

AGENDA

Tuesday, November 3, 2015
6:30 PM

ORANGEVALE COMMUNITY PLANNING ADVISORY COUNCIL

Orangevale Community Center
6826 Hazel Avenue, Room (Meeting Room)
Orangevale, CA 95662

<http://dev.per2.saccounty.net/CPAC/Pages/CPAC-Orangevale.aspx>

Note: Applicant or appointed representative should be present. If unable to attend, please contact the Orangevale CPAC Chair Lorraine Silvera, at (916) 806-8261 or bmxmoma@comcast.net. For additional planning information, please contact the Sacramento County Planning and Environmental Review Division representative for the Orangevale CPAC: Joelle Inman at (916) 874-7575 or inmanj@saccounty.net or Julie Newton at (916) 876-8502 or newtonju@saccounty.net. To contact the Planning and Environmental Review Division CPAC support, please call the CPAC Secretary at (916) 874-5397.

Note: To receive notification of Sacramento County public meetings sign up for Sac County news. Visit the following website and enter your e-mail address: <https://public.govdelivery.com/accounts/CASACRAM/subscriber/new?>

*Note: To receive additional information regarding Current Planning projects visit the Planning Projects Viewer website at <https://planningdocuments.saccounty.net/>. Select the appropriate community from the drop down field, click the search button and a list of projects will be generated. Scroll down the list until the project is located and click on it for additional information. **For direct access to information on projects in this agenda, use the link provided below the Control Number.***

Note: To submit project comments to CPAC members, email them to CPAC-Orangevale@saccounty.net. Please identify the relevant project using the project name, control number or address.

OFFICERS:	LORRAINE SILVERA	<u>CHAIR</u>
	JERRY FREELOVE	<u>VICE CHAIR</u>
	ANTHONY ABDELSAYED	<u>SECRETARY</u>
MEMBERS:	HERBERT WILLSTATTER	FRANK ALMAS
	KRISTEN CONNOR	JOSH PINO
REPRESENTATIVES:	JOELLE INMAN - COUNTY PLANNING AND ENVIRONMENTAL REVIEW	
	JULIE NEWTON – COUNTY OF PLANNING AND ENVIRONMENTAL REVIEW	

EXA – EXCUSED ABSENCE R – RESIGNED U - UNEXCUSED ABSENCE TE - TERM EXPIRED P – PRESENT

QUORUM DETERMINATION:	Yes	No
COUNTY REPRESENTATIVE:	Yes	No

Matters under the jurisdiction of the CPAC and not on the posted agenda may be addressed by the general public following completion of the regular agenda. The CPAC may limit the length of any off-agenda testimony.

CALL MEETING TO ORDER:

- CALL MEETING TO ORDER
- EXPLANATION OF ROLE OF THE COUNCIL
- ROLL CALL
- INTRODUCTION OF MEMBERS, STAFF, AND COUNTY REPRESENTATIVES

PRESENTATIONS:

- **Presentation by Citrus Heights Water District (CHWD) Regarding CHWD's Capital Improvement Program, Budget and Proposed Rate Structure for 2016.**
 - **Presenters: Hilary Straus, Assistant General Manager
Paul Dietrich, Project Manager**
 - **Accompanying Documents: Notice of Rate Adjustments and CHWD District Boundary Map**

PUBLIC COMMENT:**APPROVAL OF MINUTES:****ADJOURNMENT:**

CPAC Member forwarding minutes to County Planning and Environmental Review Division:

The meeting facility is accessible to persons with disabilities. Requests for interpreting services, assistive listening devices, or other considerations should be made through the County Planning and Environmental Review Division at (916) 874-5397 or 874-7647 (TTY), no later than five working days prior to the meeting. California Relay Service (CRS) is a third party interpretation service for deaf, hard-of-hearing, and/or speech-impaired persons. CRS can be reached by dialing 711 or 1-800-735-2929



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Citrus Heights, CA
95611-0286

