

**AGENDA**  
**Board of Directors Meeting**  
**Strathmore Public Utility District**  
**Thursday, January 8, 2026 – 6:30 P.M.**  
**19626 Orange Belt Drive, Strathmore, CA 93267**  
**P.O. Box 425 Strathmore, CA 93267**

Meeting in person at:  
Strathmore Public Utility District Office: 19626 Orange Belt Dr. Strathmore, CA 93267

**ATTENDEES:**

**QUORUM? Y\_\_\_ N\_\_\_**

**1. CALL TO ORDER:\_\_\_\_\_ P.M.**

**2. PUBLIC COMMENT:**

Members of the public may comment at this time. The Board President may set a time limit for the public comment period, as well as time limits for individual customer comments. This is the only time during the meeting that members of the public may make direct comments to the Board.

**3. APPROVAL OF MINUTES:**

Review of minutes from the Board's regular meeting on Thursday, December 11, 2025.  
Motion to approve minutes: \_\_\_\_\_ Second: \_\_\_\_\_

**4. FINANCIAL REPORT:**

Presented by MRS. SANCHEZ.

**5. APPROVAL OF BILL AND PAYROLL PAYMENTS:**

(a) Review of district bills and payroll through February 1, 2026.  
Motion: \_\_\_\_\_ Second: \_\_\_\_\_

**6. TERMINATION AND/OR ABANDONMENT OF SERVICES:**

(a) *Review of extensions or waivers of payments requested in writing by delinquent customers.*

Account # \_\_\_\_\_

Motion to grant or deny customer request: \_\_\_\_\_ Second: \_\_\_\_\_

Description (if customer request granted): \_\_\_\_\_

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(b) *Review list of customers with delinquent accounts.*

Motion to terminate services: \_\_\_\_\_ Second: \_\_\_\_\_

(c) *Review of accounts eligible for initiation of abandonment proceedings.*

Account No. \_\_\_\_\_

Motion to initiate abandonment proceedings: \_\_\_\_\_ Second: \_\_\_\_\_

7. **SUSPECTED UNAUTHORIZED SERVICE CONNECTIONS:**  
Staff has discovered suspected illegal connections within the district boundaries. 19907 Orange Belt Drive, legal service connections one (1) possibly using four (4), 19634 Orange Belt Drive legal service connections three (3) possibly using five (5), 23072 Bruce Drive legal service connections one (1) possibly using two (2)  
Motion: \_\_\_\_\_ Second: \_\_\_\_\_
8. **WATER USAGE/SUPPLY 2025-2026:**  
Monthly usage: \_\_\_\_\_ acre feet \_\_\_\_\_ Year-to-date: \_\_\_\_\_ acre feet.  
Engineer Keller will update the Board with the water supply forecast for the upcoming year 2024-2025.
9. **CROSS VALLEY CANAL DELIVERY ALTERITIVE:**  
The board will discuss a proposal to deliver the District's CVC water supply through an alternative delivery mechanism.  
Motion: \_\_\_\_\_ Second: \_\_\_\_\_
10. **STATE WATER RESOURCE CONTROL BOARD DIFICIENCY LETTER:**  
Information only, Engineer Keller has provided a response to the request from the State Water Resources Control Board letter dated October 22, 2025, regarding the inspection conducted at the water treatment plant.
11. **WATER STORAGE TANK:**  
The board will discuss the options of repair or replacement or both.  
Motion: \_\_\_\_\_ Second: \_\_\_\_\_
12. **STORAGE TANK ROOF REPAIR PROJECT AND LETTER TO THE COUNTY:**  
Letter composed to Tulare County expressing interest in applying for funds via the Department of Housing and Community Development Community Development Block Grant Disaster Relief program, to repair or replace the current storage tank.  
Motion: \_\_\_\_\_ Second: \_\_\_\_\_
13. **TULARE COUNTY WATER SUPPLY REQUEST:**  
The County of Tulare is looking into the possibility of providing water for various communities through a water allotment that is being returned to them. The District composed a letter requesting 100 acre-feet annually of the prior Fasineto Farms 400 acre-foot Tulare County Subcontract, including Cross Valley Canal Convenance rights..
14. **PORTERVILLE CITRUS ANNEXATION:**  
The board will discuss proceeding with the request to annex lands in LINDMORE IRRIGATION DISTRICT to the STRATHMORE PUBLIC UTILITY DISTRICT.  
Motion: \_\_\_\_\_ Second: \_\_\_\_\_
15. **WASTEWATER TREAMENT PLANT: PROVOST AND PRITCHARD PRELIMINARY ENGINEERING REPORT QUESTIONS:**  
The board will discuss and provide response to policy questions posed by Provost and Pritchard. In order to complete next steps in the planning process.  
Motion: \_\_\_\_\_ Second: \_\_\_\_\_
16. **MOTITORING WELL NETWORK WORK PLAN:**  
The board will discuss the requirements of the RWQCB with regards to an update to the Wastewater Treatment Plant monitoring well network, work plan.  
Motion: \_\_\_\_\_ Second: \_\_\_\_\_

