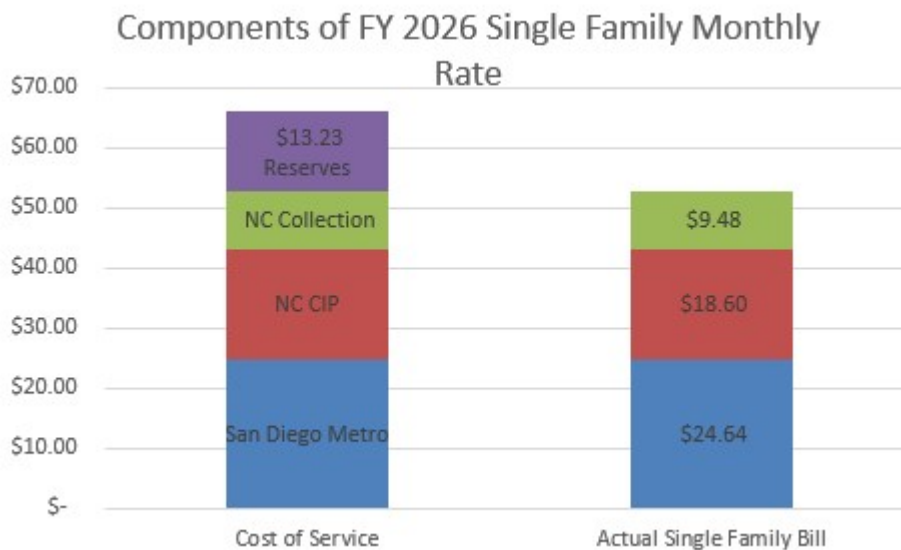
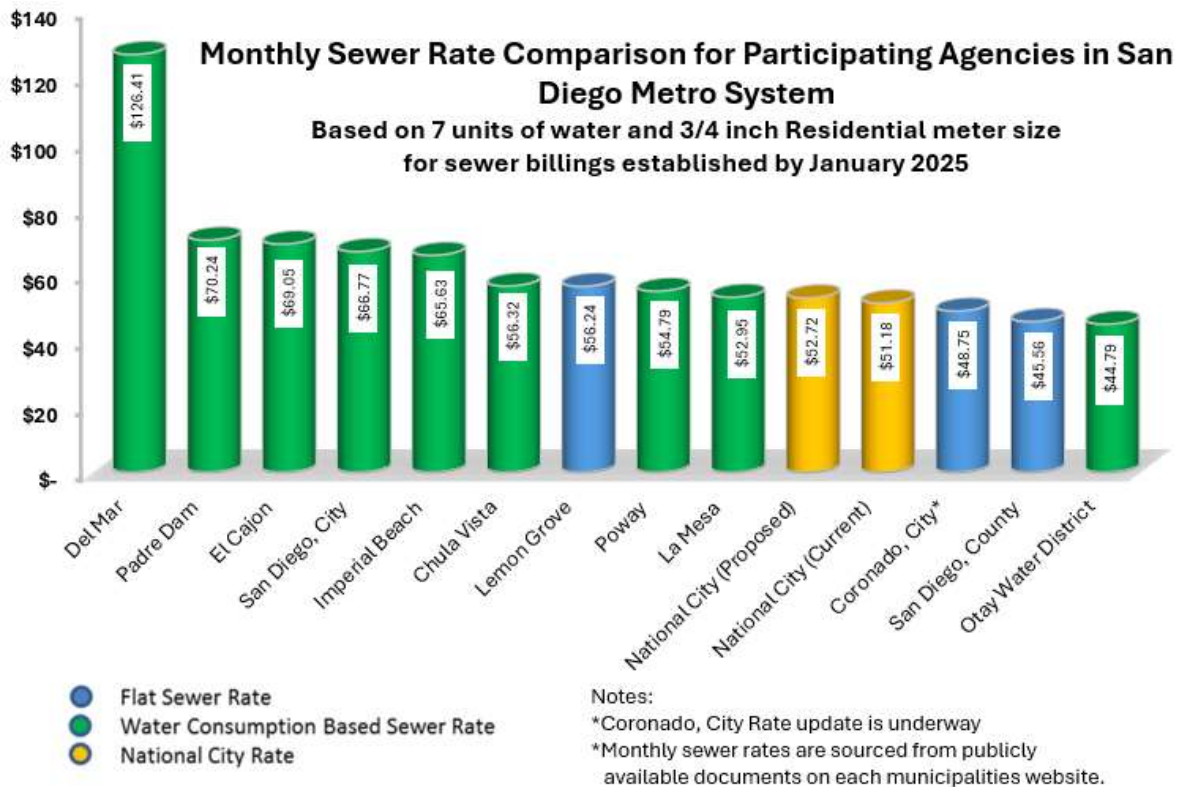


Figure 3-5 summarizes all San Diego Metro Member Agencies comparative sewer user rates based on 7 HCF of water usage/sewer flow and a residential monthly base fee. It should be noted that the rates shown are those effective January 1, 2025 based upon readily available information. The figure also includes the City's current monthly rate as well as the proposed FY 2026 rate of \$52.72 per EDU per month. The City's first proposed rate adjustment will **not begin** until July 1, 2025. Many agencies are in the process of updating their current rate cases. Even with the proposed 5-year rate adjustments National City will still enjoy some of the lowest rates among the users of the San Diego Metro System. The proposed FY 2026 single family rate will be as low as \$52.72 which is 15% **lower** than the **existing** (FY 2025) average Metro member agency rate of \$62.21.

