

**CALIFORNIA PUBLIC UTILITIES COMMISSION  
DIVISION OF WATER AND AUDITS**

**Advice Letter Cover Sheet**

**Utility Name:** THE SEA RANCH WATER COMPANY, INC. **Date Mailed to Service List:** 11/05/21

**District:**

**CPUC Utility #:** WTC - 126 **Protest Deadline (20<sup>th</sup> Day):** 11/25/21

**Advice Letter #:** 111 **Review Deadline (30<sup>th</sup> Day):** 12/05/21

**Tier**  1  2  3  Compliance **Requested Effective Date:** 11/05/21

**Authorization** D. 92-03-093 et al **Rate Impact:** \$36,272

**Description:** Requests a CPI rate increase of 1.4% 1.4%

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.

**Utility Contact:** Ellen Buechner  
**Phone:** (707) 785-2444  
**Email:** [ebuechner@tsra.org](mailto:ebuechner@tsra.org)

**Utility Contact:** Marino Rodriguez  
**Phone:** (831) 809-2074  
**Email:** [marinorod@aol.com](mailto:marinorod@aol.com)

**DWA Contact:** Tariff Unit  
**Phone:** (415) 703-1133  
**Email:** [Water.Division@cpuc.ca.gov](mailto:Water.Division@cpuc.ca.gov)

**DWA USE ONLY**

DATE

STAFF

COMMENTS

_____	_____	_____
_____	_____	_____
_____	_____	_____
_____	_____	_____

APPROVED

WITHDRAWN

REJECTED

**Signature:** \_\_\_\_\_

**Comments:** \_\_\_\_\_

**Date:** \_\_\_\_\_

\_\_\_\_\_

**CALIFORNIA PUBLIC UTILITIES COMMISSION  
DIVISION OF WATER AND AUDITS**

**Advice Letter Cover Sheet**

<b>Utility Name:</b> THE SEA RANCH WATER COMPANY, INC.	<b>Date Mailed to Service List:</b> 11/04/21
<b>District:</b>	
<b>CPUC Utility #:</b> WTC - 126	<b>Protest Deadline (20<sup>th</sup> Day):</b> 11/24/21
<b>Advice Letter #:</b> 111	<b>Review Deadline (30<sup>th</sup> Day):</b> 12/04/21
<b>Tier:</b> <input checked="" type="checkbox"/> 1 <input type="checkbox"/> 2 <input type="checkbox"/> 3 <input type="checkbox"/> Compliance	<b>Requested Effective Date:</b> 11/04/21
<b>Authorization:</b> D. 92-03-093 et al	
<b>Description:</b> Requests a CPI rate increase of 1.4%	<b>Rate Impact:</b> \$36,272 1.4%

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**

<u>DATE</u>	<u>STAFF</u>	<u>COMMENTS</u>
_____	_____	_____
_____	_____	_____
_____	_____	_____

APPROVED

WITHDRAWN

REJECTED

**Signature:** \_\_\_\_\_

**Comments:** \_\_\_\_\_

**Date:** \_\_\_\_\_

\_\_\_\_\_

**THE SEA RANCH WATER COMPANY, INC.**

**P.O. Box 16  
The Sea Ranch, CA 95468  
(707) 785-2444**

November 4, 2021

ADVICE LETTER No. 111

TO THE PUBLIC UTILITIES COMMISSION OF THE STATE OF CALIFORNIA

THE SEA RANCH WATER COMPANY (TSRWC) hereby transmits for filing one original and one copy each of the following tariffs schedules which are attached hereto:

<u>CPUC SHEET No.</u>	<u>TITLE OF SHEET</u>	<u>CANCELING CPUC SHEET No.</u>
499-W	Schedule No. 1, General Metered Service	494-W
500-W	Schedule No 3, Irrigation Service	495-W
501-W	Schedule No. 1-A General Metered Service Outside Users	496-W
502-W	Schedule No. 3-A Irrigation Service - Outside Users	497-W
503-W	Table of Contents	498-W

The present rates of TSRWC became effective on December 30, 2020, through Advice letter No. 106, which approved a Consumer Price Index rate increase for year 2019. The last general rate increase was effective on October 11, 2012, pursuant to Resolution No. W-4931, which authorized a general rate increase of \$697,677 or 57.08% for test year 2012, an increase of \$577,647 or 30.09% for escalation year 2013, and a revenue decrease of \$63,415 or -2.54% for escalation year 2014.

