

Notice to Ironhouse Sanitary District Property Owners and Customers

This Notice is being provided by the Ironhouse Sanitary District (ISD) in accordance with Article XIII D, Section 6 of the California Constitution (Proposition 218). State law requires ISD to notify customers and property owners of proposed adjustments to sewer service rates and to inform them of their right to comment, protest, or otherwise participate in the process.

The ISD Board of Directors will hold a **Public Hearing at 6:30 p.m. on Tuesday, May 19, 2026**, in the ISD Board Room located at 450 Walnut Meadows Drive, Oakley, CA 94561.

All interested persons are invited to attend the Public Hearing to provide oral or written comments or to submit written protests regarding the proposed rate adjustments. The Board of Directors will consider all testimony and written materials submitted as part of the public record. The Board may adjust the proposed rates based on the information received, provided that any changes do not increase rates beyond those presented in this Notice.

If approved, the proposed sewer rate adjustments would take **effect on July 1, 2026**, with additional annual adjustments each **July 1 through 2030**.

REASONS FOR PROPOSED SEWER RATE ADJUSTMENTS

Ensuring a Reliable Sewer System

Responsible planning and sustainable funding are essential to maintaining and improving our sewer system. As part of its long-term strategy, the Ironhouse Sanitary District (ISD) recently completed a comprehensive rate study to support upgrades to critical infrastructure.

Assessments conducted during the development of ISD's Wastewater Treatment Master Plans confirmed the need for additional investment to ensure the treatment plant continues to operate effectively, meets future demands, protects the environment, and complies with state and federal regulations.

A Collection System Master Plan also identified the need to renovate aging sewer pipelines and pump stations, as well as construct a new forcemain to strengthen system reliability and improve operational resiliency.

The Need for Rate Adjustments

The recent rate study identified a gap between revenues and increased costs of operating, maintaining and upgrading the sewer system.

To ensure financial stability and continued service reliability, additional rate adjustments are recommended:

- Fund essential treatment facility upgrades
- Repair & replace aging sewer infrastructure
- Address rising costs of materials and energy
- Comply with stringent regulations
- Cover unexpected expenses

Investing in the Future

The proposed rates will provide the necessary funding for these critical projects currently scheduled for the next five years:

Collection System - \$23.9 million

1. New 14-inch Forcemains - Build additional wastewater pipelines to improve reliability and ensure the system can handle higher flows during wet weather
2. Pump Stations - Upgrade pump stations with a modern monitoring and control system to improve reliability, alarms, and response time.
3. Pipe Renovations - Repair and replace aging sewer pipes to reduce leaks, prevent failures, and improve overall system reliability.
4. Fleet Vehicles - Replace aging maintenance trucks, including a vacuum truck, dump truck, and boom truck, to support safe and reliable sewer system operations.

Water Recycling Facility - \$24.5 million

1. Biosolid Infrastructure Improvements - Construct new facilities and equipment to safely manage and process biosolids, improving reliability and environmental compliance.
2. Influent System Improvements - Add new incoming wastewater piping and screening equipment to improve reliability and protect treatment facilities.
3. Automation Improvements - Add a modern control system to improve reliability and response.



The Ironhouse Sanitary District is proposing five years of rate increases shown on the following table:

Customer Class	Current	FYE 2027	FYE 2028	FYE 2029	FYE 2030	FYE 2031
Effective Date		7/1/2026	7/1/2027	7/1/2028	7/1/2029	7/1/2030
Residential: Fixed Annual Charge (\$/year), per dwelling unit or space on parcel						
Single Family	\$934.18	\$967.65	\$1,028.13	\$1,092.39	\$1,160.67	\$1,221.61
Mobile Home/Recreational Vehicle	\$529.00	\$628.99	\$668.31	\$710.08	\$754.46	\$794.07
Multi-Family	\$350.88	\$441.22	\$531.55	\$564.78	\$600.08	\$631.59
Accessory Dwelling Unit	\$350.88	\$414.25	\$440.15	\$467.66	\$496.89	\$522.98
Commercial: Metered Water						
Fixed Customer Component (\$/parcel/year)		\$139.96	\$148.71	\$158.01	\$167.89	\$176.71
Variable Component (Water Use, \$/hcf/year)						
Commercial: Low	varies	\$9.01	\$9.58	\$10.18	\$10.82	\$11.39
Commercial: Medium	varies	\$10.54	\$11.20	\$11.90	\$12.65	\$13.32
Commercial: High	varies	\$11.34	\$15.12	\$16.07	\$17.08	\$17.98
Commercial: Non-Metered Water						
Fixed Customer Component (\$/parcel/year)		\$139.96	\$148.71	\$158.01	\$167.89	\$176.71
Variable Component (\$/building sq ft/year)						
Commercial: Low	varies	\$0.22	\$0.24	\$0.26	\$0.28	\$0.30
Commercial: Medium	varies	\$0.41	\$0.44	\$0.47	\$0.50	\$0.53
Commercial: High	varies	\$1.46	\$1.56	\$1.66	\$1.77	\$1.87
Permitted Industrial User (Future)						
Fixed Customer Component (\$/parcel/year)		\$139.96	\$148.71	\$158.01	\$167.89	\$176.71
Measured Wastewater Flow (\$/hcf/year)		\$8.11	\$8.62	\$9.16	\$9.74	\$10.26
Biochemical Oxygen Demand (\$/lb/yr)		\$0.81	\$0.87	\$0.93	\$0.99	\$1.05
Total Suspended Solids (\$/lb/yr)		\$0.74	\$0.79	\$0.84	\$0.90	\$0.95
Schools						
Public Elementary to High School (\$/student/year)	varies	\$14.37	\$22.10	\$23.49	\$24.96	\$26.28
Miscellaneous						
Non-Residential Minimum Charge (\$/parcel/year)		\$479.05	\$509.00	\$540.82	\$574.63	\$604.80