Figure 3-5 Metro Member Agencies Sewer Rate Comparison



APPENDIX A – RATE MODEL

- Wastewater Operations & Maintenance Budget
- Budget Summary
- Step 1 – Customer Summary and Estimated Flows
- Step 2 – Determination of Unit Costs
- Step 3 – Sewer User Rate Calculations by Fund and Cost

City of National City
Wastewater Operations & Maintenance Budget

ACCOUNT - MUNIS	FY24 Unaudited Actual	FY25 Proposed	FY26	FY27	FY28	FY29	FY30
125-416-029 ENGINEERING							
125-416-029-100 SALARIES							
125-85-31-31100-6005- Hourly Wages	-	-	-	-	-	-	-
125-85-31-31100-6001- FULL-TIME SALARIES	313,803.94	431,795.00	444,748.85	458,091.32	471,834.05	485,989.08	500,568.75
125-85-31-31100-6102- OVERTIME	4,909.46	-	-	-	-	-	-
125-85-31-31100-6110- ALLOWANCES & STIPENDS	1,328.40	1,440.00	1,483.20	1,527.70	1,573.53	1,620.73	1,669.35
125-85-31-31100-6120- DIFFERENTIAL PAY	2,993.73	3,415.00	3,517.45	3,622.97	3,731.66	3,843.61	3,958.92
125-85-31-31100-6140- WORKERS' COMPENSATION	11,880.22	44,596.00	45,933.88	47,311.90	48,731.25	50,193.19	51,698.99
125-85-31-31100-6150- HEALTH INSURANCE	34,747.51	48,300.00	49,749.00	51,241.47	52,778.71	54,362.08	55,992.94
125-85-31-31100-6151- LTD INSURANCE	486.81	878.00	904.34	931.47	959.41	988.20	1,017.84
125-85-31-31100-6160- RETIREMENT PLAN CHARGES	71,451.09	106,001.00	109,181.03	112,456.46	115,830.15	119,305.06	122,884.21
125-85-31-31100-6161- MEDICARE	4,838.55	6,261.00	6,448.83	6,642.29	6,841.56	7,046.81	7,258.21
125-85-31-31100-6199- PERSONNEL COMPENSATION	12,090.95	2,000.00	2,060.00	2,121.80	2,185.45	2,251.02	2,318.55
125-416-029-200 MAINTENANCE & OPERATIONS							
125-85-31-31100-7226- TRAINING, TRAVEL & SUBSISTENCE	-	-	-	-	-	-	-
125-85-31-31100-7299- CONTRACT SERVICES	36,126.34	85,000.00	87,550.00	90,176.50	92,881.80	95,668.25	98,538.30
125-416-052 PUBLIC WORKS - OPERATIONS							
125-416-052-200 MAINTENANCE & OPERATIONS							
125-416-052-268-0000 RENTALS & LEASES	-	-	-	-	-	-	-
125-416-052-400-0000 FIXED CHARGES & DEBT SERVICE	-	-	-	-	-	-	-
125-416-052-484-0000 OTHER INTEREST	-	-	-	-	-	-	-
125-416-221 STREETS							
125-416-221-100 Personnel Services							
125-85-31-31300-6005- Hourly Wages	24,673.18	-	-	-	-	-	-
125-85-31-31300-6001- FULL-TIME SALARIES	289,133.75	176,507.00	181,802.21	187,256.28	192,873.96	198,660.18	204,619.99
125-85-31-31300-6102- OVERTIME	69,243.89	32,000.00	32,960.00	33,948.80	34,967.26	36,016.28	37,096.77
125-85-31-31300-6105- LONGEVITY	-	985.00	1,014.55	1,044.99	1,076.34	1,108.63	1,141.88
125-85-31-31300-6120- DIFFERENTIAL PAY	2,009.59	-	-	-	-	-	-
125-85-31-31300-6140- WORKERS' COMPENSATION	27,278.41	31,887.00	32,843.61	33,828.92	34,843.79	35,889.10	36,965.77
125-85-31-31300-6150- HEALTH INSURANCE	40,198.89	29,303.00	30,182.09	31,087.55	32,020.18	32,980.78	33,970.21
125-85-31-31300-6151- LTD INSURANCE	231.13	366.00	395.28	426.90	461.05	497.94	537.77
125-85-31-31300-6160- RETIREMENT PLAN CHARGES	78,569.01	43,331.00	44,630.93	45,969.86	47,348.95	48,769.42	50,232.50
125-85-31-31300-6161- MEDICARE	5,576.02	2,559.00	2,635.77	2,714.84	2,796.29	2,880.18	2,966.58
125-85-31-31300-6199- PERSONNEL COMPENSATION	-	3,000.00	3,090.00	3,182.70	3,278.18	3,376.53	3,477.82
125-416-221-000 Other Financing Uses							
125-10-19-19100-8999- TRANSFERS TO OTHER FUNDS	-	1,136,300.00	-	-	-	-	-
125-416-222 SEWER SERVICE							
125-416-222-000 Other Financing Uses							
125-85-31-31400-8999- TRANSFERS TO OTHER FUNDS	-	-	-	-	-	-	-
125-416-222-100 Personnel Services							

