



Community Services District

4456 Grizzly Rd

Portola CA, 96122

Date: September 28, 2023

To: Grizzly Ranch CSD Customers

From: Grizzly Ranch CSD

Grizzly Ranch Community Services District (the District) is located in Plumas County. The District serves a small community of 56 homes, a golf course, and a fire station. The district has infrastructure to serve up to 302 connections. The District owns and operates water and wastewater systems. The water and wastewater utilities are operated as a self-supporting enterprise. To achieve this, an adjustment of rates is required.

-Reason for the proposed rate change.

The District is unable to fund Replacement Reserves and needed maintenance at the current rates. It is anticipated this situation will not improve unless rates and standby charges are increased. To meet the needs of the District an adjustment to usage and standby charges is planned.

An initial rate study was done when the District was formed in 2003, and additional studies have been done since then. The most recent rate study was performed by DOWL Engineering and completed on 9/1/2023. The study included:

- Conducting a condition assessment of the current infrastructure.
- Developing a five-year financial plan to ensure the continued financial health and stability of the District.
- Developing a projection of operating cost and replacement reserves requirements.
- Maintaining equity among all users of the system and ensuring compliance with all legal requirements such as Proposition 218.

-Improvements

- The District is planning the following system improvements over the next 5 years:
- The replacement of at least 15 sewer system grinders at an estimated cost of \$425,000.
 - The rebuilding of one of our water wells at an estimated cost of \$35,000.
 - Reserve accounts fully funded per District policy.

-Proposed System Rates

The District is proposing a fixed and variable charge for all lots. This will be used to offset the actual cost of maintaining a connection and the production costs of water and wastewater treatment.

The additional fees would be effective January 1st, 2024, and then July 1st of each of the following years for 5 years.

-Proposed Combined Usage Rates:

	FY 23-24	FY 24-25	FY 25-26	FY 26-27	FY 27-28
Quarterly Base Usage Rate Residential/	\$372.49	\$413.28	\$460.56	\$514.44	\$529.15
Volume Rate per kg	\$9.30	10.14	\$9.85	\$10.14	\$10.43
Quarterly Base Rate Commercial/ Volume Rate	\$266.94	\$300.03	\$337.69	\$380.55	\$391.58
	\$9.94	\$10.23	\$10.53	\$10.83	\$11.15
Standby Charge	\$1676	\$1833	\$1978	\$2141	\$2203

-Proposed Water Rate:

	FY 23-24	FY 24-25	FY 25-26	FY 26-27	FY 27-28
Quarterly Base Usage Rate Residential/	\$98.55	\$101.41	\$104.35	\$107.88	\$110.49
Volume Rate per kg	\$9.3	\$9.57	\$9.85	\$10.14	\$10.43
Quarterly Base Rate Commercial/ Volume Rate	\$43.00	\$44.243	\$45.53	\$46.85	\$48.20
	\$9.94	\$10.23	\$10.53	\$10.83	\$11.15
Annual Standby	\$971.08	\$999.24	\$1028.22	\$1058.24	\$1088.72

-Proposed Sewer Rate:

	FY 23-24	FY 24-25	FY 25-26	FY 26-27	FY 27-28
Quarterly Base Usage Rate: Residential	\$273.94	\$311.87	\$356.21	\$356.21	\$418.66
Quarterly Base Rate Commercial	\$223.94	\$255.79	\$292.16	\$333.10	\$343.38
Annual Standby	\$732.65	\$834.49	\$950.48	\$1082.60	\$1114.00

The GRCSB Board of Directors will meet on **November 14, 2023**, to hold a combined, joint public hearing on the proposed rate and charge increases. The meeting will begin at 9:00 a.m. at the Grizzly Ranch Outpost, 300 Clubhouse, Portola, California.

Proceedings for Base and Volume Rates

The proposed changes to the water and wastewater base and usage rates are subject to a majority protest proceeding under Proposition 218. Any record owner of a parcel upon which the water and wastewater rates are proposed for imposition, or any tenant directly responsible for the payment of water and wastewater service fees (i.e., a customer of record) within the District's service area, may submit a written protest to the **proposed rate increases water and wastewater service fees**; provided, however, only one protest will be counted per identified parcel.

Each protest must: (1) be in writing; (2) state whether the protest is submitted in opposition to the rate increases to the water, recycled water, or wastewater service fees; (3) provide the location of the identified parcel (by assessor's parcel number or service address); and (4) include the name and signature of the person submitting the written protest.

Written protests may be submitted by mail to Grizzly Ranch CSD 4456 Grizzly Rd. Portola, CA 96122. Written protests may also be submitted in person at the CSD office, or hand delivered at the public hearing. All written protests must be received prior to the conclusion of the public input portion of the public hearing. Any protest submitted via e-mail or other electronic means will not be accepted as a formal written protest. Please identify on the front of the envelope for any protest, whether mailed or submitted in person, that the enclosed letter is for the public hearing on proposed rate increases.

The Board of Directors will consider all written protests timely submitted and hear and consider all public comments made at the public hearing. Oral comments at the public hearing will not qualify as formal protests unless accompanied by a written protest. At the conclusion of the public hearing, the Board of Directors will determine whether to adopt the proposed rate increases as described in this notice. If, after the close of the public hearing, written protests against the proposed rate increases as outlined above are not presented by a majority of the record owners and customers of record of the identified parcels upon which they are proposed to be imposed, the Board of Directors will be authorized to impose the rate increases. If you have any questions regarding the information provided in this notice, or the rates applicable to your property, please contact the District at grizzlyranchcsd@gmail.com.

Please note that there is a 120-day statute of limitations from the effective date of the resolution adopting the charges set forth herein to challenge the water or wastewater base and usage rates.

Proceedings for Standby Charges

The proposed increase in the standby charge requires a Proposition 218 assessment proceeding. Property owners may appear at the hearing to make comments regarding the proposed change. Property owners may submit a ballot to indicate their support or opposition to the standby charges.

Ballots may be mailed or dropped off during business hours at 4456 Grizzly Rd. Portola, CA 96122. Each ballot must include (1) the name and signature of the property owner; (2) the parcel street address or assessor's parcel number; and (3) support or opposition to the proposed standby charges.

Protests submitted by email or other electronic means do not count as formal protests. All ballots protesting the standby charges must be received prior to the conclusion of the public comment portion of the public hearing on November 14, 2023. Please identify on the front of the envelope for any protest, whether mailed or submitted in person: "Public Hearing: Standby Charges." Use the pre-addressed and pre-paid envelope included.

At the time of the public hearing, the Board of Directors will hear and consider all ballots and public comments. Oral Comments at the public hearing will not qualify as formal protests unless accompanied by a ballot. After the public hearing, if a majority protest is received – that is, the number of ballots submitted in opposition to the standby charges exceeds the number of ballots submitted in favor of the standby charges, the standby charges will not be imposed. In tabulating the ballots, the ballots shall be weighted according to the proportional financial obligation of the affected property.

The rate study and Engineer's report provided by DOWL Engineering is available on the CSD website, www.grizzlyranchcsd.com.

The Grizzly Ranch Community Service District has the responsibility to provide water and sewer services to the Grizzly Ranch Community. The cost of providing these services has increased and the district needs to ensure adequate reserves to maintain these services.

Best Regards,
Larry Smith, General Manager
Grizzly Ranch CSD

A handwritten signature in blue ink, appearing to be "Larry Smith", written over a horizontal line.