



Agenda Item

21

DATE: February 24, 2015

TO: Board of Supervisors

FROM: Alan Weaver, Director
Department of Public Works and Planning

SUBJECT: Protest Hearing on Imposing Increased Water Service Fee for County Service Area 32 – Cantua Creek

RECOMMENDED ACTIONS:

Conduct hearing and receive written protests from County Service Area 32, Cantua Creek, property owners on a proposal to increase the water service fee, as required under California Constitution Article XIII-D Section 6, and, upon completion of the public protest hearing, approve item A or B.

A. If there is not a majority protest, adopt a resolution establishing the increased water service fee for operation and maintenance costs of potable water for County Service Area 32, Cantua Creek; and direct staff to seek amendment of the Master Schedule of Fees, Charges and Recovered Costs of Administrative Purposes.

B. If staff reports that there is a majority protest, make a finding that there is a majority protest and abandon proceedings to increase the water service fee and direct staff to hold a public meeting announcing immediate cost savings steps which would include suspension of water quality testing, reporting, issuance of a notice of potential non-potable water, recommendation to boil water before consumption, possible implementation of water rationing, or a possible dissolution of the district.

The proposed increased water service fee is recommended to fund Operations and Maintenance (O&M) of the community water system and address the anticipated replacement or repair of certain capital components in the upcoming years. The proposed increased water service fee will be comprised of a base fee for all water users and a commodity fee that will be charged based on water usage. Should a majority protest prevail, there will be insufficient funds to meet the O&M of the water system and water services will need to be immediately reduced.

ALTERNATIVE ACTION(s):

Staff has not identified any viable alternative.

ADMINISTRATIVE OFFICE REVIEW



SEE PAGE 6 FOR BOARD ACTION

Official Action of
Board of Supervisors

UNANIMOUS ☐ BORGEAS ☐ MENDES ☐ PACHECO ☐ PEREA ☐ POOCHIGIAN ☐

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FISCAL IMPACT:

There are no net County costs associated with the recommended actions. All costs associated with County Service Area 32 (District), including those associated with the protest hearing, are paid for by the benefitting properties. All costs for the O&M of the water services shall be paid from the fee charged to the benefitted properties within the District. The current revenues are not sufficient to cover the current O&M costs. The County purchases the raw water from Westlands Water District (Westlands) and treats it in the District's surface water treatment plant pursuant to California Department of Public Health regulations. The County will have insufficient funds to pay the District's monthly water bills if the fee increase proceeding fails, which could result in Westlands shutting off water to the District. If the fee increase proceeding fails and services are not curtailed, the County would incur increased net County costs that may not be recoverable.

DISCUSSION:

The District was formed in 1981 to provide water, sewer, garbage collection, street lighting and recreational facilities services for the 73 lot Cantua Creek farm labor housing development (see attached site map), located at Clarkson Avenue west of San Mateo Avenue, approximately 30 miles southwest of Fresno. The accompanying map shows the District and its location within Fresno County. Out-of-District water services are provided to Cantua Creek Elementary school, several homes on the Cantua Creek Elementary school site, a mobile home park, and three residences.

This water service fee increase has been proposed because the current fee structure (current fees detailed in Exhibit A), no longer generates sufficient revenue to meet the District's water-related expenses. The last fee increase was approved by the property owners on January 28, 2014. The District's water purchasing costs have increased 231% since FY 2013-14. The current water service fee was determined based on services, supplies, and labor costs at the time, but the costs of operating the water system have exceeded revenues due to the sharp increase in cost of raw water from Westlands, who supplies water to the District. Consequently, the District has already expended most of its FY 2014-15 appropriations and has no cash reserves to increase appropriations this year. Going forward, revenues need to be increased to not only meet expenses, but also to build cash reserves within five years.

On December 17, 2014, Department of Public Works and Planning staff met with the District property owners and discussed the possibility of initiating the Proposition 218 process to increase the current water service fee. Staff explained that the increased water service fee proposal is comprised of a base monthly fee for administration, operations and maintenance and the addition of a consumption-based commodity fee for all water used monthly. Staff explained at this meeting that the proposal is due to the deficiency in funds and the unexpected sharp increase in Westlands water rates immediately following the District's last fee increase process in 2014.