**Background**

These tariffs are submitted pursuant to Ordering Paragraph No. 1 of Decision No. 92-03-093, dated March 31, 1992, Ordering Paragraph No. 2 of Resolution (Res) W-4493, dated September 2, 2004, or Ordering Paragraph No. 1 of Res. W-4540, dated June 16, 2005. The decision and Resolutions authorize Class B, C and D water utilities and sewer utilities to file a request for a Consumer Price Index increase once a year by Advice Letter. The increased cost is to be passed on to the utility's customers in their quantity rate as well as service charge rates. The above referenced decisions and resolutions authorize TSRWC to file the attached rate schedules and to concurrently withdraw and cancel its present schedules for such service.

TSRWC respectfully requests permission to increase the present monthly quantity and service charge rates by \$36,272 or 1.4% for year 2020. Work papers justifying this rate increase have been provided to the CPUC Division of Water and Audits staff.

**Requested Effective Date**

This filing is a Tier 1 advice letter and may be effective the date of filing. TSRWC respectfully requests an effective date of November 4, 2021, for Advice Letter No. 111.

**Notice**

In compliance with Section 4.3 of General Order No. 96-B, a copy of this advice letter has been mailed to all parties listed on the enclosed service list. In conformance with Ordering Paragraph No. 3 of Resolution No. W-4664, TSRWC will provide notice to its customers of the increase in dollar and percentage terms with the first bill that includes the increase.

This filing is made under the provisions of General Order No. 96-B.

This filing will not cause withdrawal of service nor conflict with any other schedule or rule.

**Response or Protest**

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 are:

- (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
- (E) 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 20 days of the date this advice letter is filed. The address for mailing or delivering a protest is:

Tariff Unit, Water Division, 3<sup>rd</sup> Floor  
California Public Utilities Commission  
505 Van Ness Avenue  
San Francisco, CA 94102  
E-Mail: [water\\_division@cpuc.ca.gov](mailto:water_division@cpuc.ca.gov)

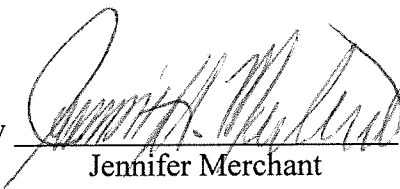
On the same day the response or protest is submitted to the Water Division, the respondent or protestant shall send a copy of the protest by mail or e-mail to us, addressed to:

The Sea Ranch Water Company, Inc.  
P.O. Box 16  
The Sea Ranch, CA 95497  
Fax No. (707) 785-3555

Cities and counties that need Board of Supervisors or Board of Commissioners approval to protest should inform the Water Division, within the 20 day protest period, 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.

Replies: The utility shall reply to each protest and may reply to any response. Each reply must be received by the Division of Water and Audits within five business days after the end of the protest period, and shall be served on the same day to the person who filed the protest or response.

The Sea Ranch Water Company, Inc.

By   
Jennifer Merchant  
Chief Executive Officer

Attachments

Schedule No. 1  
GENERAL METERED SERVICE

APPLICABILITY

Applicable to all metered water service

TERRITORY

The area known as The Sea Ranch, and vicinity, located approximately 7 miles southeast of Gualala, Sonoma County.

RATES

Quantity Rates

All water, per 100 gallons..... \$ 1.97 (I)

<u>Service charge :</u>	<u>Per Meter</u> <u>Per Bi-Monthly Period</u>	
For 5/8 x 3/4-inch meter.....	\$ 125.75	(I)
For 1-inch meter for fire sprinkler.....	157.19	
For 3/4-inch meter.....	188.61	
For 1-inch meter .....	314.36	
For 2-inch meter for fire suppression.....	393.58	
For 1-1/2-inch meter .....	628.72	
For 2-inch meter .....	1,005.94	
For 4-inch meter for fire suppression .....	1,257.44	
For 3-inch meter .....	1,886.16	
For 4-inch meter .....	3,143.61	(I)

The Service Charge is readiness-to-serve charge which is applicable to all metered service and to which is added the charge for water used computed at the Quantity Rates.

SPECIAL CONDITIONS

1. Any customer prior to resuming service within twelve months after such service was discontinued will be required to pay all service charges that would have been billed if service had not been discontinued.
2. All bills shall be subject to the Plant Replacement Fee set forth in Schedule R.
3. Any service to a residential customer who requires a 1-inch meter only because of fire flow requirements for a fire sprinkler system will be billed at the above 5/8 x 3/4 inch meter service charge plus a 25% surcharge.
4. Any service to a residential customer who requires a 2-inch meter only because of fire flow requirements for fire suppression will be billed at the above 1-inch meter service charge plus a 25% surcharge.

