CALIFORNIA PUBLIC UTILITIES COMMISSION
DIVISION OF WATER AND AUDITS

Advice Letter Cover Sheet

Utility Name:	California American Water	**Date Mailed to Service List:**	December 13, 2024
District:	All Divisions		
CPUC Utility #:	U210W	**Protest Deadline (70th Day):**	February 21, 2025
Advice Letter #:	1457	**Review Deadline (135th Day):**	April 27, 2025
Tier	☐1 ☐2 ☒3 ☐ Compliance	**Requested Effective Date:**	TBD
Authorization	N/A	**Rate Impact:**	$See AL See AL%
Description:	Yerba Buena Acquisition		

The protest or response deadline for this advice letter is 20 days from the date that this advice letter was mailed to the service list. Please see the "Response or Protest" section in the advice letter for more information.

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DWA USE ONLY

DATE	STAFF	COMMENTS

[ ] APPROVED [ ] WITHDRAWN [ ] REJECTED

Signature: _____ **Comments:** _____

Date: _____

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December 13, 2024

ADVICE LETTER NO. 1457

TO THE PUBLIC UTILITIES COMMISSION OF THE STATE OF CALIFORNIA

I. PURPOSE

Pursuant to Sections 851-854 and 2718-2720 of the California Public Utilities Code, Decision ("D.") 99-10-064 and D.20-08-047, Article 2 of the California Public Utilities Commission ("Commission") Rules of Practice and Procedure ("Rules") and Rule 3.6, as well as Commission General Order 96-B, California-American Water Company (U-210-W) ("California American Water") in this Advice Letter requests the Commission authorize the sale of Yerba Buena Water Company's (U-170-W) ("Yerba Buena Water") assets, California American Water's purchase of those assets, and certain related actions.

II. INTRODUCTION

Consolidation of Yerba Buena Water's assets into California American Water's much larger system is in the public interest. The consolidation furthers important public policies and customer interests.

Provided the Commission grants approval, California American Water's acquisition of Yerba Buena Water's utility assets will occur pursuant to the asset purchase agreement dated July 1, 2024 ("Asset Purchase Agreement"), between Yerba Buena Water and California American Water. A copy of the Asset Purchase Agreement is included as a "Confidential Attachment" to the minimum data requirements ("MDRs") included with this Advice Letter. This Advice Letter asks the Commission to approve the Asset Purchase Agreement, the transaction contemplated in that Agreement, and certain related matters. Specifically, the Advice Letter requests Commission authority:

1. Approving the Asset Purchase Agreement's terms and conditions.
2. Expanding California American Water's Certificate of Public Convenience and Necessity ("CPCN") so the Company may assume all public utility responsibilities for the operation and ownership of the water utility operations in Yerba Buena Water's current service area.
3. Establishing the rate base of the acquired system, at the time of approval of a resolution in this Advice Letter proceeding, as the full purchase price to be paid by California American Water for the Yerba Buena Water system's assets covered by the Asset Purchase Agreement.

4. Authorizing California American Water to record the acquisition on a net basis consistent with generally accepted accounting principles.
5. Allowing California American Water immediate consolidation of the Yerba Buena Water system into California American Water's Southern Division for operational purposes.[1]
6. Permitting California American Water to (until implementation of the decision in the Company's next GRC) maintain existing Commission-approved rates and charges for Yerba Buena Water customers in effect at the time this acquisition closes.
7. Approving California American Water's request to file standard CPI-U rate increases for Yerba Buena Water as allowed for Class D utilities until Yerba Buena Water is consolidated for rate making purposes into one of California American Water's Southern Divisions following the decision in the Company's next GRC.
8. Allowing California American Water to integrate the Yerba Buena Water system into its Southern Divisions (and Corporate Office) for ratemaking purposes as of January 1, 2027. The rates for Yerba Buena Water customers from January 1, 2027, forward would be determined in California American Water's next GRC, set for filing in the summer of 2025.
9. Approving California American Water's Request to create a Yerba Buena Water Acquisition Contingency Memorandum Account ("YBWACMA"). This account would capture the differences between revenues billed at current Yerba Buena Water and California American Water rates and revenues that would have been billed under the final rates if Yerba Buena Water were fully consolidated for rate making purposes upon close of the acquisition.
10. Establishing a Yerba Buena Water Transaction Cost Memorandum Account, pursuant to Commission Standard Practice U-27-W, to track all transaction related costs with rate treatment determined in California American Water's subsequent GRC.
11. Approving California American Water's request to allow tracking of costs of addressing any required environmental improvements and compliance issues in the already established memorandum account related to the same issues for the Dunnigan, Geyserville, Meadowbrook, Rio Plaza, Fruitridge Vista, Hillview, East Pasadena, and Bass Lake acquisitions.
12. Relieving, after the close of the asset acquisition, Yerba Buena Water of its public utility responsibilities and obligations to serve customers and cancelling its CPCN.

The relief requested in this Advice Letter should not be controversial. The proposed acquisition furthers important Legislative and Commission polices and goals. The acquisition also benefits Yerba Buena Water and California American Water customers. This proceeding, therefore,

[1] No changes in California American Water's tariff schedules result from the acquisition. After the acquisition closes, Yerba Buena Water customers would be subject to tariff schedules and rules applicable to California American's Southern Division. Such schedules and rules would become effective five days after California American Water files a Tier 1 Advice Letter that provides details of the finalized purchase of the water system. Yerba Buena Water customers would remain on their current rates until implementation of the decision from California American Water's next general rate case ("GRC").

should move along quickly and be approved by resolution in accordance with the timeline established in D.99-10-064.

III. BACKGROUND:

Yerba Buena Water: Is a Commission-regulated Class D water service provider with approximately 249 customer connections. The system serves primarily residential connections with 227 such connections. It also serves 5 commercial connections, 11 institutional connections, and 6 irrigation connections. The system is close (less than 40 miles) to California American Water's Ventura County service area. This will allow Yerba Buena Water's operations to be folded into California American Water's Southern Division.

California American Water: A California corporation, is a Class A public utility water and wastewater company regulated by the Commission. The Company provides regulated water and/or wastewater utility services in parts of San Diego, Los Angeles, Ventura, Monterey, Sonoma, Yolo, Sacramento, Merced, and Placer counties, serving approximately 680,000 people in 50 communities.

California American Water is an experienced water and wastewater system operator, with operations near Yerba Buena Water. California American Water has also recently received Commission approval to acquire several smaller water providers, ranging from Class D to Class B providers as well as mutual water companies and a municipal water system.[2] California American Water is a subsidiary of American Water Works Company, Inc. ("American Water"), the largest publicly traded water and wastewater utility in the United States, with operations serving approximately 14 million people across North America. A description of California American Water's plant, water systems, and property is on file with the Commission in California American Water's most recent Annual Report to the Commission.

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[2] *See, e.g.,* D.15-11-012, *Decision Authorizing California-American Water Company to Purchase the Public Utility Assets of Dunnigan Water Works*, dated Nov. 10, 2015; Resolution W-5042, *Order Approving California American Water Company's Request to Acquire Ox Bow Mutual Water Company*, dated June 11, 2015; D.16-11-014, *Decision Authorizing the Sale and Adopting Settlement Agreement* (Geyserville acquisition), dated Nov. 17, 2016; D.16-12-014, *Decision Adopting Settlement Agreement and Approving Joint Application of California-American Water Company to Purchase and Meadowbrook Water Company of Merced, Inc., to Sell the Meadowbrook Water System*, dated Dec. 6, 2017; D.19-04-015, *Decision Authorizing Sale and Transfer*, dated May 2, 2019; D.19-12-038, *Decision Authorizing the Purchase of Water Utility Assets by California-American Water Company*, dated December 19, 2019; D.21-08-002, *Decision Approving the Sale of East Pasadena Water Utility Assets to California-American Water Company, Inc*., issued August 6, 2021; D.22-10-003, *Decision Approving California-American Water Company's Acquisition of Bellflower Municipal Water System*, issued October 11, 2022.

IV. ASSET PURCHASE AGREEMENT:

Under the Asset Purchase Agreement, California American Water will acquire certain assets associated with Yerba Buena Water. For those assets, California American Water will pay $1,200,000 plus or minus a small adjustment amount.[3]

V. CUSTOMER BENEFITS AND PUBLIC INTEREST:

A. Legislative Declarations and Other Resolutions Support the Acquisition

In Public Utilities Code Section 2719, the Legislature found and declared (1) public water systems face the need to replace or upgrade infrastructure to meet increasingly stringent state and federal laws and regulations, (2) increasing amounts of capital are required to finance the necessary investment in that infrastructure, (3) scale economies are achievable in the operation of public water systems, and (4) providing water corporations with an incentive to achieve these scale economies provides benefits to ratepayers.[4] Similarly, State Water Resources Control Board (SWRCB) Resolution No. 2008-0048 states: small water systems (1) often cannot provide the economies of scale necessary to build and maintain adequate water and wastewater systems; (2) lack resources and in-house expertise, including those necessary to best manage long-term operations; and (3) need financial and technical assistance to ensure compliance.

More recently, in D.20-08-047, the Commission recognized the benefits of transactions such as the one being proposed in this Advice Letter: "Consolidation may be a means to improve affordability, by leveraging greater economies of scale and scope, and by importing best, or better, practices related to operating a water utility, as well as designing rates to allow recovery of reasonable expenses."[5]

California American Water serves a population of approximately 680,000 throughout California. It is one of the largest investor-owned water utilities in the State. Its parent company, American Water, is the largest publicly traded water and wastewater utility in the United States, with operations serving approximately 16 million people across North America. As is discussed in further detail below, California American Water's size, experience, and resources give it a distinct advantage in being able to replace or upgrade systems effectively and efficiently to meet increasingly stringent state and federal mandates and provide improved access to the capital needed to finance such infrastructure investments. California American Water's acquisition of Yerba Buena Water will also achieve efficiencies and economies of scale that would otherwise not be available.

1. Improved Access to Capital Supports Approving this Advice Letter

As the expense of meeting increasingly stringent regulations climbs, greater amounts of capital will be required to fund infrastructure projects. California American Water has better

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[3] See MDR Response Attachment 26 (Confidential), Asset Purchase Agreement, at Exhibit 1 thereto, under Definitions, p. 32 ("Cash Purchase Price"); Section 2.2(a) and (c).

[4] Pub. Util. Code § 2719.

[5] D.20-08-047, p. 85.

access to capital and likely at lower costs than Yerba Buena Water. By D.18-07-013, the Commission authorized California American Water to issue up to $359,450,000 in long-term debt. Similarly, in D.23-05-008, the Commission authorized California American Water to issue up to $397,261,000 in new long-term debt securities. California American Water has a Financial Services Agreement with American Water Capital Corporation, another subsidiary of American Water. That Agreement's purpose is to provide financing to other subsidiaries, such as California American Water.[6] The Commission and Legislature have recognized that access to capital is important and benefits the public interest. Additionally, the carrying cost of rate base for California American Water would be lower than the prevailing cost under Yerba Buena Water's current ownership. California American Water's current rate of return is 7.68%, which is below the 22.75% rate of margin that W-5118 authorized rates for Yerba Buena Water are forecasted to generate. Thus, California American Water's acquisition of Yerba Buena Water ensures access to capital needed to finance infrastructure necessary to supply Yerba Buena Water customers with safe water.

2. Benefits from Economies of Scale Support Approval

Benefits from economies of scale also strongly support approving this advice letter. Examples of where economies of scale often benefit larger utilities and their customers include: (1) compliance with regulatory requirements, (2) maintaining customer information and billing systems, (3) purchasing materials and supplies, (4) maintaining high levels of customer service, (5) maintaining and improving quality of treated water, (6) providing for current infrastructure needs and future growth, and (7) supporting a level of expertise required to navigate often complex requirements for government programs such as grant funds and revolving fund loans.

Larger utilities, such as California American Water, can develop greater in-house expertise, creating institutional knowledge. California American Water employs personnel with specific expertise in such specialized functions as water quality and testing, environmental compliance, customer service, engineering, and conservation. Smaller utilities frequently must rely on outside consultants who usually cost more and leave at the end of the project, taking their institutional knowledge with them. Benefits from more diverse and specialized workforces at larger utilities provide advantages over smaller systems in numerous areas, including environmental and water quality, financing, human resources, and general operations. In addition, with California American Water's greater size and more extensive personnel, Yerba Buena Water customers will have greater assurance of high-quality service. California American Water has a more sizeable workforce with overlapping skills, which reduces the chance of coverage gaps due to illness, vacation, or unavailability. It also has greater access to more advanced equipment and technology, which aids in resolving issues more quickly.

California American Water's ability to spread fixed costs, lowering per-customer share of such costs, supports approval of this Advice Letter. Economies of scale are also driven by the relationship between the fixed and variable costs of operation. Utilities are capital intensive. Fixed costs are high relative to variable costs. For example, testing equipment for a system of 200 customers may cost the same as that for a system of 20,000. With greater environmental and regulatory requirements, fixed costs will likely only increase, presenting a problem for smaller water companies, such as Yerba Buena Water. With its much smaller customer base,

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[6] See D.18-07-013, *Application of California-American Water Company (U210W) to issue, sell and deliver debt securities consisting of long-term notes not exceeding $359,450,000 in the aggregate, and other related requests*, dated July 12, 2018 ("D.18-07-013").

Yerba Buena Water will have trouble spreading those increased fixed costs. Because of California American Water's large size, it has a much better ability to spread costs and improve efficiencies.

California American Water anticipates savings. These include from reducing Yerba Buena Water's miscellaneous expenses related to regulatory, materials, and plant maintenance through leveraging economies of scale, existing employees, and existing statewide shared services. These specific items will not necessarily create dollar-for-dollar savings, as much of the associated work will still need to be performed; however, California American Water will be able to leverage existing economies of scale to perform the work at lower cost, creating long-term savings for Yerba Buena Water customers.

Thus, economies of scale based on the ability to spread fixed costs, improved efficiencies through specialization, as well as things such as market presence (which includes access to capital and volume discounts for materials), as well as synergies all support approving this advice letter.

B. State Water Resources Control Board Policy Supports Advice Letter Approval

According to the Public Policy Institute of California, "…the state is actively encouraging one solution: the consolidation of smaller systems into larger ones." In Resolution No. 2008-0048, the SWRCB noted that small water systems: (1) often cannot provide the economies of scale necessary to build and maintain adequate water and wastewater systems; (2) lack resources and in-house expertise, including those necessary to best manage long-term operations; and (3) need financial and technical assistance to ensure compliance. Senate Bill 88 (2015) added sections 116680-116684 to the California Health and Safety Code, giving the SWRCB the ability to mandate consolidation when appropriate – underscoring the Legislature's recognition of the need for consolidation. In implementing that new authority, the SWRCB has publicly stated that it "has encouraged – and will continue to encourage –voluntary consolidations of public water systems…." According to the SWRCB, "Small public water systems are often less resilient to natural disasters, such as drought and fire, have more difficulty adjusting to regulatory changes, and may struggle to fund infrastructure maintenance and replacement due to poor economies of scale and lack of staff." This is why the SWRCB "supports water partnerships whenever feasible."

As noted above, California American Water's acquisition of Yerba Buena Water will help to provide greater economies of scale and bring greater resources and expertise (financial, technical, personnel) to the management and operation of Yerba Buena Water. This is consistent with the SWRCB's recognition of the benefits of this type of transaction.

C. The Commission's Water Action Plan Supports Advice Letter Approval

The Commission's Water Action Plan recognizes that to maintain the highest standards of water quality, the Commission should provide incentives for the acquisition or operation of smaller water and sewer utilities. In adopting the plan, the Commission noted:

> Smaller water companies often do not have the resources or expertise to operate in full compliance with increasingly stringent and complex water quality regulations. Many

water companies are too small to be viable in the long-term, raising questions as to whether they will be able to continue to provide clean and reliable water in the future. DPH requests Class A utilities (over 10,000 connections) to report on an annual basis which smaller utilities they might consider purchasing.

The Water Action Plan's objectives include: (1) maintaining the highest standards of water quality; (2) strengthening water conservation programs to a level comparable to those of energy utilities; (3) promoting water infrastructure investment; (4) assisting low-income ratepayers; (5) streamlining Commission regulatory decision making; and (6) setting rates that balance investment, conservation, and affordability. This advice letter seeks approval of a transaction that will further these Commission objectives.

1. Maintaining the Highest Standards of Water Quality

California American Water's purchase of Yerba Buena Waterwill ensure that the first objective of the Water Action Plan (maintaining the highest standards of water quality) is met. This Advice Letter seeks approval of a transaction that furthers these Commission objectives. The purchase of a smaller system by a larger system makes economic sense. California American Water will bring economies of scale, greater internal expertise, access to resources, and greater knowledge and experience. These will help maintain the highest standards of water quality.

2. Strengthening Water Conservation Programs

The proposed transaction will also promote the Water Action Plan objective of strengthening conservation. California American Water has an established, successful, more robust conservation program. Yerba Buena Water customers would ultimately have access to California American Water's wide-ranging conservation programs.

3. Promoting Water Infrastructure Investment

California American Water has greater access to resources, including financing and personnel trained in planning for infrastructure development, therefore helping to advance the Water Action Plan's goal of promoting water infrastructure investment.

4. Assisting Low-Income Ratepayers

Yerba Buena Water currently lacks a low-income program. Given Yerba Buena Water's size, such a program could prove difficult for Yerba Buena Water to implement. California American Water has a well-functioning low-income program and has implemented that program in acquired systems. Moreover, California American Water's program benefits from the company's ability (through coordination with energy companies) to identify customers that qualify. This ability is important because some qualified customers may be unaware of the

programs or unsure how to subscribe to them. Because of California American Water's size and scope of operations, the data processing costs are kept low on a per-customer basis. The acquisition, therefore, advances the Water Action Plan's objective of assisting low-income ratepayers.

5. Streamlining Commission's Regulatory Decision-Making

California American Water's acquisition of Yerba Buena Water's assets will reduce the workload in terms of Commission review. It decreases the number of independent systems the Commission must regulate and better centralizes reporting for systems.

6. Setting Rates That Balance Investment, Conservation, and Affordability

Due to California American Water's size, financial strength, and the breadth of expertise of its employees, the acquisition supports the Commission Water Action Plan's objectives of strengthening water conservation programs and setting rates that balance investment, conservation, and affordability. In addition, California American Water can spread costs to operate, maintain, and invest over a much larger customer base.

For all these reasons, the acquisition will further the Commission's goals under the Water Action Plan and should be approved by the Commission.

D. Customer Benefits

As discussed above, the purchase will increase the likelihood of the Yerba Buena Water community's long-term access to safe and reliable water services at affordable prices. California American Water's size, and position in the industry and association with American Water, will allow California American Water to meet water quality, reliability, and customer service standards efficiently. California American Water's larger and more specialized workforce and nearby locations allow for expanded customer service options and for assistance in emergency situations. In addition, after the acquisition, customers now served by Yerba Buena Water will have access to web self-service for many services, paperless billing and call centers that have the capacity to obtain translation services in several languages.

California American Water also has a robust safety program that focuses on leading indicators. The Company's near miss program is one example of this. Employees are encouraged to report incidents that could have created an injury or accident but did not in that instance. Near miss incidents are reported through a phone call, computer, or handheld device. Corrective actions are then taken if appropriate. Another program is the Company's Safety Lead Program, where field employees are empowered to perform job site safety checks and teach safety courses for co-workers. Learning from their peers is an excellent way to make certain that California American Water communicates safety information to employees and contractors. Finally, each worker carries a "Stop Work Authority" reminder on the back of his/her work identification card. This is a reminder that if an employee feels that a job is unsafe, the employee is empowered to stop the job immediately until the unsafe situation is remedied. All

these programs will enhance the safety of the water service provided to customers now served by Yerba Buena Water.

The acquisition also benefits current California American Water customers. In the long run, a larger total customer base will spread costs and risks, benefiting all current and future California American Water customers.

E. The Transaction Furthers the Commission's Environmental and Social Justice Goals

The Commission's Environmental and Social Justice Action Plan ("ESJ Plan") identifies existing inequities and proposes actions for how the Commission can use its regulatory authority to address health and safety, consumer protection, program benefits, and enforcement to encompass all the industries it regulates, including energy, water, and communications programs. Goal 3 of the Commission's ESJ Plan is to improve access to high-quality water, communications, and transportation services for ESJ Communities. For water utilities, objectives for this goal include (1) consolidating small water systems, and (2) expanding low-income programs.

The ESJ Plan recognizes consolidation of smaller systems is an important tool to ensure customers receive safe and reliable water. The Commission recognizes smaller water systems often lack the ability to fully comply with increasingly stringent water quality regulations and to be viable in the long-term. As noted above, California American Water will bring economies of scale, internal expertise, access to resources, as well as greater knowledge and experience. California American Water's much larger size will also enable it to spread costs over a much broader customer base, reducing the chance of rate shock for customers and ensuring that necessary rate increases are more moderate.

As previously discussed, California American Water has a low-income assistance program that has assisted many customers. The Commission's approval of California American Water's acquisition of Yerba Buena Water could allow for expansion of that program to customers of Yerba Buena Water, which does not currently offer a low-income assistance program. California American Water reports annually to the Commission on its supplier diversity. The Company also conducts diversity fairs to provide opportunities for diverse vendors. California American Water has a Diversity Champion Network and conducts numerous employee trainings. As is noted above, California American Water also provides translation services for customers who would prefer to communicate with the Company in a language other than English.

VI. RATES AND REGULATORY TREATMENT:

A. Request for Authorized Rate Base Equal to Fair Market Value

Applicants request the Commission authorize rate base equal to the total final purchase price of $1,200,000 plus possible adjustments, if any. California American Water requests to record the acquisition on a net basis consistent with generally accepted accounting principles. At close of

the acquisition, with California American Water's taking ownership of Yerba Buena Water's assets included in the transaction, the new rate base for the system would total $1,200,000.

This purchase price resulted from negotiations between a willing and informed buyer and a willing and informed seller with neither side compelled to enter the transaction hastily or out of necessity. The purchase price conforms to the definition of "fair market value" set forth in Code of Civil Procedure Section 1263.320(a). Inclusion of the entire purchase price in rate base is supported by Commission Decision D.99-10-064 and the Public Water System Investment and Consolidation Act of 1997 ("Consolidation Act"), codified at Public Utilities Code Sections 2718-2720. The Legislature enacted the Consolidation Act to facilitate the acquisitions by Class A water utilities and to:

> …aid water systems in making infrastructure improvements, to meet increasingly stringent state and federal drinking water laws, to recognize that economies of scale are achievable in the operation of public water systems, and to provide water corporations with incentives to achieve economies that benefit ratepayers.

Public Utilities Code Section 2720(a) provides that the Commission "shall use the standard of fair market value when establishing the rate base for the distribution system of a public water system acquired by a water [utility]. This standard shall be used for ratesetting." Public Utilities Code Section 2720(a)(2) defines "fair market value" as having the meaning set forth in Code of Civil Procedure Section 1263.320, which states that fair market value is "the highest price … that would be agreed to by a seller, being willing to sell but under no particular or urgent necessity for doing, nor obligated to sell, and a buyer, being ready, willing, and able to buy but under no particular necessity for doing so." The Act, therefore, requires that any water corporation acquiring a public water system use the fair market value as the rate base value of the acquired distribution system.

California American Water requests that the Commission authorize inclusion of the full purchase price reached through the Asset Purchase Agreement into California American Water's rate base. As described above, this purchase price is the result of arms' length negotiations between a willing and knowledgeable buyer and seller. The total purchase price therefore represents the fair market value for the assets purchased, pursuant to Public Utilities Code Section 2720 and Code of Civil Procedure Section 1263.320(a).

D.99-10-064 specifically recognizes that Public Utilities Code Sections 2718-2720 require that any water corporation acquiring a public water system use the fair market value as the rate base value of the acquired distribution system. It should also be noted that, as the appraisal makes clear, the value of the rate base being requested is well below the replacement or reproduction cost new less depreciation value for the system. In addition to being required by statute, the ratemaking requested is in the public interest. The purchase of Yerba Buena Water's assets by California American Water supports and furthers the long-term provision of safe, reliable, and affordable water and services to current Yerba Buena Water customers.

B. The Appraisal Complies with Commission Guidelines and Supports the Acquisition

The "Yerba Buena Water System Water System Valuation," dated September 2024 ("Appraisal"), is MDR Response 13 Attachment. The Appraisal complies with Commission guidelines and is appropriate for this type of transaction. The $3.439 million appraised value for the system well exceeds the purchase price of $1.2 million. Thus, the Appraisal supports approval of the acquisition.

Under the Commission guidelines for water system acquisitions established in D.99-10-064, Appendix D, Section 2.05, applications to acquire water systems should include an appraisal and that appraisal "should include all assets, including the value of the land and the cost of replacing the existing improvements, less accumulated depreciation." The Appraisal provided with this Advice Letter includes all assets and the cost of replacing those assets less accumulated depreciation.[7] It, therefore, meets these requirements.

D.99-10-064, Appendix D, Section 2.05 further states: "The complexity and detail required [for the appraisal] will necessarily vary based on the size and price of the acquired water system." Yerba Buena Water is a small water system acquisition. The total purchase price is well below $2 million dollars. The number of connections is less than 300. The Appraisal, therefore, is simpler and not as complex as larger, more sophisticated acquisitions might require.[8]

Finally, pursuant to Cal. Pub. Util. Code section 2720(b), "[i]f the fair market value exceeds the reproduction cost, as determined in accordance with Section 820 of the Evidence Code, the commission may include the difference in rate base for rate setting purposes if" certain conditions are met. Here, there is no need to conduct the section 2720(b) analysis. The appraised value of $3.439 million well exceeds the purchase price of $1.2.[9]

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[7] See Appraisal, p. 6, include as MDR Response 13 Attachment.

