



## **Pauma Valley Community Services District Frequently Asked Questions**

### **Introduction to Pauma Valley Community Services District**

Pauma Valley Community Services District (PVCSD/District) was formed in 1961 to provide wastewater collection, treatment and disposal service. The District provides service to over 400 connections, maintains 144 manholes, several miles of conveyance pipeline, and four wastewater pumping stations. In 1996, PVCSD began providing security and patrol services, and gate and access services to the gated portion of the community.

The District operates on a fiscal year (FY) budget July 1-June 30 and customers are charged monthly for wastewater services and security-related services. In 2025, PVCSD completed a cost of service study that concluded current rates do not currently meet the cost needs of the wastewater system and will not be sufficient in future years. The study also proposes changes to how rates are calculated and collected among customers.

### **WASTEWATER FAQs**

#### **What are the revenues required to operate and maintain the wastewater system?**

The District collects 80% of revenues through customer rates. The remaining 20% consists of leases, interest income, and other miscellaneous sources. The FY26 operating budget is about \$677K and increases between 5 -7 % each year, primarily due to inflation and general increase in costs of doing business. Operating expenses include personnel, general operations and repair, licenses and permits, insurance and professional services.

#### **What are system rehabilitation costs?**

The District conducted a Capital Improvements Projects (CIP) Master Plan in 2025 which outlined several projects that are necessary to keep the sewer system compliant with regulations and provide safe, reliable sanitary services. PVCSD estimates investing about \$2.2 million in capital improvements over the next six years. Capital costs are typically paid through a combination of property taxes, customer rates, and external funding sources such as grants or loans. The District does not have sufficient cash reserves; therefore, the District will need to implement a financing strategy to fund these improvements. For instance, a loan would have to be secured to complete the critical projects in the next six years.

#### **What types of capital projects are needed?**

The District needs to complete significant sewer line and wastewater plant repairs and maintenance to keep operations in regulatory compliance and protect public health and safety. Projects include water quality control upgrades, Oak Tree Lift Station rehabilitation, wastewater treatment plant lift station improvements, security measures and automated equipment.

#### **Are there any significant changes to how residential and commercial rates are calculated?**

Yes. The study determined that certain customers are not paying their proportionate share of the actual cost of providing wastewater service. Currently, all residential and commercial customers pay a flat rate per number of equivalent dwelling units (EDUs) with every EDU\* charged the same rate. The current flat charges based on the assigned EDUs for residential and commercial accounts do not accurately reflect the strength of wastewater that different customers contribute to the treatment plant.

*\*An EDU equates to the estimated wastewater generation of one single-family home with up to four bedrooms.*

#### **What is meant by wastewater strength?**

Wastewater strength refers to the composition of the wastewater; higher strength requires greater treatment,

and cost, at the wastewater treatment plant to meet permit disposal requirements. Residential wastewater strength is generally the same household to household. Some commercial accounts produce lower wastewater strength such as commercial offices and schools. Other accounts have higher strength that require more expensive treatment to sanitize the wastewater according to discharge standards. Examples include auto repair shops, commercial laundry, restaurants, and grocery stores that generate different strengths of wastewater.

**What are the categories of wastewater strength?**

Four categories have been assigned:

**Low** – includes offices and schools.

**Domestic** – includes all living units (single-family homes, condominiums and apartments), bathrooms, and other domestic uses of structures.

**Medium** – includes automotive uses, commercial laundry facilities, and bars not preparing food.

**High** – includes restaurants and grocery stores.

**What is the new proposed wastewater rate methodology?**

The proposed new methodology will shift from a flat EDU-based fee to a two-part fee:

- Base charge (covers fixed costs and applies to ALL customers, including vacant lots).
- Use Charge (covers charges based on flow and wastewater strength based on category).

**What other factors contribute to setting rates?**

The cost of service study found that some properties are not within the property tax boundaries or are exempt from paying property taxes (Pauma School and Rancho Pauma Mutual Water Company) and therefore do not contribute to capital improvement costs via property taxes. The proposed new rates provide a credit on the Base Charge for In-Tax Area properties. Out-of-Tax area customers and tax-exempt properties will pay the full Base Charge.