New Customer Classes

Some types of businesses produce more concentrated sewer waste that requires additional energy and cost to treat. Ironhouse Sanitary District has developed three commercial categories based on wastewater strength—low, medium and high—to fairly charge customers for their proportionate cost of providing wastewater treatment services.

Commercial: Low

- Office or Retail
- Barbershops
- Hair Salons
- Daycare/Preschool
- Car Wash
- Gas Station
- Park Restrooms
- Warehouse

Commercial: Medium

- Repair Shops
- Dentist
- Hotel
- Marina with Motel
- Supermarkets
- Church
- Rental Kitchens
- Shared Meter with one food service

Commercial: High

- Bakeries
- Restaurants
- Coffee Shops
- Marina with Food
- Shared Meters with more than one food service

How your Commercial Sewer Bill is Calculated

All commercial customers pay two components in their annual sewer bill:

1. a variable charge, and
2. a fixed customer charge.

Commercial Customers with Metered Water

For customers with metered water service, the variable charge is calculated using the actual water bill based on the annual water volume, measured in hundred cubic feet (HCF). The total annual sewer service charge is calculated by multiplying the applicable customer class rate by the annual water volume and adding the fixed customer charge.

Example:

A restaurant in the **High Strength** category that uses 250 HCF per year of water would pay the following annual sewer service charge at the proposed July 1, 2026 rate:

$$(\$11.34 \text{ per HCF} \times 250 \text{ HCF}) + \$139.96 \text{ fixed charge} = \mathbf{\$2,974.96 \text{ per year}}$$

HOW TO SUBMIT A WRITTEN OBJECTION OR WRITTEN PROTEST

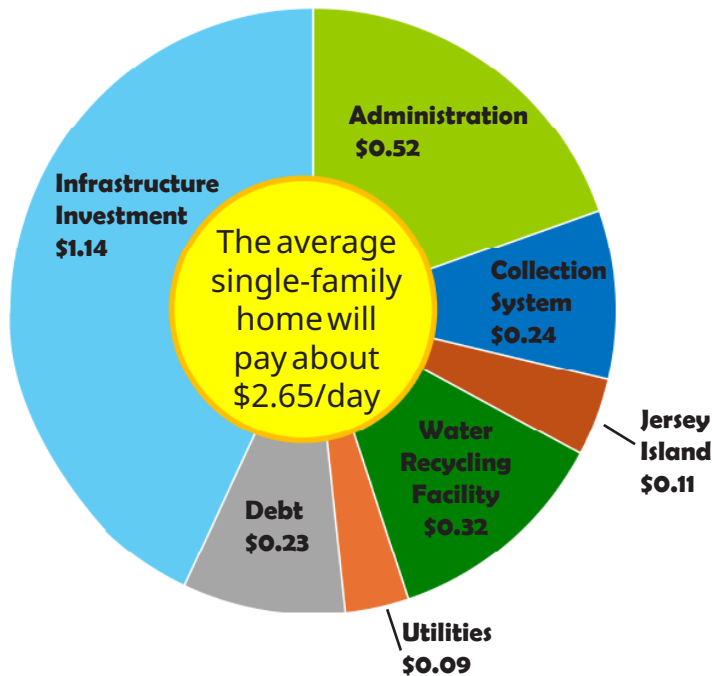
Any objection OR protest must: **(1)** be in writing identifying the name of the property owner, and the street address or other clear identification of the property subject to the rates; **(2)** be signed by the property owner, unless sent by the property owner via email (subject to verification by ISD); **(3)** comply with the relevant requirements for a written objection or written protest (as outlined below). NOTE: As used in this Notice, the phrase “property owner” includes a tenant who is obligated to pay the sewer rate.

