



PLUMAS EUREKA COMMUNITY SERVICES DISTRICT

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May 11, 2018

PROPOSED WATER SERVICE AND SEWER SERVICE RATE ADJUSTMENTS, NOTICE OF PUBLIC HEARING and HOW TO FILE A PROTEST

Dear Property Owner,

The Plumas Eureka CSD Board of Directors is proposing to raise the fees charged for water and sewer service. The last increase to rates was in 2013. This notice is required by State Law (Proposition 218, Cal. Const. Art. XIII D) to provide the property owners (or renters responsible for paying water and sewer fees) the opportunity to protest the rate increase.

The fees for water service and capital improvements are increasing because the District is under Compliance Order No. 01-02-16R-002 issued by the State Water Resources Control Board to reliably meet Federal and State standards for Arsenic by August 2019. The Order requires the District to design, construct, and operate a water treatment that will reduce the contaminant level. Increased fees will pay for debt service for the financing needed to build the treatment plant and for the increased cost of operating the plant including the costs for chemicals, energy, and properly certified operators.

Fees for sewer service are increasing because there are additional costs for the repair and replacement of equipment and facilities in the District's aging sewer system.

To help determine the rates, the District retained Farr West Engineering from Reno, Nevada to complete a Rate Study that addressed water, sewer and emergency services. The Study identifies the amounts of money required, the timing the money will be needed, and optional rate plans to raise the funds. (A copy of the Study is available from the District Website at <https://www.pecsd.org/> or by contacting the District Office in person or by phone.)

The projected service rates for the next five years were calculated based on the estimated cost of providing services for the District. The Board of Directors has agreed that it will continue a policy of maintaining an operating and maintenance Reserve of 90 days for both water and sewer, it will maintain one year of capital reserves, and one year of debt service reserves.

The Board voted unanimously for the following proposed monthly water and sewer service rate fees to become effective on the dates stated below:

<u>July 1, 2018</u>	<u>FY 18/19 Fees</u>	<u>Increase over FY 17/18</u>
¾" Water Service	\$ 50.62/mo.	\$ 1.87/mo.
1" Water Service	\$ 73.43/mo.	\$ 24.68/mo.
2" Water Service	\$ 198.87/mo.	\$ 73.45/mo.
Standby Water Service	\$ 24.69/mo.	\$ 9.69/mo.
<u>Plumas-Eureka Estates</u>		
Sewer Service Developed	\$ 103.89/mo.	\$ 14.33/mo.
Sewer Service Undeveloped	\$ 34.58/mo.	\$ 4.77/mo.
<u>Eureka Springs Subdivision</u>		
Sewer Service Developed (w/ buy-out)	\$ 95.41/mo.	\$ 13.16/mo.
Sewer Service Developed (w/o buy-out)	\$ 144.69/mo.	\$ 19.96/mo.
Sewer Service Undeveloped	\$ 75.38/mo.	\$ 10.40/mo.
<u>Village at Plumas Pines Subdivision</u>		
Sewer Service Developed (w/ buy-out)	\$ 95.41/mo.	\$ 13.16/mo.
Sewer Service Developed (w/o buy-out)	\$ 144.69/mo.	\$ 19.96/mo.
Sewer Service Undeveloped	\$ 34.58/mo.	\$ 4.77/mo.
Sewer – Special Agreement	\$ 597.94/mo.	\$ 82.47/mo.
<u>July 1, 2019</u>		
<u>FY 19/20 Fees</u>		
<u>Increase over FY 18/19</u>		
¾" Water Service	\$ 94.14/mo.	\$ 43.52/mo.
1" Water Service	\$ 144.32/mo.	\$ 70.89/mo.
2" Water Service	\$ 420.30/mo.	\$ 221.42/mo.
Standby Water Service	\$ 54.89/mo.	\$ 30.20/mo.
<u>Plumas-Eureka Estates</u>		
Sewer Service Developed	\$ 119.47/mo.	\$ 15.58/mo.
Sewer Service Undeveloped	\$ 39.77/mo.	\$ 5.19/mo.
<u>Eureka Springs Subdivision</u>		
Sewer Service Developed (w/ buy-out)	\$ 109.72/mo.	\$ 14.31/mo.
Sewer Service Developed (w/o buy-out)	\$ 166.39/mo.	\$ 21.70/mo.
Sewer Service Undeveloped	\$ 86.68/mo.	\$ 11.30/mo.
<u>Village at Plumas Pines Subdivision</u>		
Sewer Service Developed (w/ buy-out)	\$ 109.72/mo.	\$ 14.31/mo.
Sewer Service Developed (w/o buy-out)	\$ 166.39/mo.	\$ 21.70/mo.
Sewer Service Undeveloped	\$ 39.77/mo.	\$ 5.19/mo.
Sewer – Special Agreement	\$ 687.63/mo.	\$ 89.69/mo.
<u>July 1, 2020</u>		
<u>FY 20/21 Fees</u>		
<u>Increase over FY 19/20</u>		
¾" Water Service	\$ 101.90/mo.	\$ 7.76/mo.
1" Water Service	\$ 153.21/mo.	\$ 8.89/mo.
2" Water Service	\$ 435.42/mo.	\$ 15.12/mo.
Standby Water Service	\$ 61.59/month	\$ 6.70/mo.

Plumas-Eureka Estates

Sewer Service Developed	\$ 126.04/mo.	\$ 6.57/mo.
Sewer Service Undeveloped	\$ 41.95/mo.	\$ 2.18/mo.