City of National City
Wastewater Operations & Maintenance Budget

	FY24	FY25	FY26	FY27	FY28	FY29	FY30
125-85-31-31400-6001- FULL-TIME SALARIES	93,523.11	508,334.00	523,584.02	539,291.54	555,470.29	572,134.40	589,298.43
125-85-31-31400-6102- OVERTIME	37,989.83	-	-	-	-	-	-
125-85-31-31400-6105- LONGEVITY	-	-	-	-	-	-	-
125-416-222-110-0000 ALLOWANCES & STIPENDS	-	-	-	-	-	-	-
125-85-31-31400-6120- DIFFERENTIAL PAY	4,819.35	-	-	-	-	-	-
125-85-31-31400-6140- WORKERS' COMPENSATION	10,920.15	44,833.00	46,177.99	47,563.33	48,990.23	50,459.94	51,973.73
125-85-31-31400-6150- HEALTH INSURANCE	14,193.18	87,358.00	89,978.74	92,678.10	95,458.45	98,322.20	101,271.86
125-85-31-31400-6151- LTD INSURANCE	-	-	-	-	-	-	-
125-416-222-159-0000 DEFERRED COMPENSATION	-	-	-	-	-	-	-
125-85-31-31400-6160- RETIREMENT PLAN CHARGES	24,451.14	124,791.00	128,534.73	132,390.77	136,362.50	140,453.37	144,666.97
125-85-31-31400-6161- MEDICARE	1,923.50	7,371.00	7,592.13	7,819.89	8,054.49	8,296.13	8,545.01
125-85-31-31400-6199- PERSONNEL COMPENSATION	-	8,600.00	8,858.00	9,123.74	9,397.45	9,679.38	9,969.76
125-416-222-200 Maintenance & Operations							
125-416-222-200-0000 Maintenance & Operations	-	-	-	-	-	-	-
125-85-31-31400-7211- LAUNDRY & CLEANING SERVICES	-	-	-	-	-	-	-
125-416-222-213-0000 PROFESSIONAL SERVICES	54,546.35	100,000.00	103,000.00	106,090.00	109,272.70	112,550.88	115,927.41
125-85-31-31400-7222- MEMBERSHIPS AND SUBSCRIPTIONS	1,264.80	76,127.00	78,410.81	80,763.13	83,186.03	85,681.61	88,252.06
125-85-31-31400-7226- TRAINING, TRAVEL & SUBSISTENCE	1,809.00	7,000.00	7,210.00	7,426.30	7,649.09	7,878.56	8,114.92
125-85-31-31400-7234- ELECTRICITY & GAS	7,309.50	6,000.00	6,180.00	6,365.40	6,556.36	6,753.05	6,955.64
125-85-31-31400-7236- WATER	3,207.19	3,000.00	3,090.00	3,182.70	3,278.18	3,376.53	3,477.82
125-85-31-31400-7268- RENTALS & LEASES	-	500.00	515.00	530.45	546.36	562.75	579.64
125-85-31-31400-7272- SEWAGE TRANS. & TREATMENT (Utilities In	6,928,614.20	7,651,673.36	7,948,280.00	8,200,628.40	8,203,047.25	8,205,538.67	8,378,104.83
125-85-31-31400-7291- R & M - AUDIO VISUAL EQUIPT.	2,297.99	5,000.00	5,150.00	5,304.50	5,463.64	5,627.54	5,796.37
125-85-31-31400-7299- CONTRACT SERVICES	32,698.97	30,000.00	30,900.00	31,827.00	32,781.81	33,765.26	34,778.22
125-85-31-31400-7318- WEARING APPAREL	8,688.61	7,000.00	7,210.00	7,426.30	7,649.09	7,878.56	8,114.92
125-416-222-329-0000 PAINTING SUPPLIES	-	-	-	-	-	-	-
125-85-31-31400-7337- SMALL TOOLS	873.63	30,000.00	30,900.00	31,827.00	32,781.81	33,765.26	34,778.22
125-416-222-340-0000 SHOP SUPPLIES	-	-	-	-	-	-	-
125-85-31-31400-7346- TRAFFIC CONTROL SUPPLY	528.82	800.00	824.00	848.72	874.18	900.41	927.42
125-85-31-31400-7352- SEWER PIPE & MATERIALS	2,961.02	4,000.00	4,120.00	4,243.60	4,370.91	4,502.04	4,637.10
125-85-31-31400-7354- CHEMICAL PRODUCTS	2,264.27	2,200.00	2,266.00	2,333.98	2,404.00	2,476.12	2,550.40
125-416-222-360-0000 SIDEWALK CURB & GUTTER MATER.	-	-	-	-	-	-	-
125-85-31-31400-7399- MATERIALS & SUPPLIES	4,393.43	4,600.00	4,738.00	4,880.14	5,026.54	5,177.34	5,332.66
125-416-222-500 Capital Outlay							
125-416-222-511-0000 AUTOMOTIVE EQUIPMENT	-	-	-	-	-	-	-
125-416-222-512-0000 AUTOMOTIVE LEASES	-	-	-	-	-	-	-
125-10-18-18500-7598- CAPITAL IMPROVEMENT PROGRAM	1,597,662.59	3,000,000.00	6,000,000.00	6,000,000.00	6,000,000.00	5,000,000.00	4,000,000.00
125-416-222-600 Refunds, Contributions & Special Paymnts							
125-85-31-31400-7698- INDIRECT/OVERHEAD COSTS	239,533.00	239,533.00	246,718.99	254,120.56	261,744.18	269,596.50	277,684.40
125-85-31-31100-3563- Internal Service Charges and Reserves							
125-85-31-31400-7740- BUILDING SERVICES CHARGES	20,496.96	23,422.00	24,124.66	24,848.40	25,593.85	26,361.67	27,152.52
125-85-31-31400-7750- VEHICLE SERVICES CHARGES	74,864.04	79,589.00	81,976.67	84,435.97	86,969.05	89,578.12	92,265.46
125-85-31-31400-7752- VEHICLE LEASE CHARGES	21,300.00	33,000.00	35,640.00	38,491.20	41,570.50	44,896.14	48,487.83
125-85-31-31400-7755- INFO. SYSTEMS MAINT. CHARGE	17,550.96	18,022.00	18,562.66	19,119.54	19,693.13	20,283.92	20,892.44
125-416-222-760-0000 OPERATIONS CHARGES	-	-	-	-	-	-	-
125-416-222-770-0000 PERSONNEL COMPENSATION CHARGES	-	-	-	-	-	-	-

