



# Board Agenda Item 53

DATE: November 24, 2020

TO: Board of Supervisors

SUBMITTED BY: Steven E. White, Director  
Department of Public Works and Planning

SUBJECT: HOA Well Purchase Agreement for Fresno County Waterworks District 40 - Shaver Springs

RECOMMENDED ACTION(S):

**Sitting as the Fresno County Waterworks District 40 Governing Board:**

**Approve a Purchase Agreement for a water well, accept a grant deed and easement for the well, accept a grant deed for Well Number 4 easement, accept a grant deed for an access easement, accept a grant deed for electrical easement and accept a grant deed for pipeline easements from the Shaver Springs Homeowners Association (\$49,054.35).**

Approval of the recommended action will allow Fresno County Waterworks District 40 (WWD 40) - Shaver Springs to purchase a water well (HOA Well) and associated easements from the Shaver Springs Homeowner's Association, in the amount of \$49,054.35. The HOA Well was drilled on May 30, 2019, and the air lift test estimates well production at 50 gallons per minute. This item pertains to a location in District 5.

ALTERNATIVE ACTION(S):

Your Board may not approve the recommended action and direct staff to find another viable water source to serve the residents of WWD 40.

FISCAL IMPACT:

There is no Net County Cost associated with the recommended action. All costs associated with the request will be paid for by the benefitted properties within WWD 40 from property assessments, service fees, and interest revenue. Sufficient appropriations for the purchase of the HOA Well and associated easements, in the amount of \$49,054.35, were included in the Department of Public Works and Planning - WWD 40 Shaver Springs Org 9360 FY 2020-21 Adopted Budget.

DISCUSSION:

Shaver Springs was formed on July 27, 1971, to provide community water and wastewater service for the Shaver Springs subdivision (Tract 2282). Shaver Springs is located approximately five miles Southwest of Shaver Lake on Tollhouse Road. The current water system is served entirely by two wells. Well No. 6 (Hancock Well) is the primary well, while the second well (Well No. 5) serves as a backup supply for the system. Beginning in August of 2004, both wells began to experience low output and were unable to produce the quantity of water necessary to supply Shaver Springs. Additionally, these wells began

experiencing radiological contamination levels that exceeded maximum contaminant levels (MCLs).

During FY 2010-11, Staff submitted a grant/loan planning application to the State Drinking Water State Revolving Fund administered through the State of California Department of Public Health. The purpose of this application was to provide funds to locate a new water source and to prepare the plans necessary for construction.

WWD 40 received a Notice of Application Acceptance (NOAA) in FY 2014-15. An increased assessment was approved by the Board through the Proposition 218 process in order to provide funds to repay the loan. The location of the new water source for WWD 40 has changed several times over the past few years due to unforeseen circumstances. The County has been working closely with WWD 40's Citizen's Advisory Committee (CAC) for WWD 40 to find a new water source that will meet the needs of the community. Currently, the water project is near completion of the design phase. The residents of WWD 40 authorized the County to negotiate for the purchase of the HOA well. In addition, WWD 40 is looking into the possible purchase of portable treatment equipment to eliminate the radiological contaminants from the District's existing wells. The HOA well is currently under the MCL's for radiological contaminants and would not require treatment. Even with the addition of the HOA well WWD 40 may still require an additional water source.

WWD 40's CAC has approved the acquisition and purchase price of the HOA Well. This action was also discussed at the last WWD 40 public meeting on October 24, 2019. The property owners present at the meeting supported the CAC's approval for the purchase of the HOA well.

ATTACHMENTS INCLUDED AND/OR ON FILE:

On file with Clerk - Purchase Agreement  
On file with Clerk - Grant of Well and Well Easement  
On file with Clerk - Grant of Well #4 Easement  
On file with Clerk - Grant of Electrical Easement  
On file with Clerk - Grant of Access Easement  
On file with Clerk - Grant of Pipeline #1 Easement  
On file with Clerk - Grant of Pipeline #2 Easement

CAO ANALYST:

Samantha Buck