17. **STRATHMORE PUD AND LINDSAY-STRATHMORE ID AGREEMENT DISCUSSION:**  
Discussion regarding the operation and maintenance of the water treatment plant between Strathmore Public Utility District and Lindsay-Strathmore Irrigation District.  
Motion: \_\_\_\_\_ Second: \_\_\_\_\_
18. **PROP 218 BUDGET INSTRUCTIONS:**  
The board will provide responses and instructions to the draft base, Proposition 218 budget (handed out at the December 11, 2025 board meeting.) Keller will provide a timeline for a proposition 218 rate increase.  
Motion: \_\_\_\_\_ Second: \_\_\_\_\_
19. **UPDATE/ REPORTS:**
20. **CLOSED SESSION ITEM:**  
Time in: \_\_\_\_\_ Time out: \_\_\_\_\_  
  
CONFERENCE WITH LEGAL COUNSEL CONCERNING SIGNIFICANT EXPOSURE TO LITIGATION. [GC 54956.9(d)(2): Two cases, facts not known to potential plaintiff  
  
CONFERENCE WITH LEGAL COUNSEL CONCERNING POTENTIAL INITIATION OF LITIGATION. [GC 54956.9(d)(4)] Three cases.
21. CONFERENCE WITH REAL PROPERTY NEGOTIATORS [GC 54956.8]  
Property: Water Tower, Strathmore California.  
Agency Negotiator: Adrian Ordonez and Julia Lew. Negotiating Parties: Strathmore Public Utility District and TowerPoint.  
Under Negotiation: Terms for purchase agreement.  
  
Action taken: \_\_\_\_\_
22. **ADJOURNMENT:**  
Motion: \_\_\_\_\_ Second: \_\_\_\_\_  
Time: \_\_\_\_\_ p.m.

Note: California Government Code § 54957.5 requires all public agencies to make available to the public any documents provided to at least a majority of the agency's elected officials or distributed to those officials within seventy-two hours of a regular meeting. Copies of such documents shall be made available to the public no later than the time they are distributed at the following address: 19626 Orange Belt Drive, Strathmore, CA 93267.

**MINUTES**  
**Board of Directors Meeting**  
**Strathmore Public Utility District**  
**Thursday, December 11, 2025 – 6:30 P.M.**  
**19626 Orange Belt Drive, Strathmore, CA 93267**  
**P.O. Box 425 Strathmore, CA 93267**

Meeting in person at:

Strathmore Public Utility District Office: 19626 Orange Belt Dr. Strathmore, CA 93267

Zoom meeting call in:

16699006833

Meeting ID: 838 6507 2340

Passcode: 358916

**ATTENDEES:**

Christina Lightner, President (via zoom)

Nicholas Martinez, Vice President (via zoom)

Allaney Briggs, Treasurer

Adrian Ordonez, Board Clerk/Manager

Adele Sanchez, Bookkeeper/Secretary

Dennis Keller, District Engineer

Julia Lew, District Counsel

**QUORUM? Yes**

1. **CALL TO ORDER: 6:34 P.M.**

2. **PUBLIC COMMENT:**

No public present.