[8] The appraisal in this acquisition is a Replacement Cost New Less Depreciation Appraisal. It considers basic depreciation of the assets. It does not, as significantly more complex appraisals do, account for things such as economic obsolescence. By way of example, in A.20-04-003, California American Water sought Commission authorization to purchase the East Pasadena Water Company. That transaction involved a $34 million purchase price for a system with over 3,000 connections. The "size and price" of that acquisition warranted a correspondingly more complex appraisal that considered economic obsolescence. In that case, the total value of the system prior to consideration of economic obsolescence was $49.2 million. Applying economic obsolescence reduced the value in the appraisal to $43.2 million. Given that the Appraisal in the current acquisition came in more than $2 million over the $1.2 million purchase price, it is not expected that, even if economic obsolesce was considered, that would reduce the appraised value to any point near where the purchase price exceeded that appraised value.

[9] See Appraisal, p. 6, include here as MDR Response 13 Attachment.

C. Rate Impact

Eventual impacts to Yerba Buena Water customers transitioning to California American Water rates will vary, depending on a customer's usage. This acquisition will not impact current California American Water Customers' rates or Yerba Buena Water customers' rates until 2027.

For purposes of illustration, if current California American Water customer rates did initially change based on the acquisition, it is expected those changes would be as follows:

COMPARISON OF TOTAL RESIDENTIAL BILL PER CUSTOMER PER MONTH					
BASED ON YERBA BUENA PENDING GRC RATE CHANGES (1)					
District	**Avg Res Usage (CGL)(2)**	**Pre-Acquisition Total Bill(3)**	**Post-Acquisition Forecasted Total Bill**	**$ Increase**	**% Increase**
Sacramento	78.30	$63.93	$63.93	$0.0000	0.001%
Fruitridge	78.30	$67.71	$67.71	$0.0000	0.001%
Larkfield	60.47	$79.39	$79.39	$0.0000	0.001%
Dunnigan WW	N/A	$46.19	$46.19	$0.0000	0.001%
Meadowbrook	120.94	$54.94	$54.94	$0.0000	0.001%
Monterey	34.83	$114.82	$114.82	$0.0000	0.001%
Central Satellites	82.91	$131.68	$131.68	$0.0000	0.001%
Chualar	117.19	$46.26	$46.26	$0.0000	0.001%
Monterey Wastewater - Active	N/A	$149.18	$149.18	$0.0000	0.001%
Monterey Wastewater - Passive	N/A	$92.95	$92.95	$0.0000	0.001%
Ventura	92.68	$101.55	$101.55	$0.0000	0.001%
LA - Duarte	106.69	$98.77	$98.77	$0.0000	0.001%
LA - Baldwin Hills	89.06	$87.77	$87.77	$0.0000	0.001%
LA - San Marino	121.95	$110.86	$110.86	$0.0000	0.001%
San Diego	56.70	$77.43	$77.43	$0.0000	0.001%
Yerba Buena	82.70	$133.85	$133.85	$0.0000	0.001%

*CGL=100 gallons.
(1) Pre-Acquisition rates are based on Yerba Buena pending GRC rate changes, filed June 7, 2024.
(2) This number is based on residential usage per customer per month in D.24-12-025.
(3) Total bill based on rates on California American Water's 2024 test year rates from D.24-12-025.
(4) Bill impacts are presented as monthly comparison; however, flat rate residential customers are billed on a semi-annual basis. Applicable surcharges are estimated based on location.

VII. MEMORANDUM ACCOUNTS

California American Water seeks authorization to track certain costs in the memorandum accounts discussed below. Costs included therein may be considered for recovery in subsequent GRCs. Establishing memorandum accounts does not guarantee recovery of costs. It is simply a first step in the recovery process. To establish a memorandum account, the following may be considered with respect to the expense to be tracked: (1) were they caused by an event of an exceptional nature not under the control of the utility; (2) could they have been reasonably foreseen; (3) are they of a substantial nature in monetary terms; and (4) do ratepayers benefit from the memorandum account treatment.

A. Yerba Buena Water Acquisition Contingency Memorandum Account

Although integration of Yerba Buena Water for ratemaking purposes will not take place until 2027, it is still necessary for California American Water to obtain recovery of the approved acquisition consideration paid in the interim period. To track this revenue requirement associated with the acquisition, California American Water requests authority to create the YBWACMA to track lost revenue from all affected entities until the acquisition can be integrated for ratemaking purposes as part of a subsequent GRC. This account would capture the differences between revenues billed at current Yerba Buena Water rates and revenues that would have been billed under California American Water rates that include the new rate base from the acquisition[10], if the Yerba Buena Water system were integrated for ratemaking following the decision in California American Water's last GRC. The associated revenue requirement will consist of items including, but not limited to, return on investment, ad valorem tax, depreciation, general office costs, other taxes and fees, and incremental operating expenses.

Here, the requirements under Standard Practice U-27-W to establish a memorandum account are met. First, the expense is caused by an event of an exceptional nature not under the utility's control. This memorandum account is only required because the acquisition could not be incorporated into the GRC filed on July 1, 2022 for Test Year 2024. It was not possible for California American Water to include incorporation of the Yerba Buena Water acquisition within the last GRC filing. Further, the acquisition of a Class D water system with over 200 connections is an event of exceptional nature. The Commission will decide on the schedule for this proceeding and the date of the ultimate Resolution. Such a Resolution and its timing are outside of California American Water's control.

Second, the expenses in question here could not have been reasonably foreseen in California American Water's last GRC and would likely occur before the utility's next scheduled case. This Advice Letter for the acquisition of Yerba Buena Water is filed after California American Water's last GRC. California American Water's next GRC Application will be filed in

[10] This differential capture would include differences in all revenue requirements of all entities in California American Water where a difference may occur due to the inability to capture the Yerba Buena Water acquisition in the prior California American Water GRC.

July of 2025 for Test Year 2027. Although this acquisition filing will be incorporated into that GRC, it will likely be approved prior to the 2027 Test Year.

Third, the expense is of a substantial nature as to the amount of money involved. The requested memorandum account would track the differences between revenues billed at current rates and revenues that would have been billed assuming full ratemaking integration upon close. The associated revenue requirement will consist of items including, but not limited to, return on investment, ad valorem tax, depreciation, other taxes and fees, and incremental operating expenses. Given the rate base at issue, these expenses would be of a substantial nature.

Fourth, the ratepayers will benefit by the memorandum account treatment. The purchase of Yerba Buena Water by California American Water promotes the public interest and is in line with Commission and SWRCB directives and findings, which recognize that the purchase of smaller utilities is important and provides benefits, including to ratepayers. Ensuring the appropriate recovery of costs associated with such transactions helps make such acquisitions possible. Further, a memorandum account provides for tracking of costs for future Commission prudency and reasonableness review prior to cost recovery. Thus, customers will benefit from the acquisition and will benefit by establishment of this account.

B. Yerba Buena Water Transaction Cost Memorandum Account

With any acquisition, certain transaction costs are inevitable. Here, they may include the cost for outsourced services, such as legal, engineering, surveying, the appraisal, noticing, and other professional activities necessary to complete the proposed transaction. California American Water requests establishment of a memorandum account to track these transaction costs.

This memorandum account meets the requirements established pursuant to Commission Standard Practice U-27-W. With respect to transaction costs, each of these requirements is met. First, the expense is caused by an event of an exceptional nature that is not under the utility's control. This memorandum account is necessary given the acquisition of a Class D water utility with a little under 300 connections is an event of exceptional nature. Transaction costs are inherent in the acquisition of smaller water systems and the acquiring company should receive due consideration of recovery of these costs. The Commission will decide on the schedule for this proceeding and the date of the ultimate decision and recovery of costs. Thus, such a decision and its timing are outside of California American Water's control.

Second, the expenses in question here could not have been reasonably foreseen in California American Water's last GRC and will occur before the utility's next scheduled case. The Yerba Buena Water acquisition could not have been included in California American Water's last GRC given that the agreement between Yerba Buena Water and California American Water was not executed until after the filing of California American Water's last GRC California American Water intends to integrate for rates purposes the Yerba Buena Water system in California American Water's 2025 GRC for Test Year 2027, provided that can be achieved. Therefore, these transaction costs have been and will be incurred between rate cases.

Third, the expense is of a substantial nature as to the amount of money involved. As noted above, transaction costs include outsourced services, such as legal, engineering, surveying, the appraisal, noticing costs, and other professional activities necessary to complete the proposed transaction. These costs are substantial in nature.

Fourth, the ratepayers will benefit by the memorandum account treatment. As discussed in this Advice Letter, the purchase of Yerba Buena Water by California American Water promotes the public interest and is in line with Commission and SWRCB directives and findings, which recognize that the purchase of smaller utilities is important and provides benefits, including to ratepayers. Ensuring the appropriate recovery of costs associated with such transactions helps make such acquisitions possible. Further, a memorandum account provides for tracking of costs for future Commission prudency and reasonableness review prior to cost recovery. Thus, customers will benefit from the acquisition and will benefit by this account.

California American Water should be permitted to establish a memorandum account to track transaction costs for future recovery. California American Water further proposes that it be allowed to defer any unrecovered transaction cost as a recoverable regulatory asset. In its subsequent GRC, California American Water will support the prudency of the transaction costs, seek recovery of the costs, and request that the Commission authorize such recovery.

C. Yerba Buena Water Memorandum Account for Environmental Improvements and Compliance Issues

California American Water also requests Commission approval to expand the currently authorized memorandum account entitled "Memorandum Account for Environmental Improvements and Compliance Issues for Acquisitions." That approval would allow California American Water to record in that account the same type of costs in connection with the Yerba Buena Water acquisition as California American Water was allowed to record in that account for the acquisitions of the Dunnigan, Geyserville, Meadowbrook, Fruitridge Vista, East Pasadena, and Rio Plaza water systems.[11] The costs to address environmental compliance and required improvements have yet to be determined. Such costs are not under the utility's control, nor can they be reasonably foreseen. Compliance with such requirements, however, ensures safety, benefitting ratepayers. The proposed memorandum account treatment helps make certain that the requisite capital expenditures will be subject to regulatory oversight and that funds will be used judiciously.

VIII. CALIFORNIA ENVIRONMENTAL QUALITY ACT

California Environmental Quality Act (CEQA) review is not required as this advice letter filing involves only the transfer of the existing water facilities and no new construction or changes in the source of water supply are being proposed with the proposed asset sale. Accordingly, approval of this advice letter is not a CEQA project as it is not possible that the transaction will have any significant effect on the environment.

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[11] Because California American Water is not seeking to establish a new memorandum account, meeting the prerequisites for creating such an account is not necessary. That said, because of the nature of the costs to be tracked, such prerequisites are nonetheless satisfied. The memorandum account treatment helps make certain that the requisite capital expenditures will be subject to regulatory oversight and that funds are used judiciously.

IX. NOTICE

The final draft of the proposed notice is included as MDR Response 20 Attachment. Will be provided to the Commission's Public Advisor's Office ("PAO") for approval before mailing. The notice will be served on both California American Water customers across California as well as Yerba Buena Water customers. Because it will take up to 50 days to send out all the notices, as indicated in the notice, the protest period for this Advice Letter will be 70 days rather than the standard 20 days.

Tier Designation:
Pursuant to General Order No. 96-B, this advice letter is designated as a Tier 3 filing.

Effective Date:
California American Water requests California American Water's Monterey District tariffs become effective for five days after California American Water files a Tier 3 Advice Letter that provides details of the finalized purchase.

Notice and Service List:
In accordance with General Order 96-B, General Rule 4.3 and 7.2 and Water Industry Rule 4.1, a copy of this advice letter will be transmitted electronically to competing and adjacent utilities and other utilities or interested parties having requested such notification. ***Please note that this advice letter will only be distributed electronically.***

A sample copy of the proposed notice to be provided to Yerba Buena Water and California American Water customers is included with the MDRs.

Protest and Responses:
Anyone may respond to or protest this advice letter. A response supports the filing and may contain information that proves useful to the Commission in evaluating the advice letter.

A protest objects to the advice letter in whole or in part and must set forth the specific grounds on which it is based. These grounds may include the following:

(1) The utility did not properly serve or give notice of the advice letter;

(2) The relief requested in the advice letter would violate statute or Commission order, or is not authorized by statute or Commission order on which the utility relies;

(3) The analysis, calculations, or data in the advice letter contain material error or omissions;

(4) The relief requested in the advice letter is pending before the Commission in a formal proceeding; or

(5) The relief requested in the advice letter requires consideration in a formal hearing, or is otherwise inappropriate for the advice letter process; or

(6) The relief requested in the advice letter is unjust, unreasonable, or discriminatory (provided that such a protest may not be made where it would require relitigating a prior order of the Commission.)

A protest shall provide citations or proofs where available to allow staff to properly consider the protest.

A response or protest must be made in writing or by electronic mail and must be received by the Water Division within 65 days of the date this advice letter is filed. The address for mailing or delivering a response or protest is:

Tariff Unit, Water Division, 3rd floor
California Public Utilities Commission,
505 Van Ness Avenue, San Francisco, CA 94102
water_division@cpuc.ca.gov

On the same date the response or protest is submitted to the Water Division, the respondent or protestant shall send a copy by mail (or e-mail) to us, addressed to:

Recipients:	**E-Mail:**	**Mailing Address:**
CA Rates	ca.rates@amwater.com	520 Capitol Mall, Suite 630 Sacramento, CA 95814
Cathy Hongola-Baptista, Sr. Director, Legal-Regulatory	cathy.hongola-baptista@amwater.com	555 Montgomery Street Suite 816 San Francisco, CA 94102 Fax: (415) 390-3023
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Jonathan Morse *Director –* *Rates & Regulatory*	jonathan.morse@amwater.com	520 Capitol Mall, Suite 630 Sacramento, CA 95814

Cities and counties that need Board of Supervisors or Board of Commissioners approval to protest should inform the Water Division, within the protest period (here, 70-days), so that a late filed protest can be entertained. The informing document should include an estimate of the date the proposed protest might be voted on.

The actions requested in this advice letter are not now the subject of any formal filings with the California Public Utilities Commission, including a formal complaint, nor action in any court of law.

This filing will not cause the withdrawal of service, nor conflict with other schedules or rules.

If you have not received a reply to your protest within 10 business days, please contact me at (916) 568-4241.

CALIFORNIA-AMERICAN WATER COMPANY

/s/ Chase Grady

Chase Grady
Rates & Regulatory Analyst

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CALIFORNIA-AMERICAN WATER COMPANY
ADVICE LETTER 1457
SUPPORTING DOCUMENTATION FOR STAFF

Yerba Buena Acquisition
TABLE OF CONTENTS

Page

California American Water Company
Yerba Buena Water Company Acquisition

Revenue Requirement Assuming Consolidation
($ in Thousands)

Based on Current Authorized Rates

Workpaper 1-1

	Yerba Buena Forecast	Yerba Buena Standalone Post-Acquisition Without Increase/Decrease in Rates**	Yerba Buena Standalone Post-Acquistion Earning Authorized ROR	Yerba Buena Revenue Supported Rate Base	Revenue Requirement of Rate Base Transferred to Corporate	CAW Forecasted (per GRC D.24-12-025)	Combined
	Year 2025* (1)	Year 2025* (2)	Year 2025* (3)	Year 2025* (4)	Year 2025* (5)	Year 2025* (6)	Year 2025* (7) = (3) + (6)
Operating Revenues							
Total Revenue	432.3	432.3	576.5	432.3	144.2	355,212	355,788
Operation & Maintenance Exp							
Total O&M expenses	394.7	392.4	392.4	392.4	-	197,226	197,619
Depreciation	21.2	43.3	43.3	9.4	33.9	48,512	48,556
General Taxes	12.9	12.9	12.9	2.8	10.1	14,303	14,316
Total Operating Expenses	428.8	448.6	448.6	404.5	44.0	260,042	260,490
Income Before Income Taxes	3.5	(16.3)	127.9	27.7	100.2	95,170	95,298
Total Income Taxes	(1.1)	-	35.8	7.8	28.0	20,838	20,873
TOTAL EXPENSES	427.7	448.6	484.4	412.3	72.1	280,879	281,364
Utility Operating Income	4.6	(16.3)	92.1	20.0	72.2	74,333	74,425
Average Rate Base	479.4	1,200.0	1,200.0	260.0	940.0	967,875	969,075
Return on Rate Base	0.96%	-1.36%	7.68%	7.68%	7.68%	7.68%	7.68%
% Revenue Increase Attributed to Yerba Buena Customers:							0.12%
% Revenue Increase Attributed to CAW customers:							0.04%
Total % Revenue Increase:							0.16%

*Assumes acquisition closes in 2025 per CPUC approved processing schedule approved in D.99-10-064 and estimated 30 to 90 days post-Decision to close
**Modeling assumes synergies incorporated in Y1

California American Water Company
Yerba Buena Water Company Acquisition
Based on Current Authorized Rates

Workpaper 1-2

COMPARISON OF TOTAL RESIDENTIAL BILL PER CUSTOMER PER MONTH
BASED ON CURRENT AUTHORIZED RATES

District	Avg Res Usage (CGL)[1]	Pre-Acquisition Total Bill[2]	Post-Acquisition Forecasted Total Bill	$ Increase	% Increase
Sacramento	78.30	$63.93	$63.96	$0.03	0.041%
Fruitridge	78.30	$67.71	$67.74	$0.03	0.041%
Larkfield	60.47	$79.39	$79.42	$0.03	0.041%
Dunnigan WW	N/A	$46.19	$46.21	$0.02	0.041%
Meadowbrook	120.94	$54.94	$54.96	$0.02	0.041%
Monterey	34.83	$114.82	$114.87	$0.05	0.041%
Central Satellites	82.91	$131.68	$131.73	$0.05	0.041%
Chualar	117.19	$46.26	$46.28	$0.02	0.041%
Monterey Wastewater - Active	N/A	$149.18	$149.24	$0.06	0.041%
Monterey Wastewater - Passive	N/A	$92.95	$92.99	$0.04	0.041%
Ventura	92.68	$101.55	$101.59	$0.04	0.041%
LA - Duarte	106.69	$98.77	$98.81	$0.04	0.041%
LA - Baldwin Hills	89.06	$87.77	$87.81	$0.04	0.041%
LA - San Marino	121.95	$110.86	$110.91	$0.05	0.041%
San Diego	56.70	$77.43	$77.46	$0.03	0.041%
Yerba Buena	82.70	$86.92	$86.96	$0.04	0.041%

(1) Residential usage per customer per month from D.24-12-025

(2) Total Bill based on Rates from D.24-12-025

(3) Bill impacts are presented as monthly comparison, however flat rate residential customers are billed on a semi-annual basis

* Surcharges are estimated as License Tax, Franchise Fee, and WRAM/MCBA varies base on location.

California American Water Company
Yerba Buena Water Company
Based on Current Authorized Rates

Results of Operations Year 1 and Year 5 Projections ($1,000)

Workpaper 1-3

	California American Water*		Yerba Buena		Combined Water Companies	
	Y1 **	Y5 ***	Y1 **	Y5 ***	Y1 **	Y5 ***
Operating Water Revenues	$ 355,212	$ 422,583	$ 432	$ 467	$ 355,644	$ 423,050
Operating Expenses	$ 197,226	$ 211,257	$ 392	$ 424	$ 197,619	$ 211,681
Depreciation	$ 48,512	$ 65,799	$ 43	$ 39	$ 48,556	$ 65,838
General Taxes	$ 14,303	$ 16,415	$ 13	$ 14	$ 14,316	$ 16,429
Total Exp. Before Inc Tax	$ 260,042	$ 293,472	$ 449	$ 477	$ 260,490	$ 293,948
Income Taxes (Fed & State)	$ 20,838	$ 28,479	$ -	$ -	$ 20,838	$ 28,479
Total Expenses	$ 280,879	$ 321,951	$ 449	$ 477	$ 281,328	$ 322,427
Net Operating Revenue	$ 74,333	$ 100,633	$ (16)	$ (10)	$ 74,317	$ 100,623

*Y1 based on pending GRC forecasted revenue requirement; Y5 based on GRC forecast plus escalation assumptions

** - does not include any increase due to the Yerba Buena acquisition since it is requested that rates are increased in Test Year 2027 of the next GRC

*** - Includes the amounts to cover the revenue shortfall per Yerba Buena - Attachment 1 that is proposed to be included in General Office

California American Water Company
Yerba Buena Water Company Acquisition

Revenue Requirement Assuming Consolidation
($ in Thousands)

Based on Yerba Buena Pending GRC

Workpaper 1-4

	Yerba Buena Forecast	Yerba Buena Standalone Post-Acquisition Without Increase/Decrease in Rates**	Yerba Buena Standalone Post-Acquistion Earning Authorized ROR	Yerba Buena Revenue Supported Rate Base	Revenue Requirement of Rate Base Transferred to Corporate	CAW Forecasted (per GRC D.24-12-025)	Combined
	Year 2025* (1)	Year 2025* (2)	Year 2025* (3)	Year 2025* (4)	Year 2025* (5)	Year 2025* (6)	Year 2025* (7) = (3) + (6)
Operating Revenues							
Total Revenue	628.8	628.8	631.0	628.8	2.2	355,212	355,843
Operation & Maintenance Exp							
Total O&M expenses	450.5	442.9	442.9	442.9	-	197,226	197,669
Depreciation	22.0	43.3	43.3	42.8	0.5	48,512	48,556
General Taxes	16.8	16.8	16.8	16.6	0.2	14,303	14,320
Total Operating Expenses	489.3	503.1	503.1	502.4	0.7	260,042	260,545
Income Before Income Taxes	139.5	125.8	128.0	126.5	1.5	95,170	95,298
Total Income Taxes	34.3	35.2	35.8	35.4	0.4	20,838	20,873
TOTAL EXPENSES	523.6	538.3	538.9	537.8	1.1	280,879	281,418
Utility Operating Income	105.2	90.6	92.2	91.1	1.1	74,333	74,425
Average Rate Base	444.1	1,200.0	1,200.0	1,186.0	14.0	967,875	969,075
Return on Rate Base	23.70%	7.55%	7.68%	7.68%	7.68%	7.68%	7.68%
% Revenue Increase Attributed to Yerba Buena Customers:							0.18%
% Revenue Increase Attributed to CAW customers:							0.00%
Total % Revenue Increase:							0.18%

*Assumes acquisition closes in 2025 per CPUC approved processing schedule approved in D.99-10-064 and estimated 30 to 90 days post-Decision to close
**Modeling assumes synergies incorporated in Y1

California American Water Company
Yerba Buena Water Company Acquisition
Based on Yerba Buena Pending GRC

Workpaper 1-5

COMPARISON OF TOTAL RESIDENTIAL BILL PER CUSTOMER PER MONTH
BASED ON YERBA BUENA PENDING GRC RATE CHANGES

District	Avg Res Usage (CGL)[1]	Pre-Acquisition Total Bill[2]	Post-Acquisition Forecasted Total Bill	$ Increase	% Increase
Sacramento	78.30	$63.93	$63.93	$0.00	0.001%
Fruitridge	78.30	$67.71	$67.71	$0.00	0.001%
Larkfield	60.47	$79.39	$79.39	$0.00	0.001%
Dunnigan WW	N/A	$46.19	$46.19	$0.00	0.001%
Meadowbrook	120.94	$54.94	$54.94	$0.00	0.001%
Monterey	34.83	$114.82	$114.82	$0.00	0.001%
Central Satellites	82.91	$131.68	$131.68	$0.00	0.001%
Chualar	117.19	$46.26	$46.26	$0.00	0.001%
Monterey Wastewater - Active	N/A	$149.18	$149.18	$0.00	0.001%
Monterey Wastewater - Passive	N/A	$92.95	$92.95	$0.00	0.001%
Ventura	92.68	$101.55	$101.55	$0.00	0.001%
LA - Duarte	106.69	$98.77	$98.77	$0.00	0.001%
LA - Baldwin Hills	89.06	$87.77	$87.77	$0.00	0.001%
LA - San Marino	121.95	$110.86	$110.86	$0.00	0.001%
San Diego	56.70	$77.43	$77.43	$0.00	0.001%
Yerba Buena	82.70	$133.85	$133.85	$0.00	0.001%

(1) Residential usage per customer per month from D.24-12-025

(2) Total Bill based on Rates from D.24-12-025

(3) Bill impacts are presented as monthly comparison, however flat rate residential customers are billed on a semi-annual basis

* Surcharges are estimated as License Tax, Franchise Fee, and WRAM/MCBA varies base on location.

California American Water Company
Yerba Buena Water Company
Based on Yerba Buena Pending GRC

Results of Operations Year 1 and Year 5 Projections ($1,000)

Workpaper 1-6

	California American Water*		Yerba Buena		Combined Water Companies	
	Y1 **	Y5 ***	Y1 **	Y5 ***	Y1 **	Y5 ***
Operating Water Revenues	$ 355,212	$ 422,430	$ 629	$ 679	$ 355,841	$ 423,109
Operating Expenses	$ 197,226	$ 211,257	$ 443	$ 478	$ 197,669	$ 211,736
Depreciation	$ 48,512	$ 65,799	$ 43	$ 39	$ 48,556	$ 65,838
General Taxes	$ 14,303	$ 16,415	$ 17	$ 18	$ 14,320	$ 16,433
Total Exp. Before Inc Tax	$ 260,042	$ 293,472	$ 503	$ 535	$ 260,545	$ 294,007
Income Taxes (Fed & State)	$ 20,838	$ 28,439	$ 35	$ 40	$ 20,873	$ 28,479
Total Expenses	$ 280,879	$ 321,910	$ 538	$ 576	$ 281,417	$ 322,486
Net Operating Revenue	$ 74,333	$ 100,519	$ 91	$ 104	$ 74,423	$ 100,623

*Y1 based on pending GRC forecasted revenue requirement; Y5 based on GRC forecast plus escalation assumptions

** - does not include any increase due to the Yerba Buena acquisition since it is requested that rates are increased in Test Year 2027 of the next GRC

*** - Includes the amounts to cover the revenue shortfall per Yerba Buena - Attachment 1 that is proposed to be included in General Office

Minimum Data Requirement Responses

In accordance with R.17-06-024 /D.20-08-047, below are Minimum Data Requirement responses in support of the Advice Letter for a Resolution Authorizing Sale and Purchase of Utility Property.