City of National City
Wastewater Operations & Maintenance Budget

	FY24	FY25	FY26	FY27	FY28	FY29	FY30		
125-85-31-31400-7790- INSURANCE CHARGES	312,263.04	466,139.00	480,123.17	494,526.87	509,362.67	524,643.55	540,382.86		
TOTAL SERWER SERVICE FUND - BUDGET	10,554,519.50	14,754,816.36	17,005,796.59	17,351,672.25	17,450,568.32	16,552,586.95	15,827,834.26	-	-
								-	-
								-	-

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**City of National City
Budget Summary
Scenario 1: \$2-6 Million CIP Per Year**

Expense Description	FY24	FY25	FY26	FY27	FY28	FY29	FY30
125-416-029 ENGINEERING							
125-416-029-100 Salaries	\$ 458,531	\$ 644,686	\$ 664,027	\$ 683,947	\$ 704,466	\$ 725,600	\$ 747,368
125-416-029-200 Maintenance & Operations	\$ 36,126	\$ 85,000	\$ 87,550	\$ 90,177	\$ 92,882	\$ 95,668	\$ 98,538
125-416-052 PUBLIC WORKS - OPERATIONS							
125-416-052-200 Maintenance & Operations	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
125-416-221 STREETS							
125-416-221-000 Other Financing uses	\$ -	\$ 1,136,300	\$ -	\$ -	\$ -	\$ -	\$ -
125-416-221-100 Personnel Services	\$ 536,914	\$ 319,938	\$ 329,554	\$ 339,461	\$ 349,666	\$ 360,179	\$ 371,009
125-416-222 SEWER SERVICE							
125-416-222-000 Other Financing Uses	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
125-416-222-100 Personnel Services	\$ 187,820	\$ 781,287	\$ 804,726	\$ 828,867	\$ 853,733	\$ 879,345	\$ 905,726
125-416-222-200 Maintenance & Operations	\$ 122,844	\$ 276,227	\$ 284,514	\$ 293,049	\$ 301,841	\$ 310,896	\$ 320,223
125-416-222-272-0000 Sewage Trans. & Treatment	\$ 6,928,614	\$ 7,651,673	\$ 7,948,280	\$ 8,200,628	\$ 8,203,047	\$ 8,205,539	\$ 8,378,105
	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
125-416-222-500 Capital Outlay	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Other Capital Outlay	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Collection System CIP	\$ 1,597,663	\$ 3,000,000	\$ 6,000,000	\$ 6,000,000	\$ 6,000,000	\$ 5,000,000	\$ 4,000,000
125-416-222-600 Refunds, Contributions & Special Payments	\$ 239,533	\$ 239,533	\$ 246,719	\$ 254,121	\$ 261,744	\$ 269,597	\$ 277,684
125-416-222-700 Internal Service Charges and Reserves	\$ 446,475	\$ 620,172	\$ 640,427	\$ 661,422	\$ 683,189	\$ 705,763	\$ 729,181
Plus/Minus Reserves Collection							
Plus/Minus Reserves Metro							
Subtotal Expenditures	\$ 10,554,520	\$ 14,754,816	\$ 17,005,797	\$ 17,351,672	\$ 17,450,568	\$ 16,552,587	\$ 15,827,834
W/Current Budget and Straight Inflation	\$ 10,554,520	\$ 14,754,816	\$ 17,005,797	\$ 17,351,672	\$ 17,450,568	\$ 16,552,587	\$ 15,827,834