3. **APPROVAL OF MINUTES:**

Review of minutes from the Board's regular meeting on Thursday, November 13, 2025.

Motion to approve minutes: BRIGGS Second: LIGHTNER 3-0 PASSED UNANIMOUS

4. **FINANCIAL REPORT:**

Presented by MRS. SANCHEZ.

5. **APPROVAL OF BILL AND PAYROLL PAYMENTS:**

(a) Review of district bills and payroll through January 1, 2026.

Motion: BRIGGS Second: LIGHTNER 3-0 PASSED UNANIMOUS

6. **TERMINATION AND/OR ABANDONMENT OF SERVICES:**

(a) *Review of extensions or waivers of payments requested in writing by delinquent customers.*

(b) Review list of customers with delinquent accounts.

Motion to terminate services: BRIGGS Second: MARTINEZ 3-0 PASSED UNANIMOUS

(c) *Review of accounts eligible for initiation of abandonment proceedings.*

7. **EMPLOYEE DISTRIBUTION LICENSE FEE REQUEST:**  
Mark McElhaney has passed his distribution 1 exam. He is requesting if the District can pay for his license fee in the amount of \$70.00. The board may or may not grant the request. Motion to pay the \$70.00 fee.  
Motion: LIGHTNER Second: MARTINEZ 3-0 PASSED UNANIMOUS
8. **23052 LAWSON AVE SERVICE REQUEST:**  
Carlos Cruz is requesting capacity for conversion of a garage into a studio apartment with a kitchen and bathroom. The board may or may not grant his request. Motion to deny request but place them on the current waiting list.  
Motion: BRIGGS Second: MARTINEZ 3-0 PASSED UNANIMOUS
9. **ALLIED WEED CONTROL PROPOSAL:**  
Allied Weed Control has provided two quotes for application of weed sterilant at the well sites, water plant and wastewater plant. Well sites and water plant in the amount of \$1,860.00. Wastewater plant in the amount of \$3,250.00. Motion to approve both proposals.  
Motion: LIGHTNER Second: MARTINEZ 3-0 PASSED UNANIMOUS
10. **SUSPECTED UNAUTHORIZED SERVICE CONNECTIONS:**  
Staff has discovered suspected illegal connections within the district boundaries. 19907 Orange Belt Drive, legal service connections one (1) possibly using four (4), 19634 Orange Belt Drive legal service connections three (3) possibly using five (5), 23072 Bruce Drive legal service connections one (1) possibly using two (2) District counsel is working on the draft letter.
11. **WATER USAGE/SUPPLY 2025-2026:**  
Monthly usage: 23 acre feet 323 Year-to-date: acre feet.  
Engineer Keller updated the Board with the water supply forecast for the upcoming year 2024-2025. The water supply forecast has not been provided for the 2026-2027 water year.
12. **STATE WATER RESOURCE CONTROL BOARD DEFICIENCY LETTER:**  
On October 22, 2025, the State Water Resources Control Board conducted an inspection at the water treatment plant. Upon that inspection, they discovered significant deficiencies on the storage tank roof regarding holes and on the clarifier mixer and rake arm not functioning. They are requiring a written response describing corrective actions by December 31, 2025. Authorize engineer Keller to draft a letter and manager Ordonez to sign and reply to the SWRCB.  
Motion: BRIGGS Second: LIGHTNER 3-0 PASSED UNANIMOUS
13. **TULARE COUNTY WATER SUPPLY REQUEST:**  
The County of Tulare is looking into the possibility of providing water for various communities through a water allotment that is being returned to them. The District has a possibility of receiving some water by making a proposal request to the county. The Board can give engineer Keller direction for the request. Authorize engineer Keller to draft a letter for President Lightner to sign making a request for 100 ac/ft.  
Motion: LIGHTNER Second: BRIGGS 3-0 PASSED UNANIMOUS
14. **APN 215-320-016 WATER SERVICE WHEELING AGREEMENT:**  
Lindsay-Strathmore ID manager Craig Wallace has provided the District with a redline draft for review. Counsel Lew has reviewed the draft and will update the Board with her comments. Counsel Lew has provided Mr. Wallace with her comments for his review. Motion to accept with approval of legal counsel.  
Motion: BRIGGS Second: MARTINEZ 3-0 PASSED UNANIMOUS

