



Root Creek Water District
P.O. Box 27950
Fresno, CA 93729

**NOTICE TO PROPERTY OWNERS
OF PUBLIC HEARING
MARCH 9, 2020 at 11 AM
on
SCHOOL CONNECTION FEES**

Overview

The Root Creek Water District (“the District”) sustainably manages groundwater resources to provide available water supply for Agricultural and Municipal customers within the District. The District provides water, storm drain and sewer services to municipal customers.

A Rate Study and Financial Plan (“the Plan”) was approved in 2016 by a Proposition 218 election and later adopted by the District’s Board of Directors, which established connections fees for providing water, wastewater and storm drain services. The Plan recommends that water uses for certain land uses which are highly variable be evaluated further. Schools are identified as land use which shall be evaluated on a case-by-case basis.

Costs found in Table 1. are estimated costs to provide services to Riverstone Elementary School.

Table 1. Riverstone Elementary School Connection Fees		
Purpose	Unit	Fee
Water Service Connection	Acre Foot/Acre	\$488,516.03
Wastewater Service Connection	Equivalent Dwelling Unit (edu)	\$400,364.81
Storm Drain Connection	Runoff Coefficient	\$109,789.35

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: <http://rootcreekwd.com/about-us/municipal-rates/>.

Notice of a Public Hearing on Rates, Fees and Assessments

Pursuant to California Government Code Section 66016, the Root Creek Water District Board of Directors will hold a Public Hearing on the proposed District rates, fees and assessments on March 9, 2020 beginning at 11:00 a.m. at the Lodge at Riverstone located at 370 Lodge Road South, Madera, CA 93636.

Memorandum

To: Julia Berry, General Manager, RCWD

From: Brian Ehlers

Subject: Riverstone Elementary Connection fees

Date: February 13, 2020

Background:

The Root Creek Water District developed a Financial Plan dated April 20, 2016 and subsequently adopted the rates identified in the plan. These consist of Connection Fees for the following:

Water	\$4,447	/new dwelling unit
Wastewater	\$11,344	/new dwelling unit
Strom Drain	\$1,252	/new dwelling unit

Per the plan on page 19 for water supply, a water connection fee in Table 3 identifies that the water connection fee needs to be evaluated on a case by case basis. For wastewater Table 5-6 on page 24 is referenced to develop a rate for the school for a wastewater connection fee. For storm water Table 5-9 on page 28 is referenced.

The following description(s) relate to the methodologies used for developing connection fees for the Riverstone Elementary School.

Upon receipt of the site plan for the new school, an analysis of estimated connection fees was completed. The following lists the information and suggested recommended resultant estimate of fees.

Site Acreage = 15.92 acres

Building size = 61,699 sq. ft.

Irrigated area

Ball diamonds and soccer fields	=	8.48 acres
Planters	=	0.40 acres
Ampitheater	=	0.82 acres
Total	=	9.70 acres

Water

Irrigated demand (9.7 ac X 3 af/ac)	=	29.1 af
People (215 people @ 0.07 af/person/yr)	=	15.0 af
Total	=	44.1 af

Potential Use = 44 af/15.92 ac = 2.76 af/ac

Recommended Connection Fee = \$11,118 x 2.76 af/ac X 15.92 ac = \$488,516.03

Wastewater

Assume like office

Daily Volume = 61,699 sq. ft. /1000 sq. ft. X 100 (table 5-6) = 6169.9 gpd

With 0.57 equivalent = 35.17 EDU's

**Recommended Wastewater Connection Fee = \$6,489 \$/1,000 sq. ft.(table 5-6) X
61.699(sq. ft./1000) = \$400,364.81****Storm**

9.7 ac X 0.3 (runoff coefficient for open area) = 2.91 ac

6.22 ac X 0.8 (runoff coefficient for developed area) = 4.97 ac

Total = 7.89 runoff acreage

Recommended Storm Connection Fee = 7.89 X \$13,915 = \$109,789.35

It should be recognized that these connection charges relate to estimated costs from prior to 2016. Recent revision to the master plans and costs for construction should continue to be reevaluated to assure that the Connection Fee revenues are sufficient to cover the cost of planned infrastructure.