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Street Address
6230 Sylvan Road
Citrus Heights, CA
95610-5610

Office Hours
M-Th: 8:00 am – 5:30 pm
Closed on Friday, Holidays

24-Hour Phone:
(916) 725-6873
Fax: (916) 725-0345
Web: www.chwd.org
Email: custserv@chwd.org

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Susan K. Sohal,
Accounting Supervisor/
Assessor/Collector

Postal Customer and Water Consumer in Citrus Heights Water District

How to protest the proposed rate increase

All owners and tenants of property receiving water service from Citrus Heights Water District are invited to attend the Public Hearing on Tuesday, November 17, 2015 and to comment on the proposed rate increase. Proposition 218 allows property owners to file a written protest before or during the public hearing. If written protests are presented by a majority of the property owners, the rates will not be approved. Only one written protest per identified parcel or property will be counted for purposes of determining whether there is a majority protest. Protests must be received in writing prior to the close of the public hearing to be considered. Electronic delivery of protests by fax or e-mail will not be accepted.

The written protest must be signed by the property owner(s) and must include a description of the affected property, including address and/or Assessor's Parcel Number. If you were not identified as the owner of the property on the most recent Sacramento County or Placer County tax roll, include written evidence that you presently own the property.

Written protests can be mailed to:

District Secretary
Citrus Heights Water District
P.O. 286
Citrus Heights, CA 95611-0286

Or, written protests may be hand-delivered to Citrus Heights Water District officials or staff at the District Administration Office by 5:30 PM on November 17, 2015, or up to the close of the public hearing on the night of the meeting, November 17, 2015, at the Board of Directors meeting location at the Rusch Park Community Center—Sunrise/Patio Room, 7801 Auburn Boulevard, Citrus Heights, CA 95621.

The CHWD Temporary Administration Office is located at 7011 Sylvan Road, Citrus Heights, CA 95610. The Permanent Administrative Office (due to be reopened in early-to-mid-October) is located at 6230 Sylvan Road, Citrus Heights, CA 95610. Please check the CHWD web site at www.chwd.org or call the office at (916) 725-6873 to confirm the location. Office Hours are Monday through Thursday, 8 AM to 5:30 PM. For the latest information from CHWD, the proposed rate increase and to stay updated on news about the California drought, be sure to follow us on Facebook at <https://www.facebook.com/citrusheightswaterdistrict>.

CITRUS HEIGHTS WATER DISTRICT



Notice of Public Hearing on Proposed Water Rate Adjustments

PUBLIC HEARING:
Tuesday, November 17, 2015
6:30 PM

HEARING LOCATION:
Rusch Park Community Center, SunrisePatio Room
7801 Auburn Boulevard, Citrus Heights, California.

At a public hearing on Tuesday, November 17, 2015, at 6:30 PM, the Citrus Heights Water District (CHWD, or District) Board of Directors will consider the adoption of a rate increase on bi-monthly service charges and usage charges for water consumed and an extension of the water shortage rate structure effective January 1, 2016.

Why a Water Rate Increase is Needed

It is the mission of the Citrus Heights Water District to furnish a dependable supply of safe, high quality water delivered to its customers in an efficient, responsive, and affordable manner. To that end, it is important that CHWD continue its proactive program of investment and reinvestment in its infrastructure and facilities for its more than 19,600 service connections. CHWD has controlled operating costs including personnel expenses as a result of efficiencies, such as maintaining a small workforce and pension reform.

Your dollars are already hard at work throughout the District on key capital improvement projects. In the next few years, there are an increasing number of system replacements and upgrades that will be needed. They include: 1) replacing aging water mains; 2) expanding the District's system of groundwater supply wells; and 3) replacing aging water meters. Future infrastructure replacements and upgrades require the District to maintain a healthy financial position, making a rate increase necessary.