1. **Estimate the potential monthly incremental cost impact on existing and acquired customers based on Buyer's most recently authorized tariffs.**

   Immediately following California American Water's acquisition of the Yerba Buena Water Company ("Yerba Buena Water"), there are no expected monthly incremental cost impacts to existing or acquired customers until 2027. See AL 1457 workpaper 1-1.[1]

   a. **If a Buyer has pending request before the California Public Utilities Commission ("Commission") to change rates, it must also calculate the above using data as proposed in its pending request.**

      California American Water has the following rate changes pending or implemented but not yet fully incorporated for the rates analysis in this advice letter:

      - Application 22-07-001 – Application of California-American Water Company for Authorization to Increase its Revenues for Water Service.

      Yerba Buena Water has the following anticipated rate changes pending future approval by the CPUC:

      - Advice Letter No. 60 General Rate Increase is seeking a 37.613% increase in rates if adopted.

2. **If the Buyer is seeking authority to increase the acquired system's rates to a certain level, please state the basis for the targeted rate and period of time for such targetedrate to be implemented.**

   N/A

3. **Provide the annual depreciation expense using the proposed rate base of the acquired assets. If the exact depreciation expense is not available, provide the bestestimate of the annual depreciation expense. Show how the depreciation expense is calculated.**

   See AL 1457 Workpaper 1-1

4. **Provide an estimate of the annual revenue requirement of the system proposed to be acquired. Provide the assumptions for the annual revenue requirement, including expected rate of return, expected depreciation expense, O&M expenses, etc.**

[1] The rate analysis provided is as of December 2024.

See AL 1457 workpaper 1-1.

5. Other than the revenue requirement data requested above, separately identify all other approved and/or intended impacts to customer bills (i.e., surcharges, passthrough fees, etc.).

California American Water does not anticipate applying any surcharges or pass-through costs approved for Yerba Buena Water to California American Water's current customers. If, as anticipated, Yerba Buena customers are included in California American Water's Customer Assistance Program, these customers would be subject to the same funding surcharge as applicable to current California American Water customers. This surcharge is currently $1.77 per-customer per-month for all customers not enrolled in the program.

6. Provide a listing of any entities that currently receive free service from the acquired utility.

N/A.

7. If the acquired utility has increased rates in the last year, please state the date of the increase and provide a copy of the new rate schedule and the total annual revenues projected under the new rates.

N/A.

8. Are there any leases, easements, and access to public rights-of-way that Buyer expects to be needed to provide service that will not be conveyed at closing? If yes, identify when the conveyance will take place and whether there areexpected to be additional costs involved.

At this time, it is not expected there are any leases, easements, or accesses to public rights-of-way that California American Water will need to operate the system that are not being conveyed.

9. Provide a breakdown of the estimated transaction and closing costs. Provide invoices to support any transaction and closing costs that have already been incurred.

See MDR Response 9 Attachment for some of the invoices for already incurred costs. In terms of estimated future costs, that will depend on many factors, including the amount of opposition involved and the complexity of issues that arise. For example, legal closing costs on recent acquisitions have ranged between $15,000 and $85,000. Similarly, if the consultants who worked on the appraisal must respond to discovery, provide rebuttal, and otherwise spend more time on the matter, that will result further costs. In addition, there are expected to be costs associated with noticing and Phase 1 environmental review of real property.

10. Describe known and anticipated general expense savings and efficiencies under Buyer's ownership. State the basis for assumptions used in developing these savings and efficiencies and provide all supporting documentation for the assumptions.

See Advice Letter 1457 Section V.A.1, – V.A.2., Section V.C.1 – V.C.6, Section V.D., and Section V.E.

11. Provide a copy of the Seller's request for proposals (if there was one) and any accompanying exhibits with respect to the proposed sale of the water system or water system assets.

N/A.

12. Provide a copy of the response to the request for proposals (if there was one) of theBuyer for the purchase of the acquired water system or water system assets.

N/A.

13. For each Utility Valuation Expert ("UVE") providing testimony or exhibits, please provide the following:

The appraisal is provided as MDR Response 13 Attachment. The UVE is Valentine Engineering.

a. A list of valuations of utility property performed by the UVE in the last two years:

–West San Martin Water Company (see California American Water Advice Letter 1416-A).

–Corral de Tierra Water Company (see California American Water Advice Letter 1422-A).

b. A list of appraisals of utility property performed by the UVE in the last two years:

–West San Martin Water Company (see California American Water Advice Letter 1416-A).

– Corral de Tierra Water Company (see California American Water Advice Letter 1422-A).

c. A list of all dockets in which the UVE submitted testimony to a public utilitycommission or regulatory authority related to the acquisition of utility property in the last two years:

– West San Martin Water Company (see California American Water Advice Letter 1416-A).

–Corral de Tierra Water Company (see California American Water Advice Letter 1422-A).

d. An electronic copy of or electronic link to written testimony in which the UVE testified on public utility fair value acquisitions in the past two years.

None.

14. Explain each discount rate used in the appraisals and valuations, including explanations of the capital structure, cost of equity and cost of debt. State the basis for each input. Provide all sources, documentation, calculations and/or workpapersused in determining the inputs.

N/A.

15. Explain whether the appraisal/valuation used replacement cost or reproduction cost and why that methodology was chosen.

Cal Pub. Util. Code Section 2720(b) states: "reproduction cost, as determined in accordance with Section 820 of the Evidence Code…" Section 820 of the Evidence Code states: a witness may take into account … the value of the land together with the cost of replacing or reproducing the existing improvements thereon…." D.99-10-064, Appendix D sets forth the guidelines for acquisitions. At Section 2.05 Appraisal, Appendix D states: "The Appraisal should include all assets, including the value of the land and the cost of replacing the existing improvements, less accumulated depreciation."

The appraisal provided with the Advice Letter in this proceeding uses replacement value, not reproduction value. Reproduction cost looks at the cost of reproducing an exact copy of the existing system. On the other hand, replacement cost looks at the cost of replacing a system with similar functionality, i.e., one that would use newer materials and techniques, including ones that are less costly than those needed to reproduce the old system exactly as that system was constructed in the past. Thus, reproduction costs are generally greater than replacement costs. Because replacement cost is typically lower, that is why we chose to use it here instead of the reproduction cost approach.

The Replacement Cost New Less Depreciation appraisal provided with this Advice Letter considers basic depreciation of the assets in compliance with the guidelines set forth in D.99-10-064, Appendix D, Section 2.05. The appraisal does not, as significantly more complex appraisals do, account for things such as economic obsolescence. By way of example, in A.20-04-003, California American Water sought Commission authorization to purchase the East Pasadena Water Company. That transaction involved a $34 million purchase price for a system with over 3,000 connections. The "size and price" of that acquisition warranted a correspondingly more complex appraisal that considered economic obsolescence. In that case, the total value of the system prior to consideration of economic obsolescence was $49.2 million. Applying economic obsolescence reduced the value in the appraisal to $43.2 million. Given that the Appraisal in the current acquisition came in more than $ 2 million over the $ 1.2 million purchase price, it is not expected that, even if

economic obsolesce was considered, that would reduce the appraised value to any point near where the purchase price exceeded that appraised value.

16. Explain the basis for any comparable acquisitions used in the appraisal/valuationincluding the purchase price and number of customers for each comparable acquisition.

N/A.

17. Are there any other appraisals of the Yerba Buena system conducted in the past five years?

No.

18. Are there any outstanding compliance issues, including but not limited to water quality violations, that the Seller's system has pending with the Board's Division of Drinking Water? If yes, provide the following information: No.

a. Identify the compliance issue(s):
N/A.

b. Provide an estimated date of compliance:
N/A.

c. Explain Buyer's anticipated or actual plan for remediation:
N/A.

d. Provide Buyer's estimated costs for remediation:
N/A.

e. Indicate whether the cost of remediation was or is anticipated to be factored into either or both fair market valuation appraisals offered in this proceeding.
N/A.

19. Are there any outstanding compliance issues that the Seller's system has pending with the US Environmental Protection Agency? If yes, provide the following information: No.

a. Identify the compliance issue(s):
N/A.

b. Provide an estimated date of compliance:
N/A.

c. Explain Buyer's anticipated or actual plan for remediation:
N/A.

d. Provide Buyer's estimated costs for remediation; and, indicate whether the cost of remediation was or is anticipated to be factored into either or both fair market valuation appraisals offered in this proceeding.
N/A.

20. Provide copies of all notices of a proposed acquisition given to affected customers.

The final notice is included as MDR Response 20 Attachment.

21. Provide copies of all disclosures and customer notices required by Pub. Util. Code §10061 related to the sale and disposal of utilities owned by municipal corporations.

N/A.

22. Describe other requests to be included in the application or advice letter, including, but not limited to, requests for approval of:

a. Consulting, transition of service, water wholesaling, or other agreements:
N/A.

b. Interim rate increases outside of a general rate case proceeding or other special rate treatment (e.g., CPI-U rate increases, or rate increases underClass C/D requirements):

California American Water requests approval to file standard CPI-U rate increases as allowed for Class D utilities. For example, if the sale closes in mid to late-2025, California American Water would file for CPI-U increases for Yerba Buena Water customers effective January of 2026. Yerba Buena Water would be consolidated for ratemaking in 2027. As provided in Commission standard practice, these CPI-U increases would be subject to an earnings test based on the rate base determination from this proceeding.
.

c. Facilities construction:

N/A

d. Memorandum or Balancing Accounts.

Memorandum Accounts
California American Water requests the following memorandum accounts:

- Yerba Buena Water Contingency Memorandum Account.
- Yerba Buena Water Transaction Cost Memorandum Account.
- Memorandum Account for Environment Improvements and Compliance Issues for Acquisitions.

23. Identify the ratepayer benefits that accrue to current ratepayers of the system being acquired due to this transaction.

See Advice Letter 1457, Section V.A.1, – V.A.2., Section V.C.1 – V.C.6, Section

V.D., and Section V.E.

24. Identify all actions the applicant has taken with governmental agencies related to obtaining required permits and/or approvals to effectuate the acquisition.

California American Water will provide notice to governmental agencies and work with them, as it has done in its many recent acquisitions, to ensure the acquisition proceeds efficiently and those agencies are well-informed.

25. Provide all workpapers that support the testimony for each of the documents that accompany the application or advice letter, in native format where possible.

Supporting workpapers are included with the Advice Letter.

26. Provide a copy of the purchase agreement.

Please see MDR Response 26 Attachment (Confidential), for a copy of the asset purchase agreement, dated July 1, 2024.

SUPPLEMENTAL INFORMATION

1. A list of recommended, proposed, or required capital improvements to the acquired water system known at the time of the application, with cost estimates, if available:

N/A

2. If applicable, supporting documentation for the designation of DisadvantagedCommunity:

N/A

3. If applicable, documents required by Pub. Util. Code Section 10061(c).

N/A

MDR RESPONSE 9 ATTACHMENT

INVOICE

Invoice Information

Firm/Vendor:	Zuber Lawler LLP
Office:	Los Angeles
Invoice Number:	46985
Date of Invoice:	05/12/2024
Billing Period:	04/02/2024 - 04/30/2024
Date Posted:	05/12/2024
Invoice Description/Comment:	

Amount Approved

Approved Total	**$8,556.00**
Invoice Currency:	**USD**
Date Approved:	05/30/2024
Final Approver:	Aiko Yamakawa
Approved Fees	$8,556.00
Approved Expenses	$0.00
Approved Total (excl. Tax)	$8,556.00
Comments to AP:	

Accounting Code Allocations

Company Code	Cost Center	General Ledger	WBS	Internal Order	Profit Center	AWE Account String	Amount	Percentage	Comment
1015		53155000	E15-1600-150120				$8,556.00	100%	BD

Vendor Address & Tax Information in Legal Tracker

Zuber Lawler LLP
350 S Grand Avenue
32nd Floor
Los Angeles, California 90071

Tel: 213-596-5620
Fax: 213-596-5621

Remittance Address
Same as mail address
Vendor Tax ID: 200175027
VAT ID: --
GST ID: --
HST ID: --

PST ID: --
Sales Tax ID: --
QST ID: --
Withholding Tax ID: --

Other Invoice and Firm Information

Regulatory Statements: –

Amount Billed

Billed Total	**$8,556.00**
Invoice Currency:	USD
Billed Fees	$8,556.00
Billed Expenses	$0.00
Billed Total (excl. Tax)	$8,556.00

Approval History

User	Action	Date	Amount	Comment
Brenda Harding	Posted	05/12/2024	$8,556.00	
Aiko Yamakawa	Approved	05/30/2024	$8,556.00	
Serengeti Administrator	AP Batch Run	06/05/2024	$8,556.00	Batch ID: 009000226 (Sent to AP: 06/05/2024 3:03:38 AM)

Additional Financial Information

SAP Vendor ID: 119858
Name of Invoice File in .Zip: ZLD LLP - 46985.html
Comments to Firm:
AP Route: CA, HI - SAP

Matter Information

Matter Name (Short): Yerba Buena Water Co acquisition
Matter ID: 202400080
Lead Company Person: Yamakawa, Aiko
Organizational unit: California-American Water Company
Practice group: Business Development

Law Firm Matter No.: 1949-1034
Country (in Matter): United States

Invoice Line Items:

Date	Description	Narrative	Timekeeper	Units	Rate	Adjust	Taxes	TaxType%	Amount
04/02/2024	-	REDACTED	Fanckboner, Lizzie	0.2	$460.00				$92.00
04/02/2024	-		Robertson, James	1.1	$460.00				$506.00
04/04/2024	-		Robertson, James	2	$460.00				$920.00
04/05/2024	-		Fanckboner, Lizzie	2.2	$460.00				$1,012.00
04/10/2024	-		Fanckboner, Lizzie	1.3	$460.00				$598.00
04/10/2024	-		Robertson, James	0.5	$460.00				$230.00
04/11/2024	-		Fanckboner, Lizzie	0.3	$460.00				$138.00
04/11/2024	-		Robertson, James	1.8	$460.00				$828.00
04/12/2024	-		Fanckboner, Lizzie	1.4	$460.00				$644.00
04/17/2024	-		Fanckboner, Lizzie	0.2	$460.00				$92.00
04/18/2024	-		Fanckboner, Lizzie	2.2	$460.00				$1,012.00
04/19/2024	-		Robertson, James	2.4	$460.00				$1,104.00
04/19/2024	-		Fanckboner, Lizzie	0.3	$460.00				$138.00
04/20/2024	-		Fanckboner, Lizzie	0.3	$460.00				$138.00
04/23/2024	-		Fanckboner, Lizzie	0.3	$460.00				$138.00
04/24/2024	-		Fanckboner, Lizzie	0.2	$460.00				$92.00
04/25/2024	-		Fanckboner, Lizzie	0.1	$460.00				$46.00

04/26/2024 -	REDACTED	Fanckboner, Lizzie	0.1	$460.00	$46.00
04/29/2024 -		Fanckboner, Lizzie	0.6	$460.00	$276.00
04/30/2024 -		Fanckboner, Lizzie	0.6	$460.00	$276.00
04/30/2024 -		Robertson, James	0.5	$460.00	$230.00

INVOICE

Invoice Information

Firm/Vendor:	Zuber Lawler LLP
Office:	Los Angeles
Invoice Number:	47227
Date of Invoice:	06/11/2024
Billing Period:	05/03/2024 - 05/31/2024
Date Posted:	06/11/2024
Invoice Description/Comment:	

Amount Approved

Approved Total	**$6,808.00**
Invoice Currency:	**USD**
Date Approved:	06/14/2024
Final Approver:	Aiko Yamakawa
Approved Fees	$6,808.00
Approved Expenses	$0.00
Approved Total (excl. Tax)	$6,808.00
Comments to AP:	

Accounting Code Allocations

Company Code	Cost Center	General Ledger	WBS	Internal Order	Profit Center	AWE Account String	Amount	Percentage	Comment
1015		53155000	E15-1600-150120				$6,808.00	100%	BD

Vendor Address & Tax Information in Legal Tracker

Zuber Lawler LLP
350 S Grand Avenue
32nd Floor
Los Angeles, California 90071

Tel: 213-596-5620
Fax: 213-596-5621

Remittance Address
Same as mail address
Vendor Tax ID: 200175027
VAT ID: --
GST ID: --
HST ID: --

PST ID: --
Sales Tax ID: --
QST ID: --
Withholding Tax ID: --

Other Invoice and Firm Information

Regulatory Statements: –

Amount Billed

Billed Total	**$6,808.00**
Invoice Currency:	USD
Billed Fees	$6,808.00
Billed Expenses	$0.00
Billed Total (excl. Tax)	$6,808.00

Approval History

User	Action	Date	Amount	Comment
Brenda Harding	Posted	06/11/2024	$6,808.00	
Renee Maloney	Invoice Reset	06/14/2024		Modified Invoice Approval Route in System Setup.
Aiko Yamakawa	Approved	06/14/2024	$6,808.00	
Serengeti Administrator	AP Batch Run	06/19/2024	$6,808.00	Batch ID: 009000228 (Sent to AP: 06/19/2024 3:03:28 AM)

Additional Financial Information

SAP Vendor ID: 119858
Name of Invoice File in .Zip: ZLD LLP - 47227.html
Comments to Firm:
AP Route: CA, HI - SAP

Matter Information

Matter Name (Short): Yerba Buena Water Co acquisition
Matter ID: 202400080
Lead Company Person: Yamakawa, Aiko
Organizational unit: California-American Water Company

Practice group: Business Development
Law Firm Matter No.: 1949-1034
Country (in Matter): United States

Invoice Line Items:

Date	Description	Narrative	Timekeeper	Units	Rate	Adjust	Taxes	TaxType%	Amount
05/03/2024	-	REDACTED	Fanckboner, Lizzie	0.4	$460.00				$184.00
05/03/2024	-		Robertson, James	0.3	$460.00				$138.00
05/04/2024	-		Fanckboner, Lizzie	0.4	$460.00				$184.00
05/10/2024	-		Robertson, James	0.7	$460.00				$322.00
05/14/2024	-		Fanckboner, Lizzie	2.4	$460.00				$1,104.00
05/14/2024	-		Robertson, James	0.3	$460.00				$138.00
05/15/2024	-		Fanckboner, Lizzie	1.8	$460.00				$828.00
05/16/2024	-		Fanckboner, Lizzie	4.2	$460.00				$1,932.00
05/16/2024	-		Robertson, James	1.3	$460.00				$598.00
05/17/2024	-		Fanckboner, Lizzie	0.4	$460.00				$184.00
05/17/2024	-		Robertson, James	0.9	$460.00				$414.00
05/19/2024	-		Fanckboner, Lizzie	1.1	$460.00				$506.00
05/24/2024	-		Fanckboner, Lizzie	0.6	$460.00				$276.00

INVOICE

Invoice Information

Firm/Vendor:	Zuber Lawler LLP
Office:	Los Angeles
Invoice Number:	47480
Date of Invoice:	07/11/2024
Billing Period:	06/11/2024 - 06/30/2024
Date Posted:	07/11/2024
Invoice Description/Comment:	

Amount Approved

Approved Total	**$2,622.00**
Invoice Currency:	**USD**
Date Approved:	07/11/2024
Final Approver:	Aiko Yamakawa
Approved Fees	$2,622.00
Approved Expenses	$0.00
Approved Total (excl. Tax)	$2,622.00
Comments to AP:	

Accounting Code Allocations

Company Code	Cost Center	General Ledger	WBS	Internal Order	Profit Center	AWE Account String	Amount	Percentage	Comment
1015		53155000		60005663			$2,622.00	100%	BD

Vendor Address & Tax Information in Legal Tracker

Zuber Lawler LLP
350 S Grand Avenue
32nd Floor
Los Angeles, California 90071

Tel: 213-596-5620
Fax: 213-596-5621

Remittance Address
Same as mail address
Vendor Tax ID: 200175027
VAT ID: --
GST ID: --
HST ID: --

PST ID: --
Sales Tax ID: --
QST ID: --
Withholding Tax ID: --

Other Invoice and Firm Information

Regulatory Statements: –

Amount Billed

Billed Total	**$2,622.00**
Invoice Currency:	USD
Billed Fees	$2,622.00
Billed Expenses	$0.00
Billed Total (excl. Tax)	$2,622.00

Approval History

User	Action	Date	Amount	Comment
Brenda Harding	Posted	07/11/2024	$2,622.00	
Aiko Yamakawa	Approved	07/11/2024	$2,622.00	
Serengeti Administrator	AP Batch Run	07/17/2024	$2,622.00	Batch ID: 009000232 (Sent to AP: 07/17/2024 3:03:02 AM)

Additional Financial Information

SAP Vendor ID: 119858
Name of Invoice File in .Zip: ZLD LLP - 47480.html
Comments to Firm:
AP Route: CA, HI - SAP

Matter Information

Matter Name (Short): Yerba Buena Water Co acquisition
Matter ID: 202400080
Lead Company Person: Yamakawa, Aiko
Organizational unit: California-American Water Company
Practice group: Business Development

Law Firm Matter No.: 1949-1034
Country (in Matter): United States

Invoice Line Items:

Date	Description	Narrative	Timekeeper	Units	Rate	Adjust	Taxes	TaxType%	Amount
06/11/2024	-	REDACTED	Robertson, James	0.2	$460.00				$92.00
06/12/2024	-		Fanckboner, Lizzie	1.5	$460.00				$690.00
06/12/2024	-		Robertson, James	0.2	$460.00				$92.00
06/13/2024	-		Fanckboner, Lizzie	0.4	$460.00				$184.00
06/13/2024	-		Robertson, James	0.3	$460.00				$138.00
06/14/2024	-		Fanckboner, Lizzie	0.1	$460.00				$46.00
06/18/2024	-		Fanckboner, Lizzie	0.3	$460.00				$138.00
06/24/2024	-		Fanckboner, Lizzie	1.2	$460.00				$552.00
06/24/2024	-		Robertson, James	0.8	$460.00				$368.00
06/26/2024	-		Robertson, James	0.2	$460.00				$92.00
06/27/2024	-		Robertson, James	0.2	$460.00				$92.00
06/28/2024	-		Robertson, James	0.2	$460.00				$92.00
06/28/2024	-		Fanckboner, Lizzie	0.1	$460.00				$46.00

INVOICE

Invoice Information

Firm/Vendor:	Zuber Lawler LLP
Office:	Los Angeles
Invoice Number:	47955
Date of Invoice:	09/09/2024
Billing Period:	08/06/2024 - 08/31/2024
Date Posted:	09/09/2024
Invoice Description/Comment:	

Amount Approved

Approved Total	**$874.00**
Invoice Currency:	**USD**
Date Approved:	09/12/2024
Final Approver:	Aiko Yamakawa
Approved Fees	$874.00
Approved Expenses	$0.00
Approved Total (excl. Tax)	$874.00
Comments to AP:	

Accounting Code Allocations

Company Code	Cost Center	General Ledger	WBS	Internal Order	Profit Center	AWE Account String	Amount	Percentage	Comment
1015		53155000		60005663			$874.00	100%	BD

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Los Angeles, California 90071

Tel: 213-596-5620
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Remittance Address
Same as mail address
Vendor Tax ID: 200175027
VAT ID: --
GST ID: --
HST ID: --

PST ID: --
Sales Tax ID: --
QST ID: --
Withholding Tax ID: --

Other Invoice and Firm Information

Regulatory Statements: –

Amount Billed

Billed Total	**$874.00**
Invoice Currency:	USD
Billed Fees	$874.00
Billed Expenses	$0.00
Billed Total (excl. Tax)	$874.00

Approval History

User	Action	Date	Amount	Comment
Brenda Harding	Posted	09/09/2024	$874.00	
Aiko Yamakawa	Approved	09/12/2024	$874.00	
Serengeti Administrator	AP Batch Run	09/18/2024	$874.00	Batch ID: 009000240 (Sent to AP: 09/18/2024 3:02:42 AM)

Additional Financial Information

SAP Vendor ID: 119858
Name of Invoice File in .Zip: ZLD LLP - 47955.html
Comments to Firm:
AP Route: CA, HI - SAP

Matter Information

Matter Name (Short): Yerba Buena Water Co acquisition
Matter ID: 202400080
Lead Company Person: Yamakawa, Aiko
Organizational unit: California-American Water Company
Practice group: Business Development

Law Firm Matter No.: 1949-1034
Country (in Matter): United States

Invoice Line Items:

Date	Description	Narrative	Timekeeper	Units	Rate	Adjust	Taxes	TaxType%	Amount
08/06/2024	-	REDACTED	Fanckboner, Lizzie	1.7	$460.00				$782.00
08/14/2024	-		Fanckboner, Lizzie	0.2	$460.00				$92.00

MDR RESPONSE 13 ATTACHMENT

VALENTINE
Environmental Engineers
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Yerbe Buena Water System
Water System Valuation

September 2024

Prepared for:
California American Water

VALENTINE Environmental Engineers

advanced innovation. pure water.

Yerbe Buena Water System

VALUATION

Table of Contents

LIST OF TABLES

LIST OF ATTACHMENTS

1.0 INTRODUCTION

California-American Water Company (CAW) intends to purchase the water system owned and operated by the Yerbe Buena Water System (YBWS), California State Water System No. 5610006.

The YBWS serves an unincorporated area of Ventura County, near Malibu, California. The service area, approximately 294 acres, is bounded by Pacific Ocean to the south, the Ventura / Los Angeles County line to the east, and west to the residences along Pacific Coast Highway from Yerba Buena Road. The system supplies 245 physical service connections, made up of residential and isolated commercial parcels as well as Camp Hess Kramer, Gindling Hilltop Camp and Ventura County Fire Station 56.

The system has one pressure zones and includes five active groundwater wells, approximately 257,000 gallons of storage capacity (provided by two tanks), distribution pipelines, fire hydrants, service laterals and water meters. There is approximately 14,175 lineal feet of 4-inch through 8-inch distribution mains (excluding service lines) of cast iron, asbestos cement pipe (ACP) and plastic materials of construction.