On January 9, 2015, as required by Proposition 218, in accordance with California Constitution Article XIII-D Section 6 requirements, a bilingual notification (Attachment A) for the Protest Hearing was mailed to record owners of real property within the District and to tenants listed on the District bill registers subject to the proposed increased water service fee. The notification letter explained the procedure for submitting a protest to the proposed water service fee increase, and clarified how the increased water service fee will allow the District to continue purchasing water to treat in the District's system and to build a cash reserve level to cover unanticipated expenses caused by the operation of the water system. The notice also explained

that if less than a majority of property owners submit a written protest to the proposed increased water service fee, the Board may increase the fee effective March 1, 2015.

On February 11, 2015, Department staff met with the District's property owners and residents at Cantua Creek Elementary School to explain the proposed increased water service fee comprised of a base fee and addition of the commodity fee for water usage and to answer questions about the proposed increase. Additionally, staff explained the Proposition 218 process and the ramifications of a majority protest against increasing the water service fee which could include the inability of the District to pay their monthly water purchases which could result in Westlands suspending water service to the District.

The proposed increased water service fee is comprised of a base water fee and a commodity fee. The proposed base water fee was calculated by averaging the District's annual costs to operate, maintain and administer the water services for the District over the past three years, not including the cost of purchasing untreated water. The current base water fee includes the costs of purchasing raw untreated water; the decrease in the proposed base fee is due to the removal of untreated water purchases from projected expenses. The mobile homes and the schools homes are one service connection each with numerous residential units serviced by each of the two service connections. Current fees and proposed base fees for these two connections are based on historical usage. Historically these two service connections have used more water per residential unit than the typical residential service connection. Staff presume that this is due to the irrigation of common areas within the service connections. The proposed base water fees for all service connections were calculated to collect sufficient revenues to cover the current negative cash balance as well as projected operations, maintenance and administration costs for the water system up to Tier I usage per connection. Also included in the proposed base water fee are known reoccurring repair costs such as the repair or replacement of 4 pumps. Water pumps have a known life cycle and usually need to be repaired or replaced every 7-9 years during normal operations. The proposed revised base fee also includes a maximum 3.5% annual inflation increase for a five-year period (effective July 1 of each year beginning on July 1, 2016, with the last increase to occur on July 1, 2019) to ensure that the base water fee maintains pace with the economy and to allow the District to comply with the County of Fresno Board of Supervisors 50% cash reserve requirement within five years (defined as 50% of the last three year average operations and maintenance cost; here that is \$38,329). After FY 2019-20 the base fee will remain constant unless the District residents approve another fee increase. The maximum base monthly fee for the five year period beginning on March 1, 2015, would be as follows:

TABLE 1

PROPOSED MONTHLY BASE FEE WITH MAXIMUM INFLATION					
Service Connection Type	Effective 3/1/2015	Effective 7/1/2016	Effective 7/1/17	Effective 7/1/18	Effective 7/1/19
Residential	\$67.31	\$69.66	\$72.09	\$74.61	\$77.21
Out of District	\$80.67	\$83.49	\$86.40	\$89.42	\$92.54
School -Treated	\$453.53	\$469.40	\$485.82	\$502.82	\$520.41
School Homes	\$1,050.72	\$1,087.49	\$1,125.54	\$1,164.93	\$1,205.70
Mobile Homes	\$1,210.77	\$1,253.14	\$1,296.99	\$1,342.38	\$1,389.36

The proposed commodity fee was calculated by using the actual untreated water costs incurred by the District. The amount charged by Westlands currently is \$1,144 per acre foot of water (was \$348 in February of 2014). Staff met with Westlands to discuss a potential long-term contract for water services in order to stabilize water rates. At that meeting Westlands explained

that their charges are based on the allocation they receive from the U.S. Bureau of Reclamation annually. Their charges to the District are based on cost recovery and they cannot be forecasted for more than a year. The current amount charged is equivalent to \$3.51 per 1,000 gallons. Every service connection within the District has an estimated amount of water usage allotted to it monthly. The allotment is based on the number of Equivalent Dwelling Units (EDU) assigned to the service. Each EDU represents anticipated use of 28,000 gallons. The 28,000 gallons per EDU calculation is based on the allotment of the entire District from Westlands which is calculated using a five year usage average. Some service connections are allotted more than one EDU. The table below shows the number of EDUs per service type.