(continued)

(To be inserted by utility)

Issued by

(To be inserted by Cal. P.U.C.)

Advice Letter No. 111

Ellen Buechner

Date Filed \_\_\_\_\_

Decision No. 92-03-093

Name  
CFO  
 Title

Effective \_\_\_\_\_

Resolution No. \_\_\_\_\_

Schedule No. 3  
IRRIGATION SERVICE

APPLICABILITY

Applicable to all irrigation service **except for use beyond the service area.**

TERRITORY

The area known as The Sea Ranch, and vicinity, located approximately 7 miles southeast of Gualala, Sonoma County.

RATES

Quantity Rate:

For each 100 gallons..... \$ 1.392 (I)

SPECIAL CONDITIONS

1. Irrigation service is interruptible at the discretion of the utility.
2. The customer shall bear all costs for the irrigation service and meter installation, including backflow prevention devices if required. The service and equipment shall become the property of the utility upon commencement of deliveries.
3. Any customer prior to resuming service within twelve months after such service was discontinued will be required to pay all minimum charges which would have been billed if service had not been discontinued.
4. The established billing cycle is bi-monthly.
5. All bills are subject to the reimbursement fee set forth in Schedule No. UF and Plant Replacement fee set forth in Schedule R.
6. Service under this Schedule will not be provided for water use beyond the service area of the Utility. Customers using water beyond the service area must take service under Schedule No. 3-A "Irrigation Service-Outside Users".

(To be inserted by utility)

Issued by

(To be inserted by Cal. P.U.C.)

Advice Letter No. 111

Ellen Buechner

Date Filed \_\_\_\_\_

Decision No. 92-03-093

Name  
CFO  
Title

Effective \_\_\_\_\_

Resolution No. \_\_\_\_\_

Schedule No. 1-A

GENERAL METERED SERVICE – OUTSIDE USERS

APPLICABILITY

Applicable to all metered water service for use beyond the service area.

TERRITORY

The area known as The Sea Ranch, and vicinity, located approximately 7 miles southeast of Gualala, Sonoma County.

RATES

Quantity Rates

All water, per 100 gallons..... \$ 1.97 (I)

<u>Service charge :</u>	Per Meter Per Bi-Monthly Period	
For 5/8 x 3/4-inch meter.....	\$ 125.75	(I)
For 1-inch meter for fire sprinkler.....	157.19	
For 3/4-inch meter.....	188.61	
For 1-inch meter.....	314.36	
For 2-inch meter for fire suppression.....	393.58	
For 1-1/2-inch meter.....	628.72	
For 2-inch meter.....	1,005.95	
For 2-inch meter for fire suppression.....	1,257.44	
For 3-inch meter.....	1,886.16	
For 4-inch meter.....	3,143.61	(I)

The Service Charge is readiness-to-serve charge which is applicable to all metered service and to which is added the charge for water used computed at the Quantity Rates.

SPECIAL CONDITIONS

1. Any customer prior to resuming service within twelve months after such service was discontinued will be required to pay all service charges that would have been billed if service had not been discontinued.
2. All bills shall be subject to the Plant Replacement Fee set forth in Schedule R.
3. Any service to a residential customer who requires a 1-inch meter only because of fire flow requirements for a fire sprinkler system will be billed at the above 5/8 x 3/4 inch meter service charge plus a 25% surcharge.
4. Any service to a residential customer who requires a 2-inch meter only because of fire flow requirements for fire suppression will be billed at the above 1-inch meter service charge plus a 25% surcharge.

(continued)

(To be inserted by utility)

Issued by

(To be inserted by Cal. P.U.C.)

Advice Letter No. 111

Ellen Buechner

Date Filed \_\_\_\_\_

Decision No. 92-03-093

Name  
CFO  
 Title

Effective \_\_\_\_\_

Resolution No. \_\_\_\_\_



Schedule No. 3-A  
IRRIGATION SERVICE – OUTSIDE USERS

APPLICABILITY

Applicable to all irrigation service **for use beyond the service area.**

TERRITORY

The area known as The Sea Ranch, and vicinity, located approximately 7 miles southeast of Gualala, Sonoma County.