The fully automated system currently operates with one pressure zone with an HGL of 273 feet above mean sea level (AMSL) provided by the 47,000-gallon tank located at an elevation of 252 feet AMSL. The 210,000-gallon tank is located at an elevation of 210 feet AMSL and its volume is controlled by an altitude valve. Starting with tanks at full capacity, demand is satisfied by the stored water in the two tanks. As the water level in the 47,000-gallon tank falls, wells are signaled to energize (and de-energize as appropriate) in sequence starting with Well 7, then 8 and 6 (simultaneously) and 5. If Well 7 is able to replenish the water level in the tank, then it will de-energize and no other well will be called on. If not, then each well will be called on in the described order until the tank is at maximum capacity. The 210,000-gallon tank water level is controlled with an altitude valve. When the water level in the tank drops to specific level, the altitude valve will open, allowing the tank to refill. The valve then closes at the tank's maximum capacity.

The locations of the key system features are shown in the attached water system plans, see Attachment 2.

CAW requested Valentine Engineers (Valentine) prepare a system valuation.

1.1 YBWS Information Sources

The findings presented in this report relied upon the following information:

- 2022 Annual Report.
- Yerbe Buena Water Company Water System Atlas, WREA, February 20, 2018.

- Site visit with water system owner and operator.

2.0 DETAILED SYSTEM DESCRIPTION

The system is comprised of the following infrastructure:

- Currently there are 245 actual metered connections with 72 single residential homes or lots (assumed with 1 main dwelling) being served, 298 multifamily housing units with 1.06 acres of commercial development, Fire Station 56 and 4 acres of agricultural development.
- Five groundwater wells:
  - Well No. 5, 10-inch diameter, 472 gpm capacity
  - Well No. 6, 8-inch diameter, 110 gpm capacity
  - Well No. 7, 6-inch diameter, 160 gpm capacity
  - Well No. 8, 6-inch diameter, 90 gpm capacity
  - Well No. 9, 8-inch diameter, 280 gpm capacity
- A 47,000-gallon above grade concrete tank and 210,000-gallon bolted steel tank.
- 14,175 lineal feet of 4-inch through 8-inch waterlines (excluding service lines) of cast iron, asbestos cement pipe (ACP) and plastic materials of construction. A breakdown of the distribution system pipe materials and sizes is as follows:
  - Cast Iron: 4-inch at 5,900 lineal feet
  - Asbestos Cement (ACP): 8-inch at 5,575 feet
  - Plastic: 8-inch at 2,700 feet
- Approximately 249 connections with meters ranging in size from 5/8-inch by ¾-inch to 3-inch. The breakdown of connections by meter size, according to the 2022 Annual CPUC Report, is:
  - 5/8 x ¾ inch – 165 meters
  - 1-inch – 42 meters
  - 1-1/2 – 23 meters
  - 2-inch – 18 meters
  - 3-inch – 1 meters
- Approximately 13 fire hydrants.
- Approximately 2 backflow devices.

A simplistic condition-based assessment was performed and is based upon a site visit in August 2023 and information provided by the YBWC. The condition assessment relies on site observations and information obtained from operations staff during the site visit.

The condition of the existing piping and meters is unknown. To better define the useful life of the existing distribution system piping, a pipeline condition assessment is recommended and could be a combination of potholing and camera investigations.

3.0 SYSTEM VALUATION, CAPITAL IMPROVEMENT PLAN AND ESTIMATION OF COSTS

This section describes the procedures used to provide an estimate of the current costs to replace the existing system (replacement cost).

3.1 Estimate of Replacement Cost and Replacement Cost New Less Depreciation

Replacement costs to replace the existing YBWS facilities were prepared and are presented in this report. The replacement cost is the cost to replace the existing assets with modern materials. For example, existing ACP pipelines are assumed to be replaced with PVC pipelines. The replacement cost does not include costs to improve facilities to meet current codes or design standards.

These estimated costs are consistent with an Association for the Advancement of Cost Engineering International (AACE) Class 4 estimate, which is defined as a Planning Level estimate.

Table 1 presents the opinion of replacement costs, the estimated remaining useful life, and the replacement cost less depreciation.

The quantities of components, materials of construction and their size (horsepower, volume, diameter, etc.) were gathered from YBWS during the site visit or obtained from information provided by YBWS or assumed. This information is also summarized in the previous sections of this report.

The approximate installation date for each key water system component was gathered from YBWS. The service life of each of the key water system components was either based upon experience and judgement or the California Public Utilities Commission (CPUC) Standard Practice for Determination Of Straight-Line Remaining Life Depreciation Accruals dated January 3, 1961.

An age-based and condition-based remaining useful life was calculated. The methods to develop age-based and condition-based remaining useful life is based upon a previous valuation performed by Brown and Caldwell (Warring Water Service System Value Assessment, dated August 27, 2019). The methods are summarized as follows:

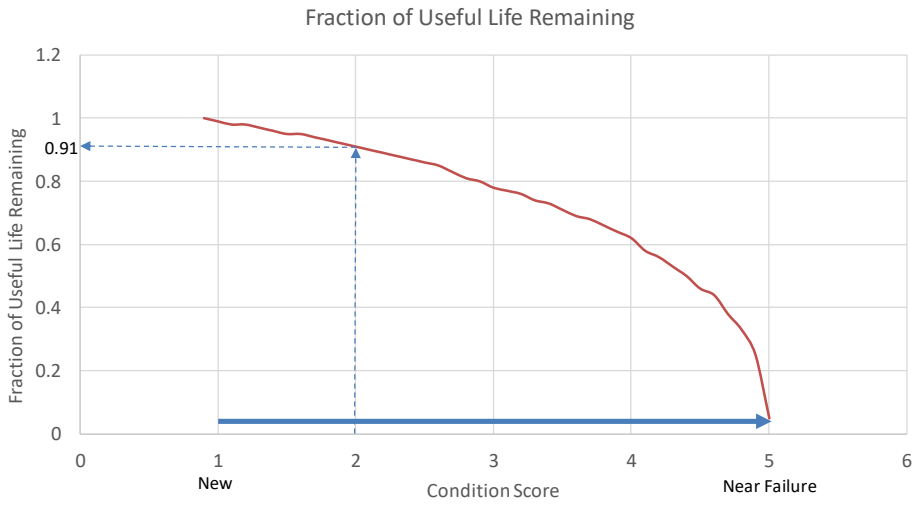
- Age-based remaining useful life is calculated by **Equation 1** below:

  Equation 1: Aged-based remaining useful life = expected service life - age of the component

- If the age of the component is greater than the expected service life, this calculation results in a negative age-based remaining useful life. In those circumstances the remaining life of the asset is assumed to be the condition-based useful life.
- Condition-based remaining useful life is calculated based on the following methodology:
  - A condition score was assigned to each component based on observations made during the site visit and information provided by WSMWW.
  - The condition score ranged from one to five, with one indicating a new component and five indicating a component near failure.
  - The condition score for components that could not be visually observed (i.e., pipelines, distribution system valves, etc.) was assigned based on the age of the component.
  - The following table provides a guide for the condition score:

Condition Rank	Description
1	Asset as new
2	Asset showing initial signs of deterioration (light housekeeping issues)
3	Asset condition generally satisfactory (moderate housekeeping issues)
4	Asset in poor condition; action required soon (disrepair)
5	Asset in need of urgent action (exposed, burned)

- Next, a decay curve developed by the Water Environment & Reuse Foundation (WERF) was used to determine the fraction of life remaining from the condition score. The decay curve is shown below. For example, for a condition score of two, the fraction of remaining life would be 0.91.



- The condition-based remaining useful life was calculated by **Equation 2**:

Equation 2: Condition-based remaining useful life = Fraction of life remaining x Expected service life.

For the example above, if the expected service life of the component is 15 years, then the condition-based remaining useful life = 0.91 x 15 year = 13.65 years.

- This method will always result in a positive condition-based remaining useful life.

The remaining useful life of each component is the lower value of age-based remaining useful life and condition-based remaining useful life calculated for the component, unless the age-based remaining useful life is negative, in which case the remaining useful life is the condition-based remaining useful life.

Straight-line depreciation was used to determine the replacement cost new less depreciation. Straight-line depreciation assumes a linear depreciation of value with age. For example, if the component is new, then it is worth 100 percent of its value. If the component is at 100 percent of its useful life, it has no value. This calculation did not consider obsolescence.

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Table 1
Water System Installation Dates and RCNLD Calculation
Yerbe Buena Water Company
13-Aug-24

Replacement Cost and Replacement Cost New Less Depreciation
Yerbe Buena Water Company

Description	Quantity	Unit	Unit Cost	Cost	Note (1)	Soft Costs: Contingency	Engineering	Construction Oversight	Permitting	Administration	Soft Costs (2)	Total	Installed Date	Remaining Useful Life: Service Life (3)	Age	Age-Based Remaining Service Life	Condition Rank	RUL Factor	Based Remaining Useful Life	Remaining Useful Life	RCNLD	Service Life Notes
						30%	10%	10%	5%	5%												
Well No. 5																						
Well (10-inch diameter, 50 ft pump set depth, 475 GPM)	1	LS	$92,500	$92,500	1a	$27,750	$12,025	$12,025	$6,013	$6,013	$63,825	$156,325	1967	75	53	22	2.0	0.91	68	22	$45,855	CPUC U-4-W lists 20-40 years, Revised to 75 based on experience. Condition rank based on age and description of operation.
Submersible Pump (Estimated 40 hp)	1	LS	$27,425	$27,425	1b	$8,227	$3,565	$3,565	$1,783	$1,783	$18,923	$46,348	1967	10	53	-43	4.0	0.62	6	6	$28,736	CPUC U-4-W lists pumping equiping life as 15-35 years, reduced due to experience with submersible well pumps.
6" Check Valve	1	EA	$3,036	$3,036	1c	$911	$395	$395	$197	$197	$2,095	$5,131	1967	30	53	-23	3.5	0.71	21	21	$3,643	Judgement/Experience
6" Flow Meter	1	EA	$4,743	$4,743	1d	$1,423	$617	$617	$308	$308	$3,273	$8,016	1967	30	53	-23	3.5	0.71	21	21	$5,691	Judgement/Experience
6" Gate Valves	4	EA	$3,084	$12,337	1e	$3,701	$1,604	$1,604	$802	$802	$8,512	$20,849	1967	30	53	-23	3.5	0.71	21	21	$14,803	Judgement/Experience
6" Ductile Iron Above Grade Piping	50	LF	$282	$14,083	1f	$4,225	$1,831	$1,831	$915	$915	$9,717	$23,800	1967	30	53	-23	3.5	0.71	21	21	$16,898	Judgement/Experience
Chemical Feed System	1	EA	$3,000	$3,000	1j, 1k	$900	$390	$390	$195	$195	$2,070	$5,070	1967	15	53	-38	2.0	0.91	14	14	$4,614	Judgement/Experience
6' x 8' Building, Installed	1	LS	$3,358	$3,358	1g	$1,007	$437	$437	$218	$218	$2,317	$5,675	1967	25	53	-28	4.0	0.62	16	16	$3,519	CPUC U-4-W lists 20-60 years for structures, for pre-fabricated structures 25 years based on experience.
Building Slab	1.8	SY	$3,500	$6,222	1g	$1,867	$809	$809	$404	$404	$4,293	$10,516	1967	50	53	-3	5.0	0.05	3	3	$526	Judgement/Experience
Electrical and Instrumentation	1	LS	$13,478	$13,478	1h	$4,044	$1,752	$1,752	$876	$876	$9,300	$22,778	1967	25	53	-28	4.0	0.62	16	16	$14,123	CPUC U-4-W lists 25-45 years for Production Plant Accessory elec. Equip. and 15-25 years for Other Production Accessory Elec. Equip., based on experience.
Well No. 6																						
Well (8-inch diameter, 30 ft pump set depth, 110 gpm)	1	LS	$44,400	$44,400	1a	$13,320	$5,772	$5,772	$2,886	$2,886	$30,636	$75,036	2002	75	18	57	2.0	0.91	68	57	$57,027	CPUC U-4-W lists 20-40 years, Revised to 75 based on experience. Condition rank based on age and description of operation.
Submersible Pump (Estimated 10 hp)	1	EA	$6,856	$6,856	1b	$2,057	$891	$891	$446	$446	$4,731	$11,587	2002	10	18	-8	2.0	0.91	9	9	$10,544	CPUC U-4-W lists pumping equiping life as 15-35 years, reduced due to experience with submersible well pumps.
4" Check Valve	1	EA	$2,046	$2,046	1c	$614	$266	$266	$133	$133	$1,412	$3,457	2002	30	18	12	2.0	0.91	27	12	$1,383	CPUC U-4-W lists 15-40 years for treatment equipment.
4" Ductile Iron Piping (Flanged, above grade)	20	LF	$235	$4,697	1f	$1,409	$611	$611	$305	$305	$3,241	$7,938	2002	30	18	12	2.0	0.91	27	12	$3,175	Judgement/Experience
4" Flow Meter	1	EA	$4,743	$4,743	1d	$1,423	$617	$617	$308	$308	$3,273	$8,016	2002	30	18	12	2.0	0.91	27	12	$3,206	Judgement/Experience
4" Gate Valve	2	EA	$2,046	$4,092	1e	$1,227	$532	$532	$266	$266	$2,823	$6,915	2002	30	18	12	2.0	0.91	27	12	$2,766	Judgement/Experience
Chemical Feed System	1	EA	$3,000	$3,000	1j, 1k	$900	$390	$390	$195	$195	$2,070	$5,070	2002	15	18	-3	2.0	0.91	14	14	$4,614	Judgement/Experience
6' x 8' Building, Installed	1	LS	$3,358	$3,358	1g	$1,007	$437	$437	$218	$218	$2,317	$5,675	2002	30	18	12	5.0	0.05	2	2	$284	CPUC U-4-W lists 20-60 years for structures, increased to 75 years based on experience.
Building Slab	1.8	SY	$3,500	$6,222	1g	$1,867	$809	$809	$404	$404	$4,293	$10,516	2002	50	18	32	5.0	0.05	3	3	$526	Judgement/Experience
Electrical and Instrumentation	1	LS	$6,685	$6,685	1h	$2,006	$869	$869	$435	$435	$4,613	$11,298	2002	25	18	7	3.5	0.71	18	7	$3,163	CPUC U-4-W lists 25-45 years for Production Plant Accessory elec. Equip. and 15-25 years for Other Production Accessory Elec. Equip., based on experience.
Well No. 7																						
Well (6-inch diameter, 30 ft pump set depth, 160 gpm)	1	LS	$36,000	$36,000	1a	$10,800	$4,680	$4,680	$2,340	$2,340	$24,840	$60,840	2006	75	14	61	3.5	0.71	53	53	$43,196	CPUC U-4-W lists 20-40 years, Revised to 75 based on experience. Condition rank based on age and description of operation.
Submersible Pump (Estimated 10 hp)	1	LS	$6,856	$6,856	1b	$2,057	$891	$891	$446	$446	$4,731	$11,587	2006	10	14	-4	5.0	0.05	1	1	$579	CPUC U-4-W lists pumping equiping life as 15-35 years, reduced due to experience with submersible well pumps.
3" Check Valve	1	EA	$1,762	$1,762	1c	$529	$229	$229	$115	$115	$1,216	$2,978	2006	30	14	16	4.0	0.62	19	16	$1,588	Judgement/Experience
3" Flow Meter	1	EA	$4,743	$4,743	1d	$1,423	$617	$617	$308	$308	$3,273	$8,016	2006	30	14	16	4.0	0.62	19	16	$4,275	CPUC U-4-W lists 25-40 years
3" Gate Valves	2	EA	$1,762	$3,524	1e	$1,057	$458	$458	$229	$229	$2,432	$5,956	2006	30	14	16	4.0	0.62	19	16	$3,177	Judgement/Experience
3" Ductile Iron Above Grade Piping	20	EA	$235	$4,697	1f	$1,409	$611	$611	$305	$305	$3,241	$7,938	2006	30	14	16	4.0	0.62	19	16	$4,234	Judgement/Experience
Chemical Feed System	1	EA	$3,000	$3,000	1j, 1k	$900	$390	$390	$195	$195	$2,070	$5,070	2006	15	14	1	2.0	0.91	14	1	$338	Judgement/Experience
6' x 8' Building, Installed	1	LS	$3,358	$3,358	1g	$1,007	$437	$437	$218	$218	$2,317	$5,675	2006	30	14	16	5.0	0.05	2	2	$284	CPUC U-4-W lists 20-60 years for structures, increased to 75 years based on experience.
Building Slab	1.8	SY	$3,500	$6,222	1g	$1,867	$809	$809	$404	$404	$4,293	$10,516	2006	50	14	36	5.0	0.05	3	3	$526	Judgement/Experience
Electrical and Instrumentation	1	EA	$7,679	$7,679	1h	$2,304	$998	$998	$499	$499	$5,299	$12,978	2006	25	14	11	5.0	0.05	1	1	$649	CPUC U-4-W lists 25-45 years for Production Plant Accessory elec. Equip. and 15-25 years for Other Production Accessory Elec. Equip., based on experience.
Well No. 8																						
Well (6-inch diameter, 80 ft pump set depth, 90 gpm)	1	LS	$96,000	$96,000	1a	$28,800	$12,480	$12,480	$6,240	$6,240	$66,240	$162,240	2012	75	8	67	3.5	0.71	53	53	$115,190	CPUC U-4-W lists 20-40 years, Revised to 75 based on experience. Condition rank based on age and description of operation.
Submersible Pump (Estimated 10 hp)	1	LS	$6,856	$6,856	1b	$2,057	$891	$891	$446	$446	$4,731	$11,587	2012	10	8	2	5.0	0.05	1	1	$579	CPUC U-4-W lists pumping equiping life as 15-35 years, reduced due to experience with submersible well pumps.
3" Check Valve	1	EA	$1,762	$1,762	1c	$529	$229	$229	$115	$115	$1,216	$2,978	2012	30	8	22	4.0	0.62	19	19	$1,846	Judgement/Experience
3" Flow Meter	1	EA	$4,146	$4,146	1d	$1,244	$539	$539	$269	$269	$2,861	$7,007	2012	30	8	22	4.0	0.62	19	19	$4,344	CPUC U-4-W lists 25-40 years
3" Gate Valves	2	EA	$1,762	$3,524	1e	$1,057	$458	$458	$229	$229	$2,432	$5,956	2012	30	8	22	4.0	0.62	19	19	$3,693	Judgement/Experience
3" Ductile Iron Above Grade Piping	20	EA	$235	$4,697	1f	$1,409	$611	$611	$305	$305	$3,241	$7,938	2012	30	8	22	4.0	0.62	19	19	$4,922	Judgement/Experience
Chemical Feed System	1	EA	$3,000	$3,000	1j, 1k	$900	$390	$390	$195	$195	$2,070	$5,070	2012	15	8	7	2.0	0.91	14	7	$2,366	Judgement/Experience
6' x 8' Building, Installed	1	LS	$3,358	$3,358	1g	$1,007	$437	$437	$218	$218	$2,317	$5,675	2012	30	8	22	5.0	0.05	2	2	$284	CPUC U-4-W lists 20-60 years for structures, increased to 75 years based on experience.
Building Slab	1.8	SY	$3,500	$6,222	1g	$1,867	$809	$809	$404	$404	$4,293	$10,516	2012	50	8	42	5.0	0.05	3	3	$526	Judgement/Experience
Electrical and Instrumentation	1	EA	$7,381	$7,381	1h	$2,214	$959	$959	$480	$480	$5,093	$12,473	2012	25	8	17	5.0	0.05	1	1	$624	CPUC U-4-W lists 25-45 years for Production Plant Accessory elec. Equip. and 15-25 years for Other Production Accessory Elec. Equip., based on experience.
Well No. 9																						
Well (8-inch diameter, 50 ft pump set depth, 280 gpm)	1	LS	$74,000	$74,000	1a	$22,200	$9,620	$9,620	$4,810	$4,810	$51,060	$125,060	2015	75	5	70	3.5	0.71	53	53	$88,793	CPUC U-4-W lists 20-40 years, Revised to 75 based on experience. Condition rank based on age and description of operation.
Submersible Pump (Estimated 20 hp)	1	LS	$20,568	$20,568	1b	$6,171	$2,674	$2,674	$1,337	$1,337	$14,192	$34,761	2015	10	5	5	5.0	0.05	1	1	$1,738	CPUC U-4-W lists pumping equiping life as 15-35 years, reduced due to experience with submersible well pumps.
3" Check Valve	1	EA	$1,762	$1,762	1c	$529	$229	$229	$115	$115	$1,216	$2,978	2015	30	5	25	4.0	0.62	19	19	$1,846	Judgement/Experience
3" Flow Meter	1	EA	$4,146	$4,146	1d	$1,244	$539	$539	$269	$269	$2,861	$7,007	2015	30	5	25	4.0	0.62	19	19	$4,344	CPUC U-4-W lists 25-40 years
3" Gate Valves	2	EA	$1,762	$3,524	1e	$1,057	$458	$458	$229	$229	$2,432	$5,956	2015	30	5	25	4.0	0.62	19	19	$3,693	Judgement/Experience
3" Ductile Iron Above Grade Piping	50	EA	$235	$11,743	1f	$3,523	$1,527	$1,527	$763	$763	$8,103	$19,846	2015	30	5	25	4.0	0.62	19	19	$12,305	Judgement/Experience
Chemical Feed System	1	EA	$3,000	$3,000	1j, 1k	$900	$390	$390	$195	$195	$2,070	$5,070	2015	15	5	10	2.0	0.91	14	10	$3,380	Judgement/Experience
6' x 8' Building, Installed	1	LS	$3,358	$3,358	1g	$1,007	$437	$437	$218	$218	$2,317	$5,675	2015	30	5	25	5.0	0.05	2	2	$284	CPUC U-4-W lists 20-60 years for structures, increased to 75 years based on experience.
Building Slab	1.8	SY	$3,500	$6,222	1g	$1,867	$809	$809	$404	$404	$4,293	$10,516	2015	50	5	45	5.0	0.05	3	3	$526	Judgement/Experience
Electrical and Instrumentation	1	EA	$14,237	$14,237	1h	$4,271	$1,851	$1,851	$925	$925	$9,823	$24,060	2015	25	5	20	5.0	0.05	1	1	$1,203	CPUC U-4-W lists 25-45 years for Production Plant Accessory elec. Equip. and 15-25 years for Other Production Accessory Elec. Equip., based on experience.
210,000 Gallon Tank																						
210,000 Gallon Tank, Bolted Steel	210000	LS	$1.60	$336,000	1i	$100,800	$43,680	$43,680	$21,840	$21,840	$231,840	$567,840	1975	75	48	27	2.0	0.91	68	27	$204,422	CPUC U-4-W lists 25-100 years
Overflow and Drain Piping, 8"	40	LF	$392	$15,662	1f	$4,699	$2,036	$2,036	$1,018	$1,018	$10,807	$26,468	1975	30	48	-18	3.5	0.71	21	21	$18,792	Judgement/Experience
8" Gate Valve (Buried)	3	EA	$4,439	$13,316	1d	$3,995	$1,731	$1,731	$866	$866	$9,188	$22,504	1975	30	48	-18	3.5	0.71	21	21	$15,978	Judgement/Experience
47,000 Gallon Tank																						
47,000 Gallon Concrete Tank	1	LS	$341,535	$341,535	1i	$102,461	$44,400	$44,400	$22,200	$22,200	$235,659	$577,194	1975	75	45	30	2.0	0.91	68	30	$230,878	CPUC U-4-W lists 25-100 years
Overflow and Drain Piping, 8"	40	LF	$392	$15,662	1f	$4,699	$2,036	$2,036	$1,018	$1,018	$10,807	$26,468	1975	30	45	-15	3.5	0.71	21	21	$18,792	Judgement/Experience
8" Gate Valve (Buried)	3	EA	$3,796	$11,389	1d	$3,417	$1,481	$1,481	$740	$740	$7,858	$19,248	1975	30	45	-15	3.5	0.71	21	21	$13,666	Judgement/Experience
Distribution System																						
Pipeline	--	--	--	--		--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--
3-inch PVC Water Main, C900 (ACP Replaced with PVC)	1,300	LF	$97	$125,774	1m	$37,732	$16,351	$16,351	$8,175	$8,175	$86,784	$212,557	1975	75	45	30	3.5	0.71	53	30	$85,023	CPUC U-4-W lists 25-50 years for other pipes. Revised to 75 years for PVC, U-4-W dated 1961 before PVC was widely used.
8-inch PVC Water Main, C900 (ACP Replaced with PVC)	5,575	LF	$128	$714,980	1m	$214,494	$92,947	$92,947	$46,474	$46,474	$493,336	$1,208,315	1975	75	45	30	3.5	0.71	53	30	$483,326	CPUC U-4-W lists 25-50 years for other pipes. Revised to 75 years for PVC, U-4-W dated 1961 before PVC was widely used.
8-inch PVC Water Main, C900	2,700	LF	$128	$346,268	1m	$103,880	$45,015	$45,015	$22,507	$22,507	$238,925	$585,193	1975	75	45	30	3.5	0.71	53	30	$234,077	CPUC U-4-W lists 25-50 years for other pipes. Revised to 75 years for PVC, U-4-W dated 1961 before PVC was widely used.
4-inch Cast Iron Water Main	5,900	LF	$230	$1,357,375	1m	$407,212	$176,459	$176,459	$88,229	$88,229	$936,589	$2,293,964	1975	75	45	30	3.5	0.71	53	30	$917,585	CPUC U-4-W lists 25-50 years for other pipes. Revised to 75 years for PVC, U-4-W dated 1961 before PVC was widely used.
ARVs	2	EA	$1,463	$2,926		$878	$380	$380	$190	$190	$2,019	$4,945	1975	30	45	-15	4.5	0.46	14	14	$2,275	CPUC U-4-W lists 20-40; Assumed that the 225 connections listed in the
Service Connections	--	--	--	--		--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--
3/4 inch	165	EA	$1,875	$309,375	1n	$92,813	$40,219	$40,219	$20,109	$20,109	$213,469	$522,844	1975	30	45	-15	4.5	0.46	14	14	$240,508	CPUC U-4-W lists 20-40; Assumed that the 225 connections listed in the
1 inch	42	EA	$2,500	$105,000	1n	$31,500	$13,650	$13,650	$6,825	$6,825	$72,450	$177,450	1975	30	45	-15	4.5	0.46	14	14	$81,627	CPUC U-4-W lists 20-40
1.5 inch	23	EA	$3,750	$86,250	1n	$25,875	$11,213	$11,213	$5,606	$5,606	$59,513	$145,763	1975	30	45	-15	4.5	0.46	14	14	$67,051	CPUC U-4-W lists 20-40
2 inch	18	EA	$5,000	$90,000	1n	$27,000	$11,700	$11,700	$5,850	$5,850	$62,100	$152,100	1975	30	45	-15	4.5	0.46	14	14	$69,966	CPUC U-4-W lists 20-40
3 inch	1	EA	$5,000	$5,000	1n	$1,500	$650	$650	$325	$325	$3,450	$8,450	1975	30	45	-15	4.5	0.46	14	14	$3,887	CPUC U-4-W lists 20-40
4 inch	0	EA	$5,000	$0	1n	$0	$0	$0	$0	$0	$0	$0	1975	30	45	-15	4.5	0.46	14	14	$0	CPUC U-4-W lists 20-40
Meters	--	--	--	--		--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--
3/4 inch	165	EA	$109	$17,985	1o	$5,396	$2,338	$2,338	$1,169	$1,169	$12,410	$30,395	1975	30	45	-15	4.5	0.46	14	14	$13,982	CPUC U-4-W lists 25-40 years
1 inch	42	EA	$155	$6,510	1o	$1,953	$846	$846	$423	$423	$4,492	$11,002	1975	30	45	-15	4.5	0.46	14	14	$5,061	CPUC U-4-W lists 25-40 years
1.5 inch	23	EA	$353	$8,119	1o	$2,436	$1,055	$1,055	$528	$528	$5,602	$13,721	1975	30	45	-15	4.5	0.46	14	14	$6,312	CPUC U-4-W lists 25-40 years
2 inch	18	EA	$494	$8,892	1o	$2,668	$1,156	$1,156	$578	$578	$6,135	$15,027	1975	30	45	-15	4.5	0.46	14	14	$6,913	CPUC U-4-W lists 25-40 years
3 inch	1	EA	$635	$635	1o	$191	$83	$83	$41	$41	$438	$1,073	1975	30	45	-15	4.5	0.46	14	14	$494	CPUC U-4-W lists 25-40 years
4 inch	9	EA	$776	$6,984	1o	$2,095	$908	$908	$454	$454	$4,819	$11,803	1975	30	45	-15	4.5	0.46	14	14	$5,429	CPUC U-4-W lists 25-40 years
Isolation (Gate) Valves Unless OTW Specified	--	--	--	--		--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--
2 inch	0	EA	$899	$0	1e	$0	$0	$0	$0	$0	$0	$0	1975	30	45	-15	4.5	0.46	14	14	$0	Judgement/Experience
4 inch	4	EA	$1,521	$6,086	1e	$1,826	$791	$791	$396	$396	$4,199	$10,285	1975	30	45	-15	4.5	0.46	14	14	$4,731	Judgement/Experience
4 inch (BFV)	7	EA	$1,521	$10,650	1e	$3,195	$1,384	$1,384	$692	$692	$7,348	$17,998	1975	30	45	-15	4.5	0.46	14	14	$8,279	Judgement/Experience
6 inch	9	EA	$2,470	$22,234	1e	$6,670	$2,890	$2,890	$1,445	$1,445	$15,342	$37,576	1975	30	45	-15	4.5	0.46	14	14	$17,285	Judgement/Experience
8 inch	17	EA	$3,796	$64,538	1e	$19,361	$8,390	$8,390	$4,195	$4,195	$44,531	$109,069	1975	30	45	-15	4.5	0.46	14	14	$50,172	Judgement/Experience
Valve boxes	37	EA	$1,000	$37,000		$11,100	$4,810	$4,810	$2,405	$2,405	$25,530	$62,530	1975	30	45	-15	4.5	0.46	14	14	$28,764	Judgement/Experience
Fire Hydrant, including gate valves and appurtenances	13	EA	$6,700	$87,100	1p	$26,130	$11,323	$11,323	$5,662	$5,662	$60,099	$147,199	1975	40	45	-5	4.5	0.46	18	18	$67,712	CPUC U-4-W lists 25-50 year
Land	0	LS	$875,000	$0	1q	$0	$0	$0	$0	$0	$0	$0									$0	
TOTAL				**$4,776,876**		**$1,433,063**	**$620,994**	**$620,994**	**$310,497**	**$310,497**		**$8,072,921**									**$3,439,414**	**This value is the RCNLD for assets only (including soft costs). This value does not include the value of easements and property.**