TABLE 2

	Residential	Out of District	School-Treated	School Homes	Mobile Homes
EDUs:	1	1	7	13	16

There are three tiers of commodity fees for water use. These fees would be charged per 1,000 gallons of water used, and are in addition to the base fee. Tier I fees apply to water use up to the allotted usage quantity (28,000 gallons per EDU). Tier II and Tier III fees apply to water used in excess of the allotted quantity. The increased charges in Tier II and III are due to the higher costs of purchasing, operating, maintaining and administering greater quantities of water over Tier I usage. The amount of the commodity fees will change (increase or decrease) as Westlands changes their water rates. Government Code Section 53756 allows for agencies that provide water to pass through the increases in wholesale charges for water. The table below shows the fees per unit of water for each tier:

TABLE 3

COMMODITY FEE		
Tier	Fee Amount	Details
Tier 1	\$3.51	Per 1,000 gallons up to allotted usage (28,000 gals/m)
Tier 2	\$5.88	Per 1,000 gallons for 10,000 gallons beyond allotted usage
Tier 3	\$9.12	Per 1,000 gallons for use beyond Tier II levels

The allotted water usages for each service type are as follows:

TABLE 4

TIERED USAGE DETAILS		
Service Connection Type	Tier	Allotted Usage
Residential/Out of District	1	28,000 gallons/month
	2	28,001-38,000 gallons/month
	3	38,001+ gallons/month
School -Treated	1	196,000 gallons/month
	2	196,001-206,000 gallons/month
	3	206,000+ gallons/month
School Homes	1	364,000 gallons/month
	2	364,001-374,000 gallons/month
	3	374,001+ gallons/month
Mobile Homes	1	448,000 gallons/month
	2	448,001-458,000 gallons/month
	3	458,001+ gallons/month

The percentage increase of monthly water charges per connection will depend largely on actual water usage. Below is an example of possible percentage increases per service connection type with a sample amount of water used in Tier I.

	Residential	Out of District	School-Treated	School Homes	Mobile Homes
Proposed Base Fee:	\$67.31	\$80.67	\$453.53	\$1,050.72	\$1,210.77
Proposed Commodity Fee:	\$3.51 X 10 (for 10,000 gallons)= \$35.10	\$3.51 X 10 (for 10,000 gallons)= \$35.10	\$3.51X 170 (for 170,000 gallons)= \$596.70	\$3.51 X 255 (for 255,000 gallons) = \$895.05	\$3.51 X 196 (for 196,000 gallons)= \$687.96
New total for sample usage:	\$102.41	\$115.77	\$1,050.23	\$1,945.77	\$1,898.73
Current rate total for sample usage:	\$72.13	\$85.49	\$473.35	\$1,100.54	\$1,265.59
Percentage Change:	+42.0%	+35.4%	+121.9%	+76.8%	+50.0%

If protests from a majority of property owners are not received, your Board may approve the recommended fee. If approved, the proposed fee will become effective on March 1, 2015, and will be collected following the issuance of bills for the March 2015 billing period. If at least 40 protests are received, then there will be a majority protest and the increased fee cannot be approved by the Board. If a majority protest occurs, staff will communicate with the District on reducing water services (which may necessitate rationing) or the potential dissolution of the District.

REFERENCE MATERIAL:

BAI #12, January 28, 2014 – Resolution 14-030

CONDUCTED PROTEST HEARING; RECEIVED PUBLIC TESTIMONY; CLOSED HEARING.

Motion by:	Perea	Second by:	Borgeas
Ayes:	Perea, Borgeas, Mendes, Pacheco, Poochigian	Noes:	None
Abstentions:	None	Absentees:	0

**TABULATED BALLOTS; CONFIRMED THAT THERE WAS A MAJORITY PROTEST;
APPROVED RECOMMENDED ACTION "B" OF AGENDA ITEM.**

Motion by:	Borgeas	Second by:	Pacheco
Ayes:	Borgeas, Pacheco, Mendes, Poochigian	Noes:	Perea
Abstentions:	None	Absentees:	0



CSA 32, Cantua Creek

Public Works and Planning

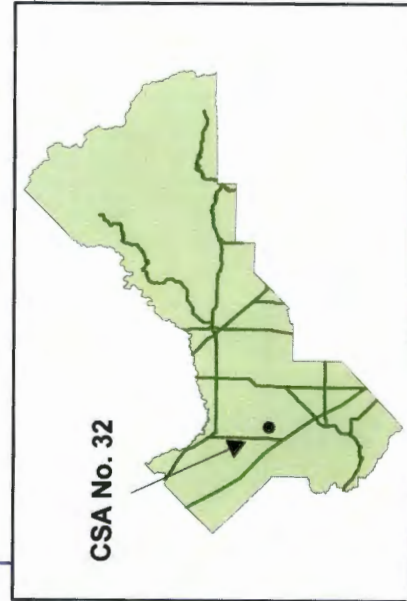


EXHIBIT A

2014-15 MASTER SCHEDULE OF FEES

*3514 County Service Area No.32

(Cantua Creek)

