

BEFORE THE BOARD OF SUPERVISORS
OF THE COUNTY OF FRESNO
STATE OF CALIFORNIA

IN THE MATTER OF ADOPTING INCREASED)
WATER AND SEWER SERVICE FEES FOR)
FRESNO COUNTY SERVICE AREA) RESOLUTION
NO. 47 (QUAIL LAKE))

WHEREAS, the Board of Supervisors of the County of Fresno (the "Board") is the governing board of the Fresno County Service Area No. 47 ("CSA 47"); and

WHEREAS, in accordance with California Constitution Article XIID, Section 6, which is part of Proposition 218 (Right to Vote on Taxes Act of 1996), and Government Code section 53755 of the Proposition 218 Omnibus Implementation Act, the Department of Public Works and Planning (the "Department"), through the Director of Public Works and his or her designees (collectively, the "Director"), initiated the process to seek increased water and sewer service fees for CSA 47, which consists of a total of 711 parcels made up of 708 residential lots, a community clubhouse, an elementary school, and a vacant commercial parcel; and

WHEREAS, the CSA 47 community water system, which is funded substantially by water service fees paid by CSA 47 water users, includes 2 active water wells, individual water meters at each connection, a pipeline distribution system, and a water storage tank; and

WHEREAS the CSA 47 community sewer system, which is funded substantially by sewer service fees paid by CSA 47 sewer customers, includes a wastewater treatment facility consisting of a lift station, and trickling filters; and

WHEREAS, CSA 47's customer base is made up of 708 single family residences, a community clubhouse, an elementary school, and a vacant commercial lot; and

WHEREAS, the increased water and sewer service fees set forth in this resolution are restructured from current monthly water and sewer service fees, all of which are at rates that will be necessary to recover only the actual cost of the water and sewer services per parcel under these increased water and sewer service fee rates.

- *Water Fixed Charges:*

1 ○ *Meters and Services:* These include costs related to maintaining the water system
2 infrastructure and operating capacity to provide service at any time, but not for water
3 delivery, capital expenditures, repayment to the County of charges that have been unpaid,
4 as described below and reserves, as described below.

5 ○ *Customer Service:* This category contains costs associated with serving customers, such
6 as billing and answering customer inquiries.

7 ▪ *Water Usage Rates:*

8 ○ *Base:* Base costs include the expenses related to providing water under average, “base”
9 demand conditions.

10 ○ *Extra:* The extra category includes costs related to providing water above the system
11 average demand (i.e., related to peak, “extra” usage)

12 ○ It is proposed that recommended cost categories of Base and Extra capacity be combined
13 as the proposed usage rate is a single tier applied to all levels of use.

14 ▪ *Sewer Charges:*

15 ○ Sewer costs are allocated based on the sewage flow and pollutant strength of a typical
16 single-family dwelling.

17 **WHEREAS**, the water and sewer rates above are designed to better align with current
18 consumption patterns and actual costs to serve so that the increased water and sewer fees do not exceed
19 the proportional cost of the service attributable to the parcel in CSA 47; and

20 **WHEREAS**, the water and sewer fees also include repayments to the County for CSA 47’s
21 negative cash balance of water and sewer service fees that have been unpaid by CSA 47 customers,
22 which have been geld by the County, in the current total amount of \$1,006,800, and interest on all such
23 unpaid costs amounts, calculated at the County’s estimated annual internal interest rate; for financial
24 planning purposes, the County’s annual internal interest rate us estimated as 2.8% annually; and

25 **WHEREAS**, under the Board policy for special district governed by the Board, including CSA 47,
26 adopted on November 7, 2006 for which a report thereon was provided to the Board on November 10,
27 2009, each special district governed by the Board, including CSA 47, providing water and sewer services,
28 is required to have a minimum cash reserve of a minimum of 50% of the average of the last three fiscal

1 years' annual operation costs ("Board Reserve Policy"); and

2 **WHEREAS**, in applying the Board Reserve Policy to CSA 47, the target minimum cash reserve
3 is approximately \$664,800; and

4 **WHEREAS**, the "fixed charges" component of such increased water and sewer service fees also
5 includes amounts that would allow CSA 47 to build a minimum cash reserve in the amount of \$664,800
6 by the end of FY 2028/29, which is intended to cover unanticipated expenses, as required by the Board
7 Reserve Policy; and

8 **WHEREAS**, as part of the process to seek and increase water and sewer service fees for CSA
9 47, a written notice of the proposed increased water and sewer service fees ("Notice"), was duly and
10 timely sent by CSA 47, by First Class United States mail, on **April 11, 2025**, to all the record owners of
11 each identified parcel (property owners), as shown on the last equalized assessment roll, upon which the
12 increased water and sewer service fees are proposed for imposition and to each tenant listed on the CSA
13 47's bill register, in accordance with the provisions of California Constitution Article XIII D, Section 6; and

