



County of Fresno

DEPARTMENT OF PUBLIC WORKS AND PLANNING
STEVEN E. WHITE, DIRECTOR

May 1, 2026

APN:<<APN>>

<<NAME>>

<<ADDRESS>>

<<ADDRESS>>

NOTICE

Subject: **Notice of Proposed Adjustments in Water Service Fees – CSA 49, Five Points (Proposition 218 Process)**

Dear property owner (including any tenant of your property) receiving water service from the County Service Area No. 49, Five Points (also called CSA 49), community water system:

This notice:

- Gives notice of **public meetings** where members of the public (including property owners and their tenants) may give testimony and ask questions about the proposed adjustments in water service fees in this notice; and
- Gives notice of a **public protest hearing** before the Fresno County Board of Supervisors (the County Board), where members of the public (including property owners and their tenants) may object to the proposed adjustments in water service fees; and
- Explains how property owners (including their tenants) who receive water service from CSA 49 can **submit a letter protesting** the proposed adjustments in water service fees, and the **deadline** for submitting that protest letter; and
- Explains the **proposed adjustments in water service fees** for water service that is provided to customers of CSA 49. Those customers are users of water provided by CSA 49's community water system.

This notice is given under Article XIIIID, section 6, of the California Constitution (Proposition 218) and Government Code sections 53755 and 53756 of The Proposition 218 Omnibus Implementation Act.

Notice of Public Meetings

On **April 15, 2026, at 5:00 P.M.**, County staff conducted a public meeting at the Westside Elementary School, 19191 W Excelsior Avenue, Five Points, CA 93624

- This public meeting will provide you and other members of the public an opportunity to provide relevant testimony to County staff and to ask questions and provide comments about the proposed adjustments in water service fees in this notice. The County Board will not be present and will not take any official action to adjust water service fees at this public meeting.

On **June 3, 2026 at 6:00 P.M.**, County staff will also conduct a public meeting at the Westside Elementary School, 19191 W Excelsior Avenue, Five Points, CA 93624.

- This public meeting will be another opportunity for you and other members of the public to provide relevant testimony to County staff and ask questions and provide comments about the proposed adjustments in water service fees in this notice. The County Board will not be present and will not take any official action to adjust water service fees at this public meeting.

Notice of Public Protest Hearing

On **June 30, 2025, at 9:30 A.M.** (or as soon as possible thereafter as the County Board determines), the County Board will hold a public protest hearing in the meeting chambers of the Fresno County Board of Supervisors, 2281 Tulare Street, 3rd Floor, Fresno, CA 93721.

- At the public protest hearing, the County Board will consider all objections and written protests submitted against the proposed adjustments in water service fees, in this notice, for CSA 49. However, **only timely, valid written protests will count** toward a “majority protest,” as discussed below.

Your right to protest: How to Protest the Proposed Adjustments in Water Service Fees

Each property owner (including their tenant) receiving water service from the County Service Area No. 49 has the following rights.

If you **disagree** with the proposed adjustments in water service fees in this notice, for CSA 49, you may timely submit a written protest to the address below.

The County Board will not impose the adjustments in water service fees in this notice if the County Board determines that a majority of the property owners (including their tenants) receiving water service from CSA 49 submit **timely, valid written protests** against the proposed adjustments in water service fees (this is also known as a “**majority protest**”).

A “**majority protest**” is calculated based on the following:

- Only one (1) timely, valid written protest per parcel will be counted in calculating a majority protest.
- Any such owner or co-owner, or any such tenant, of a parcel may submit a **timely, valid, written protest**.
- You only need to submit **one (1)** timely, valid written protest on behalf of your parcel concerning all of the proposed adjustments in water service fees in this notice. In other words, if you submit **any** timely, valid written protest, it will count against **all** of such proposed adjustments in water service fees.
- If any such property owner, co-owner, or tenant for a parcel submits a timely, valid written protest, then one (1) protest will be counted **for that parcel** (Or, if all of them submit a timely, valid written protest, then only one (1) protest will be counted for that parcel).

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

- Information sufficient to **identify** the property that you own or rent, which is receiving water service from CSA 49, such as the address of your property, the Assessor’s Parcel Number (APN) for your property (your APN is listed on the first page of this notice), or both;
- A written statement that you **protest or disagree with** the proposed adjustments in water service fees; and
- **Your signature**. Although the written protest may be typed, your signature must be handwritten.