Charged Item	Charge	Billing Cycle	Details
Base Rate Residential	\$ 72.13	monthly	Includes seasonal lifeline water Allowance 13,000 gallons/month (low) 28,000 gallons/month (high)
Overuse Residential Tier 1	\$ 1.14	monthly	Allowance: 13,001-16,250 gallons/month (low) 28,001-35,000 gallons/month (high)
Overuse Residential Tier 2	\$ 1.59	monthly	Allowance: 16,251-19,500 gallons/month (low) 35,001-42,000 gallons/month (high)
Overuse Residential Tier 3	\$ 2.03	monthly	Allowance: 19,501+ gallons/month (low) 42,001 gallons/month (high)
School Treated Water	\$ 473.35	monthly	Allowance: 170,800 gallons/month (low) 79,000 gallons/month (high)
Mobile Park	\$ 1,265.59	monthly	Allowance: 198,900 gallons/month (low) 428,000 gallons/month (high)
Out-of-District Users	\$ 108.20	monthly	Allowance: 13,001-16,250 gallons/month (low) 28,001-35,000 gallons/month (high)



"Attachment A"

County of Fresno

DEPARTMENT OF PUBLIC WORKS AND PLANNING

Alan Weaver, DIRECTOR

January 9, 2015

APN:«APN»
«OWNER»«RENTER»
«MAILING»
«CITY_», «ST» «ZIP»

SUBJECT: Proposed Increase in Water Fees - Proposition 218 Process

If you have any questions regarding this notice, please contact Nayiri Moundjian, Staff Analyst, at (559) 600-4259 or via email at nmoundjian@co.fresno.ca.us.

Dear Property Owner in County Service Area No. 32:

This letter:

- Gives notice of a public meeting where members of the public may give testimony and ask questions about the proposed water fee increase; and
- Gives notice of a public protest hearing before the Fresno County Board of Supervisors, where members of the public may protest the proposed water fee increase; and
- Explains how you can submit a letter protesting the proposed water fee increase; and
- Explains the proposed fee increase for County water service that is provided to customers within County Service Area No. 32 (CSA 32).

This notice is given under Article XIII D of the California Constitution, Section 6, and the Proposition 218 Omnibus Implementation Act, Government Code, Section 53755.

Notice of Public Meeting

On **February 11, 2015, at 6:00 P.M.**, County staff will conduct a **public meeting** at the **Cantua Creek Elementary Cafeteria, 29288 West Clarkson Avenue, Cantua Creek, Ca. 93608**. The public meeting will provide you and other members of the public with an opportunity to provide relevant testimony and to ask questions about the proposed water fee increase. The Fresno County Board of Supervisors (Board) will not take any official action to increase the water fee at this public meeting.

Notice of Public Protest Hearing

On **February 24, 2015, at 2:00 P.M.**, the Board will hold a **public protest hearing** in the **meeting chambers** of the **Fresno County Board of Supervisors, 2281 Tulare Street, 3rd Floor, Fresno, California 93721**. At the public protest hearing, the Board will consider all protests against the proposed water fee increase.

How to Protest the Proposed Fee Increase

If you disagree with the proposed water fee increase, you may submit a written protest. The Board will not impose the increased fee if a majority of the CSA 32 property owners/tenants submit **written protests** against the restructuring. **Only one written protest per parcel will be counted in calculating a majority protest.**

Written protests may be on any type of paper and may be typed or handwritten, but **must include all** of the following information:

- Information sufficient to identify the affected property that you own or rent, such as the address of your property in CSA 32, the Assessor's Parcel Number (APN) for your property (the APN for your property is listed on page one of this notice), or both;
- A brief written statement that you protest or disagree with the proposed rate restructuring; and
- Your name and signature.

Written protests must be addressed and mailed or hand delivered to:

**Clerk to the Board of Supervisors
CSA 32 Protest Hearing (February 24, 2015)
HOLD UNTIL PROTEST HEARING
2281 Tulare Street, Room 301
Fresno, CA 93721**

To be valid and counted, written protests must be received by the Clerk to the Board of Supervisors before the close of the public protest hearing on February 24, 2015.

Explanation of the Proposed Fee Increase

The CSA 32 water system costs for untreated water purchases, operations, maintenance and administration are paid for from fees that are paid by CSA 32 water users, which may be property owners or tenants. The current rates for those fees, which were last increased on February 1, 2014, do not provide adequate funds for the raw water purchases, operations, maintenance and administration of the system.

