



Yolo County Board of Supervisors  
625 Court Street, Room 206  
Woodland, CA 95695

July 23, 2024  
9:00 a.m.

## Proposition 218 Notification

### NOTICE TO PROPERTY OWNERS

#### PROPOSED WATER AND WASTEWATER RATE CHANGES AND PUBLIC HEARING

Hearing Date & Time: Tuesday, July 23, 2024, 9:00 a.m.

Hearing Location: County Administration Building

625 Court Street, Room 206

Woodland, CA 95695

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This notice is being provided to you by the County of Yolo (County) pursuant to Article XIII.D, section 6 of the California Constitution (also known as Proposition 218). Proposition 218 requires the County to notify property owners of proposed changes to property-related fees such as water and wastewater services. This letter serves as notice of the following:

- The Board of Supervisors, as the governing body of the Wild Wings County Service Area (CSA), will consider water and wastewater (sewer) rate increases to the customers in the Wild Wings County Service Area. If approved, the increased water and wastewater rates will appear on the 2024-25 property tax bills.
- A public hearing will be held before the Yolo County Board of Supervisors on Tuesday, July 23, 2024, at 9:00 a.m. in the Yolo County Board of Supervisors' Chambers to accept public comment and receive written protests on the proposed water and wastewater rate changes.
- More information regarding the proposed water and wastewater fee changes is available at: [www.YoloCounty.org/Wild-Wings-CSA](http://www.YoloCounty.org/Wild-Wings-CSA).

#### **Why are CSA water and wastewater rates changing? Reason and Basis for the Proposed Changes**

The County charges water and wastewater rates and charges to CSA customers to fund the costs of providing safe and reliable utility services and to fund the County's costs of operating and maintaining the water system and wastewater collection and sewage treatment systems. The County periodically reviews rates to ensure the financial health and stability of the CSA's utility systems and to avoid significant increases in rates that might otherwise be required if rates are not updated to reflect the costs of providing water and wastewater services. Since the last CSA rate study was prepared in 2018, water and wastewater utilities have experienced substantial increases in the costs of service, summarized in the table below, based on large increases in: wages and staffing related costs, chlorine and steel, materials and supplies, supply chain related cost impacts, and capital project construction.

The County and CSA conducted a thorough analysis of revenue requirements over the next five years, as summarized in the table on the following page, that accounts for the increased costs of service not reflected in the 2018 rate study. The costs of providing utility services have increased substantially over the past years for staffing, materials, supplies, products, appurtenances, equipment, regulatory compliance, and supply-chain issues resulting in higher costs for delivering services, products, and projects. The proposed costs for service reflect the higher costs of providing utility services as documented in the Rate Reports described in this Notice.

## Estimated Wild Wings CSA Costs for Service

| CSA Utility Costs             | FY24/25            | FY25/26            | FY26/27            | FY27/28            | FY28/29            |
|-------------------------------|--------------------|--------------------|--------------------|--------------------|--------------------|
| <b>Water System</b>           |                    |                    |                    |                    |                    |
| Operations/Maintenance        | \$431,605          | \$442,395          | \$542,534          | \$555,501          | \$659,494          |
| Capital Projects              | \$297,882          | \$291,817          | \$197,800          | \$196,116          | \$101,731          |
| Debt Service                  | \$0                | \$0                | \$0                | \$0                | \$0                |
| <b>Grand Total-Water</b>      | <b>\$729,487</b>   | <b>\$734,212</b>   | <b>\$740,334</b>   | <b>\$751,617</b>   | <b>\$761,225</b>   |
| CSA Utility Costs             | FY24/25            | FY25/26            | FY26/27            | FY27/28            | FY28/29            |
| <b>Wastewater System</b>      |                    |                    |                    |                    |                    |
| Operations/Maintenance        | \$853,339          | \$871,172          | \$889,452          | \$1,201,601        | \$1,228,141        |
| Capital Projects              | \$368,343          | \$355,051          | \$266,263          | \$253,644          | \$435,837          |
| Debt Service                  | \$0                | \$0                | \$67,283           | \$134,566          | \$134,566          |
| <b>Grand Total-Wastewater</b> | <b>\$1,221,682</b> | <b>\$1,226,223</b> | <b>\$1,222,997</b> | <b>\$1,589,811</b> | <b>\$1,798,543</b> |

Additional projects driving increased revenue needs are:

- The water system is implementing specific water capital projects, including the installation of the Pintail well arsenic treatment system and Wood Duck pump station improvements, to meet water system permit requirements and increase water supply reliability.
- The wastewater system has included the capital project costs to address the lack of redundancy in the wastewater treatment plant to meet State discharge permit compliance issues. The redundancy project improvements are expected to be completed over the next five years.

