



ATTACHMENT A

Notice of a Public Meeting and Public Protest Hearing on Proposed Increase for Water Fees for County Service Area No. 34, Zone A

APN
«NAME1»
«ADDRESS1»
«ADDRESS2»

Dear Property Owner:

This is an important notice regarding your rights under Proposition 218 relating to proposed increases on your water fees. The proposed increased fees would pay for the costs of water services within County Service Area No. 34, Zone A.

Read this notice carefully. If you have any questions, please contact Julie Zimmer-Belle, Staff Analyst, County of Fresno Department of Public Works and Planning, Resources Division, 2220 Tulare Street, 6th Floor, Fresno, California 93721, by telephone at (559) 600-4259 or by email at jzimmer@co.fresno.ca.us.

This notice is given under the California Constitution, Article XIII D, section 4, and California Government Code sections 53753 and 53954.6.

The proposed fee increases are supported by an Engineer's Report that is available online at: <http://www.co.fresno.ca.us/viewdocument.aspx?id=65512>

Notice of Public Meeting

You are notified that on **February 10, 2016**, at **6:00 p.m.**, there will be a public meeting at **17200 Burrows Ave. Friant, CA. 93626**. The meeting will be open to all members of the public. During the meeting, members of the public may give testimony regarding the proposed fee increases. Staff from the County of Fresno (County) will also be present to answer questions. There will be no official action to impose the proposed fee increases at this meeting. The County staff person who conducts the meeting may continue it to a later date without further notice by the Board of Supervisors, but in any case the meeting must be completed not later than February 17, 2016.

Notice of Public Protest Hearing

You are notified that on **March 1, 2016**, at **11:00 a.m.** (or as soon after as practicable), the Board of Supervisors (Board) will conduct a public protest hearing on the proposed fee increase. The public protest hearing will happen in the Board's regular meeting chambers in the **Hall of Records, 2281 Tulare Street, Third Floor, Fresno, California 93721**. The public protest hearing will be open to all members of the public. During the hearing, any person may present relevant oral or written testimony to the Board, and the Board will consider all objections or protests to the proposed fee increase. During the hearing, the Board may decide to continue the hearing to a later date without further notice.

How to Protest the Proposed Water Fee Increase

If you disagree with the proposed water fee increase, you may submit a written protest. The Board will not impose the increased fees if a majority of the County Service Area 34, Zone A (CSA 34A) property owners or tenants submit **written protests** against the proposal. **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 34A, the Assessor's Parcel Number (APN) for your property (the APN for your property is listed on the first page of this notice), or both;
- A brief written statement that you protest or disagree with the proposed water fee increase; and
- Your printed full name and signature.

Written protests must be addressed, exactly as follows, and mailed or hand delivered to:

**Clerk to the Board of Supervisors
CSA 34A Water Fees Protest Hearing (March 1, 2016)
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 March 1, 2016.

If there is not a majority protest, the Board may impose the proposed water fee increase.

Explanation of the Proposed Water Fee Increase

The proposed increased water fees are comprised of a flat monthly water service fee and water usage tier fees. The proposed flat monthly water service fee is calculated by averaging annual costs to operate, maintain and administer the water delivery facilities and services for CSA 34A over three years, and is projected to increase to account for inflation, but does not include the water itself. It should be noted that the County has a water contract to supply 1.05 acre feet (AF) per parcel per year to CSA 34A, but the water treatment capacity available to CSA 34A is only about 0.5 AF per parcel per year. That difference made it necessary for the consulting engineer to include the cost to expand the plant's treatment capacity to accommodate any treated water use over the water treatment plant's capacity and the any water use over the contracted water supply limit. The tier structure has been designed by the engineer to capture the cost to expand the water treatment plant capacity and has also been designed to capture the cost to purchase water on the open market, if needed for the water use over the contracted supply of 1.05 AF per parcel per year.

The proposed increased water fee is broken down into four components as described below:

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Table 1 - Flat Monthly Water Service Fee

The first component is a flat monthly water service fee, which includes all operations, maintenance and administrative costs to maintain the water system over a five year period starting on July 1, 2016, but does not include the water itself.