1. Water Main Replacements—Many of CHWD's water mains were installed from the 1960s through the 1980s when the majority of residential and commercial development occurred in the District. Developers installed much of this infrastructure as a condition of development. Now, CHWD operates, maintains, repairs and will be responsible for replacement of this infrastructure. Currently, CHWD operates, maintains and repairs more than 271 miles of pipelines that carry water underground throughout the District's 12-square mile service area. Many of these pipelines are 45-50 years old and the District must plan and budget today for a phased program of replacements over the next 5 to 25 years.

Our challenge as a water district is that customers and the public do not see much of our infrastructure and facilities because they are underground. If CHWD does not keep its water delivery

system up to date, it will be at a high risk for system malfunctions, causing disruptions in service and damage to property. System failures are also expensive and waste water, such as was the case in two recent high profile cases of water main breaks on the UCLA campus and in Rancho Cordova.

2. Groundwater Wells—Approximately one-third of CHWD's operations and maintenance budget goes to purchasing treated surface water from Folsom Lake from the San Juan Water District (SJWD). SJWD's current Financial Plan projects annual increases in SJWD's wholesale water rate to treat and deliver water to CHWD. As SJWD rates increase, costs to CHWD to buy this treated surface water will also increase.

CHWD has groundwater available as a supplementary resource. CHWD will continue its program of developing its groundwater supply well system. There are currently six groundwater supply wells owned by the District. The ultimate goal is to bring on-line up to 10 wells. Groundwater supply wells allow CHWD to maintain reliable service to customers during times of limited surface water availability, and to provide more options to the District for better pricing over the long-term. These wells cost approximately \$3 million each, factoring in land acquisition, design, construction and permitting.

3. Water Meter Replacements—In compliance with Federal mandates, the majority of water meters for customers were installed in the early 2000s. Like other infrastructure and facilities, meters will need to be replaced to ensure reliability and to be compatible with new technology. By 2020, it will be necessary for CHWD to begin replacing its oldest existing meters. New, more cost-effective meter technology will better serve customers as the new meters will provide timely data to customers to better assist in managing water usage.

CHWD will continue to take steps to prevent an infrastructure crisis by making capital improvements. Previous capital improvement activities have resulted in a decrease in water main leaks in the District’s system from 85 in 2001 to 26 water main leaks in 2015, a 70% reduction. CHWD is committed to continuing this trend of reducing leaks to its system.

While the drought has placed a stress on CHWD’s and surrounding water agencies’ finances, this rate increase is necessary to ensure that adequate funding is in place to replace the existing infrastructure. While updating the water system seems like a large expense now, it will only cost more in the future. Due to inflation, it costs less to complete these system replacements and upgrades in “today’s dollars” rather than “tomorrow’s dollars”.

Summary of Rates

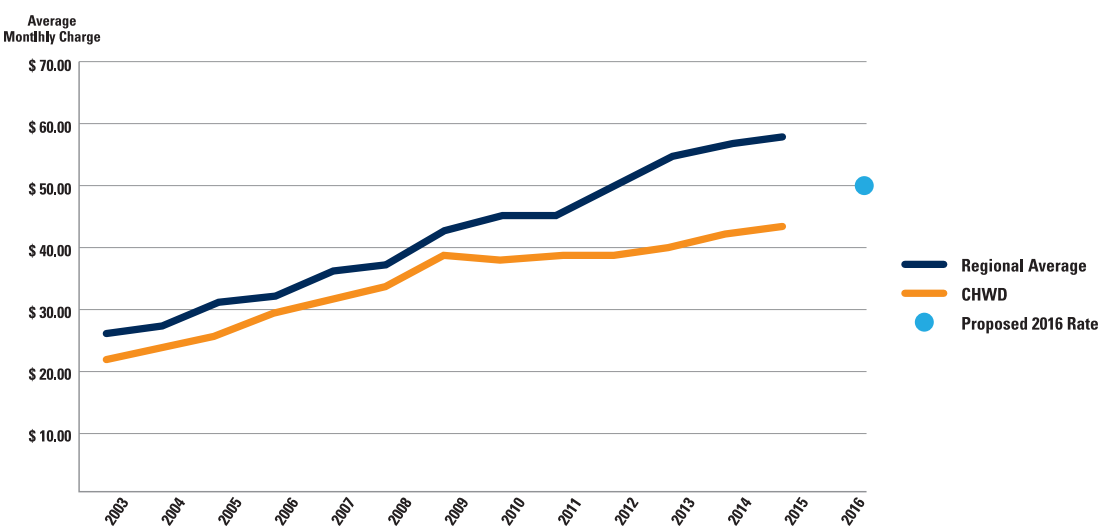
Below is a summary of the proposed changes to the bi-monthly customer service charges and usage charges for water consumed.