The water and wastewater services and the basis for the proposed rate changes are described in more detail in the Water and Wastewater Rate Study Reports (Rate Reports) prepared by independent consultant, Luhdorff & Scalmanini Consulting Engineers (LSCE), which are on file with the Clerk of the Board at 625 Court Street, Room 204, Woodland, California and available at: [www.YoloCounty.org/Wild-Wings-CSA](http://www.YoloCounty.org/Wild-Wings-CSA). The Rate Reports provide the estimated annual cost of providing water and wastewater services to each parcel within the Wild Wings CSA, the revenue sources anticipated to provide the services, and the basis of the cost allocation for these services. The Rate Reports demonstrate that increases in annual water and wastewater rates are necessary for the on-going operation and maintenance, capital replacement, and associated treatment costs for these CSA utilities. The proposed rates and charges were calculated by the County to proportionately spread the applicable cost of service amongst users according to the cost of providing service to that user and are further consistent with the County's 2021 Water & Wastewater Reserves Reports.

The goal of the County and CSA is to keep utility costs as low as possible by meeting standard utility system standards and best practices while achieving regulatory compliance. Please join us at upcoming CSA Advisory Committee meetings to learn more and stay abreast of CSA utility actions. Information about these meetings is available at: <http://www.yolocounty.org/Wild-Wings-CSA>.

If you have any questions regarding the proposed rates and charges, the public hearing, or the information in this notice, please contact the CSA Manager at [YoloCSA@yolocounty.org](mailto:YoloCSA@yolocounty.org) or (530) 813-5178.

### Proposed Water and Wastewater (Sewer) Rates and Charges

The current FY 2023/2024 residential charges and proposed water and wastewater residential rates and charges are provided on the following page. All revenues collected will be used to operate, maintain, rehabilitate, and/or replace water and wastewater utility infrastructure in accordance with applicable state and federal standards, requirements, and regulations. If approved, these rates and charges will be adopted as maximum rates and charges for the next five years, commencing with the FY 2024/2025 tax bills through FY 2028/2029. The proposed rate increases are phased over five years to track the service cost projections described above and to minimize the annual impact on ratepayers.

| Max. Annual Water Charges – Residential            | Current   | FY24/25                 | FY25/26                | FY26/27                 | FY27/28                 | FY28/29                 |
|--|---|-------------------------|------------------------|-------------------------|-------------------------|-------------------------|
| Fixed Meter Charge                                 | \$1,371.31  | \$875.32                | \$887.35               | \$899.61                | \$911.47                | \$914.00                |
| Tier 1 Water Charge (0-180,000 gallons annually)*  |   | \$0.605 per 100 gallons | \$0.62 per 100 gallons | \$0.636 per 100 gallons | \$0.652 per 100 gallons | \$0.668 per 100 gallons |
| Tier 2 Water Charge (180,001 + gallons annually)** |   | \$1.25 per 100 gallons  | \$1.28 per 100 gallons | \$1.31 per 100 gallons  | \$1.34 per 100 gallons  | \$1.37 per 100 gallons  |
| <b>Total Annual Water Charge:</b>                  | <b>Fixed Meter Charge + Tier 1 Water Charge + Tier 2 Water Charge (if applicable)</b> |                         |                        |                         |                         |                         |
| Max. Annual Wastewater Charges – Residential       | Current   | FY24/25                 | FY25/26                | FY26/27                 | FY27/28                 | FY28/29                 |
| Annual Fixed Charge                                | \$3,170.44  | \$3,571.07              | \$3,584.34             | \$3,574.92              | \$4,647.14              | \$5,257.28              |
| <b>Total Annual Wastewater Charge:</b>             |   | <b>\$3,571.07</b>       | <b>\$3,584.34</b>      | <b>\$3,574.92</b>       | <b>\$4,647.14</b>       | <b>\$5,257.28</b>       |

**Water:** The proposed annual water charge includes two components: (1) a fixed, annual meter charge, and (2) a variable consumption charge based upon the actual water each customer uses per 100 gallons (Tier 1 charge: 0 to 180,000 gallons per year; Tier 2 charge: water used over 180,000 gallons per year).