RATES

Quantity Rate:

For each 100 gallons..... \$ 1.392 (I)

SPECIAL CONDITIONS

1. Irrigation service is interruptible at the discretion of the utility.
2. The customer shall bear all costs for the irrigation service and meter installation, including backflow prevention devices if required. The service and equipment shall become the property of the utility upon commencement of deliveries.
3. Any customer prior to resuming service within twelve months after such service was discontinued will be required to pay all minimum charges which would have been billed if service had not been discontinued.
4. The established billing cycle is bi-monthly.
5. All bills are subject to the reimbursement fee set forth in Schedule No. UF and Plant Replacement fee set forth in Schedule R.
6. The Utility, in its sole discretion, may discontinue service under this Schedule by providing the customer with 180 days notice.
7. The Utility may discontinue service under this Schedule to any customer who materially increases its water usage by providing the customer with 90 days notice.
8. This Schedule is closed to new applicants effective February 10, 2010.

(To be inserted by utility)

Issued by

(To be inserted by Cal. P.U.C.)

Advice Letter No. 111

Ellen Buechner

Date Filed \_\_\_\_\_

Decision No. 92-03-093

Name

CFO

Title

Effective \_\_\_\_\_

Resolution No. \_\_\_\_\_

TABLE OF CONTENTS

The following listed tariff sheets contain all effective rates and affecting rates and service of the utility, together with information relating thereto:

<u>Subject Matter of Sheet</u>	<u>Cal. P.U.C. Sheet No.</u>	
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Preliminary Statement	370-W, 62-W, 380-W, 426-W - 429-W	
Service Area Map	199-W	
 Rate Schedules:		
Schedule No. 1, General Metered Service	499-W, 488-W	(C)
Schedule No. 1-A General Metered Service-Outside Users	501-W, 490-W	(C)
Schedule No. 3, Irrigation Service	500-W	(C)
Schedule No. 3-A, Irrigation Service-Outside Users	502-W	(C)
Schedule R. Plant Replacement Fees	365-W	
Schedule LC. Late Payment Charge	269-W	
Schedule No. UF, Surcharge to Fund P.U.C Reimbursement Fee	492-W	
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No. 1 Definitions	466-W, 467-W	
No. 2 Description of Service	110-W	
No. 3 Application for Service	11-W, 255-W	
No. 4 Contracts	12-W	
No. 5 Special Information Required on Forms	468-W - 470-W	
No. 6 Establishment and Re-establishment of Credit	15-W	
No. 7 Deposits	306-W, 307-W	
No. 8 Notices	471-W, 473-W	
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No. 14 Continuity of Service	30-W	
No. 14.1 Water Conservation and Rationing Plan	419-W- 424-W	
No. 15 Main Extensions	205-W - 217-W, 447-W	
No. 16 Service Connections, Meters, and Customer's Facilities	218-W- 224-W	
No. 17 Measurement of Service	163-W	

(continued)

(To be inserted by utility)

Issued by

(To be inserted by Cal P.U.C)

Advice Letter No. 111

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Date Filed \_\_\_\_\_

Name

Decision No. 92-03-093

CFO

Effective \_\_\_\_\_

Title

Resolution No. \_\_\_\_\_

**The Sea Ranch Water Company, Inc.**  
**P.O. Box 16**  
**The Sea Ranch, CA 95468**

CERTIFICATE OF SERVICE

I hereby certify that I have this day served a true copy via electronic mail of the following document, The Sea Ranch Water Company, Inc. Advice Letter No. 111, upon the California Public Utilities Commission as shown on the Service List attached hereto, a copy thereof properly addressed to each party. Additionally, I hereby certify that I have this day served a true copy via first class United States mail of the following document, The Sea Ranch Water Company, Inc. Advice Letter No. 111, upon all additional parties as shown on the Service List attached hereto, a copy thereof properly addressed to each party.

Executed in The Sea Ranch, California on the 5th day of November, 2021.