TYPE OF CHARGE	APPLIED BASIS OR FREQUENCY	2015 ADOPTED	2016 PROPOSED	\$ BI-MONTHLY CHANGE
Charges for Metered Rate Customer Accounts				
Service Charge, Domestic, Commercial & Irrigation Meters				
¾-inch meter	bi-monthly, per meter	\$ 36.89	\$ 42.05	\$ 5.16
1-inch meter	bi-monthly, per meter	\$ 56.13	\$ 63.98	\$ 7.85
1½-inch meter	bi-monthly, per meter	\$ 68.95	\$ 78.60	\$ 9.65
2-inch meter	bi-monthly, per meter	\$ 133.07	\$ 151.69	\$ 18.62
3-inch meter	bi-monthly, per meter	\$ 210.02	\$ 239.42	\$ 29.40
4-inch meter	bi-monthly, per meter	\$ 415.22	\$ 473.35	\$ 58.13
Service Charge, Combination Meters				
4-inch meter	bi-monthly, per meter	\$ 133.07	\$ 151.69	\$ 18.62
6-inch meter	bi-monthly, per meter	\$ 210.02	\$ 239.42	\$ 29.40
8-inch meter	bi-monthly, per meter	\$ 415.22	\$ 473.35	\$ 58.13
10-inch meter	bi-monthly, per meter	\$ 1,011.56	\$ 1,153.17	\$ 141.61
Usage Charges for Water Consumed (1 unit = 100 cubic feet = 748 gallons)				
Domestic, Commercial, Irrigation & Combination Meter				
All meter sizes	per unit	\$ 0.7663	\$ 0.8735	\$ 0.1072
Commercial Fire Sprinkler Service Charges				
4-inch and smaller	per service, bimonthly	\$ 58.63	\$ 66.83	\$ 8.20
6-inch	per service, bimonthly	\$ 76.05	\$ 86.69	\$ 10.64
6-inch; one-half shared	per service, bimonthly	\$ 38.02	\$ 43.34	\$ 5.32
6-inch; one-third shared	per service, bimonthly	\$ 25.34	\$ 28.88	\$ 3.54
8-inch	per service, bimonthly	\$ 92.62	\$ 105.58	\$ 12.96
8-inch; one-half shared	per service, bimonthly	\$ 46.31	\$ 52.79	\$ 6.48
10-inch	per service, bimonthly	\$ 124.85	\$ 142.32	\$ 17.47
12-inch	per service, bimonthly	\$ 165.41	\$ 188.56	\$ 23.15

The Water Shortage Rate Structure and the Stage 4 Water Crisis Regulations, adopted by the Board of Directors on November 19, 2014, are proposed to remain in effect. As part of this proposed rate increase, the Board of Directors will consider discontinuing the current Water Shortage Rate, implemented by the Board on July 15, 2015 on the usage portion of customers’ bills, effective January 1, 2016. If severe drought conditions continue into 2016, the Board may need to re-evaluate and take formal action to re-apply the Water Shortage Rate.

Regional Rate Comparison

CHWD has a proven record of providing quality service at low rates. CHWD rates have been significantly lower than the average for the region. The District’s current rates are nearly 25% below the region’s average. Even with the proposed rate increase, CHWD customers will pay considerably lower rates compared to most other water customers in the Sacramento area.