15. **WASTEWATER TREATMENT PLANT UPDATE:**  
Provost & Pritchard, manager Ordonez, engineer Keller, self-help and state representative Jessie Milliken met to discuss the wastewater project on December 5, 2025. The State was updated on the decision SPUD took to select building a new plant at the current wastewater plant location and the possibility of annexing Plainview. Engineer Keller will also update the board with information before the selection. P&P has provided a finalized PER and would like the board to consider approval of adoption for the selected pathway and consideration of annexation of Plainview. Motion to accept the report with authorization of it going to the state and authorize manager Ordonez to sign the technical application package.  
Motion: BRIGGS Second: MARTINEZ 3-0 PASSED UNANIMOUS
16. **STORAGE TANK ROOF REPAIR PROJECT AND LETTER FROM THE COUNTY:**  
Engineer Keller will update the Board on the project. The County has provided a letter for the board stating the county will not extend the project or provide any more funds. The County has informed the district funding will be available early 2026 from the Department of Housing and Community Development Community Development Block Grant Disaster Relief program. The district can apply for funding through this grant. Authorize a letter to the county thanking them for the information given regarding the funds for next year and draft a letter making a request stating the district is interested in the funding.  
Motion: LIGHTNER Second: BRIGGS 3-0 PASSED UNANIMOUS
17. **STRATHMORE PUD AND LINDSAY-STRATHMORE ID AGREEMENT DISCUSSION:**  
Discussion regarding the operation and maintenance of the water treatment plant between Strathmore Public Utility District and Lindsay-Strathmore Irrigation District.  
TABLED
18. **PRINTER PURCHASE FOR OFFICE:**  
District staff reached out to Cline's to provide a quote for a newer used printer for the office location. The current printer is working good, but the need is due to the printer at the water plant location failing. Staff has decided it would be of benefit to upgrade the printer at the office location and move the current office printer to the water plant. The cost for the printer would be \$5000.00 and could be made in 3 payments.  
Motion to authorize purchase of the printer.  
Motion: LIGHTNER Second: MARTINEZ 3-0 PASSED UNANIMOUS
19. **WATER/WASTEWATER RATE STUDY:**  
Rate study due December 2025. Keller will provide a update on the rate study and possible timeline for a proposition 218 rate increase. The board will review the information and will decide in January to try and keep the schedule for a July 1, 2026 increase.
20. **UPDATE/ REPORTS:**
21. **CLOSED SESSION ITEM:**  
Time in: 7:31 p.m. Time out: 7:55 p.m.
- CONFERENCE WITH LEGAL COUNSEL CONCERNING SIGNIFICANT EXPOSURE TO LITIGATION. [GC 54956.9(d)(2): Two cases, facts not known to potential plaintiff
- CONFERENCE WITH LEGAL COUNSEL CONCERNING POTENTIAL INITIATION OF LITIGATION. [GC 54956.9(d)(4)] Two cases.
- CONFERENCE WITH REAL PROPERTY NEGOTIATORS [GC 54956.8]  
Property: Water Tower, Strathmore California.

Agency Negotiator: Adrian Ordonez and Julia Lew. Negotiating Parties: Strathmore Public Utility District and TowerPoint.  
Under Negotiation: Terms for purchase agreement.

Action taken: Nothing to report.

**22. ADJOURNMENT:**

Motion: LIGHTNER Second: BRIGGS 3-0 PASSED UNANIMOUS

Time: 7:57 p.m.

Note: California Government Code § 54957.5 requires all public agencies to make available to the public any documents provided to at least a majority of the agency's elected officials or distributed to those officials within seventy-two hours of a regular meeting. Copies of such documents shall be made available to the public no later than the time they are distributed at the following address: 19626 Orange Belt Drive, Strathmore, CA 93267.

