

REPORT TO THE BOARD OF SUPERVISORS  
COUNTY OF FRESNO

COUNTY SERVICE AREA 34, ZONE "C"  
(BELLA VISTA, AKA Granite Crest)

FISCAL YEAR 2022-23

Submitted By:  
DEPARTMENT OF PUBLIC WORKS AND PLANNING

Prepared By:  
RESOURCES DIVISION

June 2022

## NARRATIVE

County Service Area 34, Zone "C" (CSA 34C), was formed on September 14, 2004. CSA 34C was created for Tract No. 4870, Bella Vista (DBA Granite Crest Estates), and is located in the Millerton New Town area on the south side of Millerton Road, west of the intersection of Millerton Road and Winchell Cove Road. CSA 34C contains 161 residential lots. Services provided by the CSA 34C include water, wastewater, road maintenance, open space monitoring and maintenance, landscape maintenance, street lighting services, and water program management.

All water treated in the surface water treatment plant and served to CSA 34C, County Service Area 34, Zone "A" (CSA 34A), County Service Area 34, Zone "D" (CSA 34D), County 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

Revenue projections for FY 22-23 include some residential overuse based on analysis of past years overuse charges. The residential overuse does take into account some decrease in water use due to compliance with the Fresno County Water Conservation Ordinance.

Monthly fees are billed by the Fresno County Business office 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 THAT TOOK PLACE IN FY 20-21

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 and is estimated to be completed in FY 22-23. 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 \$200,396.

## 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 2022-23 for all of CSA 34 and its zones.

CSA 34C  
 COUNTY OF FRESNO SPECIAL DISTRICTS  
 PROJECTED BUDGET EXPENDITURES 2022 - 2023

ORG: 9254  
 FUND: 0830  
 AUDITOR CODE: 6408  
 SUBCLASS: 16210

| ACCOUNT | BUDGET FY<br>2021-2022 | ESTIMATED<br>EXPENSES FY<br>2021-2022 | PROPOSED<br>BUDGET FY<br>2022-2023 |
|---------|------------------------|---------------------------------------|------------------------------------|
|---------|------------------------|---------------------------------------|------------------------------------|

**Services & Supplies**

|  |           |           |           |
|--|-----------|-----------|-----------|
| 07101 LIABILITY INSURANCE                | \$2,856   | \$3,352   | \$3,449   |
| 07205 MAINTENANCE & EQUIPMENT            | \$5,000   | \$0       | \$5,000   |
| 07220 MAINTENANCE-BUILDINGS & GR         | \$26,444  | \$36,582  | \$29,600  |
| 07250 MEMBERSHIP                         | \$150     | \$150     | \$150     |
| 07265 OFFICE EXPENSE                     | \$0       | \$381     | \$300     |
| 07268 POSTAGE                            | \$416     | \$525     | \$415     |
| 07287 PEOPLESOFT FINANCIAL CHARGE        | \$2,509   | \$2,748   | \$2,880   |
| 07295 PROFESSIONAL & SPECIALIZED S       | \$74,241  | \$99,678  | \$42,268  |
| 07401 SPECIAL DISTRICT EXPENSE           | \$318,372 | \$285,279 | \$329,382 |
| 07430 UTILITIES                          | \$6,948   | \$7,791   | \$7,791   |
| <b>Services &amp; Supplies Subtotals</b> | \$436,936 | \$436,486 | \$421,235 |
| <b>TOTAL EXPENDITURES:</b>               | \$436,936 | \$436,486 | \$421,235 |

**Increase to Reserves**

**Total Budget (Total Expenditures + New Reserves)**

**Revenues**

**Ending Reserves/Designations 6/30/23**

|           |
|-----------|
| \$0       |
| \$421,235 |
| \$383,252 |
| \$0       |

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

CSA 34C

METHOD OF FINANCING  
2022-2023 FISCAL YEAR

BOOK NAME: 0BOOK Z97  
AUDITOR CODE: 6408

BUDGET: 9254  
FUND: 0830  
SUBCLASS: 16210

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|  |               |          |    |          |
|--|---------------|----------|----|----------|
| ESTIMATED FUND BALANCE:                        | June 30, 2022 |          |    |          |
| A. FUNDS IN COUNTY TREASURY                    |               |          |    |          |
| B. LESS WARRANTS OUTSTANDING                   |               | \$37,983 |    |          |
| C. LESS RESERVES/DESIGNATIONS                  |               | \$0      |    |          |
| ESTIMATED UNRESERVED/UNDESIGNED BALANCE(A-B-C) |               | \$37,983 |    |          |
| RELEASE OF PRIOR YEAR RESERVES/DESIGNATIONS    |               |          | 1. | \$0      |
|  |               |          | 2. | \$37,983 |