Table 1 Notes:
1 – Unit costs per item are summarized in Attachment 1.
2 – Soft costs include the following, applied to the total cost of each component line item:

Contingency – 30%
Engineering – 10%
Construction Oversight – 10%
Permitting – 5%
Oversight – 5%

3 – Service life for key components was assigned as follows:

Well	CPUC U-4-W lists 20-40 years, revised to 75 based on experience. Condition rank based on age and description of operation
30 to 40 hp Submersible Well Pump	CPUC U-4-W lists pumping equipping life as 15-35 years, reduced due to experience with submersible well pumps
Check Valves	Judgement/experience
Flow Meters	Judgement/experience
Gate Valves	Judgement/experience
Ductile Iron Piping	Judgement/experience
Small Prefabricated Building	CPUC U-4-W lists 20-60 years for structures.
Buried Concrete Tank	CPUC U-4-W lists 25-100 years
15 to 20 hp Submersible Booster Pump	CPUC U-4-W lists 15-35 years for Pumping Equipment
Submersible Pump Can	Judgement/experience
Shade Structure	CPUC U-4-W lists 20-60 years for structures, increased to 75 years based on experience.
Electrical and Instrumentation Systems	CPUC U-4-W lists 25-45 years for Production Plant Accessory elec. Equip. and 15-25 years for Other Production Accessory Elec. Equip., based on experience.
Chemical Storage, Pumping & Injection Systems	CPUC U-4-W lists 15-35 years for Pumping Equipment; Chemical Storage and Injection based on judgement/experience
PVC Water Main	CPUC U-4-W lists 25-50 years for other pipes. Revised to 75 years for PVC. U-4-W dated 1961 before PVC was widely used.
Service Laterals	CPUC U-4-W lists 20-40
Water Meters	CPUC U-4-W lists 20-40

Attachment 1

Unit Cost Backup

1a. Well Installation Costs

Recent bid tabulation for a 16-inch diameter well at 400 feet (location is Arizona) is below. Using the mid bid price, the cost per lineal foot for well installation is $2295 per lineal ft. Adjusting for 10-inch and 12-inch diameter well installation by linear interpolation, applying an 4 % inflation factor from 2023 to 2024, and applying a CA state adjustment factor of 1.24:

6-inch diameter well: $1,200 per lineal foot

8-inch diameter well: $1,480 per lineal foot

10-inch diameter well: $1,850 per lineal foot

12-inch diameter well: $2,200 per lineal foot

Item No.	Description	Units	No. of Units[a]	Prepared by: AZ Beeman Date Available: 04/2023 Unit Price	Total Price	Prepared by: KP Ventures Date Available: 07/2023 Unit Price	Total Price	Prepared by: Stewart Brothers Date Available: 04/03/2023 Unit Price	Total Price	Prepared by: Layne Christensen Date Available: 03/27/2023 Unit Price	Total Price	Prepared by: Yellow Jacket Date Available: July 2023 Unit Price	Total Price
1	**Mobilization / Demobilization**	Lump Sum	1	$ 60,000	$ 60,000.00	$ 60,000	$ 60,000.00	$ 120,000	$ 120,000.00	$ 168,490	$ 168,490.00	$ 95,545	$ 95,545.00
2	**Surface Casing Construction**	Lump Sum	1	$ 22,500	$ 22,500.00	$ 24,000	$ 24,000.00	$ 16,000	$ 16,000.00	$ 37,875	$ 37,875.00	$ 22,225	$ 22,225.00
3	**26-inch Borehole Construction**						$ -						
	A. 16-inch (minimum) pilot hole	Lin ft.	710	$ 110	$ 78,100.00	$ 120	$ 85,200.00	$ 110	$ 78,100.00	$ 147	$ 104,370.00	$ 65	$ 46,150.00
	B. 26-inch borehole reaming	Lin ft.	710	$ 95	$ 67,450.00	$ 108	$ 76,680.00	$ 135	$ 95,850.00	$ 162	$ 115,020.00	$ 114	$ 80,940.00
	C. Lost Circulation[b]	Hourly	---	$ 400		$ 700		$ 600		$ 689		$ 700	
	D. Drilling fluids used during lost circulation[b] allowance	% Markup	$ 3,000	15%		10%		15%		5%		15%	
4	**Geophysical Logging**	Lump Sum	1	$ 10,000	$ 10,000.00	$ 7,500	$ 7,500.00	$ 8,000	$ 8,000.00	$ 21,970	$ 21,970.00	$ 17,950	$ 17,950.00
5	**Formation Water Quality Sampling**	Samples	5	$ 12,500	$ 62,500.00	$ 9,000	$ 45,000.00	$ 15,000	$ 75,000.00	$ 43,870	$ 219,350.00	$ 18,250	$ 91,250.00
	A. Air lift development (additional)	Hourly	--	$ 450		$ 600		$ 600		$ 725		$ 700	
6	**Casing Cost**						$ -						
	A. 16.75-inch OD, 16-inch ID HSLA blank (0.375-inch wall with bullnose cap)	Lin ft.	422	$ 242	$ 102,124.00	$ 250	$ 105,500.00	$ 225	$ 94,950.00	$ 320	$ 135,040.00	$ 227	$ 95,794.00
	(0.090 slot, 0.375-inch wall)	Lin ft.	290	$ 310	$ 89,900.00	$ 325	$ 94,250.00	$ 290	$ 84,100.00	$ 415	$ 120,350.00	$ 283	$ 82,070.00
	C. 2-inch (ID) HSLA sounding tube (Sch 40, blank)	Lin ft.	402	$ 21	$ 8,442.00	$ 21.25	$ 8,542.50	$ 25	$ 10,050.00	$ 42	$ 16,884.00	$ 19	$ 7,638.00
	D. 2-inch (ID) HSLA sounding tube (Sch 40, 0.050" mill slot)	Lin ft.	290	$ 33	$ 9,570.00	$ 33.75	$ 9,787.50	$ 38	$ 11,020.00	$ 51	$ 14,790.00	$ 30	$ 8,700.00
	E. 3-inch (ID) HSLA gravel feed tube (Sch 40)	Lin ft.	392	$ 43	$ 16,856.00	$ 43.75	$ 17,150.00	$ 45	$ 17,640.00	$ 62	$ 24,304.00	$ 39	$ 15,288.00
7	**Casing Installation**						$ -		$ -		$ -		$ -
	A. Well casing and screen	Lin ft.	702	$ 25	$ 17,550.00	$ 15	$ 10,530.00	$ 28	$ 19,656.00	$ 47	$ 32,994.00	$ 120	$ 84,240.00
	B. Sounding tube	Lin ft.	692	$ 8	$ 5,536.00	$ 7.50	$ 5,190.00	$ 12	$ 8,304.00	$ 25	$ 17,300.00	$ 1	$ 692.00
	C. Gravel feed tube	Lin ft.	392	$ 10	$ 3,920.00	$ 9	$ 3,528.00	$ 15	$ 5,880.00	$ 27	$ 10,584.00	$ 1	$ 392.00
8	**Annular Materials Cost and Installation**						$ -		$ -		$ -		$ -
	A. Bentonite seal	Cubic ft.	26	$ 75	$ 1,950.00	$ 100	$ 2,600.00	$ 510	$ 13,260.00	$ 475	$ 12,350.00	$ 22	$ 572.00
	B. 6 x 9 mesh silica sand filter pack	Tons	50	$ 800	$ 40,000.00	$ 750	$ 37,500.00	$ 985	$ 49,250.00	$ 729	$ 36,450.00	$ 600	$ 30,000.00
	C. Fine silica sand seal	Tons	1	$ 1,500	$ 1,500.00	$ 600	$ 600.00	$ 1,000	$ 1,000.00	$ 3,250	$ 3,250.00	$ 690	$ 690.00
	D. Filter Pack Disinfection	Lump Sum	1	$ 5,000	$ 5,000.00	$ 1,000	$ 1,000.00	$ 3,750	$ 3,750.00	$ 3,620	$ 3,620.00	$ 1,000	$ 1,000.00
	E. Cement Grout	Cubic yard	4	$ 650	$ 2,600.00	$ 600	$ 2,400.00	$ 1,500	$ 6,000.00	$ 3,567	$ 14,268.00	$ 665	$ 2,660.00
	F. Formation Stabilizer	Tons	41	$ 150	$ 6,150.00	$ 225	$ 9,225.00	$ 550	$ 22,550.00	$ 367	$ 15,047.00	$ 135	$ 5,535.00
9	**Swab and Airlift Development**	Hourly	168	$ 450	$ 75,600.00	$ 600	$ 100,800.00	$ 575	$ 96,600.00	$ 725	$ 121,800.00	$ 650	$ 109,200.00
10	**Pump Development and Aquifer Testing**						$ -		$ -				
	A. Furnish, install, and remove test pumping, monitoring, and ancillary equipment	Lump Sum	1	$ 45,000	$ 45,000.00	$ 20,000	$ 20,000.00	$ 35,000	$ 35,000.00	$ 47,950	$ 47,950.00	$ 77,800	$ 77,800.00
	B. Pumping tests (Development, Step-rate and Constant-rate)	Hourly	80	$ 425	$ 34,000.00	$ 600	$ 48,000.00	$ 550	$ 44,000.00	$ 390	$ 31,200.00	$ 500	$ 40,000.00
	C. Well re-chlorination (if needed)	Lump Sum	--	$ 2,500		$ 4,000		$ 3,750		$ 3,620		$ 6,000	
11	**Plumbness and Alignment Test and**						$ -						
	A. Plumbness & Alignment Test	Lump Sum	1	$ 3,000	$ 3,000.00	$ 1,875	$ 1,875.00	$ 4,500	$ 4,500.00	$ 8,700	$ 8,700.00	$ 3,450	$ 3,450.00
	B. Video Survey	Lump Sum	1	$ 2,500	$ 2,500.00	$ 1,500	$ 1,500.00	$ 2,000	$ 2,000.00	$ 2,900	$ 2,900.00	$ 2,500	$ 2,500.00
	C. Dummy Test (if required)	Lump Sum	1	$ 5,000		$ 5,000		$ 3,750		$ 9,700		$ 2,500	
12	**Unavoidable Delay**						$ -						
	A. With crew	Hourly	---	$ 400		$ 700		$ 600.00		$ 725.00		$ 700.00	
	B. Without crew	Hourly	---	$ 250		$ 600		$ 550.00		$ 429.00		$ 600.00	
13	**Well Abandonment**	Lin ft.	710	$ 35		$ 50		$ 50.00		$ 67.00		$ 55.00	
14	**Taxes**	Lump Sum	1	$ 23,725.00	$ 23,725.00	$ 36,427.15	$ 36,427.15	$ 46,123.00	$ 46,123.00	$ 65,000.00	$ 65,000.00	$ 40,166.00	$ 40,166.00
	Tax Rate				2.983%		4.471%		4.762%		4.637%		4.173%
	Subtotal				$ 771,748.00		$ 778,358.00		$ 922,460.00		$ 1,336,856.00		$ 922,281.00
	TOTAL PRICE (Items 1-14) Numeric Value:				**$ 795,473.00**		**$ 814,785.15**		**$ 968,583.00**		**$ 1,401,856.00**		**$ 962,447.00**

Notes: Recveived Beeman total is $795,127.00? (Math triple checked). No specified special requests.

1b. Well Pump Costs

40 hp submersible well pump

Source: Goulds

Item	Size	Cost Per Unit	Material & Labor	Subtotal	Santa Barbara Cost Index	Adjusted for City Cost Index	Source
Submersible Well Pump	40-hp	$ 10,332.00	$ 10,848.60	$ 21,180.60	124.5	$ 26,369.85	Goulds, Material & Labor based on experience
Submersible Well Pump	30-hp	$ 7,749.00	$ 8,136.45	$ 15,885.45	124.5	$ 19,777.39	Used Goulds 40 hp price and adjusted, Material & Labor based on experience

Goulds 6M404, CentriPro 6" Motor (40 HP, 3 Phase, 460 Volts, 6" Diameter)

MSRP: ~~$10,322.00~~
Your Price: Add to Cart to View Price

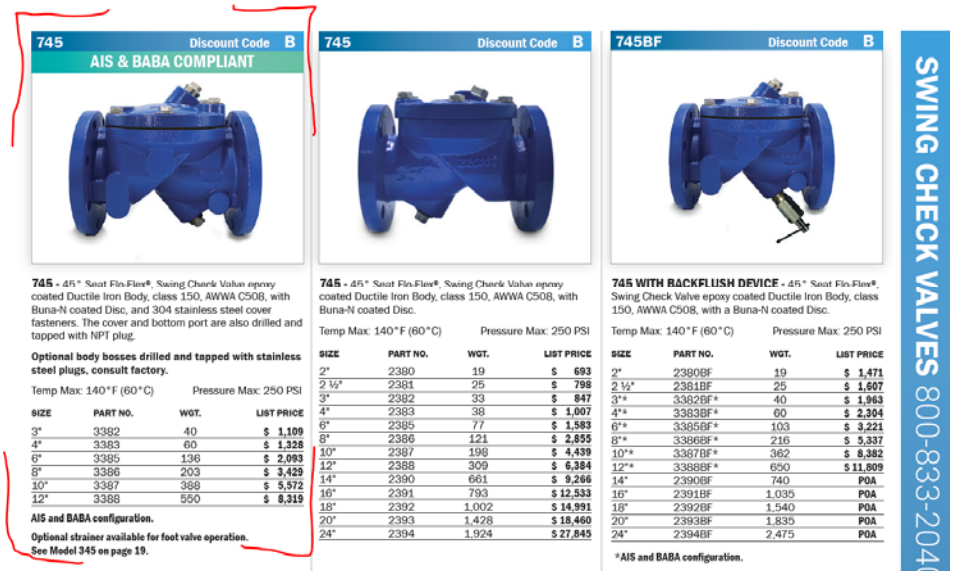
Quantity: 1
ADD TO CART

Images may be generic. Please inquire

1c. Swing Check Valves, Flanged Ends

Source: Flomatic Valves 2024 Price List for valve material cost, see materal cost below. The labor and materials cost for valve installation was obtained from the 2023 Heavy Construction Costs with RS Means Data, see table following materials price list. Labor costs were brought to 2024 costs with a 4% inflation increase.

Item	Size	Cost Per Unit	Material & Labor	Subtotal	Santa Barbara Cost Index	Adjusted for City Cost Index & 4 % Inflation	Source
Check Valves, Flanged Connections	3-inch	$ 1,109.00	$ 252.00	$ 1,361.00	124.5	$ 1,762.22	Flowmatic For Valve Cost, 2023 Heavy Construction Costs with RS Means Data for Material & Labor
Includes Material & Labor	4-inch	$ 1,328.00	$ 252.00	$ 1,580.00	124.5	$ 2,045.78	Flowmatic For Valve Cost, 2023 Heavy Construction Costs with RS Means Data for Material & Labor
	6-inch	$ 2,093.00	$ 252.00	$ 2,345.00	124.5	$ 3,036.31	Flowmatic For Valve Cost, 2023 Heavy Construction Costs with RS Means Data for Material & Labor
	8-inch	$ 3,429.00	$ 252.00	$ 3,681.00	124.5	$ 4,766.16	Flowmatic For Valve Cost, 2023 Heavy Construction Costs with RS Means Data for Material & Labor



745 Discount Code B
AIS & BABA COMPLIANT

745 - 45° Seat Flo-Flex®, Swing Check Valve epoxy coated Ductile Iron Body, class 150, AWWA C508, with Buna-N coated Disc, and 304 stainless steel cover fasteners. The cover and bottom port are also drilled and tapped with NPT plug.

Optional body bosses drilled and tapped with stainless steel plugs, consult factory.

Temp Max: 140°F (60°C) Pressure Max: 250 PSI

SIZE	PART NO.	WGT.	LIST PRICE
3"	3382	40	$ 1,109
4"	3383	60	$ 1,328
6"	3385	136	$ 2,093
8"	3386	203	$ 3,429
10"	3387	388	$ 5,572
12"	3388	550	$ 8,319

AIS and BABA configuration.

Optional strainer available for foot valve operation.
See Model 345 on page 19.

745 Discount Code B

745 - 45° Seat Flo-Flex®, Swing Check Valve epoxy coated Ductile Iron Body, class 150, AWWA C508, with Buna-N coated Disc.

Temp Max: 140°F (60°C) Pressure Max: 250 PSI

SIZE	PART NO.	WGT.	LIST PRICE
2"	2380	19	$ 693
2 ½"	2381	25	$ 798
3"	2382	33	$ 847
4"	2383	38	$ 1,007
6"	2385	77	$ 1,583
8"	2386	121	$ 2,855
10"	2387	198	$ 4,439
12"	2388	309	$ 6,384
14"	2390	661	$ 9,266
16"	2391	793	$ 12,533
18"	2392	1,002	$ 14,991
20"	2393	1,428	$ 18,460
24"	2394	1,924	$ 27,845

745BF Discount Code B

745 WITH BACKFLUSH DEVICE - 45° Seat Flo-Flex®, Swing Check Valve epoxy coated Ductile Iron Body, class 150, AWWA C508, with a Buna-N coated Disc.

Temp Max: 140°F (60°C) Pressure Max: 250 PSI

SIZE	PART NO.	WGT.	LIST PRICE
2"	2380BF	19	$ 1,471
2 ½"	2381BF	25	$ 1,607
3"*	3382BF*	40	$ 1,963
4"*	3383BF*	60	$ 2,304
6"*	3385BF*	103	$ 3,221
8"*	3386BF*	216	$ 5,337
10"*	3387BF*	362	$ 8,382
12"*	3388BF*	650	$ 11,809
14"	2390BF	740	POA
16"	2391BF	1,035	POA
18"	2392BF	1,540	POA
20"	2393BF	1,835	POA
24"	2394BF	2,475	POA

*AIS and BABA configuration.

SWING CHECK VALVES 800-833-204

33 14 Water Utility Transmission and Dist...