14 **WHEREAS**, the Notice, which was so mailed on **April 11, 2025**, stated: (a) the amounts of the
15 proposed increases in water and sewer service fees to be imposed upon each such parcel for which
16 water and sewer service is being provided, and explained how those amounts would be applied to each
17 such parcel; (b) the basis upon which the amounts of the proposed increases in water and sewer service
18 fees were calculated with reference to the water and sewer rate study referenced herein ; (c) the reasons
19 for the proposed increases in water and sewer service fees; (d) the dates, times, and locations of the
20 public meeting referenced therein with respect to the proposed increases in water and sewer service
21 fees; (e) the date and time and location of the public protest hearing before the Board with respect to the
22 proposed increases in water and sewer service fees; and (f) instructions for how property owners
23 (including their tenants) currently (as of the Board's public protest hearing) receiving water and sewer
24 services from the CSA 47 community water and sewer systems may submit timely, valid, written protests
25 against the proposed increases in water and sewer service fees; and

26 **WHEREAS**, as stated in the Notice, which was so mailed on **April 11, 2025**, the proposed
27 increases in water and sewer service fees are set forth in the table therein, and the Notice referred all
28 interested persons to the completed and available Fresno County Service Area No. 47 Water and Sewer

1 Rate Study , dated February 21, 2025, prepared by Lechowicz and Tseng, Municipal Consultants,
2 Alameda, California (the "Rate Study"), which Rate Study includes, among other things, a detailed
3 explanation of the basis upon which the amounts of the proposed increases in water and sewer service
4 fees, including their rates, were calculated and that the Rate Study could be found online at the County
5 web address stated therein, or otherwise in hardcopy upon request of the County; and

6 **WHEREAS**, under the Rate Study, all revenues derived from the increased water and sewer
7 services fees under this resolution do not exceed the funds required for CSA 47 to provide the water and
8 sewer services to the parcels in CSA 47; and

9 **WHEREAS**, all of the amounts calculated in the Rate Study produce increased water and sewer
10 service fee rates that will be necessary to recover only the actual costs of the water and sewer services
11 per parcel under these proposed water and sewer rates, and that taking into account these proposed
12 increased water and sewer service fees, as applicable, each parcel's total water and sewer bill will not
13 exceed the proportional cost of service for each parcel; and

14 **WHEREAS**, the increased water and sewer service fees are set forth in Table 1 and Table 2 of
15 **ATTACHMENT A**, to this resolution (as referenced in Section 3), which increased water and sewer
16 services fees will be imposed in CSA 47 upon each such parcel for which water and sewer services are
17 being provided, beginning July 1, 2025; and

18 **WHEREAS**, on **May 8, 2025, at 6:00 PM**, the Department of Public Works and Planning, as staff
19 to CSA 47, conducted a public meeting at the Quail Lake Community Clubhouse, to provide members of
20 the public, including property owners (including any tenant of their property), and opportunity to provide
21 relevant testimony to CSA 47 staff and to ask questions and provide comments about the proposed
22 increases in water and sewer service fees they would find in the Notice mailed on **April 11, 2025**; and

23 **WHEREAS**, at such public meeting, CSA 47 staff made their presentations, received testimony
24 questions, and comments from such members of the public and responded to their questions and
25 comments; and

26 **WHEREAS**, a public protest hearing was held on **June 10, 2025, at 9:30 AM** (or as soon as
27 practicable thereafter as the Board determined), before the Board, at which time a full and fair opportunity
28 was provided for public comment, objections, and submission to the Board of written protests against the

1 proposed increased water and sewer services fees by owners of property (also referred to above as the
2 record owners of each identified parcel, upon which the increased water and sewer service fees are
3 proposed for imposition including such record owners' tenants) currently (as of the Board's public protest
4 hearing) receiving water and sewer services from the CSA 47 community water and sewer systems; and

5 **WHEREAS**, following the closure of the public protest hearing as directed by the Board, the Clerk
6 of the Board of Supervisors or his or her designee tabulated the written protests submitted against the
7 proposed increased water and sewer services fees, and the Board found that a majority of owners of
8 property (including their tenants) currently (as of the Board's public protest hearing) receiving water and
9 sewer services from the CSA 47 water and sewer community water and sewer systems did **not** submit
10 written protests against the proposed increased water and sewer service fees for CSA 47 as set forth in
11 the Notice; and

12 **WHEREAS**, such tabulation, and the Board's consideration of the timelines and validity of all
13 written protests submitted, and all objections, if any, and such submitted written protests were duly and
14 regularly conducted.

