

## How You Can Participate:

BSD welcomes your participation and input throughout the process as they consider the changes explained in this notice. If you have questions or comments about BSD's proposed rates, you can:

**Write.** Property owners or account holders may submit written protests or legal objections by mail or in person to the City of Vista, Office of the City Clerk, 200 Civic Center Drive, Vista, CA 92084. Only one written protest per parcel should be submitted and must include the name of the record owner or customer of record, street address or utility account number, and include original signature.

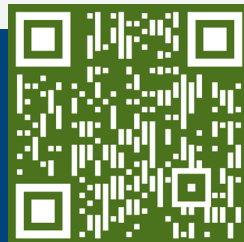
**Protests:** Protests must be received by mail no later than May 26, 2026, and you may appear at the May 26, 2026 hearing to make comments regarding the proposed rates. Protests may also be delivered in person and must be received until the May 26, 2026, public hearing is closed.

**Legal Objections:** To be considered sufficient, a legal objection must be submitted in writing and must describe the nature of the objection with sufficient specificity (enough detail) to allow BSD to respond in writing. Written legal objections must be received by May 26, 2026. Pursuant to Government Code Section 53759.1, failure to submit a timely and sufficient written objection will bar any right to challenge the proposed rates in a judicial proceeding. Pursuant to Government Code Section 53759, any judicial action or proceeding challenging any new, increased, or extended water fee or charge must be filed within 120 days from the effective date of the resolution adopting the fee or charge. In any legal challenge, judicial review will generally be limited to the administrative record developed by BSD, as provided in Government Code Section 53759.2.

**Attend the Public Hearing.** Members of the public are welcome to attend the public hearing regarding the proposed rate changes. At the hearing, all members of the public will have the opportunity to speak, but verbal comments alone do not qualify as a formal protest.

**Public Hearing Process.** At the time of the public hearing, BSD will hear and consider all written protests and public comments. After the public hearing, if a majority of the property owners or account holders of the impacted parcels submit written protests in opposition to the proposed rate adjustments, then the proposed rate adjustments will not be imposed. If a majority written protest is not received, BSD may adopt the proposed changes, though they are not obligated to.

Proposed changes are described in more detail in BSD's Rate Study available by scanning this QR code or visiting [vista.gov/SewerRates](http://vista.gov/SewerRates)



**Public Hearing**  
Tuesday, May 26, 2026 at 5:30pm  
Vista City Council Chambers  
200 Civic Center Drive, Vista, CA 92084

This serves as notice that the Buena Sanitation District will conduct a public hearing to consider recommended adjustments to BSD's sewer service rates. All members of the public are invited to attend a public hearing to review the proposed rate study.

### Notice of Public Hearing: Proposed Adjustments to Sewer Rates



## Notice of Public Hearing:

### Proposed Adjustments to Sewer Rates

This notice is being furnished to you by the Buena Sanitation District (BSD or District) pursuant to California Constitution Article XIID (also known as "Proposition 218"). Under the terms of Proposition 218, BSD is required to notify the property owners of record of proposed changes to property-related fees, such as sewer services.

**If you are currently serviced by a septic system, please disregard this notice.**

#### Important Information About Your Rates:

Rate adjustments are based on the updated Rate Study presented to the Vista City Council on March 24, 2026.

Additional resources, including details on how to participate in the public hearing and a full copy of the Rate Study are available at: [vista.gov/SewerRates](http://vista.gov/SewerRates)

### Members of the Public are Invited to Review the Rate Study and Attend:

**Public Hearing**  
Tuesday, May 26, 2026 at 5:30pm  
Vista City Council Chambers  
200 Civic Center Drive, Vista, CA 92084

 Details about the proposed sewer rate adjustments are included in this notice.