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

**Clerk of the Board of Supervisors
CSA 49 Protest Hearing
2281 Tulare Street, Room 301
Fresno, CA 93721
HOLD UNTIL PROTEST HEARING**

- To be considered as timely, a written protest must be **received** by the Clerk of the Board of Supervisors **before** the **close** of the County Board public protest hearing, which currently scheduled to close on **June 30, 2026**. The date of U.S. postmark of any mailed protest will be disregarded for that purpose.
- Written protests that are submitted late will be disregarded.

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- Protests will not be received by any means other than as stated above. For example, email, or fax, or telephone are not acceptable forms of submitting your written protest. Electronic signatures are not acceptable.
- Written protests that are timely submitted, as required above, will be counted only after the close of the public protest hearing.

The County Board reserves the right to determine whether any protest submitted against the adjustments in water service fees is **timely and valid**.

The County Board reserves the right to postpone the public protest hearing, including the close of the public protest hearing, to a future date that would be specified by the County Board.

What happens if there is no “majority protest”

If the County Board determines that there is no “majority protest,” then the County Board may immediately adopt the proposed adjustments in water services fees in this notice for all customers of the CSA 49 community water system.

Proposed Adjustments in Water Service Fees Necessary for CSA 49; explanation of proposed adjustments

CSA 49 water service fees are currently being charged to customers of the CSA 49 community water system. As proposed in this notice, the initial adjusted water service fees would start **July 1, 2026**, and will increase as proposed in this notice through **June 30, 2031**.

For purposes of the proposed adjusted water service fees in this notice

- **All references to “year” mean the period starting July 1st of a given year and ending on the last day of June of the following year.**
- **All references to “groundwater wells” mean groundwater supply wells for CSA 49.**

The CSA 49 community water system costs (e.g., operations, maintenance, and administration) are paid for from water service fees that are billed to CSA 49 customers, also known as water users. Water users may be either property owners or their tenants. The water service fees for the current CSA 49 community water system are also used to pay for the cost to purchase untreated water from Westlands Water District, the cost to treat that untreated water, and the cost to deliver the potable water to water users of CSA 49.

The current rates for the water service fees proposed to be adjusted in this notice are from the last time new rates were established, which was December 1, 2009.

The current water service fees, and current collection of such fees from CSA 49 customers, do not provide adequate funds for the operation, maintenance, and administration of the CSA 49 community water system.

The CSA 49 community water system cannot continue to operate with the current water service fees and current collections of such fees from CSA 49 customers.

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Therefore, the proposal in this notice is for **adjustments** in water service fees to CSA 49 customers to enable the CSA 49 community water system to continue to operate both under the current source of surface water, and under the planned future source of groundwater, **assuming that CSA 49 customers timely and fully pay their CSA 49 water bills.**

As discussed below, the proposal in this notice to **adjust** water service fees does **NOT** include any reduction, offset, or adjustment for:

- (1) Any possible funding that the County is attempting to obtain from other agencies, such as possible State grant funding; or
- (2) Any County relief, including but not limited to any reduction, forgiveness, elimination, or further deferral of collection of CSA 49's negative cash balance of water services fees that have been held, and not yet charged to CSA 49, for multiple years.

Note: Due to the inadequacy of the revenues from current water service fees, the expenses of the CSA 49 community water system typically exceeded the budget before the end of the County fiscal years, and have been held—i.e., not yet charged to CSA 49 customers (See “**The Base Fee Portion of the Water Service Fees,**” below).

The proposal to adjust water services fees in this notice are set forth in a restructured format discussed below. That is:

- (1) The CSA 49 water service fees proposed in this notice are comprised of two portions (known as components):
 - a. The Base Fee Portion of the Water Service Fees; and
 - b. The Variable Fee Portion of the Water Service Fees; and
- (2) As stated above, for purposes of the proposed adjusted water service fees in this notice, all references to “year” mean the period starting July 1st of a given year and ending on June 30th of the following year.

The proposal to adjust water service fees in this notice will initially be charged for surface water, however, those adjusted water service fees will change when the water source for CSA 49 community water system transitions in the future from surface water to ground water, as discussed below. The CSA 49 water service fees will also adjust, as shown in the applicable Tables below, as a result of the commodity charge relating to the cost of treated surface water, for annual price inflation of certain costs, and to build a cash reserve.