TABLE 1 - PROPOSED MONTHLY <u>FLAT FEE</u> (Which Includes All of the Cost to Operate and Maintain the Water System) YEAR ONE THROUGH YEAR FIVE						
Service Connection Type	# of EWU Per Parcel	Proposed Fee Effective 7/1/2016	Proposed Fee Effective 7/1/2017	Proposed Fee Effective 7/1/2018	Proposed Fee Effective 7/1/2019	Proposed Fee Effective 7/1/2020
Residential	1	\$41.70	\$40.25	\$40.75	\$41.25	\$42.14
Clubhouse	2	\$83.40	\$80.50	\$81.50	\$82.50	\$84.28
Guard Shack	1	\$41.70	\$40.25	\$40.75	\$41.25	\$42.14
Restroom	1	\$41.70	\$40.25	\$40.75	\$41.25	\$42.14

Table 2 - Base Tier Monthly Metered Water Fee

The second component is the Base Tier, a metered fee for water purchase, to be charged based on actual monthly water usage.

Table 2 - Tier I Water Fees

The third component is Tier I, a metered fee designated to build reserves to add 0.5 AF of water treatment capacity for delivery of finished water to each one of the existing lots of record in CSA 34A.

Table 2 - Tier II Water Fees

The fourth component is Tier II, a metered fee designated to build reserves to purchase water on the open market, if needed for the total annual volume of projected water usage in excess of the approximately 1.05 AF annual usage per water service in CSA 34A.

TABLE 2 - PROPOSED <u>TIERED WATER USAGE FEES</u> (Which is Only the Cost of Water Used) YEAR ONE THROUGH YEAR FIVE						
All Service Connection Types	Proposed Fee Effective 7/1/2016	Proposed Fee Effective 7/1/2017	Proposed Fee Effective 7/1/2018	Proposed Fee Effective 7/1/2019	Proposed Fee Effective 7/1/2020	Allotted Usage
Base Tier	\$5.61 per 1,000 gal	\$5.75 per 1,000 gal	\$5.99 per 1,000 gal	\$6.26 per 1,000 gal	\$6.40 per 1,000 gal	13,500 gallons per month
Tier I	\$6.06 per 1,000 gal	\$6.21 per 1,000 gal	\$6.47 per 1,000 gal	\$6.76 per 1,000 gal	\$6.91 per 1,000 gal	13,501 to 27,000 gallons per month
Tier II	\$6.46 per 1,000 gal	\$6.62 per 1,000 gal	\$6.90 per 1,000 gal	\$7.21 per 1,000 gal	\$7.37 per 1,000 gal	27,001 + gallons per month
GOLF COURSE	\$3.03 per 1,000 gal	\$2.99 per 1,000 gal	\$3.13 per 1,000 gal	\$3.29 per 1,000 gal	\$3.36 per 1,000 gal	400 AF Raw Water

Table 3 – Example Total Monthly Metered Water Fee**Notice of Public Meeting and Public Protest Hearing**

Examples of possible total monthly metered water fees in Table 3 include the Flat Fee plus the Base Tier for up to 13,500 gallons of water (approximately 0.5 AF per parcel per year).

TABLE 3 - EXAMPLE OF <u>TOTAL</u> PROPOSED MONTHLY WATER FEE BASED ON 13,500 GALLONS OF WATER USAGE					
Service Connection Type	Proposed Fee Effective 7/1/2016	Proposed Fee Effective 7/1/2017	Proposed Fee Effective 7/1/2018	Proposed Fee Effective 7/1/2019	Proposed Fee Effective 7/1/2020
Residential	\$117.44	\$117.88	\$121.62	\$125.76	\$128.54
Clubhouse	\$234.88	\$235.76	\$243.24	\$251.52	\$257.08
Guard Shack	\$117.44	\$117.88	\$121.62	\$125.76	\$128.54
Restroom	\$117.44	\$117.88	\$121.62	\$125.76	\$128.54
Golf Course (Estimate Based on 400 AF per year)	\$32,911	\$32,476	\$33,997	\$35,735	\$36,495

The proposed fees also include inflation increases of 1.026% annually over a five-year period (effective July 1st of each year beginning on July 1, 2017, with the last increase to occur on July 1, 2020).