## Why Have You Received This Notice:

You have received this information because BSD is evaluating rate adjustments that would affect your sewer bill. The District periodically evaluates sewer rates to ensure sufficient revenue is available to maintain an adequate rate structure to provide safe and reliable sewer service, including:

- Fund BSD's Costs of Operating and Maintaining the Sewer and Sewage Treatment System;
- Meet Regulatory Compliance; and
- Rehabilitate and Reconstruct Aging Infrastructure

The proposed changes are based on a rate study conducted by an independent financial consultant. The research, reasoning and analysis behind the proposed adjustments are explained in this document, will be addressed at the public hearing, and are available on the City of Vista's website at: [vista.gov/SewerRates](http://vista.gov/SewerRates)

The public hearing will cover proposed rate increases for sewer services. If approved, the proposed sewer rate adjustments will take effect July 2026, July 2027, and July 2028.

Please refer to the "How Can You Participate" section for instructions on submitting a formal written protest against the proposed action. All written protests will be verified. You may also appear at the public hearing to share any comments or concerns.

## Why Are Rate Adjustments Necessary?

The updated rates will allow BSD to address the long-term needs of the community, including:



**Maintenance, Repair and Upgrade of the BSD Sewer System**



**BSD's Share of the Costs (25%) at the Encina Treatment Facility**

Si gustaría obtener esta información en español, por favor visite [vista.gov/SewerRates](http://vista.gov/SewerRates) o contáctenos a (760) 639-6139.

## What Are The Proposed Changes?

If approved, the average household will see an average annual sewer rate increase of 4.7% on their annual bill beginning July 2026.

**Residential customers will see the following increases in the first year.**

Buena City Limits**		Buena County / San Marcos	
<b>\$53</b>	Single-Family Annual Increase Average	<b>\$29</b>	Single-Family Annual Increase Average
<b>\$38</b>	Multi-Family Annual Increase Average	<b>\$21</b>	Multi-Family Annual Increase Average

**Billing Change:** Beginning in July 2026, BSD will no longer issue direct bills for sewer services. Instead, the service charges will be collected on your property tax bill.

**Lifeline Rebate Program:** Residential customers meeting low-income limits qualify for a 30% service charge rebate.

## Sewer Services Overview

Once water drains from a sink, bathtub, washing machine, or toilet, it becomes wastewater. In the District, 101 miles of underground pipes from our homes and businesses lead all of our wastewater into one central pipe, which enters the Encina Wastewater Treatment Facility in Carlsbad. At Encina, all wastewater is cleansed of pollutants before it's released into the ocean. As a result of this collection system and treatment process, public health and water quality are preserved and protected.

\*\*In addition to wastewater collection, the City of Vista provides 18% of the District (within City limits) with water quality protection services. Households within this area are charged an additional \$24 annually for services to protect life, property, receiving waters, and the environment from loss or damage by discharges from within the District's jurisdiction.

## Understanding Your Rate Structure

The cost of providing service and service charges are proportionally distributed amongst sewer customers based on usage and strength.

### Residential Customers

Residential rates are annual flat charges based on the type of dwelling unit. Commercial and industrial wastewater is composed of two separate rate components:

1. Fixed Charge Based on the Capacity Owned, and
2. Volumetric Charge Based on the Strength of the Wastewater

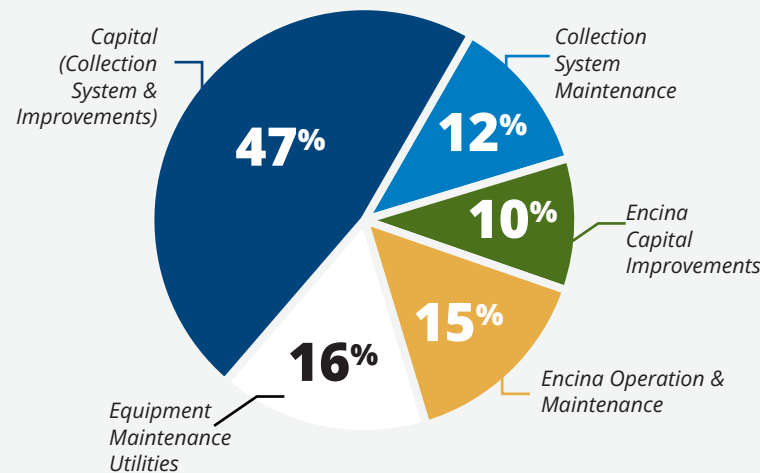
Residential customers within the District generally have very similar wastewater characteristics. This includes the amount of wastewater discharged into the District's pipes as well as the level of treatment required once the sewer water is received by Encina. In addition, since most customers are residential, this flat charge helps the District keep costs low, which translates into savings for our customers.