The Base Fee Portion of the Water Service Fees

The first portion of this proposal to adjust water service fees is the **base fee portion** of the water service fees (as discussed below, this is initially for surface water provided to CSA 49 customers). The base fee portion of the water services fees would cover the cost to operate and maintain the CSA 49 community water system **regardless** of the amount of water used by each customer.

- The proposal in this notice is to **adjust** the residential base fee portion of the water service fees **initially from \$39.98 per month** (current water service fee) **to \$201.49 per month initially for surface water** provided by CSA 49 to its customers, starting on **July 1, 2026**.
 - For dollar amounts relating to the adjustment during the initial year, see Table 1, below.
- This per month base fee portion of the water service fee will **increase** each July 1st, and will increase **to \$226.74 per month, with this last increase to begin on July 1, 2030**, while **surface water** is being provided by CSA 49 to its customers.
 - For dollar amounts relating to each following year, see Table 1, below.
- This per month base fee portion of the adjusted water service fee will **change** once CSA 49 community water system's water source transitions from surface water to groundwater.
 - For changed dollar amounts relating to each applicable year, see Table 3, below.
- After the adjustment in water fee services on July 1, 2026, increases in water service fees will begin each following July 1st, for a total five-year period.
- The base fee portion of the water service fees also includes:
 - Payments of CSA 49's negative cash balance of water services fees that have been held, and not yet charged to CSA 49 customers, for multiple years (total of \$513,490);
 - Payments that would allow CSA 49 to build a cash reserve in the amount of \$273,000 (total amount based on 5 years of \$54,600/year, which is intended to cover a certain amount of unanticipated expenses, as required by County Board policies; and
 - Payments for 3% annual price inflation of certain costs.

The Variable Fee Portion of the Water Service Rates

The second portion of this proposal to adjustments in water service fees is the **variable fee portion** of the water service fees. The variable fee portion is composed of two parts, both of which are based on water consumptions by users of the CSA 49 community water system.

The **first part** of the variable fee portion would be charged for:

- **Variable operation costs** of the CSA community water system.
 - These costs are directly related to water usage, such as electricity, chemicals, and repairs.
 - The proposal in this notice is to **set** the variable fee portion (for variable operation costs) of the water service fees **at \$5.94 per thousand gallons of surface water consumed initially for surface water** provided by CSA 49 to its customers, starting on **July 1, 2026**.
 - For dollar amounts relating to the initial year, see Table 2, below
 - This per thousand gallons variable fee portion (for variable operation costs) of the water service fee will **increase** on July 1st of every following year, and will increase **up to \$6.68 per thousand gallons of surface water consumed, with this last increase to begin on July 1, 2030**, while **surface water** is being provided by CSA 49 to its customers.
 - For dollar amounts relating to each applicable year, see Tables 2 and 4, below.
 - This per thousand gallons variable fee portion (for variable operation costs) of the adjusted water service fee will **change** once CSA 49 community water system's water source transitions from surface water to groundwater.
 - For changed dollar amounts relating to each applicable year, see Table 4, below.

The **second part** of the variable fee portion would be charged for:

- Variable **surface water consumption** costs for actual water usage.
 - The proposed adjustments in this part of the variable fee portion relate to a commodity charge for actual water usage of treated surface water provided by the CSA 49 community water system (including automatic adjustments for increases related to a commodity charge, explained below).
 - The proposal in this notice is to **adjust** the variable fee portion (for variable **surface water consumption** costs) of the water service fees by using the **actual**

cost per 1,000 gallons of **treated** water, including automatic adjustments for increased costs.

- **Cost of surface water:** The cost of surface water is based on a commodity charge that is charged by the surface water supplier, Westlands Water District (Westlands), which provides untreated surface water to CSA 49. That cost is calculated by using the **actual cost** per 1,000 gallons of **treated** water. Due to the nature of the water treatment process, for every 1 gallon of water delivered to customers, 1.1 gallons of surface water must be purchased from Westlands to provide sufficient water for the treatment process. Therefore, the charge to customers to supply **treated** water to customers currently is \$233.14 per acre-foot, or \$0.79 per 1,000 gallons.

➔ **Automatic adjustments for increased costs:** If the proposed adjustments in water service fees in this notice are adopted, and if, at any time, Westlands establishes and implements any changes in the cost of surface water that Westlands provides to CSA 49, the County shall **automatically adjust** the cost of such surface water, as treated, to property owners (including their tenants) receiving water service from CSA 49, and **pass through any such cost changes** to such property owners (including such tenants), upon 30 days' advance notice by County staff to such property owners (including their tenants who are listed on the CSA 49 bill registers).