The main differences between an objection and a protest is the deadline for timely submission; and the additional information required for a timely written objection.

TIMELY WRITTEN PROTESTS

A written protest must clearly **state that the property owner opposes the rate increases**. To be considered timely, a written protest must be received by ISD via a “SUBMITTAL LOCATION” listed here, **prior to the close of the public testimony portion** of the May 19, 2026, Public Hearing. Any timely written **objection** submitted (see right) will also be considered to be a timely written protest.

Only one protest will be counted per parcel. Owners of multiple parcels may file one protest for each parcel owned within the ISD service area. If timely written protests are received from owners of a majority of parcels within the ISD’s service area, the proposed rate increases will not be implemented.



Commercial Customers Non-Metered Water

For customers without metered water service, the annual sewer service charge is based on building size. The variable charge is calculated using the building’s square footage, and the fixed customer charge is then added.

Example:

A non-metered restaurant in the **High Strength** category with a 1,500 square-foot building would pay the following annual sewer service charge at the proposed July 1, 2026 rate:

$(\$1.46 \text{ per square foot} \times 1,500 \text{ square feet}) + \$139.96 \text{ fixed charge}$
= \$2,329.96 per year

TIMELY WRITTEN OBJECTIONS

A timely written objection must specify the **grounds for alleging that the proposed rates do not comply with Prop. 218**. ISD has documented how the proposed rates comply with Prop 218 in the Utility Rate Setting Procedures (see Section 3(c)), posted at: IronhouseSanitaryDistrict.com/sewerrates. The **deadline for written objections is May 4, 2026 at 5 p.m.** To be considered timely, such objection must be received by ISD via a “SUBMITTAL LOCATION” listed on this page, prior to the deadline.

Limitations for Challenging Proposed Rates

There is a 120-day statute of limitations for judicially challenging the rates set forth in this Notice that runs from the date of the Board’s approval of the rates, and any legal action is limited to the issues raised in a timely legal objection. Failure to submit a timely written objection bars any right to challenge the proposed rates through legal proceeding (see Government Code Sections 53759 and 53759.1(b).)

SUBMITTAL LOCATIONS:

Mail: 450 Walnut Meadows Drive
Oakley, CA 94561

Email: sewerrates@isd.us.com

In Person: 450 Walnut Meadows Drive
Oakley, CA 94561

If adopted, the proposed rates will take effect beginning July 1, 2026. The reasons for the rate adjustments, the basis upon which they were calculated, and the amount of the proposed rates are described in more detail in the Rate Study prepared by Raftelis, dated March 17, 2026, and posted at: IronhouseSanitaryDistrict.com/sewerrates, and available appointments at the ISD office.

To schedule an appointment, please call (925) 625-2279 or send emails to sewerrates@isd.us.com.

If you have questions regarding your Sewer Service Charge, or would like us to calculate a property specific estimate of your Sewer Service Charge for the upcoming rate years, please send an email request including your name, Assessor’s Parcel Number(s), address and phone number to sewerrates@isd.us.com or call us at 925-625-2279.



Information about
your sewer rates.



450 Walnut Meadows Dr
Oakley, CA 94561

**Notice of Proposed Rate
Changes and Public Hearing
May 19th 2026
450 Walnut Meadows Drive
Oakley, CA at 6:30 PM**

Información en Español

**Aviso de cambios
propuestos
en las tarifas y
audiencia pública**



Your Critical Infrastructure

Ironhouse Sanitary District (ISD) manages more than \$160 million in essential infrastructure that protects public health and the environment. These systems operate 24/7 to support our community, including:

- 144 miles of gravity sewer pipelines
- 19 miles of pressurized forcemain pipelines
- 52 forcemain structures
- 6 miles of effluent pipe
- 32 wastewater pump stations
- 3,330 gravity structures including manholes
- 1 state-of-the-art Water Recycling Facility
- 1.1 MW solar photovoltaic system
- 1.5 MW solar photovoltaic system with batteries (planned expansion project)

Why Strategic Planning Matters

Serving more than 48,000 residents in Oakley and Bethel Island, ISD must ensure that its infrastructure remains reliable, compliant, and efficient. Long-term financial planning allows us to:

- Invest in system upgrades
- Prepare for unexpected challenges
- Maintain affordability for ratepayers
- Protect public health and the environment

Without careful planning, the resilience and safety of our sewer system could be compromised. Our commitment is to deliver dependable, equitable service today — and for generations to come.

Please reach out if you have any questions.

Website: IronhouseSanitaryDistrict.com/sewerrates

Email: sewerrates@isd.us.com

Phone: (925) 625-2279