ROOT CREEK Water District

MANAGING RESOURCES FOR A BETTER FUTURE

P.O. Box 27950 Fresno, CA 93729

NOTICE TO PROPERTY OWNERS OF PUBLIC HEARING
December 11, 2023 at 11 a.m.
Unmetered Residential
Construction Water Fee

Overview

The Root Creek Water District (District) sustainably manages groundwater resources to provide available water supply for Agricultural and Municipal customers within the District. The District provides water, storm, and sewer services to municipal customers. The District intends to adopt rates to recover the District's share of providing unmetered construction water used for the development of residential lots.

The District seeks to capture costs associated with unmetered construction water consumed by market builders in the formation of residential lots within the District boundary. Construction water is invoiced at the Tier 2 Municipal Rate and is measured in hundred cubic feet (HCF). The Tier 2 Municipal Water Rate was established by a Proposition 218 election in 2022. The costs found in Table 1. are estimated costs to provide services. If the fees or service charges create revenues in excess of actual cost, those revenues shall be used to reduce the fee or service charge creating the excess.

Table 1: Proposed Unmetered Residential Construction Water Fee (per Lot)

Year	Metric/Lot	Rate	Total Fee
2023	6.68 HCF	$3.64/HCF	$24.32
2024	6.68 HCF	$4.55/HCF	$30.39

Public Participation

Any member of the public may request data indicating the estimated cost required to provide the service for which the fee or service charge is levied and the revenue sources anticipated to provide the service. Members of the public may comment on the proposed rates in writing or in person at the public hearing, so long as they are received prior to the conclusion of the public hearing. Written requests/correspondence may be submitted by mail to the Root Creek WD District Secretary, P.O. Box 27950 Fresno, CA 93729. Information may also be found at: https://rootcreekwd.com/meetings-and-policies/ .

Notice of Public Hearing Meter Installation and Construction Inspection Rates

Pursuant to California Government Code Section 66016, the Root Creek Water District Board of Directors will hold a Public Hearing on the proposed unmetered residential construction water rates on ***December 11, 2023 beginning at 11 a.m.*** at the Lodge at Riverstone located at 370 Lodge Road South, Madera, CA 93636.

MEMO

November 10, 2023

TO: Root Creek Board of Directors

FROM: Julia Stornetta, General Manager

RE: Unmetered Construction Water – Residential Lots

Root Creek Water District field inspectors encountered the use of municipal water for the purpose of watering residential lots, absent the use of a hydrant meter, as is required by the District.

Municipal water supply is accessed directly from an existing 1.5" water service line at certain locations in the Riverstone Development by merchant builders in the process of forming residential "pads" for future home sites. This activity has a dual effect on the Root Creek Water District. Firstly, the volume of water used for this purpose is recorded and captured in the reporting of water used in the system. This creates a challenge in reporting water development and specific water use, as is required to the State of California, and makes compliance with regulations unnecessarily complicated. Secondly, this activity is a loss of revenue to the District.

To estimate the amount of water used per lot, water was metered on 5 sample lots for a period of 48 hours each. It is reported to the District by merchant builders that 48 hours is the average amount of time to adequately saturate residential lots in the creation of "pads." The sample lots are located in the Riverstone Development, Village E, Phase 1, and are assumed to be medium density. Metering results showed an estimated average use in a 48-hour time period of 5,000 gallons, or 6.68 hundred cubic feet (HCF). Construction water pricing is tied to the Tier 2 municipal water rate; therefore, the proposed rate schedule is found below.

Table 1: Proposed Unmetered Residential Construction Water Fee (per Lot)

Year	Metric/Lot	Rate	Fee
2023	6.68 HCF	$3.64/HCF	$24.31
2024	6.68 HCF	$4.55/HCF	$30.39