These automatic adjustments and pass-throughs of changes in surface water costs by the County to property owners (including their tenants) receiving water service from CSA 49, (1) are authorized under, and shall be made pursuant Government Code section 53756, subdivision (c) and (d), and (2) may occur at any time between July 1, 2026, which is the start of the initial adjusted water service fees under the proposal in this notice, and June 30, 2031, which is the last date of the five year period.

There is no limitation on the number of changes or amount of changes that Westlands may establish and implement for in the cost of surface water that Westlands provides to CSA 49, and the County has no control over Westlands concerning such costs.

- The increases in water services fees will start each July 1; the first year of these increased fees will begin on July 1, 2026.
 - For each initial dollar amount, and discussion notes for automatic adjustments relating to each applicable year, see Tables 2 and 4, below.

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Adjustments in water service fees using surface water from CSA 49

The proposal in this notice to **adjust** water service fees as follows **until** the CSA 49 community water system's water source transitions from surface water to groundwater, as discussed below.

The adjusted water service fees for surface water will continue to increase as follows (all references to "year" mean the period starting July 1st of a listed year and ending on the last day of June of the following year):

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Table 1

Proposed Monthly Base Fee Portion of Water Service Fees with 3.00% Annual Inflation Assumes Surface Water for all Years, starting July 1, 2026 (Rates until the new groundwater wells are completed and are in service)						
		Proposed Increased Rates (Year*)				
	Current Rate	Effective July 1, 2026	Effective July 1, 2027	Effective July 1, 2028	Effective July 1, 2029	Effective July 1, 2030
Residential	\$39.98	\$201.49	\$207.53	\$213.76	\$220.16	\$226.74
Day Care	\$119.94	\$604.46	\$622.60	\$641.27	\$660.48	\$680.22
Elementary School	\$1,059.43	\$5,339.41	\$5,449.64	\$5,664.59	\$5,834.24	\$6,008.61
Market	\$79.95	\$402.97	\$415.07	\$427.52	\$440.32	\$453.48
Commercial	\$47.98	\$241.78	\$249.04	\$256.51	\$264.19	\$272.09

Note:

* All references to “year” mean the period starting on July 1 of a given year and ending on June 30 of the following year.

Table 2

Proposed Variable Fee Portion of Water Service Fees (per 1,000 gallons) Assumes Surface Water for all Years, starting July 1, 2026 (Rates until the new groundwater wells are completed and are in service)						
		Proposed Increased Rates (Year*)				
Years*	Current Rate	Effective July 1, 2026	Effective July 1, 2027	Effective July 1, 2028	Effective July 1, 2029	Effective July 1, 2030
Variable Operations	See Note**	\$5.94	\$6.12	\$6.30	\$6.49	\$6.68
Commodity charge (Treated Surface Water)	Tier I \$2.01 Tier II \$3.35 Tier III \$5.98	Actual cost. See Note***				

Notes:

* All references to “year” mean the period starting on July 1 of a given year and ending on the last day of June of the following year.

**There is no separate current rate for the variable fee portion (for operation costs) of the water services fees relating to surface water.

***Automatic adjustments will be made at any time for all years based on the following: if, at any time, Westlands establishes and implements any changes in the cost of surface water that Westlands provides to CSA 49, the County shall **automatically adjust** the cost of such surface water, as treated, to property owners (including their tenants) receiving water service from CSA 49, and **pass through any such cost changes** to such property owners (including such tenants), upon 30 days’ advance notice by County staff to such property owners (including their tenants who are listed on the CSA 49 bill registers).

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Adjustments in water service fees using groundwater from CSA 49

The County is in the process of constructing new groundwater supply wells and distribution infrastructure to replace existing surface water treatment plant (SWTP) facilities for the CSA 49 community water system. Once that project is completed, the existing SWTP will be abandoned, and two new groundwater wells will supply the water system. As a result, the source of water for CSA 49 will change from surface water to groundwater.

The County secured grant funds from State Water Resources Control Board (State Water Board) to construct the groundwater supply wells. The County cannot give any assurance on the actual completion date. The timing will be subject to actual completion of construction and receiving approval from the State Water Board to place the new groundwater wells into service, and the County has no control over the State Water Board. Therefore, as proposed in this notice, the water service fee adjustments, if adopted, using groundwater supply wells and distribution infrastructure, will not go into effect unless and until approval is received from State Water Board to place new groundwater wells into service.