**What are the proposed new customer rates?**

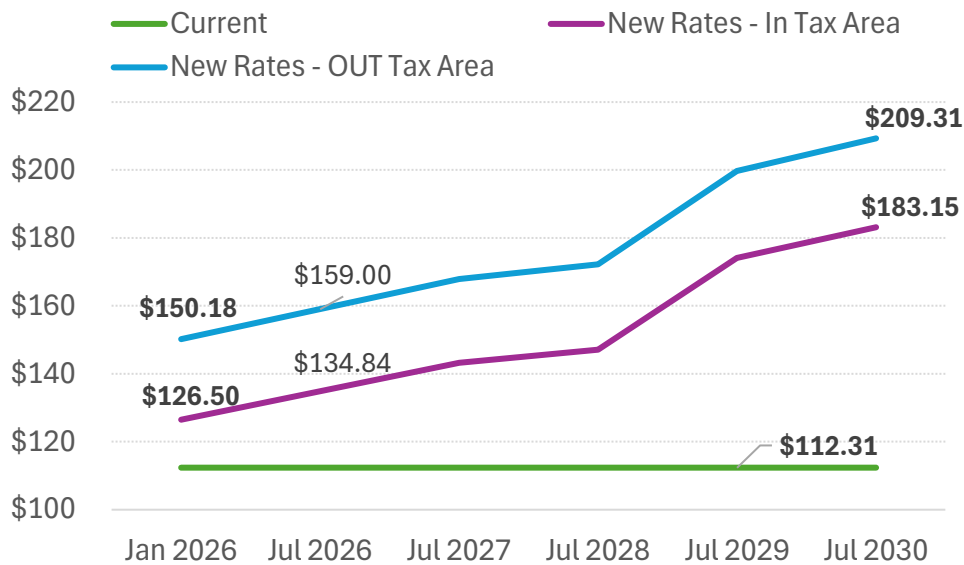
The following chart outlines proposed residential and commercial customer charges:

Customer	Current	FY26	FY27	FY28	FY29	FY30	FY31
EDU		1/1/2026	7/1/2026	7/1/2027	7/1/2028	7/1/2029	7/1/2030
Vacant Lot	\$12.00	\$24.11	\$25.75	\$27.39	\$28.14	\$33.48	\$35.26
<b>In Tax Area</b>		<b>Includes Base Charge + Use Charge Components</b>					
Low	\$112.31	\$119.14	\$127.01	\$134.87	\$138.53	\$163.97	\$172.53
Domestic	\$112.31	\$126.50	\$134.84	\$143.19	\$147.08	\$174.07	\$183.15
Medium	\$112.31	\$139.63	\$148.84	\$158.04	\$162.33	\$192.10	\$202.12
High	\$112.31	\$188.70	\$201.13	\$213.54	\$219.34	\$259.49	\$273.01
<b>Out Tax Area</b>		<b>Includes Base Charge + Use Charge Components</b>					
Low	\$112.31	\$142.83	\$151.17	\$159.51	\$163.67	\$189.61	\$198.68
Domestic	\$112.31	\$150.18	\$159.00	\$167.83	\$172.21	\$199.71	\$209.31
Medium	\$112.31	\$163.32	\$173.00	\$182.68	\$187.47	\$217.74	\$228.28
High	\$112.31	\$212.39	\$225.29	\$238.19	\$244.48	\$285.13	\$299.17

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**How will the new rates impact residential bills?**

The wastewater bill for a single-family home (four bedrooms or less) located within the Tax Area will change from \$112.31 per month to \$126.50 per month January 2026, and \$134.84 July 2026 and increase on July 1 each consecutive year through FY31. Any living unit with more than four bedrooms will be billed 0.25 EDU for each additional bedroom. Residential properties with more than one living unit will be billed for each living unit.



**How will the new rates impact commercial bills?**

The impact on commercial customers depends on the strength category of the EDUs of that business. Customers who are unsure about their classification or have questions should contact PVCSD.

**How will the revenue generated from increased rates benefit customers?**

The largest benefit to customers is reliability of the wastewater system to provide safe, regulatory compliant wastewater services. Capital improvements, funded in part by customers rates, contribute to system reliability and safety, which ultimately protects all users, public health and the environment.

**Do customers have a say in the wastewater rate increases?**

Yes. Under California law, any adjustment to rates must follow a Proposition 218 process. All property owners are provided a notice that explains the changes to rates, the reasons why, details about the hearing and how to submit a protest against the proposed rates. Please contact the District if you have not received a notice.