Additional Information

The proposed water fees, if not opposed by a majority of the property owners, and if approved by the Board at the public protest hearing on March 1, 2016, will be implemented on July 1, 2016. Property owners would first see this increase on the July/August bill, which they can expect to receive in September 2016.

If proposed fee increase is not imposed due to a “majority protest,” as defined above, County staff will schedule a public community meeting. The purpose of that meeting will be to discuss strategies to reduce water services to avoid further deficit spending.



Notice of a Public Meeting and Public Protest Hearing on Proposed Increase for Sewer Fees for County Service Area No. 34, Zone A

APN
«NAME1»
«ADDRESS1»
«ADDRESS2»

Dear Property Owner:

This is an important notice regarding your rights under Proposition 218 relating to proposed increase on your sewer fees. The proposed increased fees would pay for the costs of sewer services within County Service Area No. Zone, 34A.

Read this notice carefully. If you have any questions, please contact Julie Zimmer-Belle, Staff Analyst, County of Fresno Department of Public Works and Planning, Resources Division, 2220 Tulare Street, 6th Floor, Fresno, California 93721, by telephone at (559) 600-4259 or by email at jzimmer@co.fresno.ca.us.

This notice is given under the California Constitution, Article XIII D, section 4, and California Government Code sections 53753 and 53954.6.

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During the hearing, the Board may decide to continue the hearing to a later date without further notice.

How to Protest the Proposed Fee Increase

If you disagree with the proposed sewer fee increase, you may submit a written protest. The Board will not impose the increased fees if a majority of the County Service Area No. 34, Zone A (CSA 34A) property owners or tenants submit **written protests** against the proposal. **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 34A, the Assessor's Parcel Number (APN) for your property (the APN for your property is listed on the first page of this notice), or both;
- A brief written statement that you protest or disagree with the proposed sewer fee increase; and
- Your printed full name and signature.

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

**Clerk to the Board of Supervisors
CSA 34A Sewer Fee Protest Hearing (March 1, 2016)
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 March 1, 2016.

If there is not a majority protest, the Board may impose the proposed sewer fee increase.

Explanation of the Proposed Sewer Fee Increase

The proposed increased sewer fee is comprised of a flat sewer service fee that includes all of the cost to deliver sewer services, operation and maintenance of the sewer system and for sewage collection services.

The proposed increased sewer fee is described below:

Table 1 - Monthly Flat Sewer Fee For Sewer Services

The engineer also analyzed the average cost of the sewer system operations and maintenance, and administration over three years to develop and establish a flat fee for sewer services. The sewer service fee includes the cost to deliver sewer services, operation and maintenance of the sewer

system and for sewage collection services. Due to a base cost error in the calculations for FY13-14, the sewer rate has been reduced from the amount shown in the Engineer's Report.

TABLE 1 - MONTHLY <u>SEWER FLAT FEE</u>					
Service Connection Type	Effective 7/1/2016	Effective 7/1/2017	Effective 7/1/2018	Effective 7/1/2019	Effective 7/1/2020
Residential	*\$107.12	*\$102.66	\$125.99	\$128.01	\$130.78
Guard Shack	*\$107.12	*\$102.66	\$125.99	\$128.01	\$130.78
Restroom	*\$107.12	*\$102.66	\$125.99	\$128.01	\$130.78
Clubhouse	*\$214.24	*\$205.32	\$251.98	\$256.02	\$261.56

***In the first two years of the fee increase the developers whose property is allocated the excess capacity in the sewer plant have agreed to subsidize \$21.53 per equivalent sewer connection, per month, reducing the fee to \$107.12 per month in the first year and reducing the fee to \$102.66 per month in the second year.**

The proposed fees also include inflation increases of 1.026% annually over a five-year period (effective July 1st of each year beginning on July 1, 2017, with the last increase to occur on July 1, 2020).

Additional Information

The proposed sewer fees, if not opposed by a majority of the property owners, and if approved by the Board at the public protest hearing on March 1, 2016, will be implemented on July 1, 2016. Property owners would first see this increase on the July/August bill, which they can expect to receive in September 2016.

If proposed fee increase is not imposed due to a "majority protest," as defined above, County staff will schedule a public community meeting. The purpose of that meeting will be to discuss strategies to reduce sewer services to avoid further deficit spending.