City of National City
FY 2025 Base Year
Step 1 -- Customer Summary and Estimated Flows

Units of Service and Loadings	No. of Active Customers	FLOW:			COD:		SS:	
		(A) Billing Flow (MGD)	(B) Billing Flow (HCF)	(C) Annual Flow (MG/Year)	(D) COD User (MG/L)	(E) Annual COD Load (LBS/YR)	(F) SS per User (MG/L)	(G) Annual Load (LBS/YR)
Single Family	5,969	0.9546	541,160.1	348.43	200	581,170	200	581,170
Multi-family/Condo	8,293	2.2238	1,085,130.9	811.68	200	1,353,834	200	1,353,834
Mobile Homes	365	0.0382	18,651.0	13.95	200	23,269	200	23,269
Subtotal- Residential	14,627	3.2166	1,644,942	1,174.06		1,958,274		1,958,274
Commercial - Low	1,793	0.5038	245,846.5	183.89	200	306,724	200	306,724
Commercial - Medium Low	925	0.1427	69,657.3	52.10	200	86,906	300	130,359
Commercial - Medium	4	0.0290	14,139.0	10.58	400	35,280	400	35,280
Commercial - Medium High	19	0.0176	8,602.2	6.43	600	32,197	500	26,831
Commercial - High	110	0.1592	77,676.0	58.10	680	329,495	900	436,097
Subtotal Non-Residential	2,851	0.8524	415,921	311.11		790,602		935,291
TOTAL	17,478	4.0690	2,060,863	1,485.17		2,748,876		2,893,564

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**City of National City
FY 2025 Base Year
Step 2 -- Determination of Unit Costs**

Metro Cost Projections

Cost Category	Parameter Allocation Percentages	FY22	FY23	FY24	FY25	FY26	FY27	FY28	FY29	FY30
		Unit Cost	Unit Cost	Unit Cost	Unit Cost	Unit Cost	Unit Cost	Unit Cost	Unit Cost	Unit Cost
1. Collection System Volume Related Costs										
Annual Flow (MG)		\$ 1,563,062	\$ 1,795,128	\$ 3,625,905	\$ 7,103,143	\$ 9,057,517	\$ 9,151,044	\$ 9,247,521	\$ 8,347,048	\$ 7,449,729
		1,485.17	1,485.17	1,485.17	1,485.17	1,485.17	1,485.17	1,485.17	1,485.17	1,485.17
Unit Cost (\$ /MG)		\$ 1,052.44	\$ 1,208.70	\$ 2,441.40	\$ 4,782.71	\$ 6,098.63	\$ 6,161.60	\$ 6,226.56	\$ 5,620.25	\$ 5,016.07
2. Sewage Treatment & Transportation Costs: Metro Blend Projections										
Cost Per Parameter	Parameter Allocation %'s*	\$ 6,109,203	\$ 7,198,480	\$ 6,928,614	\$ 7,651,673	\$ 7,948,280	\$ 8,200,628	\$ 8,203,047	\$ 8,205,539	\$ 8,378,105
Flow (MG)	50.8%	3,103,475	3,656,828	3,519,736	3,887,050	4,037,726	4,165,919	4,167,148	4,168,414	4,256,077
COD (LBS.)	23.1%	1,411,226	1,662,849	1,600,510	1,767,537	1,836,053	1,894,345	1,894,904	1,895,479	1,935,342
SS (LBS.)	26.1%	1,594,502	1,878,803	1,808,368	1,997,087	2,074,501	2,140,364	2,140,995	2,141,646	2,186,685
	100.0%									
Annual Flow (MG)		1,485.17	1,485.17	1,485.17	1,485.17	1,485.17	1,485.17	1,485.17	1,485.17	1,485.17
Pounds of COD (lbs)		2,748,876	2,748,876	2,748,876	2,748,876	2,748,876	2,748,876	2,748,876	2,748,876	2,748,876
Pounds of SS (lbs)		2,893,564	2,893,564	2,893,564	2,893,564	2,893,564	2,893,564	2,893,564	2,893,564	2,893,564
Unit Cost (\$ / HCF)		\$ 2,089.64	\$ 2,462.22	\$ 2,369.92	\$ 2,617.24	\$ 2,718.69	\$ 2,805.01	\$ 2,805.83	\$ 2,806.69	\$ 2,865.71
Unit Cost (\$ / COD lb)		\$ 0.51	\$ 0.60	\$ 0.58	\$ 0.64	\$ 0.67	\$ 0.69	\$ 0.69	\$ 0.69	\$ 0.70
Unit Cost (\$ / SS lb)		\$ 0.55	\$ 0.65	\$ 0.62	\$ 0.69	\$ 0.72	\$ 0.74	\$ 0.74	\$ 0.74	\$ 0.76
Total Revenue Requirement For Rates		\$ 7,672,265	\$ 8,993,608	\$ 10,554,520	\$ 14,754,816	\$ 17,005,797	\$ 17,351,672	\$ 17,450,568	\$ 16,552,587	\$ 15,827,834
Check		-	-	-	-	-	-	-	-	-