**How do I learn more?**

The District encourages the public to attend one of two public workshops on Saturday, October 18, 2025 at 10 a.m. and at 2 p.m. at the North Coast Church, located at 32077 Community Church Dr. in Pauma Valley. You may contact the District via email at [customerservice@paumavalleycsd.ca.gov](mailto:customerservice@paumavalleycsd.ca.gov) or review materials, including the cost of service study, at [www.paumavalleycsd.ca.gov](http://www.paumavalleycsd.ca.gov). Customers may attend the public hearing to adopt the proposed changes to wastewater rates on Monday, November 17, 2025, at 10 a.m. at Pauma Valley Community Services District, 33129 Cole Grade Road, Pauma Valley, CA 92061.

**SECURITY FEES FAQs**

The District completed a security fees study to review the finances needed to provide security patrol and gate services. PVCSD will be implementing increases to its patrol and gate regulatory fees.

**What are the current fees?**

Customers currently pay \$137.19 per month for security patrol and \$121.50 monthly for gate services.

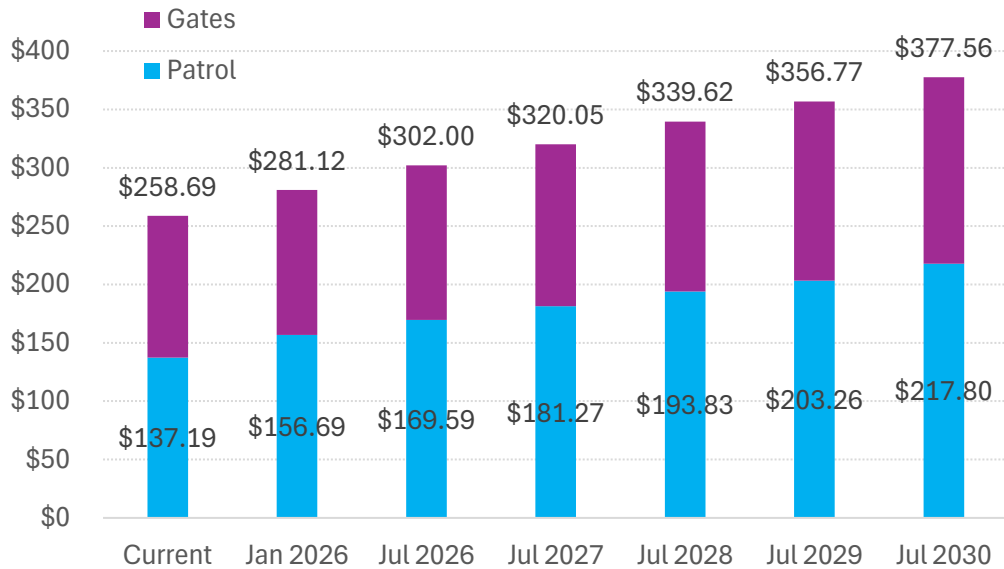
**Why are increases needed?**

The District needs to invest in additional operational supplies such as computers and monitoring equipment, and new patrol vehicles. The investments are needed to continue to provide reliable security services for its customers. In addition, operating costs continue to increase due to inflation.

**What will be the new fees for patrol and security services?**

In January 2026, the patrol fees will increase from \$137.19 to \$156.69. Gate fees will increase from \$121.50 to

\$124.43. Fees will increase again in July 2026 and thereafter increase each July by about 7.5% per year through June 2031.



**Do customers have a right to protest the fee increases?**

Unlike wastewater services, regulatory fees are not subject to protest by customers. PVCSD provides security and patrol services to its customers and the Board has the legal authority to set fees that will generate the revenue needed to provide such services.

**How do I learn more?**

The security fees study will be discussed at the two public workshops scheduled for Saturday, October 18, 2025, at 10 a.m. and at 2 p.m. at the North Coast Church, located at 32077 Community Church Dr. in Pauma Valley. You may contact the District via email at [customerservice@paumavalleycsd.ca.gov](mailto:customerservice@paumavalleycsd.ca.gov), call the District at (760) 742-1909, or review materials at [www.paumavalleycsd.ca.gov](http://www.paumavalleycsd.ca.gov).

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