33 14 17 – Site Water Utility Service Laterals

	33 14 17.15 Tapping, Crosses and Sleeves	Crew	Daily Output	Labor-Hours	Unit	2023 Bare Costs Material	Labor	Equipment	Total	Total Incl O&P
8800	Hydrant valve box, 6' long	B-20	20	1.200	Ea.	360	63		423	495
8820	8' long		18	1.333		415	70		485	565
8830	Valve box w/lid 4' deep		14	1.714		117	90		207	264
8840	Valve box and large base w/lid		14	1.714		360	90		450	530

33 14 19 – Valves and Hydrants for Water Utility Service

33 14 19.10 Valves

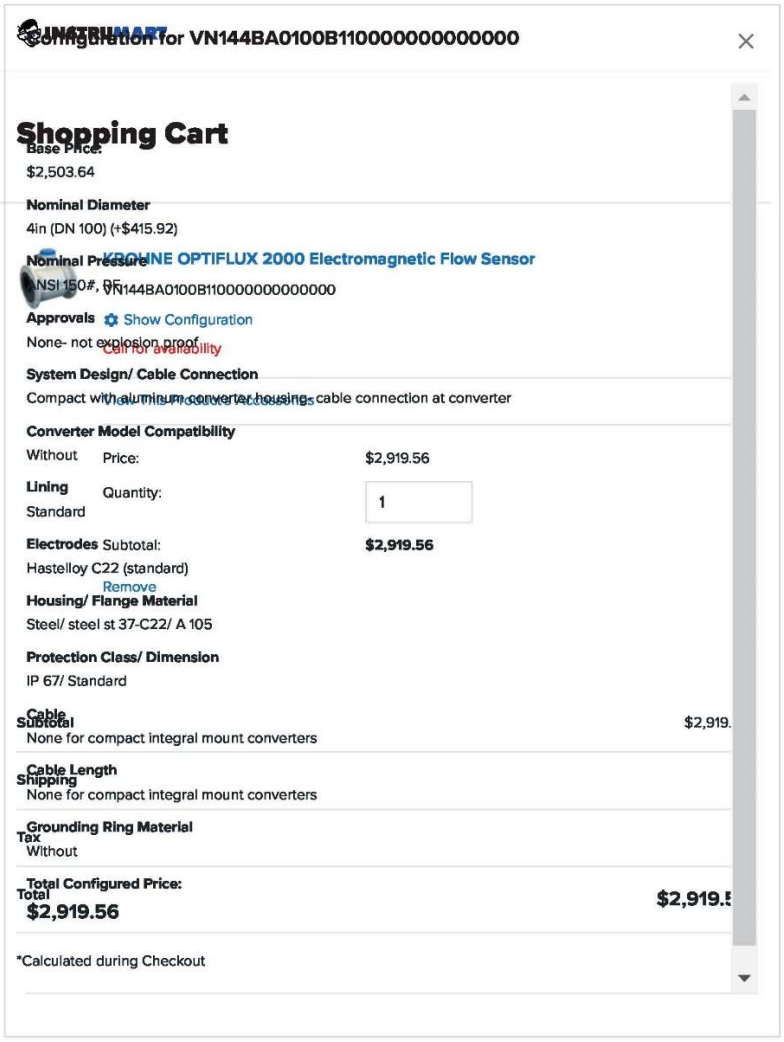
0010	**VALVES**, water distribution									
0011	See Sections 22 05 23.20 and 22 05 23.60									
3000	Butterfly valves with boxes, cast iron, mechanical joint									
3100	4" diameter	B-6	6	4	Ea.	1,050	206	46	1,302	1,500
3180	8" diameter		6	4		1,750	206	46	2,002	2,300
3340	12" diameter		6	4		3,275	206	46	3,527	3,950
3400	14" diameter		4	6		6,050	310	69.5	6,429.5	7,175
3460	18" diameter		4	6		12,000	310	69.5	12,379.5	13,600
3480	20" diameter		4	6		15,800	310	69.5	16,179.5	17,900
3500	24" diameter		4	6		26,700	310	69.5	27,079.5	29,800
3510	30" diameter		4	6		16,900	310	69.5	17,279.5	19,100
3520	36" diameter		4	6		21,000	310	69.5	21,379.5	23,600
3530	42" diameter		4	6		26,600	310	69.5	26,979.5	29,800
3540	48" diameter		4	6		34,300	310	69.5	34,679.5	38,200
3600	With lever operator									
3610	4" diameter	B-6	6	4	Ea.	925	206	46	1,177	1,375
3616	8" diameter		6	4		1,650	206	46	1,902	2,150
3620	12" diameter		6	4		3,150	206	46	3,402	3,825
3624	16" diameter		4	6		9,250	310	69.5	9,629.5	10,700
3630	24" diameter		4	6		26,300	310	69.5	26,679.5	29,400
3700	Check valves, flanged									
3710	4" diameter	B-6	6	4	Ea.	1,175	206	46	1,427	1,650
3714	6" diameter		6	4		2,350	206	46	2,602	2,950
3716	8" diameter		6	4		3,975	206	46	4,227	4,700
3720	12" diameter		6	4		12,600	206	46	12,852	14,300
3726	18" diameter		4	6		33,600	310	69.5	33,979.5	37,500
3730	24" diameter		4	6		60,000	310	69.5	60,379.5	66,500
3800	Gate valves, C.I., 125 psi, mechanical joint, w/boxes									
3810	4" diameter	B-6	6	4	Ea.	1,600	206	46	1,852	2,125
3814	6" diameter		6	4		2,500	206	46	2,752	3,100
3816	8" diameter		6	4		5,025	206	46	5,277	5,875
3818	10" diameter		6	4		9,050	206	46	9,302	10,300
3820	12" diameter		6	4		12,300	206	46	12,552	13,900
3822	14" diameter		4	6		25,300	310	69.5	25,679.5	28,300
3824	16" diameter		4	6		35,700	310	69.5	36,079.5	39,800
3828	20" diameter		4	6		60,000	310	69.5	60,379.5	66,500
3830	24" diameter		4	6		89,000	310	69.5	89,379.5	98,500
3831	30" diameter		4	6		58,500	310	69.5	58,879.5	65,000
3832	36" diameter		4	6		91,500	310	69.5	91,879.5	101,000
3880	Sleeve, for tapping mains, 8" x 4", add					1,525			1,525	1,675
3884	10" x 6", add					1,525			1,525	1,675
3888	12" x 6", add					1,650			1,650	1,800
3892	12" x 8", add					2,100			2,100	2,300

1d. Flow Meter, Flanged Ends

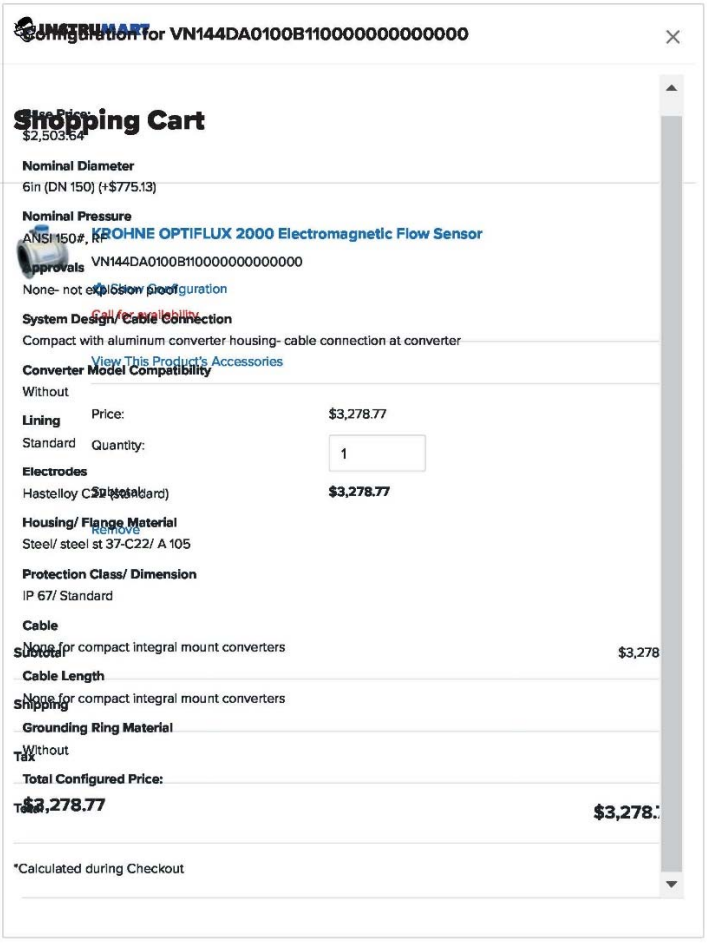
Source: Instramart for flow meter costs, materials and labor costs applied were based on judgement.

Item	Size	Cost Per Unit	Material & Labor	Subtotal	Santa Barbara Cost Index	Adjusted for City Cost Index & 4 % Inflation	Source
MAG Flow Meter	3-inch	$ 2,950.00	$ 252.00	$ 3,202.00	124.5	$ 4,145.95	Extrapolated
	4-inch	$ 3,036.80	$ 252.00	$ 3,288.80	124.5	$ 4,258.34	Instrumart for Meter Cost, Material and Labor Judgement
	6-inch	$ 3,411.20	$ 252.00	$ 3,663.20	124.5	$ 4,743.11	Instrumart for Meter Cost, Material and Labor Judgement

Four inch flow meter:



Six inch flow meter:



1e. Gate Valves, MJ and Flanged Connections

Source: Flomatic Valves 2024 Price List, Effective January 15, 2024 for valve material cost, see material cost below. The labor and materials cost for valve installation was obtained from the 2023 Heavy Construction Costs with RS Means Data, the same labor and materials cost that was applied for check valves was applied for gate valves. Labor costs were brought to 2024 costs with a 4% inflation increase.

Item	Size	Cost Per Unit	Material & Labor	Subtotal	Santa Barbara Cost Index	Adjusted for City Cost Index & 4 % Inflation	Source
Gate Valves, NRS, Flanged Connections	3-inch	$ 1,109.00	$ 252.00	$ 1,361.00	124.5	$ 1,762.22	Flowmatic For Valve Cost, 2023 Heavy Construction Costs with RS Means Data for Material & Labor
Includes Material & Labor	4-inch	$ 1,328.00	$ 252.00	$ 1,580.00	124.5	$ 2,045.78	Flowmatic For Valve Cost, 2023 Heavy Construction Costs with RS Means Data for Material & Labor
	6-inch	$ 2,130.00	$ 252.00	$ 2,382.00	124.5	$ 3,084.21	Flowmatic For Valve Cost, 2023 Heavy Construction Costs with RS Means Data for Material & Labor
	8-inch	$ 3,176.00	$ 252.00	$ 3,428.00	124.5	$ 4,438.57	Flowmatic For Valve Cost, 2023 Heavy Construction Costs with RS Means Data for Material & Labor

Item	Size	Cost Per Unit	Material & Labor	Subtotal	Santa Barbara Cost Index	Adjusted for City Cost Index & 4 % Inflation	Source
Gate Valve, Buried, Ductile Iron, Mechanical Joint Ends							
Includes Material & Labor	2-inch	$ 442.00	$ 252.00	$ 694.00	124.5	$ 898.59	Flowmatic For Valve Cost, 2023 Heavy Construction Costs with RS Means Data for Material & Labor
	3-inch	$ 737.00	$ 253.00	$ 990.00	125.5	$ 1,292.15	Flowmatic For Valve Cost, 2023 Heavy Construction Costs with RS Means Data for Material & Labor
	4-inch	$ 923.00	$ 252.00	$ 1,175.00	124.5	$ 1,521.39	Flowmatic For Valve Cost, 2023 Heavy Construction Costs with RS Means Data for Material & Labor
	6-inch	$ 1,656.00	$ 252.00	$ 1,908.00	124.5	$ 2,470.48	Flowmatic For Valve Cost, 2023 Heavy Construction Costs with RS Means Data for Material & Labor
	8-inch	$ 2,680.00	$ 252.00	$ 2,932.00	124.5	$ 3,796.35	Flowmatic For Valve Cost, 2023 Heavy Construction Costs with RS Means Data for Material & Labor

115MJ Discount Code **C**

MECHANICAL JOINT - Ductile iron resilient wedge gate valves which meet AWWA C515 standard, with stainless steel stem, class 150, MJ flange. Non rising stem.

Temp Max: 140°F (60°C) Pressure Max: 250 PSI

SIZE	PART NO.	WGT.	LIST PRICE
2"	8560MJ	28	$ 442
3"	8562MJ	44	$ 737
4"	8563MJ	69	$ 923
6"	8564MJ	119	$ 1,656
8"	8565MJ	203	$ 2,680
10"	8566MJ	278	$ 3,934
12"	8567MJ	421	$ 5,503
16"	8569MJ	656	$ 8,612

109NRS Discount Code **C**

FLANGED - Ductile iron resilient wedge gate valves which meet AWWA C509 standard with bronze stem, class 150. Non rising stem.

Temp Max: 140°F (60°C) Pressure Max: 250 PSI

Tapped & plugged

SIZE	PART NO.	WGT.	LIST PRICE
2 ½"	8461	38	$ 1,087
3"	8462	56	$ 1,260
4"	8463	78	$ 1,388
6"	8464	138	$ 2,130
8"	8465	214	$ 3,176
10"	8466	360	$ 4,683
12"	8467	531	$ 5,893

1f. Above Grade Ductile Iron Piping

See section 1p.

1g. Prefabricated Building and Slab

Source: Duramax, see below. Multiply by 2.0 to account for installation and delivery. Building slab assumes $3500 per cubic yard.

Duramax 8X6 Palladium Metal Shed Kit - Light Gray [41372]

The DuraMax 8x6 Palladium metal shed is a unique looking shed that brings outdoor storage to a modern world.

Free shipping

$1,679.00

Visit Sheds For Less

Price History

View detailed price history

1h. Electrical

Electrical and instrumentation costs are assumed to be 30% to 50% of construction cost (excluding tank or well installation costs).

1i. Storage Tank Costs

Bolted Steel Tank

Source: Aquastore, manufacturer of bolted steel tanks, indicated $1.60 per gallon typical for tanks of this size range.

Concrete Tank

See attached estimate for the existing 47,000 gallon above grade concrete tank.

VALENTINE Environmental Engineers
advanced innovation. pure water.

California American Water
Yerbe Buena Water System

Circular Tank Estimate of Cost

Division / Description	Quantity	Unit	Installed Unit Price	Total
Division 1: General Requirements				
Assumed a percentage of Subtotal - see Item B below				
Division 2: Site Work				$23,535
Excavation	155	CY	$100.00	$15,500.00
Haul Off	7	Loads	$85.00	$595.00
Dump Cost	124	CY	$35	$4,340
Backfill & Compaction	31	CY	$100.00	$3,100.00
Division 3: Concrete				$243,000
47,000 gallon Concrete storage tank	81	CY	$2,000	$243,000
Division 4: Masonry				$0
Not Used				
Division 5: Metals				$0
Not Used				
Division 6: Wood and Plastics				$0
Not Used				
Division 7: Thermal and Moisture Protection				$0
Not Used				
Division 8: Doors and Windows				$0
Not Used				
Division 9: Painting				$0
Not Used				
Division 10: Specialties				$0
Not Used				
Division 11: Equipment				$0
Division 12: Furnishings				$0
Not Used				
Division 13: Special Construction				$0
Not Used				
Division 14: Conveying Systems				$75,000
Tank Cover	1	LS	$75,000.00	$75,000.00
Division 15: Mechanical				$0
Division 16: Electrical				$0
Not Used				
Division 17: Instrumentation				$0
A. Subtotal (Division 2 to 17)				$341,535
B. General Conditions		0% of A		$0
C. Overhead and Profit		0% of (A+B)		$0
D. Contingency		0% of (A+B+C)		$0
F. **Total**		A+B+C+D+E		**$341,535**

1j. Sodium Hypochlorite Storage and Chemical Feed Pump

Source: Poolweb, this chemical storage and feed pump is like what is installed at the well pump.

Stenner Poolweb #S7G45MJH1A1STAA

7.5 Gallon Gray Chemical Tank With 45MHP2 Adjustable Pump - 100 PSI 3 GPD 120 Volt - 1/4 Inch Standard Tubing

WRITE A REVIEW ASK A QUESTION

SHIPS AFTER MAR 13, 2023

$612.90 & SHIPS FREE!

− 1 + BUY NOW

Shipping Options (more)

- Standard Shipping, **Free**
- 2 Day Shipping, $190.17
- 1 Day Shipping, $219.30

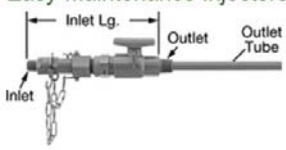
Shopper Protection

- This item is backed by a 30 day Return Policy
- This item is protected under the Poolweb Guarantee

1k. Sodium Hypochlorite Injection Quill

Source: Grainger.

Easy-Maintenance Injectors



A ball valve allows you to isolate the flow to minimize spillage. Outlet tubes can be removed for maintenance and cleaning without shutting down the line. To remove the tube from the pipe, loosen the compression fitting and retract it until the limit chains are taught. Then, close the ball valve and unhook the limit chains. There may be spillage if the process pipe is under pressure.

CAD For technical drawings and 3-D models, click on a part number.

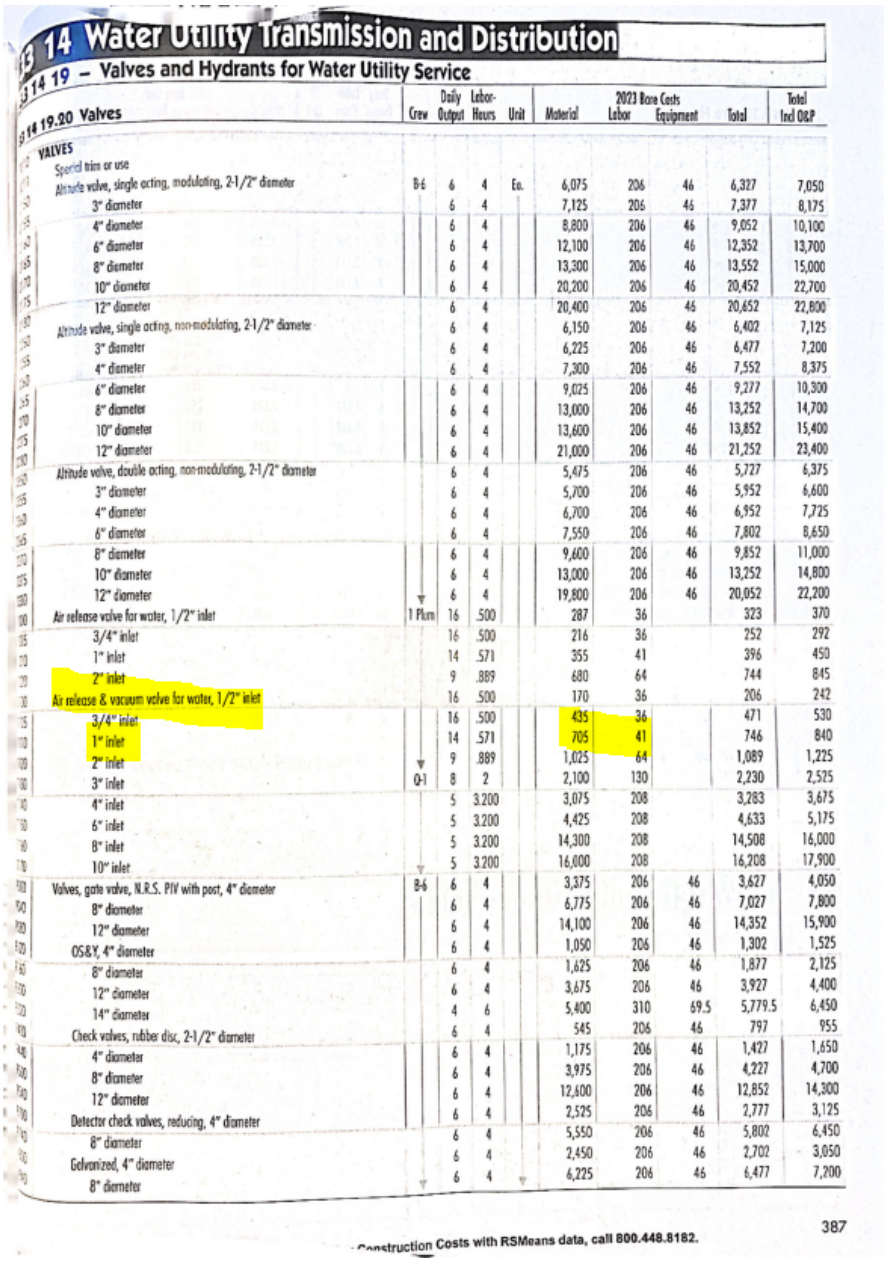
Injector for Chlorine and Water

	Outlet				Inlet							Valve			
Pipe Size	Thread Type	Gender	Tube Lg.	Tube Material	Pipe Size	Thread Type	Gender	Lg.	Lg.	Retractable	Seal Material	Max. Pressure, psi	Material	Type		Each
For Chlorine and Water																
3/4	NPT	Male	6"	CPVC Plastic	1/2	NPT	Male	12 1/4"	18 1/4"	Retractable	Fluoroelastomer Rubber	150	CPVC Plastic	Ball	3347K42	$562.54
1	NPT	Male	6"	CPVC Plastic	1/2	NPT	Male	15"	21 1/4"	Retractable	Fluoroelastomer Rubber	150	CPVC Plastic	Ball	3347K44	622.22

1l. 1-inch Air Vacuum Relief Valve

Source: 2023 Heavy Construction Costs with RS Means Data.

Item	Size	Cost Per Unit	Material & Labor	Subtotal	San Jose Cost Index	Adjusted for City Cost Index	Source
Air Vaccum Relief Valves							
	1-inch	$ 705.00	$ 41.00	$ 746.00	124.5	$ 928.77	2023 Heavy Construction Costs with RS Means Data
	2-inch	$ 1,025.00	$ 64.00	$ 1,089.00	124.5	$ 1,355.81	2023 Heavy Construction Costs with RS Means Data



33 14 Water Utility Transmission and Distribution

33 14 19 – Valves and Hydrants for Water Utility Service

33 14 19.20 Valves	Crew	Daily Output	Labor-Hours	Unit	2023 Bare Costs Material	Labor	Equipment	Total	Total Incl O&P
VALVES									
Special trim or use									
Altitude valve, single acting, modulating, 2-1/2" diameter	B-6	6	4	Ea.	6,075	206	46	6,327	7,050
3" diameter		6	4		7,125	206	46	7,377	8,175
4" diameter		6	4		8,800	206	46	9,052	10,100
6" diameter		6	4		12,100	206	46	12,352	13,700
8" diameter		6	4		13,300	206	46	13,552	15,000
10" diameter		6	4		20,200	206	46	20,452	22,700
12" diameter		6	4		20,400	206	46	20,652	22,800
Altitude valve, single acting, non-modulating, 2-1/2" diameter		6	4		6,150	206	46	6,402	7,125
3" diameter		6	4		6,225	206	46	6,477	7,200
4" diameter		6	4		7,300	206	46	7,552	8,375
6" diameter		6	4		9,025	206	46	9,277	10,300
8" diameter		6	4		13,000	206	46	13,252	14,700
10" diameter		6	4		13,600	206	46	13,852	15,400
12" diameter		6	4		21,000	206	46	21,252	23,400
Altitude valve, double acting, non-modulating, 2-1/2" diameter		6	4		5,475	206	46	5,727	6,375
3" diameter		6	4		5,700	206	46	5,952	6,600
4" diameter		6	4		6,700	206	46	6,952	7,725
6" diameter		6	4		7,550	206	46	7,802	8,650
8" diameter		6	4		9,600	206	46	9,852	11,000
10" diameter		6	4		13,000	206	46	13,252	14,800
12" diameter		6	4		19,800	206	46	20,052	22,200
Air release valve for water, 1/2" inlet	1 Plum	16	.500		287	36		323	370
3/4" inlet		16	.500		216	36		252	292
1" inlet		14	.571		355	41		396	450
2" inlet		9	.889		680	64		744	845
Air release & vacuum valve for water, 1/2" inlet		16	.500		170	36		206	242
3/4" inlet		16	.500		435	36		471	530
1" inlet		14	.571		705	41		746	840
2" inlet		9	.889		1,025	64		1,089	1,225
3" inlet	Q-1	8	2		2,100	130		2,230	2,525
4" inlet		5	3.200		3,075	208		3,283	3,675
6" inlet		5	3.200		4,425	208		4,633	5,175
8" inlet		5	3.200		14,300	208		14,508	16,000
10" inlet		5	3.200		16,000	208		16,208	17,900
Valves, gate valve, N.R.S. PIV with post, 4" diameter	B-6	6	4		3,375	206	46	3,627	4,050
8" diameter		6	4		6,775	206	46	7,027	7,800
12" diameter		6	4		14,100	206	46	14,352	15,900
OS&Y, 4" diameter		6	4		1,050	206	46	1,302	1,525
8" diameter		6	4		1,625	206	46	1,877	2,125
12" diameter		6	4		3,675	206	46	3,927	4,400
14" diameter		4	6		5,400	310	69.5	5,779.5	6,450
Check valves, rubber disc, 2-1/2" diameter		6	4		545	206	46	797	955
4" diameter		6	4		1,175	206	46	1,427	1,650
8" diameter		6	4		3,975	206	46	4,227	4,700
12" diameter		6	4		12,600	206	46	12,852	14,300
Detector check valves, reducing, 4" diameter		6	4		2,525	206	46	2,777	3,125
8" diameter		6	4		5,550	206	46	5,802	6,450
Galvanized, 4" diameter		6	4		2,450	206	46	2,702	3,050
8" diameter		6	4		6,225	206	46	6,477	7,200

Construction Costs with RSMeans data, call 800.448.8182.

387

1m. Pipeline

Source: 2023 Heavy Construction Costs with RS Means Data was used for ductile iron pipe costs (below grade), US pipe was used for ductile iron pipe costs above grade, and for PVC C900 pipe material cost a price sheet from Core and Main in San Jose was used. The cost by pipe size and material is outlined below with the supporting pages from Means, US pipe or Core and Main behind.