15 THE BOARD OF SUPERVISORS OF THE COUNTY OF FRESNO, AS THE GOVERNING
16 BOARD OF CSA 47, THEREFORE RESOLVES AS FOLLOWS:

17 **Section 1.** All of the foregoing recitals are true and correct.

18 **Section 2.** Any objections made to the Board, including but not limited to the regularity of the
19 proceedings that are subject of this resolution, are hereby overruled by the Board. The Board hereby
20 finds that there is **no majority protest** against the proposed increased water and sewer service fees for
21 CSA 47 as set forth in the Notice, which was so mailed on **April 11, 2025**.

22 **Section 3.** The increased monthly water and sewer service fees for CSA 47 described more fully
23 above as:

- 24 ○ *Fixed charges (including: Meters and Services and Customer Service)*
- 25 ○ *Usage Rates (Base and Extra)*

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1 Are hereby adopted, approved, and authorized by the Board, and shall be imposed and increased to their
2 full amounts, beginning **July 1, 2025** as stated in Table 1 and Table 2 of Attachment A, which is attached
3 hereto and incorporated herein by this reference.

4 **Section 4.** The CSA 47 water and sewer service fees increased by this resolution shall be
5 published by or for the Director at the appropriate times in the County's Master Schedule of Fees,
6 Charges, and Recovered Costs for administrative purposes only.

7 **Section 5.** The Director is hereby authorized and directed: (a) to carry out all of the increased
8 water and sewer services fees as set forth in this resolution and the Notice, which was mailed on **April**
9 **11, 2025**; and (b) to promptly give notice of all such costs changes to the Auditor-Controller/Treasurer-
10 Tax Collector for purposes of the publication requirement in Section 4 of this resolution, and to each
11 member of the Board and the CAO may be by way of a board briefing report, memorandum or other
12 informal communication.

13 **Section 6.** As required by Article XIID, section 6, subdivision (b)(2), of the California Constitution,
14 revenues from the increased water and sewer service fees in this resolution shall not be used for any
15 purpose other than that for which the increased water and sewer services fees are imposed, as described
16 and referenced in this resolution.

17 **Section 7.** This resolution shall be effective immediately upon its adoption.

18 **[Go to Signature Page]**
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1 THE FOREGOING was passed and adopted by the following vote of the Board of Supervisors of
2 the County of Fresno this ____ day of _____, 2025, to-wit:

3
4 AYES:

5 NOES:

6 ABSENT:

7 ABSTAINED:

8
9
10 _____
Ernest Buddy Mendes, Chairman of the
11 Board of Supervisors of the County of Fresno

12 **Attest:**

13 Bernice E. Seidel
14 Clerk of the Board of Supervisors
County of Fresno, State of California

15
16 BY _____
17 DEPUTY

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20 **FOR ACCOUNTING USE ONLY**

21 Org: 9310
22 Fund: 4030
Subclass: 40680
Account: 5060
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ATTACHMENT A

Fresno County Service Area No. 47

Table 1: Monthly Water Rates Per Parcel

Fee Description	Current	Proposed	PROJECTED - RATE STUDY PERIOD				
			FY2025/26 July 1, 2025	FY2026/27 July 1, 2026	FY2027/28 July 1, 2027	FY2028/29 July 1, 2028	FY2029/30 July 1, 2029
Water Base Fee (monthly)	\$19.53	Water Base Fee (monthly)*	\$29.10	\$32.28	\$33.79	\$35.35	\$36.94
<u>Water Usage Rate</u> 0 - 5,000 gallons 5,001 and over	<u>Charge per 1,000 gal</u> \$0.00 \$2.66	<u>Usage Rate</u> All Usage	<u>Charge per 1,000 gal</u>				
			\$2.16	\$2.26	\$2.36	\$2.47	\$2.59

* It is proposed that the elementary school be charged 22 times the base fee.

Table 2: Monthly Sewer Rates Per Parcel

Fee Description	Current	Proposed	PROJECTED - RATE STUDY PERIOD				
			FY2025/26 July 1, 2025	FY2026/27 July 1, 2026	FY2027/28 July 1, 2027	FY2028/29 July 1, 2028	FY2029/30 July 1, 2029
<u>Sewer Base Fee</u> Residential (monthly) Commercial (monthly) School (annual)*	 \$85.03 \$85.03 \$39.11	<u>Sewer Base Fee</u> Residential (monthly) Commercial (monthly) School (annual)	 \$106.27 \$106.27 \$48.88	 \$120.05 \$120.05 \$55.22	 \$125.02 \$125.02 \$57.50	 \$130.25 \$130.25 \$59.91	 \$135.79 \$135.79 \$62.46

*Fixed annual fee of \$39.11 multiplied by the number of students, faculty, and staff at the school, as estimated by Sanger Unified School District.