**FRIANT WATER AUTHORITY**

854 N. HARVARD AVE. LINDSAY, CA 93247-1715 (559) 562-6305 FAX (559) 562-3496

**REPORT OF WATER DELIVERIES**

Deliveries to Strathmore Public Utility District for the period endin

12/31/25

Meters  
A.F.

Date

|      |    |
|------|----|
| 1    | 0  |
| 2    | 1  |
| 3    | 1  |
| 4    | 0  |
| 5    | 1  |
| 6    | 1  |
| 7    | 1  |
| 8    | 1  |
| 9    | 1  |
| 10   | 0  |
| 11   | 1  |
| 12   | 1  |
| 13   | 1  |
| 14   | 0  |
| 15   | 1  |
| 16   | 1  |
| 17   | 1  |
| 18   | 1  |
| 19   | 0  |
| 20   | 1  |
| 21   | 1  |
| 22   | 1  |
| 23   | 0  |
| 24   | 1  |
| 25   | 1  |
| 26   | 1  |
| 27   | 0  |
| 28   | 1  |
| 29   | 1  |
| 30   | 0  |
| 31   | 0  |
| A.F. | 22 |

Total Acre-Feet, This report 22

Acre-Feet Previously Reported 323

Total Acre-Feet Deliveries to Date 345

Email to : SPUD and Adrian Ordonez  
LSID (Craig Wallace)

December 31, 2025

Mr. Shawn Demmers, P.E.  
Senior Water Resources Control Engineer  
Tulare District – Central California Branch  
Drinking Water Field Operations  
Division of Drinking Water  
State Water Resources Control Board  
265 W. Bullard Avenue, Suite 101  
Fresno, CA 93704

via email at [shawn.demmers@waterboards.ca.gov](mailto:shawn.demmers@waterboards.ca.gov)

**RE: HOLES IN STORAGE TANK**

Dear Mr. Demmers:

This letter is in response to your letter of November 18, 2025, to the Strathmore Public Utility District (District). The following steps are proposed as a Corrective Action Plan (CAP) to address observed deficiencies in the roof of the water storage tank, said tank being part of the surface water treatment plant.

The District recently bid the repair procedures related to the observed holes in the tank roof, as well as the replacement of the roof support joists. The Bid results called for a base contract price of \$1,736,850 plus alternates at a contract price of \$156,538. Of the Bid price, the actual roof repair cost was \$292,500, within the Project cost estimate. The remainder of the cost items were for clarifier cleaning, the bypass of the storage tank and painting. Funds were not available to award the Bid, nor was it felt that the Bid costs were representative of the work to be accomplished. The Bid was rejected.

Based upon that decision, the CAP is split into two (2) parts. The first step is to undertake immediate procedures to cover the subject roof holes and to seal the cover(s) to prevent any entry of water and/or other materials into the treated and disinfected water supply stored in the tank. Steps in this regard are to be considered for approval at the next Regular Meeting of the District Board of Directors.

**Strathmore  
Public Utility  
District**

December 31, 2025

Page 2

The second step, already initiated, is to seek funding for the replacement of the tank, at a minimum. The current preferred step is to undertake the construction of a new tank, put the new tank into service, take the existing tank off-line and repair same, then to place the repaired tank back into service. Eligibility of the repair element of the second step has yet to be determined. A copy of the first request for funding assistance relative to the replacement/repair steps is attached for the of the efforts being undertaken to date.

A schedule is to be prepared to support the CAP submittal once dates are available relative to funding efforts. Additional direction in this regard is scheduled for the Regular Meeting of the Board of Directors to be held on January 8, 2026.

Respectfully Submitted,



General Manager

AO:edg

cc: Mrs. Julia Lew, Esq.  
Mr. Dennis Keller, District Engineer

**Strathmore  
Public Utility  
District**

**STORAGE TANK ROOF REPAIR  
PROJECT AND LETTER TO THE COUNTY  
ITEM #12**

December 31, 2025

Mrs. Denise England, MSA  
Grants and Resources Manager  
Resources Management Agency  
County of Tulare  
5961 S. Mooney Blvd.  
Visalia, CA 93277

**RE: STORAGE TANK – WATER TREATMENT PLANT**

Dear Mrs. England:

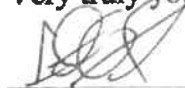
Please accept the appreciation for the County efforts to assist the District in efforts to repair the damaged storage tank at our Water Treatment Plant. While the cost to repair the tank was in line with the estimated cost, the low Bid amount to bypass the tank during repair far exceeded expectations and reason.