Eureka Springs Subdivision

Sewer Service Developed (w/ buy-out)	\$ 115.76/mo.	\$ 6.04/mo.
Sewer Service Developed (w/o buy-out)	\$ 175.54/mo.	\$ 9.15/mo.
Sewer Service Undeveloped	\$ 91.45/mo.	\$ 4.77/mo.

Village at Plumas Pines Subdivision

Sewer Service Developed (w/ buy-out)	\$ 115.76/mo.	\$ 6.04/mo.
Sewer Service Developed (w/o buy-out)	\$ 175.54/mo.	\$ 9.15/mo.
Sewer Service Undeveloped	\$ 41.95/mo.	\$ 2.18/mo.
Sewer – Special Agreement	\$ 725.45/mo.	\$ 37.82/mo.

July 1, 2021

	<u>FY 21/22 Fees</u>	<u>Increase over FY 20/21</u>
¾" Water Service	\$ 102.37/mo.	\$ 0.47/mo.
1" Water Service	\$ 153.54/mo.	\$ 0.33/mo.
2" Water Service	\$ 435.42/mo.	\$ 0.00/mo.
Standby Water Service	\$ 61.59/mo.	\$ 0.00/mo.

Plumas-Eureka Estates

Sewer Service Developed	\$ 127.30/mo.	\$ 1.26/mo.
Sewer Service Undeveloped	\$ 42.37/mo.	\$ 0.42/mo.

Eureka Springs Subdivision

Sewer Service Developed (w/ buy-out)	\$ 116.91/mo.	\$ 1.15/mo.
Sewer Service Developed (w/o buy-out)	\$ 177.30/mo.	\$ 1.76/mo.
Sewer Service Undeveloped	\$ 92.37/mo.	\$ 0.92/mo.

Village at Plumas Pines Subdivision

Sewer Service Developed (w/ buy-out)	\$ 116.91/mo.	\$ 1.15/mo.
Sewer Service Developed (w/o buy-out)	\$ 177.30/mo.	\$ 1.76/mo.
Sewer Service Undeveloped	\$ 42.37/mo.	\$ 0.42/mo.
Sewer – Special Agreement	\$ 732.71/mo.	\$ 7.26/mo.

July 1, 2022

	<u>FY 22/23 Fees</u>	<u>Increase over FY 21/22</u>
¾" Water Service	\$ 102.37/month	\$0.00/mo.
1" Water Service	\$ 153.54/month	\$0.00/mo.
2" Water Service	\$ 435.42/month	\$0.00/mo.
Standby Water Service	\$ 61.59/month	\$0.00/mo.

Plumas-Eureka Estates

Sewer Service Developed	\$ 128.58/mo.	\$ 1.28/mo.
Sewer Service Undeveloped	\$ 42.80/mo.	\$ 0.43/mo.

Eureka Springs Subdivision

Sewer Service Developed (w/ buy-out)	\$ 118.08/mo.	\$ 1.17/mo.
Sewer Service Developed (w/o buy-out)	\$ 179.07/mo.	\$ 1.77/mo.
Sewer Service Undeveloped	\$ 93.29/mo.	\$ 0.92/mo.

Village at Plumas Pines Subdivision

Sewer Service Developed (w/ buy-out)	\$ 118.08/mo.	\$ 1.17/mo.
Sewer Service Developed (w/o buy-out)	\$ 179.07/mo.	\$ 1.77/mo.
Sewer Service Undeveloped	\$ 42.80/mo.	\$ 0.43/mo.
Sewer – Special Agreement	\$ 740.03/mo.	\$ 7.32/mo.

The Plumas Eureka Community Services Board of Directors will hold three more meetings related to the rate increase. A Special Meeting is scheduled for June 2, 2018, at the meeting the District Board of Directors will conduct a workshop to explain the proposed rates. At the Board's Regular Meeting on June 13, 2018 the Board will provide information, receive comments, and consider introducing an ordinance to establish the new rates. The final meeting will be an adjourned Regular Meeting for a public hearing scheduled for June 27, 2018 at 9:00 am. At the public hearing the Board will receive comments, protests, and count the number of valid written protests that are received. If a majority protest does not exist, the Board will conduct a second reading of the rate ordinance and consider adopting it.

You may submit a written protest from the receipt date of this notice through the close of the public hearing on June 27, 2018. Please send all written protests to:

Plumas Eureka CSD
Attn: Service Rate Increases
200 Lundy Lane
Blairsden, CA 96103

For a written protest to be valid, the following information must be included:

- a) Address of the property or properties that will be affected or the parcel number (APN) of each property (contact the Plumas County Planning Department or the PECSD office if you need assistance)**
- b) A clear statement of opposition to the proposed rate increase for water and/or sewer. (If you do not receive sewer service a protest against the sewer rate will not be counted.)**
- c) An original signature of the property owner(s)**

Each property represents one (1) vote. If a majority (50%+1) of the Plumas Eureka Community Services District property owners, 315 for water or 197 for sewer, file valid written protests, the scheduled rates for the service receiving a majority number of protests cannot be approved as proposed on this notice.

This will be the only public notice for the scheduled water and sewer service rate adjustments as proposed.

If you have any questions regarding this notice, please contact the District by telephone at 836-1953 and request to speak to the Interim General Manager, John Rowden, or send your comments via email to jillian.pecsd@gmail.com

Thank you for your attention,

John Rowden
Interim General Manager
Plumas Eureka CSD