Once the groundwater supply wells and distribution infrastructure are completed, CSA 49 operating costs will change because CSA 49's water source will transition from surface water to groundwater.

The proposal in this notice to **adjust** water service fees as follows, based on the assumption that the groundwater supply wells and distribution infrastructure are completed; however, if such completion is earlier then the adjusted water service fees for surface water will continue, and the following adjusted water service fees for groundwater will be effective only upon such actual completion, and ability for CSA 49 to deliver groundwater.

Table 3

Proposed Monthly Base Fee Portion with 3.00% Annual Inflation Assumes Groundwater for all Years (Rates after the new groundwater wells are completed and are in service)						
		Proposed Increased Rates (Year*)				
	Current Rate	Effective July 1, 2026	Effective July 1, 2027	Effective July 1, 2028	Effective July 1, 2029	Effective July 1, 2030
Residential	\$39.98	\$174.45	\$179.72	\$185.09	\$190.65	\$196.41
Day Care	\$119.94	\$523.34	\$539.15	\$555.26	\$571.95	\$589.23
Elementary School	\$1,059.43	\$4,622.81	\$4,762.51	\$4,904.79	\$5,052.24	\$5,204.87
Market	\$79.95	\$348.89	\$359.43	\$370.17	\$381.30	\$392.82
Commercial	\$47.98	\$209.33	\$215.66	\$222.10	\$228.78	\$235.69

Note:

* All references to “year” mean the period starting on July 1 of a given year and ending on the last date of June of the following year.

Table 4

Proposed Variable Fee Portion (per 1,000 gallons) Assumes Groundwater for all Years (Rates after the new groundwater wells are completed and are in service)						
		Proposed Increased Rates (Year*)				
	Current Rate	Effective July 1, 2026	Effective July 1, 2027	Effective July 1, 2028	Effective July 1, 2029	Effective July 1, 2030
Variable Operations	See Note**	\$2.81	\$2.89	\$2.98	\$3.07	\$3.16
Commodity charge (Treated Surface Water)	Tier I \$2.01 Tier II \$3.35 Tier III \$5.98	Actual cost. See Note***				

* All references to “year” mean the period starting on July 1 of a given year and ending on the last date of June of the following year.

**There is no separate current rate for the variable operations fee portion of the water services fees relating to surface water.

***Once a switch is made to groundwater, the fee for groundwater will not include a portion for a commodity charge.

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No Assurance for Possible State Grant Funding or for County Relief

The proposal in this notice to **adjust** water service fees does **NOT** include any reduction, offset, or adjustment for:

- (1) any possible funding that the County is attempting to obtain from other agencies, such as possible State grant funding; or
- (2) any County relief, including but not limited to any reduction, forgiveness, elimination, or further deferral of collection of (a) CSA 49's negative cash balance of water services fees that have been held, and not yet charged to CSA 49, for multiple years. (See "**The Base Fee Portion of the Water Service Fees**," above).

Property owners (including their tenants) receiving water service from CSA 49 should not make any decision concerning the proposed increases in water service fees in this notice based on the possibility of any future State Water Board grant funding for CSA 49 or on any County relief from the payment of such fees.

For More Information

For a more detailed explanation as to how the adjusted water services fees, including the rates, above were calculated, please refer to the completed County Service Area 49 Water Rate Analysis report prepared by Provost & Pritchard Consulting Group, which can be found online at the following web address:

<https://www.fresnocountyca.gov/Departments/Public-Works-and-Planning/divisions-of-public-works-and-planning/resources-and-parks-division/special-districts-administration/CSA-49-ONeill-Farms>

County staff's report to the County Board concerning this matter, including any supporting documents, will be made available online approximately the Wednesday before the County Board meeting for the public protest hearing. You may access that information at:

<https://fresnocounty.legistar.com/Calendar.aspx>

If you do not have internet access, you may obtain a hardcopy of the County Service Area 49 Water Rate Analysis report, and the foregoing County staff report to the County Board, and supporting information as of the date of your request, by contacting the County staff person identified below.

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Questions?

If you have any questions concerning this notice, please contact County staff, at (559) 600-4259, of the County of Fresno Department of Public Works and Planning, Resources Division, Special Districts, or at SpecialDistrictsAdm@fresnocountyca.gov via email.

Sincerely,

***Department of Public Works and Planning
Resources | Special Districts***