In addition to extending our thanks, this letter has been prepared to express the District's interest in applying for upcoming funding available to the County through the Department of Housing and Community Development's Community Development Block Grant Disaster Relief Program. The District is securing the services of a tank contractor to assist in the development of a project description and to provide an accurate cost estimate for the subject project.

Please keep us posted as to the timing of an application and application requirements. We will need to know the funding Program rules in order to develop an eligible project for the application.

Again, thank you for your assistance.

Very truly yours,



General Manager

AO:edg

cc: Mrs. Julia Lew, Esq.  
Mr. Dennis Keller, R.C.E.

**Strathmore  
Public Utility  
District**

**TULARE COUNTY WATER SUPPLY  
REQUEST**

**ITEM #13**

December 31, 2025

Mrs. Denise England, MSA  
Grants and Resources Manager  
Resources Management Agency  
County of Tulare  
5961 S. Mooney Blvd.  
Visalia, CA 93277

**RE: ADDITIONAL CROSS VALLEY CANAL AND USBR CONTRACT RIGHTS**

Dear Mrs. England:

After considerable discussion and evaluation, the Strathmore Public Utility District would like to submit a request for a portion of the U.S. Bureau of Reclamation (USBR) Delta Division, CVP Water Supply Contract Quantity as assigned to the County of Tulare and related Cross Valley Canal capacity rights. The request is for 100 acre-feet annually of the prior Frasineto Farms 400 acre-foot Tulare County Subcontract, including Cross Valley Canal conveyance rights. The District understands the rights and obligations associated with this request being a current Subcontractor for 400 acre-feet annually of the County's USBR Contract Supply.

We understand that there will be defaulted cost recovery involved with this request, along with the required assignment costs. The subject supply will assist the District in addressing requests for connection to our water system and putting to use available treatment capacity in our water treatment plant.

Please let us know what the next steps may be in the assignment process when the steps are identified.

Very truly yours,



General Manager

AO:edg

cc: Mrs. Julia Lew, Esq.  
Mr. Dennis Keller, R.C.E.

**PROVOST AND PRITCHARD PRELIMINARY  
ENGINEERING REPORT QUESTIONS  
ITEM #15**

**Strathmore PUD – Next Steps**

 **Adrian Ordonez** <strathmoreh2o@gmail.com>  
To strathmore.spudh20.org

  Reply  Reply All  Forward 

Tue 1/6/2026 8:59 AM

**From:** Kirk Koester

**Sent:** Thursday, December 18, 2025 3:31 PM

**To:** Milliken-Callan, Jesse@Waterboards <jesse.milliken-callan@waterboards.ca.gov>; Harper, Kyle@Waterboards <kyle.harper@waterboards.ca.gov>; Arlene Florez <arleneg@selfhelpenterprises.org>; Adrian Ordonez <strathmoreh2o@gmail.com>; kelweg1 <kelweg1@aol.com>

**Cc:** Armstrong, Scott@Waterboards <scott.armstrong@waterboards.ca.gov>; Michael Taylor <mtaylor@ppeng.com>; Sawyer Mosier <SMosier@ppeng.com>

**Subject:** Strathmore PUD - Next Steps

Good afternoon everyone,

Now that the PER is done and officially adopted by the Strathmore PUD Board (on December 11, 2025), we are excited to advance this project along as directed.

We are requesting that Chapters 7 and 8 are reviewed, again, as there are project related flow paths and decisions that require input from parties other than Provost & Pritchard. Additionally, we are requesting that the State and Self Help provide direction as requested in **Section 8.4** of the PER. Once Provost & Pritchard receives written direction from the State, Self Help, and Strathmore PUD regarding eligible next steps, we will work with all pertinent parties to develop a workplan to continue moving the project forward.