The proposal is to increase water fees by decreasing the base fee for all water users starting March 1, 2015, and adding a commodity fee that will be charged based on all water usage.

The proposal to decrease the base fee was developed by analyzing the actual costs to provide service over the last three years, except for the cost of purchasing untreated water. The proposal to add the commodity fee was developed by calculating the charge per 1,000 gallons of untreated water from the Westlands Water District, which provides the water served through the CSA 32 water system. The main consideration in developing the base fee and adding the commodity fee is the sharp increase in water prices charged by Westlands Water District. Those prices have risen 231%, from \$1.06 per 1,000 gallons to \$3.51 per 1,000 gallons, since the last fee increase for CSA

32 in 2014. A secondary consideration in formulating this proposal is the attempt to ensure that district costs are allocated proportionally to actual use.

On December 17, 2014, County Staff met with property owners and tenants of CSA 32 for a public meeting at Cantua Creek Elementary School. Staff explained that the goal of the proposed restructure and increase is to increase revenues for the district. Staff also explained that this proposal would cause higher water users to pay higher fees. The method proposed to achieve that goal is to lower the monthly base fee for water services and add consumption-based commodity fees that more accurately reflect the cost of untreated water.

The proposed revised base water fee was calculated by averaging the district's annual costs to operate, maintain and administer the water services for the district over the past three years, not including the cost of purchasing untreated water. Also included in the base fee are known reoccurring repair costs such as the repair or replacement of 4 pumps. Water pumps have a known life cycle and usually need to be repaired or replaced every 7-9 years during normal operations. The proposed revised base fee also includes a maximum 3.5% annual inflation increase for a five-year period (effective July 1 of each year beginning on July 1, 2016, with the last increase to occur on July 1, 2019) to ensure that the base water fee maintains pace with the economy and to allow the district to comply with the County of Fresno Board of Supervisors 50% cash reserve requirement within five years (defined as 50% of the last three year average operations and maintenance cost; here that is \$38,329). The maximum base monthly fee for the five year period beginning on March 1, 2015, would be as follows:

TABLE 1

FIVE YEAR PROPOSED MONTHLY BASE FEE WITH MAXIMUM INFLATION					
Service Connection Type	Effective 3/1/2015	Effective 7/1/2016	Effective 7/1/17	Effective 7/1/18	Effective 7/1/19
Residential	\$67.31	\$69.66	\$72.09	\$74.61	\$77.21
Out of District	\$80.67	\$83.49	\$86.40	\$89.42	\$92.54
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Mobile Homes	\$1,210.77	\$1,253.14	\$1,296.99	\$1,342.38	\$1,389.36

The proposed increased commodity fee was calculated by using the actual untreated water costs incurred by the district. The amount charged by Westlands Water District currently is \$1,144 per acre foot of water. This amount is equivalent to \$3.51 per 1,000 gallons. Every service connection within the district has an estimated amount of water usage allotted to it monthly. The allotment is based on the number of Equivalent Dwelling Units (EDU) assigned to the service. Each EDU represents anticipated use of 28,000 gallons. The 28,000 gallons per EDU calculation is based on the allotment of the entire district from Westlands Water District which is calculated using a five year usage average. Some service connections are allotted more than one EDU. The table below shows the number of EDUs per service type.

TABLE 2

	Residential	Out of District	School-Treated	School Homes*	Mobile Homes*
EDUs:	1	1	7	13	16

**The number of EDUs is the total allotment for all homes combined in the service connection type not for each individual home within the service connection type. The school homes are all on one connection together, and so are the mobile homes.*

There are three tiers of commodity fees for water use. These fees are charged per 1,000 gallons of water used, and are in addition to the base fee. Tier I fees apply to water use up to the allotted usage quantity (28,000 gallons per EDU). Tier II and Tier III fees apply to water used in excess of the allotted quantity. The increased charges in Tier II and III are due to the higher costs associated with treating and purchasing greater quantities of water. The table below shows the fees per unit of water for each tier:

TABLE 3

COMMODITY FEE		
Tier	Fee Amount	Details
Tier 1	\$3.51	Per 1,000 gallons up to allotted usage
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The allotted water usages for each service type are as follows:

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School -Treated	1	196,000 gallons/month
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	3	206,000+ gallons/month
School Homes	1	364,000 gallons/month
	2	364,001-374,000 gallons/month
	3	374,001+ gallons/month
Mobile Homes	1	448,000 gallons/month
	2	448,001-458,000 gallons/month
	3	458,001+ gallons/month

Example of Possible Water Bill Amounts per Service Connection Type:

	Residential	Out of District	School-Treated	School Homes	Mobile Homes
Base Fee:	\$67.31	\$80.67	\$453.53	\$1,050.72	\$1,210.77
Commodity Fee:	\$3.51 X 10 (for 10,000 gallons)= \$35.10	\$3.51 X 10 (for 10,000 gallons)= \$35.10	\$3.51X 180 (for 180,000 gallons)= \$631.80	\$3.51 X 255 (for 255,000 gallons)= \$895.05	\$3.51 X 196 (for 196,000 gallons)= \$687.96
Total for sample usage:	\$102.41	\$115.77	\$1,085.33	\$1,945.77	\$1,898.73

Each service connection would be charged the applicable base fee for its type, plus the commodity fee for its actual usage. The specific amount of each bill would depend on the type of service connection and the amount of water actually used each month.

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The proposed revised base fee and increased commodity fee, if not opposed by a majority of the property owners, and if approved by the Board at the public protest hearing on February 24, 2015, will be implemented on March 1, 2015. Property owners would first see this increase on the March bill, which they can expect to receive in April 2015.

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County of Fresno

DEPARTMENT OF PUBLIC WORKS AND PLANNING

Alan Weaver, DIRECTOR

January 9, 2015

APN: «APN»
«OWNER» «RENTER»
«MAILING»
«CITY_», «ST» «ZIP»

SUBJECT: **Propuesta de aumento de la Tarifa por servicios de Agua– Proceso
Proposición 218**

**En caso de tener alguna pregunta respecto a esta carta, póngase en contacto, por favor,
con Amina Flores, Analista Principal, al (559) 600-4259 o por correo electrónico en
afloresvelazquez@co.fresno.ca.us.**

Estimado Propietario del Área de Servicio No. 32

Esta carta:

- Da aviso de una reunión pública durante la cual miembros de la comunidad pueden dar testimonio y hacer preguntas con respecto al aumento propuesto en la tarifas de agua;
- Da aviso de una audiencia de protesta pública ante la Junta de Supervisores del Condado de Fresno, durante la cual miembros de la comunidad pueden protestar el aumento propuesto en la tarifa de agua;
- Explica cómo presentar una carta de protesta contra el aumento propuesto en las tarifa de agua; y
- Explica el aumento propuesto en la tarifa por el servicio de agua que es proporcionado a los clientes dentro del Área de Servicio No. 32 (CSA 32) del Condado.

Este aviso se emite de conformidad con el Artículo XIIID de la Constitución de California, Sección 6, y la Propuesta 218 Ley de Implementación Ómnibus, Código de Gobierno, Sección 53755.

Aviso de Audiencia Pública

El 11 de febrero de 2015, a las 6:00 P.M., el personal del Condado llevará a cabo una **audiencia pública** en la **Cafetería de la escuela Cantua Creek Elementary Cafeteria, 29288 West Clarkson Avenue, Cantua Creek, Ca. 93608**. La audiencia pública le proporcionará a usted y otros miembros del público la oportunidad de proporcionar testimonio pertinente y hacer preguntas con respecto al aumento propuesto en la tarifa de agua. La Junta de Supervisores del Condado de Fresno (Junta) no tomará ninguna acción oficial para aumentar las tarifas de agua en esta reunión pública.

Aviso de una Audiencia Pública de Protesta

El **24 de febrero de 2015, a las 2:00 P.M.**, la Junta llevará a cabo una audiencia pública de protesta en las salas de reunión de la Junta de Supervisores del Condado de Fresno, 2281 Tulare Street, 3^{er} Piso, Fresno, California 93721. Durante la audiencia pública, la Junta examinará todas las propuestas en contra del aumento propuesto en la tarifa de agua.

Cómo Protestar en Contra de los Aumentos de Tarifas Propuestos

Si usted no está de acuerdo con el aumento de tarifa de agua propuesta, usted puede presentar una protesta por escrito. La Junta no impondrá el aumento de la tarifa si la mayoría de los propietarios del CSA 32 presentan **protestas por escrito** en contra del aumento. **Se tendrá en cuenta únicamente una protesta por escrito por parcela para calcular una mayoría.**

Las protestas por escrito se podrán presentar en cualquier tipo de papel y podrán estar escritas a mano o a máquina, pero **deberán incluir toda** la siguiente información:

- La información suficiente para identificar la propiedad por la cual usted es propietario o inquilino, tal como la dirección de su propiedad en CSA 32, el Número de Parcela Indicado por el Evaluador (APN por sus siglas en inglés) para su propiedad (su APN está anotado en la primera página de este aviso), o ambos:
- Una declaración escrita en la que indica que protesta o no está de acuerdo con el aumento propuesto en la tarifa de agua; y
- Su nombre y firma.