\* The proposed maximum Tier 1 Water Charge in FY 24/25 is \$0.605 per 100-gallons up to 180,000 gallons per year. Beginning July 1, 2025, the Tier 1 rate may be increased annually based on the Consumer Price Index (CPI-U) for the San Francisco-Oakland-San Jose, CA area for the most recent February to February as compiled by the Bureau of Labor Statistics, up to 2.5% per year (“CPI Increase”).

\*\* The proposed maximum Tier 2 Water Charge in FY 24/25 is \$1.25 per 100-gallons used annually over 180,000 gallons. Beginning July 1, 2025, the Tier 2 rate may be increased annually based upon the CPI Increase, up to 2.5% per year. Only those customers using more than 180,000 gallons per year would pay Tier 2 quantity charges. Most Wild Wings water customers are anticipated to use less than 180,000 gallons per year under this new rate structure and would not pay a Tier 2 charge. The annual water use for each customer will be based on regular meter readings between July 1 and June 30 each year. More information and sample annual water charges based on differing water usage are provided in the Water Rate Report (Exhibit F) and the County’s FAQ on the County’s website (see below for link).

**Wastewater (Sewer):** The maximum annual fixed wastewater rates listed above include additional increases in FY 27/28 and FY 28/29 to fund a second wastewater treatment train if such a capital project is required to meet State redundancy requirements.

**Maximum Rates:** The table above provides the **maximum** rates and charges the Board of Supervisors may approve during the five-year rate period. The CSA will review the revenue requirements each year and may not implement the full increase proposed if operational, capital project costs and/or revenue requirements decrease from current projections.

**More Information:** The Rate Reports provide additional information regarding the proposed residential rates, costs of service, and capital projects described in this Notice, as well as the commercial rate that will be charged to the Wild Wings Golf Course. The Rate Reports and a list of Frequently Asked Questions (FAQs) are available at [www.YoloCounty.org/Wild-Wings-CSA](http://www.YoloCounty.org/Wild-Wings-CSA), under the heading “2024 Water and Wastewater Rate Studies.” You may also contact the CSA Manager, Yana Pavlova, at [YoloCSA@yolocounty.org](mailto:YoloCSA@yolocounty.org) or (530) 813-5178 with questions regarding the proposed rates.

## How Do You Participate or Protest?

The Yolo County Board of Supervisors will conduct a public hearing to consider the proposed rate changes on **Tuesday, July 23, 2024, at 9:00 a.m.** in the Board of Supervisors Chambers, located in the County Administration Building at 625 Court Street, Room 206, Woodland, CA 95695. Upon the conclusion of the public hearing, the Board of Supervisors will consider adoption of the proposed water and wastewater rate increases as described in this notice. Water and wastewater rates are subject to majority protest, which means if a majority of property owners submit valid written protests against the changes, the Board of Supervisors cannot adopt the new utility rates. Oral comments at the public hearing will not qualify as formal protests unless accompanied by a written protest. If written protests against the proposed rates are not presented by a majority of the property owners of the identified parcels subject to the proposed rate increases, the Board of Supervisors will be authorized to adopt the rate increases up to the maximum amounts proposed in this notice.

Only one protest per parcel will be counted. Written protests must include: (1) the property owner's name, (2) property address and/or property Assessor's Parcel Number (APN), and (3) the record property owner's signature. You can mail your protest to the Clerk of the Board of Supervisors at 625 Court Street, Room 204, Woodland, CA 95695 prior to the hearing, or bring it to the hearing. Protests must be submitted in writing and received by the Clerk of the Board before the conclusion of the public hearing to be counted.

Protests will be tabulated following the close of the public hearing. If you do not want to protest the proposed rates, you do not need to take any action. **Email protests will not be accepted.**

Property owners may protest either the water or wastewater rate changes, or both the water and wastewater rate changes. If you are protesting just one of the rates, please specify on your protest which rate (water or wastewater) you are protesting. Protests that do not identify whether they are for water or wastewater will be counted as protests for both the water and wastewater rate changes.

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