

REPORT TO THE BOARD OF SUPERVISORS  
COUNTY OF FRESNO

COUNTY SERVICE AREA 34, ZONE "D"  
(Renaissance at Bella Vista)

FISCAL YEAR 2023-2024

Submitted By:  
DEPARTMENT OF PUBLIC WORKS AND PLANNING

Prepared By:  
RESOURCES DIVISION

June 2023

## NARRATIVE

County Service Area 34, Zone “D” (CSA 34D), was formed on December 11, 2017. CSA 34D was created for Tract No. 4968, Renaissance at Bella Vista, and is in the Millerton New Town area on the south side of Millerton Road, west of the intersection of Millerton Road and Marina Drive. CSA 34D contains 106 lots of which all of the homes are either developed or under development. Services provided by CSA 34D include water, wastewater, road maintenance, open space monitoring and maintenance, landscape maintenance, street lighting services, and storm drainage maintenance.

All water treated in the surface water treatment plant and served to CSA 34D, County Service Area 34, Zone A (CSA 34A), County Service Area 34, Zone C (CSA 34C), Service Area 34, Zone F (CSA 34F) and County Service Area 34, Zone G (CSA 34G) customers is purchased from Arvin Edison Irrigation District through an annual exchange agreement.

## ANNUAL CHARGES

Monthly fees will be collected on a bi-monthly basis. All water services are metered. The base rate and tiered rate structures for residential usage are identified in the Master Schedule of Fees.

## SIGNIFICANT CHANGES

Phase II of the Millerton Lake Pumps and Pipeline Project, which primarily includes installation of the second, parallel pipeline, (and now the conduit and SCADA projects) began construction in FY 15-16 and was completed up to the water line as the water was too high to continue. The project has been delayed until the water in the lake goes back down. The Motor Control Center Project for the electrical center controlling the Millerton Lake pumps were upgraded and completed in FY 15-16.

In May 2017, the failed lake pumps and under-performing pump was replaced at a total cost of \$333,994. On May 16, 2017, the County, on behalf of the Districts, entered into a financing agreement with some of the Reservation Holders (J.P.J., Inc. and Table Mountain Rancheria), to finance the repair and replacement of the lake pumps. The Agreement requires benefitting parties to reimburse an amount equal to the funds provided by the Reservation Holders from funds collected by CSA 34, CSA 34A, CSA 34C, CSA 34D, CSA 34F and CSA 34G at 0% interest rate, up to \$333,994, as determined appropriate by the Debt Advisory Committee (DAC). Repayment of this loan began annually in October 2018 and will continue through October 2027. The current balance is \$166,997.

## PROPOSITION 218

Due to the wide range of services that the County provides in various parts of CSA 34, a variety of fees and benefit assessments are necessary to fund all of those services. The situation is further complicated by the fact that some facilities and administrative work

necessary to provide those services are shared in CSA 34, CSA 34A, CSA 34C and CSA 34D, while other facilities for providing water and sewer services are local to CSA 34A, CSA 34C and CSA 34D. The Assessment Engineer addressed the shared services and updated the Water Contract Assessment. The Board of Supervisors adopted the new assessment for Water Contract and Pump Repair Maintenance on December 11, 2017, with the formation of Zone D. The Assessment Engineer addressed the shared services and updated the Water Contract Assessment. The Board of Supervisors adopted the new assessment for Water Contract and Pump Repair Maintenance on October 8, 2019, with the formation of Zones F and G. The water and sewer fees based on the Consolidated Engineer's Report adopted by the Board of Supervisors during the Prop 218 procedures on January 26, 2015, for all of CSA 34 zones were adopted on March 1, 2016. The last increase in the water and sewer fees for the rate adjustment period was July 1, 2020. The assessments and fees will be re-evaluated in FY 2023-24 for all of CSA 34 and its zones.