### Commercial/Industrial Customers

Commercial/Industrial users may be subject to a capacity rental charge based on the volumetric excess flow over sewer capacity owned.

## What Does My Sewer Bill Fund?

The sewer system's expenses (as shown below) are primarily fixed in nature, meaning they are not connected to the flow of wastewater through the system. The District's sewer system includes pump stations and 101 miles of collection pipes located under almost every street in the District. To maintain the system, BSD crews clean and CCTV pipelines on a cyclical basis.



## Proposed Sewer Rates

A proposed three-year schedule of sewer rates are shown below. The first table includes details for customers within Buena City limits and the second is for Buena County / San Marcos customers.

Buena City Limits**	CURRENT RATES	Proposed July 2026	Proposed July 2027	Proposed July 2028
<b>Residential Per Unit/Year</b>				
Single Family	\$ 663	\$ 716	\$ 745	\$ 775
Multi-Family	463	501	522	543
<b>Industrial/Commercial</b>				
Fixed Portion (Per EDU Owned)	\$ 200	\$ 186	\$ 194	\$ 202
Strength Portion (Per HCF)				
Low Strength	5.83	5.25	5.46	5.68
Medium Strength	6.68	6.53	6.80	7.08
High Strength	9.21	10.98	11.42	11.88
<b>Capacity Rental Charge</b>				
Per Excess EDU Used	\$ 506	\$ 613	\$ 613	\$ 613

Buena County/San Marcos	CURRENT RATES	Proposed July 2026	Proposed July 2027	Proposed July 2028
<b>Residential Per Unit/Year</b>				
Single Family	\$ 621	\$ 650	\$ 676	\$ 704
Multi-Family	434	455	474	493
<b>Industrial/Commercial</b>				
Fixed Portion (Per EDU Owned)	\$ 158	\$ 120	\$ 125	\$ 130
Strength Portion (Per HCF)				
Low Strength	5.83	5.25	5.46	5.68
Medium Strength	6.68	6.53	6.80	7.08
High Strength	9.21	10.98	11.42	11.88
<b>Capacity Rental Charge</b>				
Per Excess EDU Used	\$ 464	\$ 613	\$ 613	\$ 613



1. Single Family Residential includes condominiums, townhomes and duplexes.
2. Multi-Family Residential includes apartments of three or more dwellings units and mobile homes.
3. Commercial/ Industrial customer charges vary depending on the type of use, amount of flow, and strength of flow.
4. Strength Portion Includes Biochemical Oxygen Demand: amount of oxygen required to stabilize the waste biologically.
5. Strength Portion Includes Suspended Solids: solids in wastewater that cannot be removed with conventional gravity settling which requires treatment.
6. Capacity Rental Charge Applied to Commercial/ Industrial users who discharge more capacity than they own.
7. EDU: Unit of measure which is based on the flow characteristic of an average single-family residence (160 gallons/day).
8. HCF (Hundred Cubic Feet) = 748 Gallons of Water

An independent financial consultant conducted a cost-of-service study in partnership with the District. The study includes a legally compliant rate framework that ensures fairness and equity to all customers.

**i** If you have questions about the proposed rate increase, please contact District staff at (760) 639-6139.

**As a public agency, BSD cannot earn a profit from the services it provides, and must charge no more than the actual costs associated with providing services to its customers.**