Pipeline Installation Costs							
Below Grade Piping							
AWWA C900, DR 18, Class 150, 3-inch							
	Unit Cost	**Source**					
Pipe Materials and Installation	$15.12	Core and Main with Means Labor and Equipment Added					
Excavation/Trenching/Backfill/Compaction	$6.20	2023 Heavy Construction Costs with RS Means Data					
Pipe Bedding	$2.41	2023 Heavy Construction Costs with RS Means Data	Area per ft		Sq Yard Per Foot		Cost Per Foot
Pavement Removal	$4.89	2023 Heavy Construction Costs with RS Means Data	4	ft2	0.444444	sq yd	4.888888889
Pavement Replacement	$35.91	2023 Heavy Construction Costs with RS Means Data	4	ft3	0.444444	sq yd	35.91111111
Traffic Control	$0.50	Judgement					
Subtotal	$65.03						
Santa Barbara Cost Index	124.5	2023 Heavy Construction Costs with RS Means Data					
Total	**$80.96**						
AWWA C900, DR 18, Class 150, 6-inch	**Unit Cost**	**Source**					
Pipe Materials and Installation	$27.80	Core and Main with Means Labor and Equipment Added					
Excavation/Trenching/Backfill/Compaction	$6.20	2023 Heavy Construction Costs with RS Means Data					
Pipe Bedding	$2.41	2023 Heavy Construction Costs with RS Means Data	Area per ft		Sq Yard Per Foot		Cost Per Foot
Pavement Removal	$4.89	2023 Heavy Construction Costs with RS Means Data	4	ft2	0.444444	sq yd	4.888888889
Pavement Replacement	$35.91	2023 Heavy Construction Costs with RS Means Data	4	ft3	0.444444	sq yd	35.91111111
Traffic Control	$0.50	Judgement					
Subtotal	$77.71						
Santa Barbara Cost Index	124.5	2023 Heavy Construction Costs with RS Means Data					
Total	**$96.75**						
AWWA C900, DR 18, Class 150, 8-inch	**Unit Cost**	**Source**					
Pipe Materials and Installation	$47.72	Core and Main with Means Labor and Equipment Added					
Excavation/Trenching/Backfill/Compaction	$8.28	2023 Heavy Construction Costs with RS Means Data					
Pipe Bedding	$5.21	2023 Heavy Construction Costs with RS Means Data	Area per ft		Sq Yard Per Foot		Cost Per Foot
Pavement Removal	$4.89	2023 Heavy Construction Costs with RS Means Data	4	ft2	0.444444	sq yd	4.888888889
Pavement Replacement	$35.91	2023 Heavy Construction Costs with RS Means Data	4	ft2	0.444444	sq yd	35.91111111
Traffic Control	$1.00	Judgement					
Subtotal	$103.01						
Santa Barbara Cost Index	124.5	2023 Heavy Construction Costs with RS Means Data					
Total	**$128.25**						
4-inch DIP, MJ	**Unit Cost**	**Source**					
Pipe Materials and Installation	$130.00	2023 Heavy Construction Costs with RS Means Data					
Excavation/Trenching/Backfill/Compaction	$8.28	2023 Heavy Construction Costs with RS Means Data					
Pipe Bedding	$5.21	2023 Heavy Construction Costs with RS Means Data	Area per ft		Sq Yard Per Foot		Cost Per Foot
Pavement Removal	$4.89	2023 Heavy Construction Costs with RS Means Data	4	ft2	0.444444	sq yd	4.888888889
Pavement Replacement	$35.91	2023 Heavy Construction Costs with RS Means Data	4	ft3	0.444444	sq yd	35.91111111
Traffic Control	$0.50	Judgement					
Subtotal	$184.79						
Santa Barbara Cost Index	124.5	2023 Heavy Construction Costs with RS Means Data					
Total	**$230.06**						
8-inch DIP, MJ	**Unit Cost**	**Source**					
Pipe Materials and Installation	$182.00	2023 Heavy Construction Costs with RS Means Data					
Excavation/Trenching/Backfill/Compaction	$8.28	2023 Heavy Construction Costs with RS Means Data					
Pipe Bedding	$5.21	2023 Heavy Construction Costs with RS Means Data	Area per ft		Sq Yard Per Foot		Cost Per Foot
Pavement Removal	$4.89	2023 Heavy Construction Costs with RS Means Data	4	ft2	0.444444	sq yd	4.888888889
Pavement Replacement	$35.91	2023 Heavy Construction Costs with RS Means Data	4	ft3	0.444444	sq yd	35.91111111
Traffic Control	$1.00	Judgement					
Subtotal	$237.29						
Santa Barbara Cost Index	124.5	2023 Heavy Construction Costs with RS Means Data					
Total	**$295.43**						
Above Grade Piping							
Flanged, Ductile Iron Pipe, Cement Lined							
	Size	**Cost Per Unit**	**Material & Labor**	**Subtotal**	**San Jose Cost Index**	**Adjusted for City Cost Index**	**Source**
	4-inch	$ 164.80	$ 10.00	$ 174.80	124.5	$ 217.63	US Pipe
	6-inch	$ 199.55	$ 10.00	$ 209.55	124.5	$ 260.89	US Pipe
	8-inch	$ 281.15	$ 10.00	$ 291.15	124.5	$ 362.48	US Pipe

33 14 Water Utility Transmission and Distribution

33 14 13 – Public Water Utility Distribution Piping

	33 14 13.20 Water Supply, Polyethylene Pipe, C901	Crew	Daily Output	Labor-Hours	Unit	2023 Bare Costs Material	Labor	Equipment	Total	Total Incl O&P
2260	1-1/2" diameter	Q-1A	285	.035	Ea.	3.3	2.5		5.8	7.5
2280	2" diameter		255	.039		4.6	2.8		7.4	9.3
2300	Coupling, 3/4" diameter		66	.152		1.7	11		12.7	18.2
2320	1" diameter		57	.175		2.2	12.7		14.9	21.5
2340	1-1/2" diameter		51	.196		5.5	14.2		19.7	27
2360	2" diameter		48	.208		7.0	15.1		22.1	30.5
2400	Elbow, 90°, 3/4" diameter		66	.152		2.8	11		13.8	19.4
2420	1" diameter		57	.175		3.3	12.7		16.0	22.5
2440	1-1/2" diameter		51	.196		8.7	14.2		22.9	30.5
2460	2" diameter		48	.208		11.6	15.1		26.7	35.5
2500	Tee, 3/4" diameter		42	.238		3.3	17.2		20.6	29
2520	1" diameter		39	.256		5.4	18.6		24	33.5
2540	1-1/2" diameter		33	.303		13.0	22		35.0	47
2560	2" diameter		30	.333		17.6	24		41.6	55.5
	33 14 13.25 Water Supply, Polyvinyl Chloride Pipe									
0010	**WATER SUPPLY, POLYVINYL CHLORIDE PIPE**									
0020	Not including excavation or backfill, unless specified									
2100	PVC pipe, Class 150, 1-1/2" diameter	Q-1A	750	.013	L.F.	1.4	.97		2.4	3.0
2120	2" diameter		686	.015		1.4	1.0		2.4	3.1
2140	2-1/2" diameter		500	.020		2.3	1.4		3.8	4.7
2160	3" diameter	B-20	430	.056		3.0	2.9		5.9	7.7
3010	AWWA C905, PR 100, DR 25									
3030	14" diameter	B-21	213	.131	L.F.	18.8	7.1	.91	26.8	32
3040	16" diameter		200	.140		25.5	7.6	.96	34.1	40.5
3050	18" diameter		160	.175		31	9.5	1.2	41.7	49.5
3060	20" diameter		133	.211		38.5	11.5	1.4	51.4	61.5
3070	24" diameter		107	.262		57.5	14.2	1.8	73.5	86.5
3080	30" diameter		80	.350		96.5	19.1	2.4	118.0	137
3090	36" diameter		80	.350		149	19.1	2.4	170.5	195
3100	42" diameter		60	.467		202	25.5	3.2	230.7	264
3200	48" diameter		60	.467		257	25.5	3.2	285.7	325
4520	Pressure pipe Class 150, SDR 18, AWWA C900, 4" diameter	B-20	380	.063		5.2	3.3		8.5	10.6
4530	6" diameter	"	316	.076		7.5	3.9		11.4	14.2
4540	8" diameter	B-21	264	.106		9.6	5.8	.73	16.1	20
4550	10" diameter		220	.127		13.0	6.9	.88	20.8	25.5
4560	12" diameter		186	.151		17.7	8.2	1.0	26.9	33
3000	Fittings with rubber gasket									
1003	Class 150, DR 18									
006	90° bend, 4" diameter	B-20	100	.240	Ea.	57	12.6		69.6	82
020	6" diameter	"	90	.267		102	14		116	133
040	8" diameter	B-21	80	.350		197	19.1	2.4	218.5	247
060	10" diameter		50	.560		385	30.5	3.8	419.3	470
080	12" diameter		30	.933		570	51	6.4	627.4	710
00	Tee, 4" diameter		90	.311		165	16.9	2.1	184.0	210
20	6" diameter		80	.350		269	19.1	2.4	290.5	325
40	8" diameter		70	.400		490	22	2.7	514.7	575
50	10" diameter		40	.700		1,450	38	4.8	1,492.8	1,650
10	12" diameter		20	1.400		2,075	76.5	9.6	2,161.1	2,400
0	45° bend, 4" diameter	B-20	100	.240		73	12.6		85.6	99.5
0	6" diameter	"	90	.267		134	14		148	168
0	8" diameter	B-21	50	.560		335	30.5	3.8	369.3	415
)	10" diameter		50	.560		655	30.5	3.8	689.3	770

G10 Site Preparation

G1030 Site Earthwork

Trenching Systems are shown on a cost per linear foot basis. The systems include: excavation; backfill and removal of spoil; and compaction for various depths and trench bottom widths. The backfill has been reduced to accommodate a pipe of suitable diameter and bedding.

The slope for trench sides varies from none to 1:1.

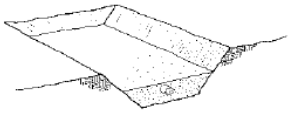
The Expanded System Listing shows Trenching Systems that range from 2' to 12' in width. Depths range from 2' to 25'

System Components	QUANTITY	UNIT	COST PER L.F. EQUIP.	LABOR	TOTAL
SYSTEM G1030 805 1310					
TRENCHING, COMMON EARTH, NO SLOPE, 2' WIDE, 2' DP, 3/8 C.Y. BUCKET					
Excavation, trench, hyd. backhoe, track mtd., 3/8 C.Y. bucket	.148	C.Y.	.30	1.30	
Backfill and load spoil, from stockpile	.153	L.C.Y.	.17	.39	
Compaction by vibrating plate, 6" lifts, 4 passes	.118	C.Y.	.13	.47	
Remove excess spoil, 8 C.Y. dump truck, 2 mile roundtrip	.040	L.C.Y.	.15	.22	
TOTAL			.75	2.38	

G1030 805	Trenching Common Earth	COST PER L.F. EQUIP.	LABOR	TOTAL
1310	Trenching, common earth, no slope, 2' wide, 2' deep, 3/8 C.Y. bucket	.75	2.38	
1320	3' deep, 3/8 C.Y. bucket	1.09	3.58	
1330	4' deep, 3/8 C.Y. bucket	1.43	4.77	
1340	6' deep, 3/8 C.Y. bucket	2.08	6.20	
1350	8' deep, 1/2 C.Y. bucket	2.80	8.20	
1360	10' deep, 1 C.Y. bucket	5.25	9.80	
1400	4' wide, 2' deep, 3/8 C.Y. bucket	1.64	4.75	

G10 Site Preparation

G1030 Site Earthwork



The Pipe Bedding System is shown for various pipe diameters. Compacted bank sand is used for pipe bedding and to fill 12" over the pipe. No backfill is included. Various side slopes are shown to accommodate different soil conditions. Pipe sizes vary from 6" to 84" diameter.

System Components	QUANTITY	UNIT	COST PER L.F. MAT.	INST.	TOTAL
SYSTEM G1030 815 1440					
PIPE BEDDING, SIDE SLOPE 0 TO 1, 1' WIDE, PIPE SIZE 6" DIAMETER					
Borrow, bank sand, 2 mile haul, machine spread	.086	C.Y.	1.30	.81	
Compaction, vibrating plate	.086	C.Y.		.31	
TOTAL			1.30	1.12	

G1030 815	Pipe Bedding	COST PER L.F. MAT.	INST.	TOTAL
1440	Pipe bedding, side slope 0 to 1, 1' wide, pipe size 6" diameter	1.30	1.11	
1460	2' wide, pipe size 8" diameter	2.81	2.40	
1480	Pipe size 10" diameter	2.87	2.45	

02 41 13.17 Demolish, Remove Pavement and Curb

0010	**DEMOLISH, REMOVE PAVEMENT AND CURB**	R024119-10								
5010	Pavement removal, bituminous roads, up to 3" thick	B-38	690	.058	S.Y.	3.0	1.9	5.0	6.7
5050	4"-6" thick		420	.095		5.1	3.1	8.2	11.0
5100	Bituminous driveways		640	.063		3.3	2.0	5.4	7.2

32 12 Flexible Paving

32 12 16 – Asphalt Paving

32 12 16.13 Plant-Mix Asphalt Paving		Crew	Daily Output	Labor-Hours	Unit	2023 Bare Costs Material	Labor	Equipment	Total
0851	1-1/2" thick	B-25B	630	.152	Ton	76	8.0	5.5	89.6
0852	2" thick		690	.139		76	7.3	5.0	88.4
0853	2-1/2" thick		765	.125		76	6.6	4.5	87.1
0854	3" thick		800	.120		76	6.3	4.3	86.6
1000	Pavement replacement over trench, 2" thick	B-17C	90	.533	S.Y.	8	28	22.5	58.5
1050	4" thick		70	.686		15.8	36	29	80.8
1080	6" thick		55	.873		25	45.5	37	107.5
1100	Turnouts and driveway entrances to highways								

US PIPE FABRICATION

DUCTILE IRON PIPE
FABRICATED PIPE

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USP FAB DIP 2023-01

SIZE: 4 INCH

LEN.	FxF WT.	FxF PRICE	FxPE WT.	FxPE PRICE	FxG WT.	FxG PRICE	GxG WT.	GxG PRICE	GxPE WT.	GxPE PRICE	PExPE WT.	PExPE PRICE	LEN.
1' 0"	38	$636	26	$ 382	26	$ 513	14	$ 442	14	$ 311	14	$ 180	1' 0"
1' 6"	45	$706	33	$ 452	33	$ 583	21	$ 512	21	$ 381	21	$ 250	1' 6"
2' 0"	52	$776	40	$ 522	40	$ 653	28	$ 582	28	$ 451	28	$ 320	2' 0"
2' 6"	59	$846	47	$ 592	47	$ 723	35	$ 652	35	$ 521	35	$ 390	2' 6"
3' 0"	65	$916	53	$ 662	53	$ 793	41	$ 722	41	$ 591	41	$ 460	3' 0"
3' 6"	72	$986	60	$ 732	60	$ 863	48	$ 792	48	$ 661	48	$ 530	3' 6"
4' 0"	79	$1,056	67	$ 802	67	$ 933	55	$ 862	55	$ 731	55	$ 600	4' 0"
4' 6"	86	$1,126	74	$ 872	74	$ 1,003	62	$ 932	62	$ 801	62	$ 670	4' 6"
5' 0"	93	$1,196	81	$ 942	81	$ 1,073	69	$ 1,002	69	$ 871	69	$ 740	5' 0"
5' 6"	100	$1,266	88	$ 1,012	88	$ 1,143	76	$ 1,072	76	$ 941	76	$ 810	5' 6"
6' 0"	107	$1,336	95	$ 1,082	95	$ 1,213	83	$ 1,142	83	$ 1,011	83	$ 880	6' 0"
6' 6"	114	$1,406	102	$ 1,152	102	$ 1,283	90	$ 1,212	90	$ 1,081	90	$ 950	6' 6"
7' 0"	121	$1,476	109	$ 1,222	109	$ 1,353	97	$ 1,282	97	$ 1,151	97	$ 1,020	7' 0"
7' 6"	128	$1,546	116	$ 1,292	116	$ 1,423	104	$ 1,352	104	$ 1,221	104	$ 1,090	7' 6"
8' 0"	134	$1,616	122	$ 1,362	122	$ 1,493	110	$ 1,422	110	$ 1,291	110	$ 1,160	8' 0"
8' 6"	141	$1,686	129	$ 1,432	129	$ 1,563	117	$ 1,492	117	$ 1,361	117	$ 1,230	8' 6"
9' 0"	148	$1,756	136	$ 1,502	136	$ 1,633	124	$ 1,562	124	$ 1,431	124	$ 1,300	9' 0"
9' 6"	155	$1,826	143	$ 1,572	143	$ 1,703	131	$ 1,632	131	$ 1,501	131	$ 1,370	9' 6"
10' 0"	162	$1,896	150	$ 1,642	150	$ 1,773	138	$ 1,702	138	$ 1,571	138	$ 1,440	10' 0"
10' 6"	169	$1,966	157	$ 1,712	157	$ 1,843	145	$ 1,772	145	$ 1,641	145	$ 1,510	10' 6"
11' 0"	176	$2,036	164	$ 1,782	164	$ 1,913	152	$ 1,842	152	$ 1,711	152	$ 1,580	11' 0"
11' 6"	183	$2,106	171	$ 1,852	171	$ 1,983	159	$ 1,912	159	$ 1,781	159	$ 1,650	11' 6"
12' 0"	190	$2,176	178	$ 1,922	178	$ 2,053	166	$ 1,982	166	$ 1,851	166	$ 1,720	12' 0"
12' 6"	197	$2,246	185	$ 1,992	185	$ 2,123	173	$ 2,052	173	$ 1,921	173	$ 1,790	12' 6"
13' 0"	203	$2,316	191	$ 2,062	191	$ 2,193	179	$ 2,122	179	$ 1,991	179	$ 1,860	13' 0"
13' 6"	210	$2,386	198	$ 2,132	198	$ 2,263	186	$ 2,192	186	$ 2,061	186	$ 1,930	13' 6"
14' 0"	217	$2,456	205	$ 2,202	205	$ 2,333	193	$ 2,262	193	$ 2,131	193	$ 2,000	14' 0"
14' 6"	224	$2,526	212	$ 2,272	212	$ 2,403	200	$ 2,332	200	$ 2,201	200	$ 2,070	14' 6"
15' 0"	231	$2,596	219	$ 2,342	219	$ 2,473	207	$ 2,402	207	$ 2,271	207	$ 2,140	15' 0"
15' 6"	238	$2,666	226	$ 2,412	226	$ 2,543	214	$ 2,472	214	$ 2,341	214	$ 2,210	15' 6"
16' 0"	245	$2,736	233	$ 2,482	233	$ 2,613	221	$ 2,542	221	$ 2,411	221	$ 2,280	16' 0"
16' 6"	252	$2,806	240	$ 2,552	240	$ 2,683	228	$ 2,612	228	$ 2,481	228	$ 2,350	16' 6"
17' 0"	259	$2,876	247	$ 2,622	247	$ 2,753	235	$ 2,682	235	$ 2,551	235	$ 2,420	17' 0"
17' 6"	266	$2,946	254	$ 2,692	254	$ 2,823	242	$ 2,752	242	$ 2,621	242	$ 2,490	17' 6"
‡ 18' 0"	272	$3,016	260	$ 2,762	260	$ 2,893	248	$ 2,822	248	$ 2,691	248	$ 2,560	‡ 18' 0"
‡ 18' 6"	279	$3,086	267	$ 2,832	267	$ 2,963	255	$ 2,892	255	$ 2,761	255	$ 2,630	‡ 18' 6"
‡ 19' 0"	286	$3,156	274	$ 2,902	274	$ 3,033	262	$ 2,962	262	$ 2,831	262	$ 2,700	‡ 19' 0"
‡ 19' 6"	293	$3,226	281	$ 2,972	281	$ 3,103	269	$ 3,032	269	$ 2,901	269	$ 2,770	‡ 19' 6"
‡ 20' 0"	300	$3,296	288	$ 3,042	288	$ 3,173	276	$ 3,102	276	$ 2,971	276	$ 2,840	‡ 20' 0"

‡ SUBJECT TO AVAILABILITY

ADD - ONS

4"Cement Lined

US PIPE FABRICATION

DUCTILE IRON PIPE
FABRICATED PIPE

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USP FAB DIP 2023-01

SIZE: 6 INCH

LEN.	FxF WT.	FxF PRICE	FxPE WT.	FxPE PRICE	FxG WT.	FxG PRICE	GxG WT.	GxG PRICE	GxPE WT.	GxPE PRICE	PExPE WT.	PExPE PRICE	LEN.
1' 0"	55	$799	38	$ 472	38	$ 627	21	$ 528	21	$ 373	21	$ 218	1' 0"
1' 6"	66	$883	49	$ 556	49	$ 711	32	$ 612	32	$ 457	32	$ 302	1' 6"
2' 0"	77	$967	60	$ 640	60	$ 795	43	$ 696	43	$ 541	43	$ 386	2' 0"
2' 6"	88	$1,051	71	$ 724	71	$ 879	54	$ 780	54	$ 625	54	$ 470	2' 6"
3' 0"	98	$1,135	81	$ 808	81	$ 963	64	$ 864	64	$ 709	64	$ 554	3' 0"
3' 6"	109	$1,219	92	$ 892	92	$ 1,047	75	$ 948	75	$ 793	75	$ 638	3' 6"
4' 0"	120	$1,303	103	$ 976	103	$ 1,131	86	$ 1,032	86	$ 877	86	$ 722	4' 0"
4' 6"	130	$1,387	113	$ 1,060	113	$ 1,215	96	$ 1,116	96	$ 961	96	$ 806	4' 6"
5' 0"	141	$1,471	124	$ 1,144	124	$ 1,299	107	$ 1,200	107	$ 1,045	107	$ 890	5' 0"
5' 6"	152	$1,555	135	$ 1,228	135	$ 1,383	118	$ 1,284	118	$ 1,129	118	$ 974	5' 6"
6' 0"	162	$1,639	145	$ 1,312	145	$ 1,467	128	$ 1,368	128	$ 1,213	128	$ 1,058	6' 0"
6' 6"	173	$1,723	156	$ 1,396	156	$ 1,551	139	$ 1,452	139	$ 1,297	139	$ 1,142	6' 6"
7' 0"	184	$1,807	167	$ 1,480	167	$ 1,635	150	$ 1,536	150	$ 1,381	150	$ 1,226	7' 0"
7' 6"	195	$1,891	178	$ 1,564	178	$ 1,719	161	$ 1,620	161	$ 1,465	161	$ 1,310	7' 6"
8' 0"	205	$1,975	188	$ 1,648	188	$ 1,803	171	$ 1,704	171	$ 1,549	171	$ 1,394	8' 0"
8' 6"	216	$2,059	199	$ 1,732	199	$ 1,887	182	$ 1,788	182	$ 1,633	182	$ 1,478	8' 6"
9' 0"	227	$2,143	210	$ 1,816	210	$ 1,971	193	$ 1,872	193	$ 1,717	193	$ 1,562	9' 0"
9' 6"	237	$2,227	220	$ 1,900	220	$ 2,055	203	$ 1,956	203	$ 1,801	203	$ 1,646	9' 6"
10' 0"	248	$2,311	231	$ 1,984	231	$ 2,139	214	$ 2,040	214	$ 1,885	214	$ 1,730	10' 0"
10' 6"	259	$2,395	242	$ 2,068	242	$ 2,223	225	$ 2,124	225	$ 1,969	225	$ 1,814	10' 6"
11' 0"	269	$2,479	252	$ 2,152	252	$ 2,307	235	$ 2,208	235	$ 2,053	235	$ 1,898	11' 0"
11' 6"	280	$2,563	263	$ 2,236	263	$ 2,391	246	$ 2,292	246	$ 2,137	246	$ 1,982	11' 6"
12' 0"	291	$2,647	274	$ 2,320	274	$ 2,475	257	$ 2,376	257	$ 2,221	257	$ 2,066	12' 0"
12' 6"	302	$2,731	285	$ 2,404	285	$ 2,559	268	$ 2,460	268	$ 2,305	268	$ 2,150	12' 6"
13' 0"	312	$2,815	295	$ 2,488	295	$ 2,643	278	$ 2,544	278	$ 2,389	278	$ 2,234	13' 0"
13' 6"	323	$2,899	306	$ 2,572	306	$ 2,727	289	$ 2,628	289	$ 2,473	289	$ 2,318	13' 6"
14' 0"	334	$2,983	317	$ 2,656	317	$ 2,811	300	$ 2,712	300	$ 2,557	300	$ 2,402	14' 0"
14' 6"	344	$3,067	327	$ 2,740	327	$ 2,895	310	$ 2,796	310	$ 2,641	310	$ 2,486	14' 6"
15' 0"	355	$3,151	338	$ 2,824	338	$ 2,979	321	$ 2,880	321	$ 2,725	321	$ 2,570	15' 0"
15' 6"	366	$3,235	349	$ 2,908	349	$ 3,063	332	$ 2,964	332	$ 2,809	332	$ 2,654	15' 6"
16' 0"	376	$3,319	359	$ 2,992	359	$ 3,147	342	$ 3,048	342	$ 2,893	342	$ 2,738	16' 0"
16' 6"	387	$3,403	370	$ 3,076	370	$ 3,231	353	$ 3,132	353	$ 2,977	353	$ 2,822	16' 6"
17' 0"	398	$3,487	381	$ 3,160	381	$ 3,315	364	$ 3,216	364	$ 3,061	364	$ 2,906	17' 0"
17' 6"	409	$3,571	392	$ 3,244	392	$ 3,399	375	$ 3,300	375	$ 3,145	375	$ 2,990	17' 6"
‡ 18' 0"	419	$3,655	402	$ 3,328	402	$ 3,483	385	$ 3,384	385	$ 3,229	385	$ 3,074	‡ 18' 0"
‡ 18' 6"	430	$3,739	413	$ 3,412	413	$ 3,567	396	$ 3,468	396	$ 3,313	396	$ 3,158	‡ 18' 6"
‡ 19' 0"	441	$3,823	424	$ 3,496	424	$ 3,651	407	$ 3,552	407	$ 3,397	407	$ 3,242	‡ 19' 0"
‡ 19' 6"	451	$3,907	434	$ 3,580	434	$ 3,735	417	$ 3,636	417	$ 3,481	417	$ 3,326	‡ 19' 6"
‡ 20' 0"	462	$3,991	445	$ 3,664	445	$ 3,819	428	$ 3,720	428	$ 3,565	428	$ 3,410	‡ 20' 0"

‡ SUBJECT TO AVAILABILITY

ADD - ONS

6"Cement Lined

1.n Service Laterals

Source: Per California American Water, 1-inch service connections are $2500 each. Linear interpolation was used to estimate other service later connection size costs up to 2-inches. Service laterals for 2-inch and higher were assumed to be the same cost as a 2-inch connection.

1.o Water Meters

Source: California American Water. Cost for 3-inch and 4-inch diameter meters based upon $141/inch cost adder to meters 2-inch and above.

Size Group	2022 Price
5/8	$ 85.94
3/4	$ 109.15
3/4	$ 109.15
1	$ 154.60
1.5	$ 353.18
2	$ 494.70

1.p Fire Hydrants

Source: Recent Bid Tab, see below.