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FY26															
User Group	No. of EDUs	Annual Flow (MG)	COD Annual Load (lbs)	SS Annual Load (lbs)	Volume (Flow)				Strength (Treatment)				Rates		
					Unit Cost		Flow		COD		SS		Total Annual Revenue Required	Monthly Flat Rate with no reserves	Rate Per HCF
					(\$/MG)	(\$/MG)	(\$/MG)	(\$/MG)	(\$/lb.)	(\$/lb.)	(\$/lb.)	(\$/lb.)			
					\$ 6,098.63	\$ 2,718.69	\$ 0.67	\$ 0.72							
Single Family	5,969	348.43	581,170	581,170	\$ 2,124,975	\$ 947,287	\$ 388,180	\$ 416,662	\$ 3,877,104	\$ 54.13					
Multi-family/Condo	8,293	811.68	1,353,834	1,353,834	\$ 4,950,122	\$ 2,206,702	\$ 904,264	\$ 970,613	\$ 9,031,701	\$ 90.76					
Mobile Homes	365	13.95	23,269	23,269	\$ 85,082	\$ 37,928	\$ 15,542	\$ 16,683	\$ 155,235	\$ 35.44					
Subtotal- Residential	14,627	1,174.06	1,958,274	1,958,274	\$ 7,160,179	\$ 3,191,917	\$ 1,307,987	\$ 1,403,957	\$ 13,064,040						
Commercial - Low	1,793	183.89	306,724	306,724	\$ 1,121,496	\$ 499,949	\$ 204,870	\$ 219,901	\$ 2,046,216	\$ 8.32					
Commercial - Medium Low	925	52.10	86,906	130,359	\$ 317,761	\$ 141,654	\$ 58,047	\$ 93,459	\$ 610,921	\$ 8.77					
Commercial - Medium	4	10.58	35,280	35,280	\$ 64,499	\$ 28,753	\$ 23,565	\$ 25,294	\$ 142,110	\$ 10.05					
Commercial - Medium High	19	6.43	32,197	26,831	\$ 39,241	\$ 17,493	\$ 21,505	\$ 19,236	\$ 97,476	\$ 11.33					
Commercial - High	110	58.10	329,495	436,097	\$ 354,340	\$ 157,960	\$ 220,079	\$ 312,653	\$ 1,045,034	\$ 13.45					
Subtotal Non-Residential	2,851	311.11	790,602	935,291	\$ 1,897,338	\$ 845,809	\$ 528,066	\$ 670,544	\$ 3,941,756						
Total	17,478	1,485.17	2,748,876	2,893,564	\$ 9,057,517	\$ 4,037,726	\$ 1,836,053	\$ 2,074,501	\$ 17,005,797						
Check (Should = 0)	-	-	-	-	-	-	-	-	\$ -						