CSA 34D  
COUNTY OF FRESNO SPECIAL DISTRICTS  
PROJECTED BUDGET EXPENDITURES 2023 - 2024

ORG: 9323  
FUND: 0830  
AUDITOR CODE:  
SUBCLASS: 16204

ACCOUNT	BUDGET FY 2022-2023	ESTIMATED EXPENSES FY 2022-2023	PROPOSED BUDGET FY 2023-2024
<b>Services &amp; Supplies</b>			
07101 GENERAL LIABILITY INSURANCE	\$1,473	\$1,809	\$1,834
07205 Maintenance-Equipment	\$10,000	\$0	\$0
07220 MAINTENANCE-BUILDINGS & GR	\$18,000	\$6,070	\$35,929
07268 POSTAGE	\$325	\$954	\$950
07287 PEOPLE SOFT FINANCIAL CHARG	\$2,300	\$1,725	\$1,777
07295 PROFESSIONAL & SPECIALIZED S	\$29,900	\$50,821	\$50,400
07401 SPECIAL DISTRICT EXPENSE	\$216,826	\$216,827	\$266,490
07430 UTILITIES	\$1,417	\$2,035	\$2,096
<b>Services &amp; Supplies Subtotals</b>	<b>\$280,241</b>	<b>\$280,241</b>	<b>\$359,476</b>
<b>TOTAL EXPENDITURES:</b>	<b>\$280,241</b>	<b>\$280,241</b>	<b>\$359,476</b>

**Increase to Reserves**  
**Total Budget (Total Expenditures + New Reserves)**  
**Revenues**  
**Ending Reserves/Designations 6/30/24**

\$0
\$359,476
\$359,476
\$91,310

Drafted By \_\_\_\_\_ Approved By \_\_\_\_\_

CSA 34D

METHOD OF FINANCING  
2023-2024 FISCAL YEAR

BOOK NAME: 0  
AUDITOR CODE: 0

BUDGET: 9323  
FUND: 0830  
SUBCLASS: 16204

---

ESTIMATED FUND BALANCE:	June 30, 2023			
A. FUNDS IN COUNTY TREASURY		\$91,310		
B. LESS WARRANTS OUTSTANDING		\$0		
C. LESS RESERVES/DESIGNATIONS		\$91,310		
ESTIMATED UNRESERVED/UNDESIGNED BALANCE(A-B-C)			1.	\$0
RELEASE OF PRIOR YEAR RESERVES/DESIGNATIONS			2.	\$0

---

ESTIMATED REVENUES

**3010 Estimated Tax Revenues(3007-3025)**

5057	Storm Drainage Maintenance			\$0
4985	Road & Street Services			\$0
4986	Water Meter Installation Fees			\$0
4988	Sewer Infrastructure Reserve			\$0
3380	Interest			<u>\$480</u>
5053	Open Space Monitoring And Maintenance			\$0
5068	Subdivider Financing			\$0
5800	Other Miscellaneous			\$0
5059	Water Maintenance /Water Standby			\$0
5051	Landscape Maintenance			\$0

<b>ESTIMATED FUND BALANCE:</b>		<b>June 30, 2023</b>	
<b>A. FUNDS IN COUNTY TREASURY</b>		<b>\$91,310</b>	
<b>B. LESS WARRANTS OUTSTANDING</b>		<b>\$0</b>	
<b>C. LESS RESERVES/DESIGNATIONS</b>		<b>\$91,310</b>	
<b>ESTIMATED UNRESERVED/UNDESIGNED BALANCE(A-B-C)</b>			<b>1. \$0</b>
<b>RELEASE OF PRIOR YEAR RESERVES/DESIGNATIONS</b>			<b>2. \$0</b>