~~[SUGGESTED FORMAT FOR UNIT PRICE BID]~~

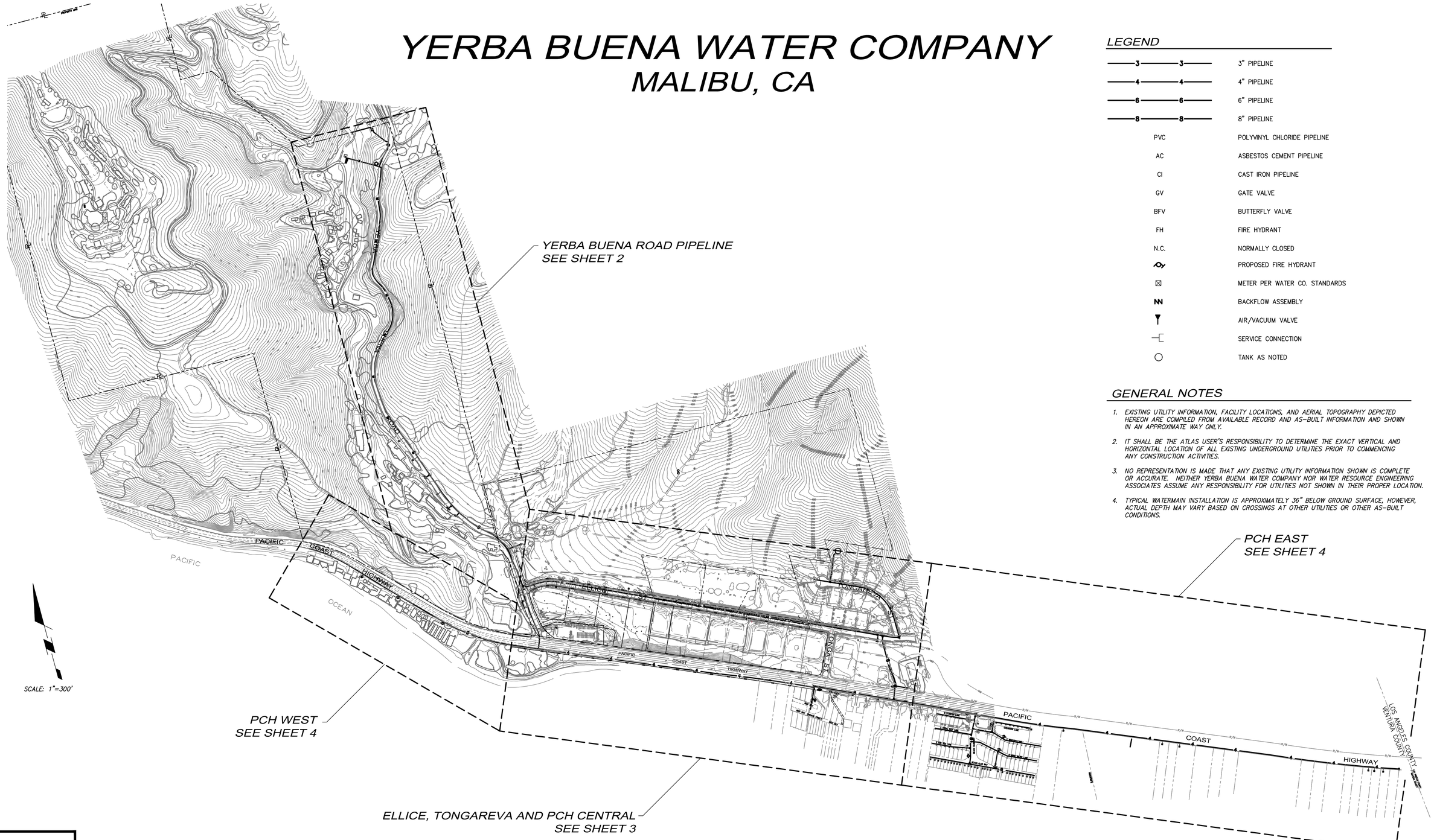
Item No.	Description	Unit	Estimated Quantity	Bid Unit Price	Bid Price
1	6" Gate Valves (MJxMJ)	EA	5	$1700.00	$8500.00
2	Meters, including meter box, PRV, excavation, backfill and & appurtenances	EA	45	$1290.00	$58,050
3	Water Service Laterals, including excavation, backfill, pavement replacement and ~~including~~ appurtenances	EA	45	$2200.00	$99,000
Norton Way Watermain Bid Items (below) must meet AIS Requirements					
4	6-inch watermain including all fittings, restraints, excavation and backfill, encasement, and appurtenances~~" P.V.C.~~	LF	533	$64.00	$34,112.00
5	6-inch gate valve, fire hydrant and all appurtenances~~Concrete Encasement~~	~~LF~~EA	~~281~~	$6,700.00	$6,700.00
6	~~6" 11.25° Bend (MJxMJ)~~4-inch hot tap and gate valve and all appurtenances	EA	~~21~~	$4500.00	$4500.00
7	Pavement Replacement	SF	1,485	$8.00	$11,880.00
8	Permits, including SWPPP, Traffic Control Plan and Permit Fees	LS	1	$10,000.00	$10,000.00
Total of All Unit Price Bid Items					$232,742.00

Bidder acknowledges that (1) each Bid Unit Price includes an amount considered by Bidder to be

1q. Land Costs

It appears as though the storage tank has an easement with the property owner of the property, as well as the well sites. Land acquisition costs may not be applicable.

YERBA BUENA WATER COMPANY
MALIBU, CA



LEGEND

3 — 3	3" PIPELINE
4 — 4	4" PIPELINE
6 — 6	6" PIPELINE
8 — 8	8" PIPELINE
PVC	POLYVINYL CHLORIDE PIPELINE
AC	ASBESTOS CEMENT PIPELINE
CI	CAST IRON PIPELINE
GV	GATE VALVE
BFV	BUTTERFLY VALVE
FH	FIRE HYDRANT
N.C.	NORMALLY CLOSED
	PROPOSED FIRE HYDRANT
⊠	METER PER WATER CO. STANDARDS
	BACKFLOW ASSEMBLY
	AIR/VACUUM VALVE
	SERVICE CONNECTION
○	TANK AS NOTED

GENERAL NOTES

1. EXISTING UTILITY INFORMATION, FACILITY LOCATIONS, AND AERIAL TOPOGRAPHY DEPICTED HEREON ARE COMPILED FROM AVAILABLE RECORD AND AS-BUILT INFORMATION AND SHOWN IN AN APPROXIMATE WAY ONLY.
2. IT SHALL BE THE ATLAS USER'S RESPONSIBILITY TO DETERMINE THE EXACT VERTICAL AND HORIZONTAL LOCATION OF ALL EXISTING UNDERGROUND UTILITIES PRIOR TO COMMENCING ANY CONSTRUCTION ACTIVITIES.
3. NO REPRESENTATION IS MADE THAT ANY EXISTING UTILITY INFORMATION SHOWN IS COMPLETE OR ACCURATE. NEITHER YERBA BUENA WATER COMPANY NOR WATER RESOURCE ENGINEERING ASSOCIATES ASSUME ANY RESPONSIBILITY FOR UTILITIES NOT SHOWN IN THEIR PROPER LOCATION.
4. TYPICAL WATERMAIN INSTALLATION IS APPROXIMATELY 36" BELOW GROUND SURFACE, HOWEVER, ACTUAL DEPTH MAY VARY BASED ON CROSSINGS AT OTHER UTILITIES OR OTHER AS-BUILT CONDITIONS.

SITE PLAN AREA MAP

SCALE: 1" = 300'

REGISTERED PROFESSIONAL ENGINEER
LOUIS M. NAGY
No. 47648
Exp. 12-31-19
CIVIL
STATE OF CALIFORNIA

300' 150' 0' 300' 600'
GRAPHIC SCALE: 1"=300'

PRELIMINARY

Know what's below. Call before you dig.

REVISIONS	BY	DATE

PROGRESS	BY	DATE
PRELIMINARY PLOT	SC	02/20/18

PREPARED BY:
WREA
WATER RESOURCE ENGINEERING ASSOCIATES
2300 ALESSANDRO DR, SUITE 215, VENTURA, CA 93001 • 805.653.7900 • 800-25-WATER • FAX: 805.653.0610
LOUIS M. NAGY R.C.E. NO. 047648 EXP. 12-31-19 DATE

WATER SYSTEM SITE PLAN

YERBA BUENA WATER COMPANY
MALIBU, CALIFORNIA
WATER SYSTEM ATLAS

SHEET 1
OF 4
JOB NO. 3136

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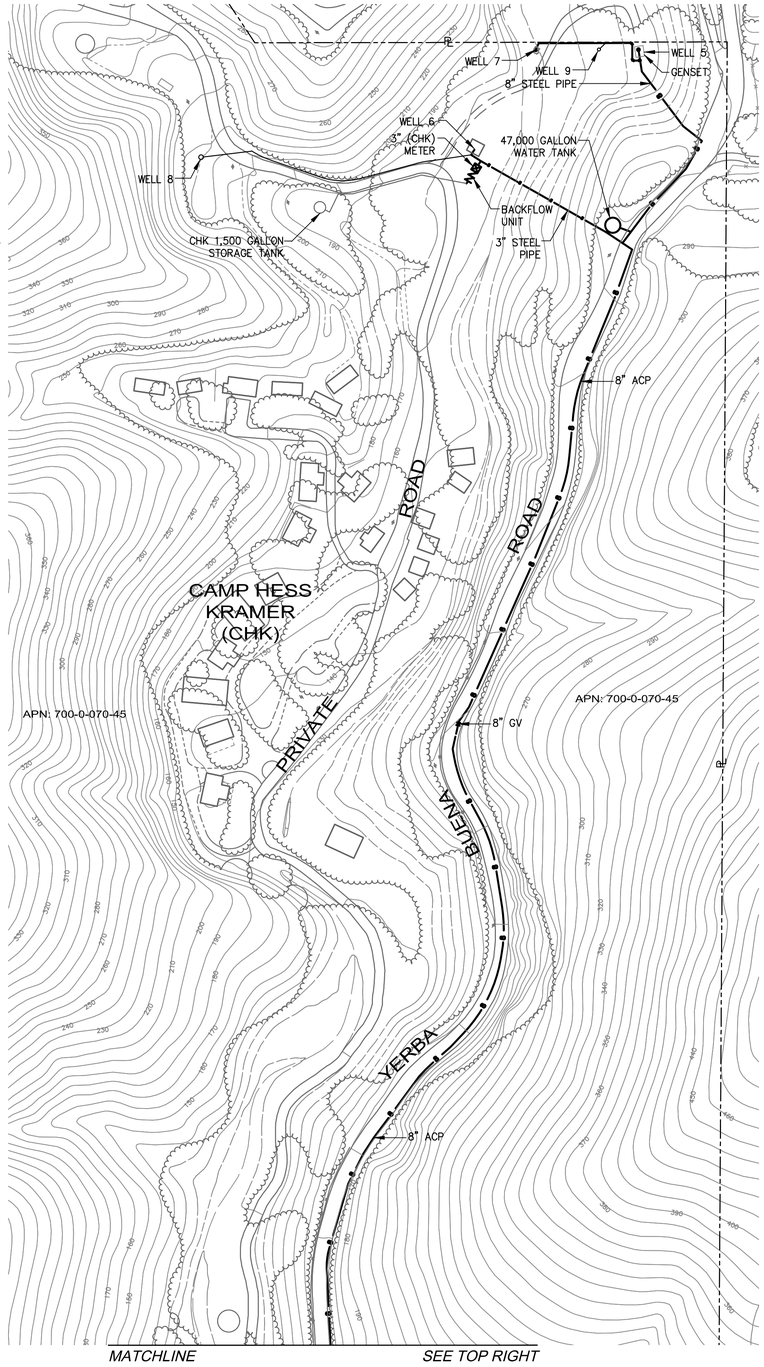
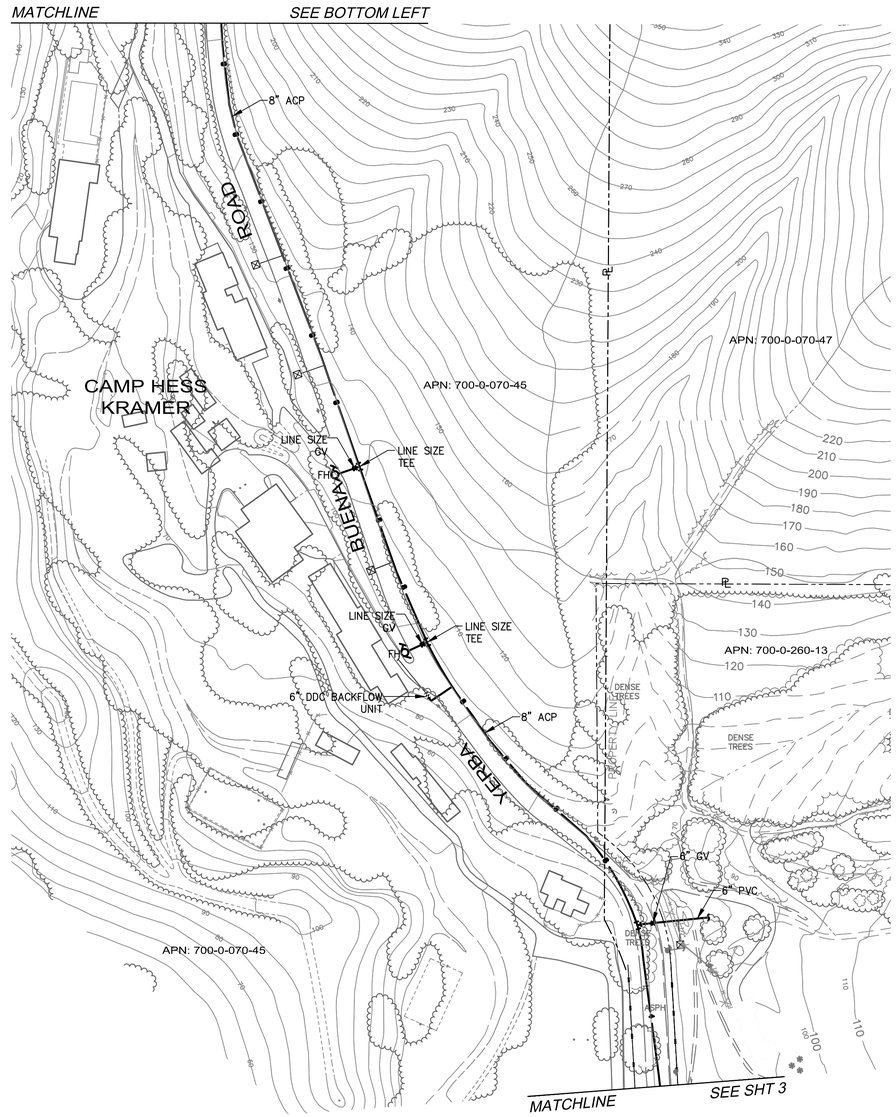
Feb 20, 2018

SCALE: 1"=100'



SCALE: 1"=100'



REGISTERED PROFESSIONAL ENGINEER
LOUIS M. NAGY
No. 47648
Exp. 12-31-19
CIVIL
STATE OF CALIFORNIA

100' 50' 0' 100' 200'
GRAPHIC SCALE: 1"=100'

YERBA BUENA ROAD PIPELINE AND APPURTENANCES
SCALE: 1" = 100'

PRELIMINARY

Know what's below. Call before you dig.

REVISIONS	BY	DATE

PROGRESS	BY	DATE
PRELIMINARY PLOT	SC	02/20/18

PREPARED BY:
WREA
WATER RESOURCE ENGINEERING ASSOCIATES
2300 ALESSANDRO DR, SUITE 215, VENTURA, CA 93001 • 805.653.7900 • 800-25-WATER • FAX: 805.653.0610
LOUIS M. NAGY R.C.E. NO. 047648 EXP. 12-31-19 DATE

YERBA BUENA ROAD
PIPELINE AND APPURTENANCES

YERBA BUENA WATER COMPANY
MALIBU, CALIFORNIA
WATER SYSTEM ATLAS

SHEET 2
OF 4
JOB NO. 3136

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SCALE: 1"=100'

ELLICE STREET, TONGAREVA AND PACIFIC COAST HIGHWAY CENTRAL PIPELINE AND APPURTENANCES

SCALE: 1" = 100'

REGISTERED PROFESSIONAL ENGINEER
LOUIS M. NAGY
No. 47648
Exp. 12-31-19
CIVIL
STATE OF CALIFORNIA

100' 50' 0' 100' 200'
GRAPHIC SCALE: 1"=100'

NOTE: SOME APNS AND PARCEL LINES NOT SHOWN FOR CLARITY

PRELIMINARY

811 Know what's below. Call before you dig.

REVISIONS	BY	DATE

PROGRESS	BY	DATE
PRELIMINARY PLOT	SC	02/20/18

PREPARED BY:
WREA
WATER RESOURCE ENGINEERING ASSOCIATES
2300 ALESSANDRO DR, SUITE 215, VENTURA, CA 93001 • 805.653.7900 • 800-25-WATER • FAX: 805.653.0610
LOUIS M. NAGY R.C.E. NO. 047648 EXP. 12-31-19 DATE

ELLICE STREET, TONGAREVA STREET AND PACIFIC COAST HIGHWAY CENTRAL PIPELINE AND APPURTENANCES

YERBA BUENA WATER COMPANY
MALIBU, CALIFORNIA
WATER SYSTEM ATLAS

SHEET 3
OF 4
JOB NO. 3136

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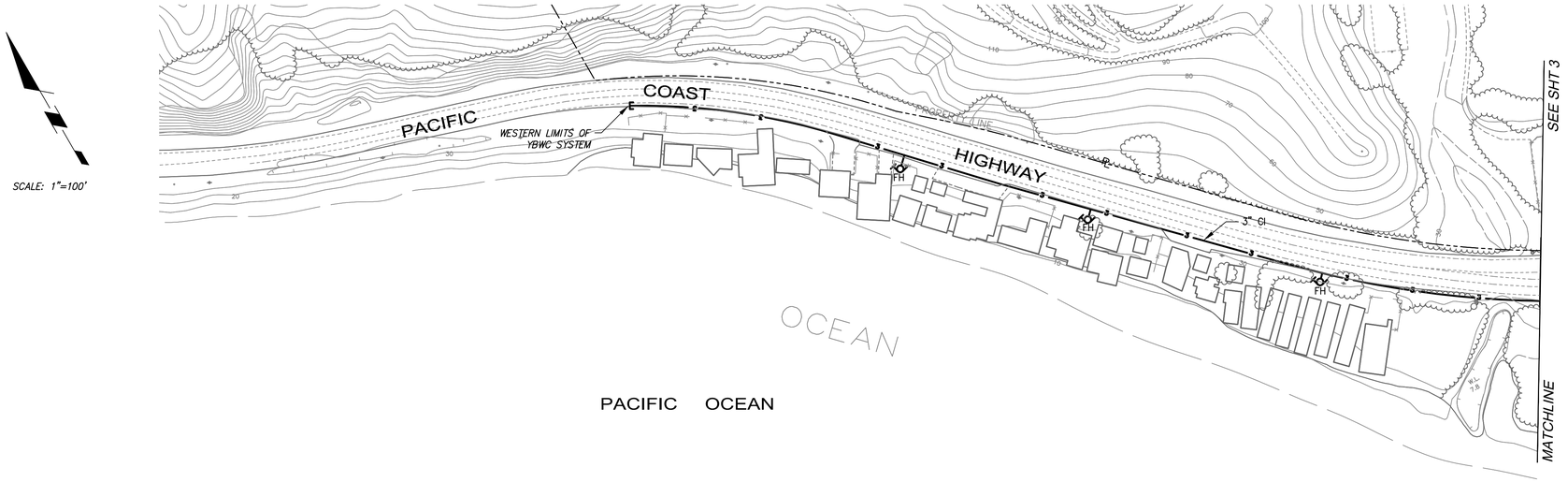
Feb 20, 2018



SCALE: 1"=100'

PACIFIC OCEAN

PACIFIC COAST HIGHWAY EAST PIPELINE AND APPURTENANCES

SCALE: 1" = 100'

REDACTED

SCALE: 1"=

PACIFIC COAST HIGHWAY WEST PIPELINE AND APPURTENANCES

SCALE: 1" = 100'

REGISTERED PROFESSIONAL ENGINEER
LOUIS M. NAGY
No. 47648
Exp. 12-31-19
CIVIL
STATE OF CALIFORNIA

100' 50' 0' 100' 200'

GRAPHIC SCALE: 1"=100'

NOTE: SOME APNS AND PARCEL LINES NOT SHOWN FOR CLARITY

PRELIMINARY

REVISIONS	BY	DATE

PROGRESS	BY	DATE
PRELIMINARY PLOT	SC	02/20/18

PREPARED BY:

WREA
WATER RESOURCE ENGINEERING ASSOCIATES
2300 ALESSANDRO DR, SUITE 215, VENTURA, CA 93001 • 805.653.7900 • 800-25-WATER • FAX: 805.653.0610

LOUIS M. NAGY R.C.E. NO. 047648 EXP. 12-31-19 DATE

PACIFIC COAST HIGHWAY WEST AND PACIFIC COAST HIGHWAY EAST PIPELINE AND APPURTENANCES

YERBA BUENA WATER COMPANY
MALIBU, CALIFORNIA
WATER SYSTEM ATLAS

SHEET 4
OF 4
JOB NO. 3136

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Feb 20, 2018

MDR RESPONSE 20 ATTACHMENT

California American Water Company Advice Letter Notice

Para más información en cómo este cambio impactará su factura, llame al 888-237-1333.

NOTICE OF ADVICE LETTER FILING 1457
Filing to Acquire Yerba Buena Water Company.
ADVICE LETTER 1457

Why am I receiving this notice?
On December 13, 2024, California American Water Company (California American Water) submitted Advice Letter 1457 to the California Public Utilities Commission ("CPUC") requesting California Public Utilities Company approval of the purchase of Yerba Buena Water Company. Approval of this Advice Letter is expected to increase your bill.

What California American Water requests?

- Advice Letter 1457 asks the CPUC to approve California American Water's acquisition of Yerba Buena Water Company's ("Yerba Buena Water") potable water distribution system and service of its customers. The Yerba Buena water system is located in Ventura County approximately 34 miles from California American Water's Ventura District operations center in Newbury Park, California.
- The acquisition would add approximately 249 customer connections to California American Water's customer base and is expected to create greater economies of scale and synergies.

How could this affect my water bill?
Neither California American Water nor Yerba Buena Water customers are expected to see any rate or bill impacts until 2027. California American Water has requested a portion of the purchase price for Yerba Buena's system be included in its General Office costs and recovered from all of its customers. As described below, if approved, this would result in an approximately 0.001% cost of service increase to all California American Water customers, based on Yerba Buena pending GRC rate changes (filed June 7, 2024).[1] California American Water would address consolidation of Yerba Buena Water customers for ratemaking purposes in a future general rate case ("GRC"). California American Water expects to file its next GRC in 2025, for rates to take effect in 2027. Customers will receive additional notice of future GRC proceedings.

If California American Water's pending advice letter request is approved by the CPUC, the average residential bill with a 5/8" meter with average residential usage would not increase. The bill impact for the typical residential customer at average usage, for both Yerba Buena and California American Water, would be an increase of approximately 0.001% per month.

[1] Based on revenues for California American Water authorized in CPUC Decision 24-12-025 and proposed revenues for Yerba Buena Water Company requested in Advice Letter 60

COMPARISON OF TOTAL RESIDENTIAL BILL PER CUSTOMER PER MONTH					
BASED ON YERBA BUENA PENDING GRC RATE CHANGES [1]					
District	**Avg Res Usage (CGL)[2]**	**Pre-Acquisition Total Bill[3]**	**Post-Acquisition Forecasted Total Bill**	**$ Increase**	**% Increase**
Sacramento	78.30	$63.93	$63.93	$0.0000	0.001%
Fruitridge	78.30	$67.71	$67.71	$0.0000	0.001%
Larkfield	60.47	$79.39	$79.39	$0.0000	0.001%
Dunnigan WW	N/A	$46.19	$46.19	$0.0000	0.001%
Meadowbrook	120.94	$54.94	$54.94	$0.0000	0.001%
Monterey	34.83	$114.82	$114.82	$0.0000	0.001%
Central Satellites	82.91	$131.68	$131.68	$0.0000	0.001%
Chualar	117.19	$46.26	$46.26	$0.0000	0.001%
Monterey Wastewater - Active	N/A	$149.18	$149.18	$0.0000	0.001%
Monterey Wastewater - Passive	N/A	$92.95	$92.95	$0.0000	0.001%
Ventura	92.68	$101.55	$101.55	$0.0000	0.001%
LA - Duarte	106.69	$98.77	$98.77	$0.0000	0.001%
LA - Baldwin Hills	89.06	$87.77	$87.77	$0.0000	0.001%
LA - San Marino	121.95	$110.86	$110.86	$0.0000	0.001%
San Diego	56.70	$77.43	$77.43	$0.0000	0.001%
Yerba Buena	82.70	$133.85	$133.85	$0.0000	0.001%

*CGL=100 gallons.

(1) Pre-Acquisition rates are based on Yerba Buena pending GRC rate changes, filed June 7, 2024.
(2) This number is based on residential usage per customer per month in D.24-12-025.
(3) Total bill based on rates on California American Water's 2024 test year rates from D.24-12-025.
(4) Bill impacts are presented as monthly comparison; however, flat rate residential customers are billed on a semi-annual basis. Applicable surcharges are estimated based on location.

How does the rest of this process work?

This Advice Letter will be reviewed by staff in the Water Division of the CPUC who will determine if the request is reasonable and determine if modifications are necessary.

Protests and Responses to Advice Letter 1457

The deadline to protest this advice letter is February 21, 2025, as it will take up to 45 days to provide notices in bill inserts. Please include "**Advice Letter 1457**" in any response or protest you submit.

The reasons for the protest can be one of the following:

(1) The utility did not properly serve or give notice of the advice letter;

(2) The relief requested in the advice letter would violate statute or CPUC order, or is not authorized by statute or CPUC order on which the utility relies;
(3) The analysis, calculations, or data in the advice letter contain material error or omissions;
(4) The relief requested in the advice letter is pending before the CPUC in a formal proceeding;
(5) The relief requested in the advice letter requires consideration in a formal hearing, or is otherwise inappropriate for the advice letter process; or
(6) The relief requested in the advice letter is unjust, unreasonable, or discriminatory (provided that such a protest may not be made where it would require re-litigating a prior order of the CPUC).

If you would like to submit a protest or response about this advice letter, please write to:

California Public Utilities Commission
Water Division, 3rd Floor
505 Van Ness Avenue, San Francisco, CA 94102
Email: **Water.Division@cpuc.ca.gov**

On the same date the response or protest is submitted to the Water Division, the respondent or protestant shall send a copy by mail (or e-mail) to California American Water at the following address:

Email Address:	**Mailing Address:**
ca.rates@amwater.com	520 Capital Mall, Suite 630 Sacramento, CA 95814

Where can I get more information?
Customers with internet access may view and download California American Water's advice letter on California American Water's website by visiting www.amwater.com. If you have technical issues accessing the documents through the website, please e-mail Jonathan.Morse@amwater.com for assistance and reference Advice Letter 1457 in your e-mail.

To request a hard copy of California American Water's Advice Letter, or to obtain more information about the Advice Letter from California American Water, please write to:

California American Water
Advice Letter 1457
520 Capitol Mall, Suite 630
Attention: Jonathan Morse
Jonathan.Morse@amwater.com

MDR RESPONSE 26 ATTACHMENT (CONFIDENTIAL)

THIS IS THE PUBLIC VERSION.

CONFIDENTIAL ATTACHMENT(S) HAVE BEEN OMMITTED.

Contact below to request access:
Demetrio A. Marquez
Senior Paralegal
California-American Water Company
555 Montgomery Street, Suite 816
San Francisco, CA 94111
Phone: (415) 293-3027
Email: demetrio.marquez@amwater.com