For more information about the proposed 2016 rate increase, please visit our website at www.chwd.org <<http://www.chwd.org>>. From the homepage, you will find links to more resources about this proposed rate increase and the District’s finances. Or, you can call the District Office at (916) 725-6873 between 8:00 AM and 5:30 PM, Monday through Thursday. For the latest information from CHWD, the proposed rate increase and to stay updated on news about the California drought, be sure to follow us on Facebook at <https://www.facebook.com/citrusheightswaterdistrict>.

Below is a summary of the proposed Water Shortage Rates applied to the usage charges for water consumed.

CITRUS HEIGHTS WATER DISTRICT WATER SHORTAGE RATE STRUCTURE ⁽¹⁾						
	STAGE 1 NORMAL SUPPLY	STAGE 2 WATER ALERT	STAGE 3 WATER WARNING	STAGE 4 WATER CRISIS	STAGE 5 WATER EMERGENCY	USBR HEALTH & SAFETY STD
Use Reduction Goals	None	5% to 10%	11% to 25%	26% to 50%	Over 50%	Over 75%
Bi-Monthly Service Charges ⁽²⁾						
Water Usage Charges (\$/CCF) ⁽³⁾						
Standard Water Usage Rate (a)	\$ 0.8735	\$ 0.8735	\$ 0.8735	\$ 0.8735	\$ 0.8735	\$ 0.8735
Water Shortage Charge ⁽⁴⁾			10%	25%	40%	55%
Sample Water Shortage Charges (b)			\$ 0.0874	\$ 0.2184	\$ 0.3494	\$ 0.4804
Sample Aggregated Usage Rates (a + b)			\$ 0.9609	\$ 1.0919	\$ 1.2229	\$ 1.3539
Excess Use Charge ⁽⁵⁾				50%	150%	250%
Sample Excess Use Charges (c)				\$ 0.5459	\$ 1.8344	\$ 3.3848
Sample Aggr. Excess Use Rates (a + b + c)				\$ 1.6378	\$ 3.0573	\$ 4.7387
Excess Use Charge applies to usage above amounts shown ⁽⁶⁾						
	¾-inch meter	26 CCF				
	1-inch meter	52 CCF				
	1½-inch meter	156 CCF				
	2-inch meter	208 CCF				
	3-inch meter	416 CCF				
	4-inch meter & larger	832 CCF				

(1) This Table shows the proposed Water Shortage Charges and Excess Use Charges applied to the Standard Water Usage Rates, using 2016 as an example. The percentages would be applied to any then-current Standard Water Usage Rates in future years.

(2) No changes to the bi-monthly service charges are proposed during water shortages.

(3) 1 CCF equals 100 cubic feet which equals 748 gallons of water.