FY27															
User Group	No. of EDUs	Annual Flow (MG)	COD Annual Load (lbs)	SS Annual Load (lbs)	Volume (Flow)				Strength (Treatment)				Rates		
					Unit Cost		Flow		COD		SS		Total Annual Revenue Required	Monthly Flat Rate with no reserves	Rate Per HCF
					(\$/MG)	(\$/MG)	(\$/MG)	(\$/MG)	(\$/lb.)	(\$/lb.)	(\$/lb.)	(\$/lb.)			
					\$ 6,161.60	\$ 2,805.01	\$ 0.69	\$ 0.74							
Single Family	5,969	348.43	581,170	581,170	\$ 2,146,917	\$ 977,362	\$ 400,504	\$ 429,891	\$ 3,954,674	\$ 55.21					
Multi-family/Condo	8,293	811.68	1,353,834	1,353,834	\$ 5,001,237	\$ 2,276,762	\$ 932,974	\$ 1,001,429	\$ 9,212,401	\$ 92.57					
Mobile Homes	365	13.95	23,269	23,269	\$ 85,960	\$ 39,133	\$ 16,036	\$ 17,212	\$ 158,341	\$ 36.15					
Subtotal- Residential	14,627	1,174.06	1,958,274	1,958,274	\$ 7,234,114	\$ 3,293,257	\$ 1,349,514	\$ 1,448,531	\$ 13,325,416						
Commercial - Low	1,793	183.89	306,724	306,724	\$ 1,133,077	\$ 515,822	\$ 211,374	\$ 226,883	\$ 2,087,155	\$ 8.49					
Commercial - Medium Low	925	52.10	86,906	130,359	\$ 321,042	\$ 146,151	\$ 59,890	\$ 96,426	\$ 623,509	\$ 8.95					
Commercial - Medium	4	10.58	35,280	35,280	\$ 65,165	\$ 29,666	\$ 24,313	\$ 26,097	\$ 145,240	\$ 10.27					
Commercial - Medium High	19	6.43	32,197	26,831	\$ 39,646	\$ 18,049	\$ 22,188	\$ 19,847	\$ 99,730	\$ 11.59					
Commercial - High	110	58.10	329,495	436,097	\$ 357,999	\$ 162,976	\$ 227,067	\$ 322,580	\$ 1,070,621	\$ 13.78					
Subtotal Non-Residential	2,851	311.11	790,602	935,291	\$ 1,916,930	\$ 872,663	\$ 544,831	\$ 691,833	\$ 4,026,256						
Total	17,478	1,485.17	2,748,876	2,893,564	\$ 9,151,044	\$ 4,165,919	\$ 1,894,345	\$ 2,140,364	\$ 17,351,672						
Check (Should = 0)	-	-	-	-	-	-	-	-	\$ -						

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FY28															
User Group	No. of EDUs	Annual Flow (MG)	COD Annual Load (lbs)	SS Annual Load (lbs)	Volume (Flow)				Strength (Treatment)				Rates		
					Unit Cost		Flow		COD		SS		Total Annual Revenue Required	Monthly Flat Rate with no reserves	Rate Per HCF
					(\$/MG)	(\$/MG)	(\$/MG)	(\$/MG)	(\$/lb.)	(\$/lb.)	(\$/lb.)	(\$/lb.)			
					\$ 6,226.56	\$ 2,805.83	\$ 0.69	\$ 0.74							
Single Family	5,969	348.43	581,170	581,170	\$ 2,169,552	\$ 977,650	\$ 400,623	\$ 430,017	\$ 3,977,842	\$ 55.53					
Multi-family/Condo	8,293	811.68	1,353,834	1,353,834	\$ 5,053,964	\$ 2,277,434	\$ 933,249	\$ 1,001,724	\$ 9,266,370	\$ 93.11					
Mobile Homes	365	13.95	23,269	23,269	\$ 86,866	\$ 39,144	\$ 16,040	\$ 17,217	\$ 159,268	\$ 36.36					
Subtotal- Residential	14,627	1,174.06	1,958,274	1,958,274	\$ 7,310,382	\$ 3,294,228	\$ 1,349,912	\$ 1,448,959	\$ 13,403,481						
Commercial - Low	1,793	183.89	306,724	306,724	\$ 1,145,023	\$ 515,974	\$ 211,436	\$ 226,950	\$ 2,099,382	\$ 8.54					
Commercial - Medium Low	925	52.10	86,906	130,359	\$ 324,427	\$ 146,194	\$ 59,908	\$ 96,455	\$ 626,983	\$ 9.00					
Commercial - Medium	4	10.58	35,280	35,280	\$ 65,852	\$ 29,674	\$ 24,320	\$ 26,104	\$ 145,951	\$ 10.32					
Commercial - Medium High	19	6.43	32,197	26,831	\$ 40,064	\$ 18,054	\$ 22,195	\$ 19,853	\$ 100,166	\$ 11.64					
Commercial - High	110	58.10	329,495	436,097	\$ 361,774	\$ 163,024	\$ 227,133	\$ 322,675	\$ 1,074,606	\$ 13.83					
Subtotal Non-Residential	2,851	311.11	790,602	935,291	\$ 1,937,139	\$ 872,920	\$ 544,992	\$ 692,037	\$ 4,047,088						
Total	17,478	1,485.17	2,748,876	2,893,564	\$ 9,247,521	\$ 4,167,148	\$ 1,894,904	\$ 2,140,995	\$ 17,450,568						
Check (Should = 0)	-								\$ -						