Kathleen Ciabatti  
Office Manager

## THE SEA RANCH WATER COMPANY, INC.

Advice Letter No. 111

Summary of Earnings

Year 2020

	Adopted Res. No. W-4931 (a)	Advice Letter No. 95 CPI (b)	Advice Letter No. 101 CPI (c)	Advice Letter No. 106 CPI (d)	Total Adopted Rates (e) (a+b+c+d)	Actual 2020 (f)	CPI Increase at 1.4% (g) (e x 1.4%)	After CPI Increased Revenue (h) (f+g)
<b>Operating Revenue</b>								
Metered Water Revenue	2,431,485	51,061	47,168	58,183	2,587,897	2,512,779	36,231	2,549,010
Irrigation Revenue	2,782	58	54	67	2,961	1,167	41	1,208
Other Water Revenue	0	0	0	0	0	36,292	0	36,292
<b>Total</b>	<b>2,434,267</b>	<b>51,119</b>	<b>47,222</b>		<b>2,590,858</b>	<b>2,550,238</b>	<b>36,272</b>	<b>2,586,510</b>
<b>Operating Expenses</b>								
Purchased Power	46,719				46,719	45,476		45,476
Other Volume Related Expenses	15,571				15,571	30,341		30,341
Employee Labor	290,018				290,018	296,524		296,524
Materials	4,385				4,385	3,518		3,518
Contract Work	57,280				57,280	13,547		13,547
Transportation Expense	23,231				23,231	10,695		10,695
Other Plant Maintenance Expenses	52,266				52,266	62,255		62,255
Office Salaries	37,643				37,643	47,374		47,374
Management Salaries	91,258				91,258	239,751		239,751
Employee Pensions and Benefits	84,638				84,638	133,507		133,507
Uncollectibles Expense	1,552				1,552	0		0
Office Services and Rentals	12,170				12,170	48,495		48,495
Office Supplies and Expenses	28,886				28,886	71,335		71,335
Professional Services	23,047				23,047	40,641		40,641
Insurance	122,934				122,934	139,145		139,145
Regulatory Commission Expense	10,000				10,000	37,229		37,229
General Expense	39,897				39,897	76,823		76,823
Depreciation	195,622				195,622	283,356		283,356
Taxes Other Than Income Taxes	143,032				143,032	117,595		117,595
Income Taxes	280,242				280,242	147,569		147,569
<b>Total Operating Expenses</b>	<b>1,560,391</b>				<b>1,560,391</b>	<b>1,845,176</b>		<b>1,845,176</b>
<b>Net Revenue</b>	<b>873,876</b>				<b>1,030,467</b>	<b>705,062</b>		<b>741,334</b>
<b>Average Rate Base:</b>								
Water Plant In Service	16,186,457				16,186,457	19,456,734		19,456,734
Less:								0
Accumulated Depreciation	(4,471,039)				(4,471,039)	(6,745,867)		(6,745,867)
Advances for Construction	0				0	0		0
CIAC	(4,590,566)				(4,590,566)	(4,669,204)		(4,669,204)
Accum. Deferred Income Taxes	(109,448)				(109,448)	(651,638)		(651,638)
Plus:								
Materials	0				0	0		0
Working Cash	162,919				162,919	211,545		211,545
Construction Work in Progress	419,134				419,134	9,991		9,991
<b>Adopted Rate Base Res. W-4931</b>	<b>7,597,457</b>				<b>7,597,457</b>	<b>7,611,561</b>		<b>7,611,561</b>
<b>Authorized Rate of Return</b>	<b>11.50%</b>				<b>11.50%</b>	<b>9.26%</b>		<b>9.74%</b>

## THE SEA RANCH WATER COMPANY, INC.

Advice Letter No. 111

## Average Rate Base Calculation

Year 2020

	<u>2019</u>	<u>2020</u>	<u>Average</u>
Water Plant in Service	\$19,309,982	\$19,603,485	\$19,456,734
Less:			
Accumulated Depreciation	(6,555,723)	(6,936,011)	(6,745,867)
<b>Net Plant</b>	<u>12,754,259</u>	<u>12,667,474</u>	<u>12,710,867</u>
Less:			
Advances for Construction	0	0	0
Net CIAC	(4,451,911)	(4,886,496)	(4,669,204)
Accum. Deferred Income Taxes	(615,304)	(687,971)	(651,638)
Plus:			
Materials and Supplies	0	0	0
CWIP	19,982	0	9,991
Working Cash	<u>206,980</u>	<u>216,109</u>	<u>211,545</u>
<b>Rate Base</b>	<u><u>7,914,006</u></u>	<u><u>7,309,116</u></u>	<u><u>7,611,561</u></u>

THE SEA RANCH WATER COMPANY, INC.  
Advice Letter No. 111  
Financial Information

**Estimated 2021 Annual Revenue**

Recorded 2020 Water Revenue	\$ 2,550,238
Revenue Increase: (\$2,590,858 x 1.4%)	36,272
Estimated 2021 Revenue	<u>2,586,510</u>

**Actual Expenses for Calendar Year 2020**

(Excluding Other Income and Other Expenses)	<u>\$ 1,845,176</u>
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**Average Rate Base - Year 2020**

\$ 7,611,561