**ESTIMATED REVENUES**

**3010 Estimated Tax Revenues(3007-3025)**

<b>OTHER CHARGES FOR CURR SERV</b>		<b>5060</b>		
<b>SERVICE</b>	<b># of Connections/Parcel</b>	<b>Yearly Charges per Connection/Parcel</b>	<b>Monthly Charges Per Connection/Parcel</b>	<b>Total Revenues Per Year</b>
Overuse - \$7.37 /1,000 gal for both Tier	5	\$1,168.02	\$97.34	\$5,840.10
Res. Base Tier \$6.40/1,000 Gal up to 1	106	\$970.38	\$80.87	\$102,860.28
Residential Flat Rate	106	\$281.40	\$23.45	\$29,828.40
Residential Sewer	106	\$1,183.68	\$98.64	\$125,470.08
<b>TOTAL REVENUES FROM</b>		<b>OTHER CHARGES FOR CURR SERV</b>		<b>\$263,998.86</b>
<b>WATER MAINTENANCE /WATER STANDBY</b>		<b>5059</b>		
<b>SERVICE</b>	<b># of Connections/Parcel</b>	<b>Yearly Charges per Connection/Parcel</b>	<b>Monthly Charges Per Connection/Parcel</b>	<b>Total Revenues Per Year</b>
Water Standby Assessment	106	\$190.81	\$15.90	\$20,225.86
<b>TOTAL REVENUES FROM</b>		<b>WATER MAINTENANCE /WATER STANDBY</b>		<b>\$20,225.86</b>
<b>STORM DRAINAGE MAINTENANCE</b>		<b>5057</b>		
<b>SERVICE</b>	<b># of Connections/Parcel</b>	<b>Yearly Charges per Connection/Parcel</b>	<b>Monthly Charges Per Connection/Parcel</b>	<b>Total Revenues Per Year</b>
Storm drainage	106	\$108.95	\$9.08	\$11,548.70
<b>TOTAL REVENUES FROM</b>		<b>STORM DRAINAGE MAINTENANCE</b>		<b>\$11,548.70</b>
<b>OPEN SPACE MONITORING AND MAINTENANCE</b>		<b>5053</b>		
<b>SERVICE</b>	<b># of Connections/Parcel</b>	<b>Yearly Charges per Connection/Parcel</b>	<b>Monthly Charges Per Connection/Parcel</b>	<b>Total Revenues Per Year</b>
Open Space Maintenance	106	\$18.29	\$1.52	\$1,938.74
<b>TOTAL REVENUES FROM</b>		<b>OPEN SPACE MONITORING AND MAINTENA</b>		<b>\$1,938.74</b>
<b>LANDSCAPE MAINTENANCE</b>		<b>5051</b>		
<b>SERVICE</b>	<b># of Connections/Parcel</b>	<b>Yearly Charges per Connection/Parcel</b>	<b>Monthly Charges Per Connection/Parcel</b>	<b>Total Revenues Per Year</b>
Landscape Maintenance	106	\$169.29	\$14.11	\$17,944.74
<b>TOTAL REVENUES FROM</b>		<b>LANDSCAPE MAINTENANCE</b>		<b>\$17,944.74</b>
<b>SEWER INFRASTRUCTURE RESERVE</b>		<b>4988</b>		
<b>SERVICE</b>	<b># of Connections/Parcel</b>	<b>Yearly Charges per Connection/Parcel</b>	<b>Monthly Charges Per Connection/Parcel</b>	<b>Total Revenues Per Year</b>
Sewer Standby Assessment	106	\$110.60	\$9.22	\$11,723.60
<b>TOTAL REVENUES FROM</b>		<b>SEWER INFRASTRUCTURE RESERVE</b>		<b>\$11,723.60</b>
<b>ROAD &amp; STREET SERVICES</b>		<b>4985</b>		
<b>SERVICE</b>	<b># of Connections/Parcel</b>	<b>Yearly Charges per Connection/Parcel</b>	<b>Monthly Charges Per Connection/Parcel</b>	<b>Total Revenues Per Year</b>
RoadsMaintenance	106	\$228.96	\$19.08	\$24,269.76
Street Lighting	106	\$69.30	\$5.78	\$7,345.80
<b>TOTAL REVENUES FROM</b>		<b>ROAD &amp; STREET SERVICES</b>		<b>\$31,615.56</b>
				<b>TOTAL: \$358,996</b>

<b>ESTIMATED FUND BALANCE:</b>		<b>June 30, 2023</b>	
A. FUNDS IN COUNTY TREASURY	\$91,310		
B. LESS WARRANTS OUTSTANDING	\$0		
C. LESS RESERVES/DESIGNATIONS	\$91,310		
<b>ESTIMATED UNRESERVED/UNDESIGNED BALANCE(A-B-C)</b>		<b>1.</b>	<b>\$0</b>
<b>RELEASE OF PRIOR YEAR RESERVES/DESIGNATIONS</b>		<b>2.</b>	<b>\$0</b>

ESTIMATED REVENUES

<b>3010 Estimated Tax Revenues(3007-3025)</b>	
<b>ESTIMATED TOTAL CURRENT REVENUES</b>	<b><u>\$359,476</u></b>

<b>TOTAL FUNDS FOR FISCAL YEAR 2023-2024</b>	<b><u>\$359,476</u></b>
--	-------------------------

Drafted By \_\_\_\_\_ Approved By \_\_\_\_\_