FY29															
User Group	No. of EDUs	Annual Flow (MG)	COD Annual Load (lbs)	SS Annual Load (lbs)	Volume (Flow)				Strength (Treatment)				Rates		
					Unit Cost		Flow		COD		SS		Total Annual Revenue Required	Monthly Flat Rate with no reserves	Rate Per HCF
					(\$/MG)	(\$/MG)	(\$/MG)	(\$/MG)	(\$/lb.)	(\$/lb.)	(\$/lb.)	(\$/lb.)			
					\$ 5,620.25	\$ 2,806.69	\$ 0.69	\$ 0.74							
Single Family	5,969	348.43	581,170	581,170	\$ 1,958,293	\$ 977,947	\$ 400,744	\$ 430,148	\$ 3,767,132	\$ 52.59					
Multi-family/Condo	8,293	811.68	1,353,834	1,353,834	\$ 4,561,837	\$ 2,278,125	\$ 933,532	\$ 1,002,028	\$ 8,775,522	\$ 88.18					
Mobile Homes	365	13.95	23,269	23,269	\$ 78,408	\$ 39,156	\$ 16,045	\$ 17,223	\$ 150,832	\$ 34.44					
Subtotal- Residential	14,627	1,174.06	1,958,274	1,958,274	\$ 6,598,537	\$ 3,295,229	\$ 1,350,322	\$ 1,449,399	\$ 12,693,486						
Commercial - Low	1,793	183.89	306,724	306,724	\$ 1,033,527	\$ 516,130	\$ 211,500	\$ 227,019	\$ 1,988,176	\$ 8.09					
Commercial - Medium Low	925	52.10	86,906	130,359	\$ 292,836	\$ 146,239	\$ 59,926	\$ 96,484	\$ 595,484	\$ 8.55					
Commercial - Medium	4	10.58	35,280	35,280	\$ 59,440	\$ 29,683	\$ 24,327	\$ 26,112	\$ 139,563	\$ 9.87					
Commercial - Medium High	19	6.43	32,197	26,831	\$ 36,163	\$ 18,059	\$ 22,201	\$ 19,859	\$ 96,283	\$ 11.19					
Commercial - High	110	58.10	329,495	436,097	\$ 326,546	\$ 163,073	\$ 227,202	\$ 322,773	\$ 1,039,595	\$ 13.38					
Subtotal Non-Residential	2,851	311.11	790,602	935,291	\$ 1,748,511	\$ 873,185	\$ 545,157	\$ 692,247	\$ 3,859,101						
Total	17,478	1,485.17	2,748,876	2,893,564	\$ 8,347,048	\$ 4,168,414	\$ 1,895,479	\$ 2,141,646	\$ 16,552,587						
Check (Should = 0)	-								\$ -						

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FY30 User Group	No. of EDUs	Annual Flow (MG)	COD Annual Load (lbs)	SS Annual Load (lbs)	Volume (Flow)	Strength (Treatment)			Total Annual Revenue Required	Rates	
					Unit Cost	Flow Unit Cost	COD Unit Cost	SS Unit Cost		Monthly Flat Rate with no reserves	Rate Per HCF
					(\$/MG)	(\$/MG)	(\$/lb.)	(\$/lb.)			
					\$ 5,016.07	\$ 2,865.71	\$ 0.70	\$ 0.76			
Single Family	5,969	348.43	581,170	581,170	\$ 1,747,774	\$ 998,514	\$ 409,172	\$ 439,194	\$ 3,594,654	\$ 50.19	
Multi-family/Condo mobile homes	8,293 365	811.68 13.95	1,353,834 23,269	1,353,834 23,269	\$ 4,071,433 \$ 69,979	\$ 2,326,035 \$ 39,979	\$ 953,165 \$ 16,383	\$ 1,023,101 \$ 17,585	\$ 8,373,735 \$ 143,926	\$ 84.14	\$ 32.86
Subtotal- Residential	14,627	1,174.06	1,958,274	1,958,274	\$ 5,889,185	\$ 3,364,529	\$ 1,378,720	\$ 1,479,880	\$ 12,112,314		
Commercial - Low	1,793	183.89	306,724	306,724	\$ 922,421	\$ 526,985	\$ 215,948	\$ 231,793	\$ 1,897,147	\$ 7.72	
Commercial - Medium Low	925	52.10	86,906	130,359	\$ 261,356	\$ 149,314	\$ 61,186	\$ 98,513	\$ 570,369	\$ 8.19	
Commercial - Medium	4	10.58	35,280	35,280	\$ 53,050	\$ 30,308	\$ 24,839	\$ 26,662	\$ 134,858	\$ 9.54	
Commercial - Medium High	19	6.43	32,197	26,831	\$ 32,276	\$ 18,439	\$ 22,668	\$ 20,276	\$ 93,659	\$ 10.89	
Commercial - High	110	58.10	329,495	436,097	\$ 291,442	\$ 166,503	\$ 231,981	\$ 329,561	\$ 1,019,486	\$ 13.12	
Subtotal Non-Residential	2,851	311.11	790,602	935,291	\$ 1,560,544	\$ 891,549	\$ 556,622	\$ 706,805	\$ 3,715,520		
Total	17,478	1,485.17	2,748,876	2,893,564	\$ 7,449,729	\$ 4,256,077	\$ 1,935,342	\$ 2,186,685	\$ 15,827,834		
Check (Should = 0)	-								\$ -		