Las protestas escritas deben estar dirigidas y enviadas por correo o entregadas personalmente en:

Clerk to the Board of Supervisors
CSA 32 Protest Hearing (Feb. 24, 2014)
HOLD UNTIL PROTEST HEARING
2281 Tulare Street, Room 301
Fresno, CA 93721

Para que sean válidas y contadas, las protestas escritas deben ser **recibidas** por el Secretario de la Junta de Supervisores antes del cierre de la audiencia de protesta pública el 24 de febrero de 2015.

Explicación del Aumento Propuesto en las Tarifas.

Los costos de compra de agua sin tratar, operaciones, mantenimiento y administración del sistema de agua del CSA 32 son pagados de las tarifas que son cobradas a los consumidores de agua del CSA 32, cuáles pueden ser dueños de propiedad o inquilinos. Las tarifas actuales, las cuales fueron aumentadas el 1º de febrero de 2014, no proporcionan fondos suficientes para comprar agua sin tratar, operar, mantener y administrar el sistema de agua.

La propuesta es aumentar las tarifas mensuales por reducir la tarifa básica para todos los consumidores de agua empezando el 1º de Marzo de 2015, y agregar una tarifa por producto básico que se cobrara basado en agua actualmente consumida.

La propuesta de reducir la tarifa básica se desarrolló por analizar los costos reales para proporcionar el servicio de agua durante los últimos tres años, excepto los costos de comprar agua sin tratar. La propuesta de agregar la tarifa por producto básico se desarrolló por calcular el cobro de cada 1,000 galones de agua sin tratar por Westlands, la compañía que proporciona el agua para el sistema de agua del CSA 32. La consideración principal por desarrollar las dos tarifas separadas fue el fuerte aumento de los cobros de Westlands. Su precio ha subido 231% de \$1.06 por 1,000 galones a \$3.51 por 1,000 galones desde el último aumento en la tarifa por servicio de agua en el CSA 32 en 2014. Otra consideración en la formulación de esta propuesta fue el intento de asegurar que los costos del distrito fueran alocados proporcionalmente al consumo actual de agua.

El personal del Condado se juntó en una audiencia pública con dueños e inquilinos del CSA 32 en la escuela primaria de Cantua Creek. El personal explico que la meta de la propuesta es para aumentar los ingresos del CSA 32. El personal también explico que la propuesta causaría los que consumen más a tener tarifas más grandes que los que consumen menos. El método que fue usado para lograr esa meta fue el redujo de la tarifa básica para servicios de agua y agregar la tarifa por producto básico que más precisamente refleja los costos del agua sin tratar.

La propuesta de reestructurar la tarifa básica de agua fue calculada por promediar los costos anuales del distrito para las operaciones, mantenimiento, y administración sobre los últimos tres años, sin los costos del agua sin tratar. En la tarifa básica también se incluyó costos para reparar o remplazar cuatro bombas del sistema de agua. Bombas de agua necesitan ser remplazados o reparados cada 7 a 9 años en operaciones normales. La propuesta de la tarifa básica también incluye una tasa de inflación de 3.5% anual por cinco años (incrementa el 1° de Julio de cada año empezando el 1° de julio de 2016 con el último aumento el 1° de julio de 2019) para asegurar que la tarifa mantenga el ritmo de la economía y para permitir crear una reserva en efectivo del 50% en el quinto año (definido como el 50% del promedio de los costos de operaciones y mantenimiento de los últimos tres años). La propuesta de la tarifa básica mensual máxima empezando el 1° de Marzo seria:

TABLA 1

Propuesta Tarifa Básica Mensual Por Cinco Años con Inflación Máxima					
Tipo de Conexión	Fecha de Inicio 3/1/2015	Fecha de Inicio 7/1/2016	Fecha de Inicio 7/1/2017	Fecha de Inicio 7/1/2018	Fecha de Inicio 7/1/2019
Residencial	\$67.31	\$69.66	\$72.09	\$74.61	\$77.21
Fuera de Distrito	\$80.67	\$83.49	\$86.40	\$89.42	\$92.54
Edificio Escolar	\$453.53	\$469.40	\$485.82	\$502.82	\$520.41
Casas Escolar	\$1,050.72	\$1,087.49	\$1,125.54	\$1,164.93	\$1,205.70
Casas Móviles	\$1,210.77	\$1,253.14	\$1,296.99	\$1,342.38	\$1,389.36