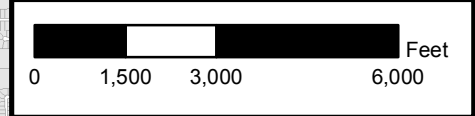
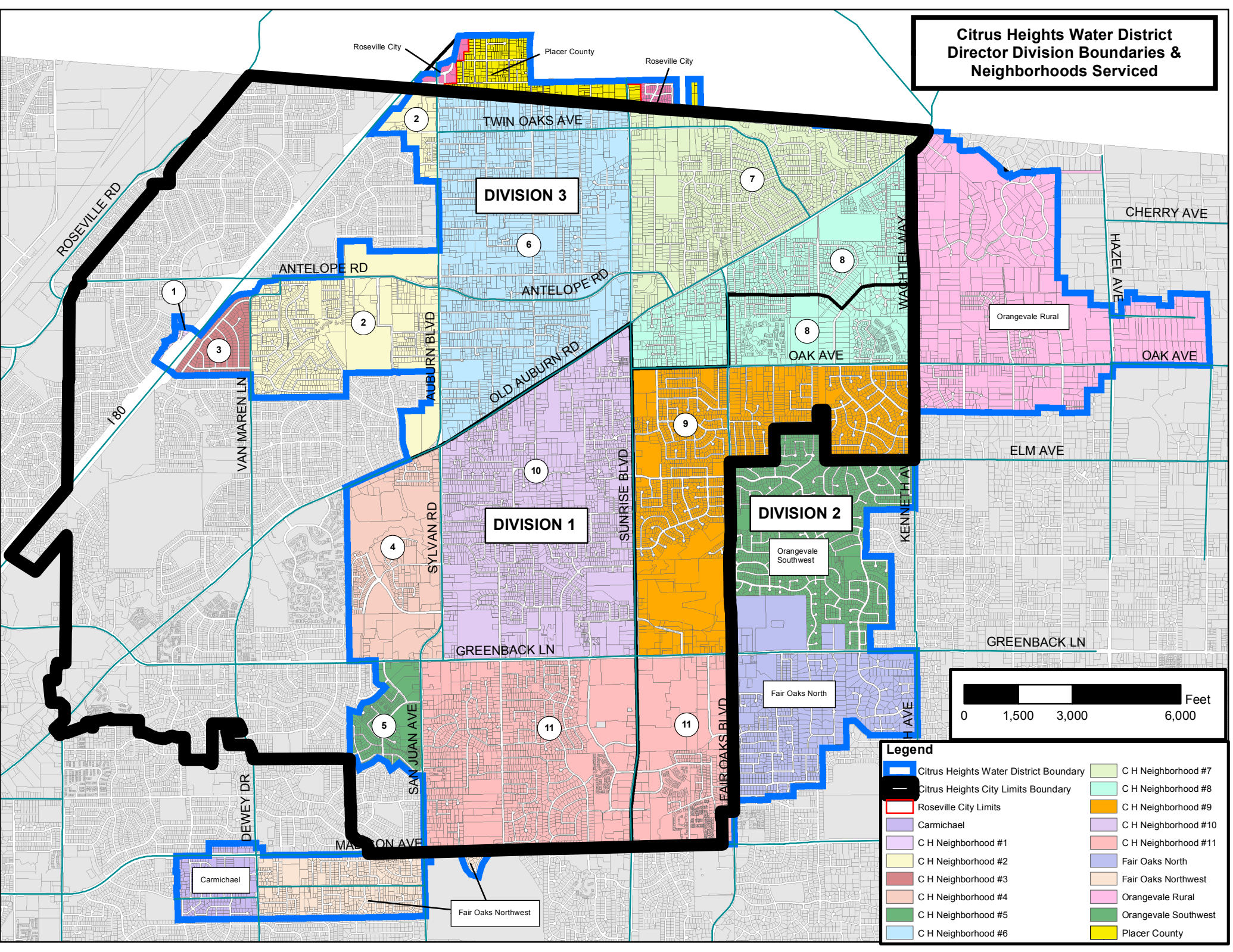
(4) Water Shortage Charges are incremental increases in the Standard Water Usage Rate applied in

Stages 3, 4 and 5, and with the United States Bureau of Reclamation (USBR) Health and Safety limitation.

(5) Excess Use Charges effectively create a higher-priced second tier, and would apply only in Stages 4 and 5, and with the Health and Safety limitation. The percentage is applied to the combined Standard Water Usage and Water Shortage rate to create the second tier.

(6) Excess Use Charge applies to bi-monthly usage in excess of amounts shown for each meter size.

Citrus Heights Water District Director Division Boundaries & Neighborhoods Served



Legend			
	Citrus Heights Water District Boundary		C H Neighborhood #7
	Citrus Heights City Limits Boundary		C H Neighborhood #8
	Roseville City Limits		C H Neighborhood #9
	Carmichael		C H Neighborhood #10
	C H Neighborhood #1		C H Neighborhood #11
	C H Neighborhood #3		Fair Oaks North
	C H Neighborhood #4		Fair Oaks Northwest
	C H Neighborhood #5		Orangevale Rural
	C H Neighborhood #6		Orangevale Southwest
			Placer County