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ESTIMATED REVENUES

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

|      |                                       |  |  |     |
|------|---------------------------------------|--|--|-----|
| 5068 | Subdivider Financing                  |  |  | \$0 |
| 5053 | Open Space Monitoring And Maintenance |  |  | \$0 |
| 4985 | Road & Street Services                |  |  | \$0 |
| 4986 | Water Meter Installation Fees         |  |  | \$0 |
| 5051 | Landscape Maintenance                 |  |  | \$0 |
| 3380 | Interest                              |  |  | \$0 |
| 5990 | Intrafund Revenue                     |  |  | \$0 |
| 5059 | Water Maintenance /Water Standby      |  |  | \$0 |

|   |  |                      |                    |
|---|--|----------------------|--------------------|
| <b>ESTIMATED FUND BALANCE:</b>                        |  | <b>June 30, 2022</b> |                    |
| A. FUNDS IN COUNTY TREASURY                           |  | \$37,983             |                    |
| B. LESS WARRANTS OUTSTANDING                          |  | \$0                  |                    |
| C. LESS RESERVES/DESIGNATIONS                         |  | \$37,983             |                    |
| <b>ESTIMATED UNRESERVED/UNDESIGNED BALANCE(A-B-C)</b> |  |                      | <b>1. \$0</b>      |
| <b>RELEASE OF PRIOR YEAR RESERVES/DESIGNATIONS</b>    |  |                      | <b>2. \$37,983</b> |

**ESTIMATED REVENUES**

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

|   |                                |   |  |                                |
|---|--------------------------------|---|--|--------------------------------|
| <b>OTHER CHARGES FOR CURR SERVS</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> |
| Res. Base Tier \$6.40 Per 1,000 Gal up t                      | 161                            | \$414.12                                    | \$34.51                                      | \$66,673.32                    |
| Res. Tier I & II \$7.37 per 1,000 Gal < 13                    | 2                              | \$1,168.02                                  | \$97.34                                      | \$2,336.04                     |
| Residential Flat Rate   | 161                            | \$281.40                                    | \$23.45                                      | \$45,305.40                    |
| Residential Sewer - NO SEWER SUBSIDY                          | 161                            | \$1,183.68                                  | \$98.64                                      | \$190,572.48                   |
| <b>TOTAL REVENUES FROM OTHER CHARGES FOR CURR SERVS</b>       |                                |   |  | <b>\$304,887.24</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                                      | 161                            | \$83.70                                     | \$6.98                                       | \$13,475.70                    |
| <b>TOTAL REVENUES FROM WATER MAINTENANCE /WATER STANDBY</b>   |                                |   |  | <b>\$13,475.70</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  | 161                            | \$7.44                                      | \$0.62                                       | \$1,197.84                     |
| <b>TOTAL REVENUES FROM OPEN SPACE MONITORING AND MAINTENA</b> |                                |   |  | <b>\$1,197.84</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 Assessment  | 161                            | \$238.08                                    | \$19.84                                      | \$38,330.88                    |
| <b>TOTAL REVENUES FROM LANDSCAPE MAINTENANCE</b>              |                                |   |  | <b>\$38,330.88</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  | 161                            | \$132.80                                    | \$11.07                                      | \$21,380.80                    |
| Street Lighting   | 161                            | \$24.72                                     | \$2.06                                       | \$3,979.92                     |
| <b>TOTAL REVENUES FROM ROAD &amp; STREET SERVICES</b>         |                                |   |  | <b>\$25,360.72</b>             |
|   |                                |   | <b>TOTAL:</b>                                | <b>\$383,252</b>               |

**ESTIMATED TOTAL CURRENT REVENUES** **\$383,252**

**TOTAL FUNDS FOR FISCAL YEAR 2022-2023** **\$421,235**

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