La propuesta de añadir la tarifa de producto básico fue calculada por los costos actuales del agua sin tratar pagados por el distrito. La cantidad cobrada por Westlands actualmente es \$1,144 por acre-pie de agua sin tratar. Esta cantidad equivale \$3.51 cada 1,000 galones de agua. Cada tipo de conexión dentro del distrito tiene una cantidad de agua asignado para consumir por mes. La asignación de agua está basada en el número de Unidades Equivalentes de Vivienda (EDU en inglés) determinadas para el tipo de conexión. Cada EDU representa el consumo anticipado de 28,000 galones por mes. La cantidad de 28,000 galones por EDU fue calculada basada en la asignación de agua proporcionada por Westlands cual fue calculada por el promedio del consumo de agua sobre 5 años. La tabla abajo enseña el número de EDUs por tipo de conexión.

TABLA 2

	Residencial	Fuera de Distrito	Edificio Escolar	Casas Escolar *	Casas Móviles *
EDUs:	1	1	7	13	16

**El número de EDUs es el asignación total para todas las casa en el tipo de conexión no para cada casa individualmente dentro del tipo de conexión. Las casas escolar todas son una conexión juntas y también las casas móviles.*

En la propuesta de la tarifa por producto básico se está proponiendo tres niveles de tarifas pos consumo. **La tarifa se cobraría por cada 1,000 galones consumidos además de la tarifa básica.** La tarifa del Nivel I se aplicaría asía el consumo de agua hasta la asignación para su tipo de conexión (28,000 galones por EDU). Las tarifas del Nivel II y el Nivel III se aplicarían asía el consume de agua en exceso del asignación para su tipo de conexión. La razón por el aumento en las tarifas para el Nivel II y III es por los costos más altos asociados con el tratamiento de más agua y la compra de agua sobre la asignación del distrito. La tabla baja enseña las tarifas por unidad de agua para cada nivel:

TABLA 3

Tarifa por Producto		
Nivel	Tarifa	Detalles
Nivel 1	\$3.51	Por cada 1,000 galones hasta el asignación para el tipo de conexión
Nivel 2	\$5.88	Por cada 1,000 galones hasta 10,000 galones después de la asignación
Nivel 3	\$9.12	Por cada 1,000 galones de uso en exceso del Nivel 2

La asignación de agua para cada tipo de conexión será:

TABLA 4

Detalles de los Niveles		
Tipo de Conexión	Nivel	Asignación Mensual
Residencial / Fuera de Distrito	1	28,000 galones por mes
	2	28,001-38,000 galones por mes
	3	38,001+ galones por mes
Edificio Escolar	1	196,000 galones por mes
	2	196,001-206,000 galones por mes
	3	206,000+ galones por mes
Casas Escolar	1	364,000 galones por mes
	2	364,001-374,000 galones por mes
	3	374,001+ galones por mes
Casas Móviles	1	448,000 galones por mes
	2	448,001-458,000 galones por mes
	3	458,001+ galones por mes

Ejemplo de Posibles Cantidades de Facturas del Agua por Tipo de Conexión:

	Residencial	Fuera de Distrito	Edificio Escolar	Casas Escolar	Casas Móviles
Tarifa Básica:	\$67.31	\$80.67	\$453.53	\$1,050.72	\$1,210.77
Tarifa por Producto Básico:	\$3.51 X 10 (para 10,000 galones)= \$35.10	\$3.51 X 10 (para 10,000 galones)= \$35.10	\$3.51 X 180 (para 180,000 galones)= \$631.80	\$3.51 X 255 (para 255,000 galones) = \$895.05	\$3.51 X 196 (para 196,000 galones)= \$687.96
Total por ejemplo de uso típico:	\$102.41	\$115.77	\$1,085.33	\$1,945.77	\$1,898.73

Cada conexión será cobrada la tarifa básica que pretense a su tipo de conexiones, más la tarifa por uso básico por su consumo de agua actual. La cantidad de cada factura de agua dependerá en el tipo de conexión y la cantidad de agua consumida cada mes.

Las propuestas de reestructurar la tarifa básica y añadir la tarifa por producto, si no se reciben protestas por escrito de la mayoría de los propietarios, y si son aprobados por la Junta en la audiencia de protesta pública del 24 de febrero de 2015, serán implementadas a partir del 1º de marzo de 2015. Los propietarios verían este aumento por primera vez en la factura de marzo 2015, la cual es generalmente enviada por correo en abril 2015.

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03834130S

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CONCEPCION
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