Please let us know if a meeting is desired soon to discuss eligibility of the remaining tasks.  
Thanks!

**Kirk Koester, PE**

Senior Engineer

**PROVOST & PRITCHARD CONSULTING GROUP**

3387 Bodero Ln, Chico, CA 95973

Office: (866) 776-6200

Mobile: (916) 207-5616

[www.provostandpritchard.com](http://www.provostandpritchard.com) | [LinkedIn](#)

## 7 SELECTED ALTERNATIVE

### 7.1 DESCRIPTION

Strathmore PUD selected an alternative at their November board meeting, November 12<sup>th</sup>, 2025. The selected alternative is to construct an extended aeration activated sludge WWTF with capacity for Plainview to connect.

### 7.2 DESIGN CRITERIA

The project design criteria are set to have the flexibility to accommodate Strathmore PUD's flows with capacity for Plainview to tie into the system. The system will be sized to meet Strathmore Standalone flows and loadings for Phase 0 and have the flexibility to accommodate the extra flow from Plainview in Phase 1.

Table 7-1. Recommended Alternative Design Criteria

| Strathmore and Plainview Wastewater |         |         |
|-------------------------------------|---------|---------|
| Parameter                           | Phase 0 | Phase 1 |
| Flow ADMM (MGD)                     | 0.21    | 0.38    |
| Flow PHF (MGD)                      | 0.84    | 1.52    |
| BOD (mg/L)                          | 230     | 230     |
| BOD (lb/day)                        | 403     | 729     |
| TSS (mg/L)                          | 150     | 180     |
| TSS (lb/day)                        | 263     | 570     |
| TKN(mg/L)                           | 50      | 50      |
| TKN(lb/day)                         | 88      | 158     |
| Elevation (ft)                      | 397     | 397     |
| Temp Range (F)                      | 45-100  | 45-100  |

### 7.3 USEFUL LIFE

The selected project is designed to accommodate flows and loadings through Phase 1, a 25-year planning horizon. While the system is intended to meet long-term capacity needs, ongoing maintenance and periodic component replacements will be required throughout its service life to ensure reliable performance.

After Phase 1 the District will need to reevaluate the flows and loadings to make an informed decision on how to proceed as discussed in Section 5.1.1.

## 7.4 PROJECT COST OPINION

A detailed cost opinion for the selected project can be found in Appendix NN.

**Table 7-2. Selected Alternative Strathmore Capital Cost**

| Selected Alternative Capital Cost   |                          |
|-------------------------------------|--------------------------|
| Item Description                    | 2Aii-ExAAS Pond Aeration |
| Construction Cost                   | \$16,115,000             |
| Construction Cost Contingency (20%) | \$3,223,000              |
| <i>Construction Cost Total</i>      | \$19,338,000             |
| Non-Construction Cost               | \$4,165,000              |
| Non-Construction Contingency (20%)  | \$833,000                |
| <i>Non-Construction Total Cost</i>  | \$4,998,000              |
| <b>Project Cost Total</b>           | <b>\$24,336,000</b>      |

**Table 7-3. Selected Alternative Plainview Capital Cost**

| Plainview Costs                     |                                                                                         |
|-------------------------------------|-----------------------------------------------------------------------------------------|
| Item Description                    | Collection System/ Preliminary Treatment/ Lift Station/<br>Connection to Infrastructure |
| Construction Cost                   | \$11,292,000                                                                            |
| Construction Cost Contingency (20%) | \$2,258,000                                                                             |
| <i>Construction Cost Total</i>      | \$13,550,000                                                                            |
| Non-Construction Cost               | \$3,393,000                                                                             |
| Non-Construction Contingency (20%)  | \$679,000                                                                               |
| <i>Non-Construction Total Cost</i>  | \$4,072,000                                                                             |
| <b>Project Cost Total</b>           | <b>\$17,622,000</b>                                                                     |

The combined cost opinion for construction of the WWTF at the existing Strathmore PUD site, as well as all the infrastructure required for Plainview to connect is \$24,336,000 plus \$17,622,000, equaling \$41,958,000.

## 7.5 GOVERNANCE

Strathmore PUD has selected to annex the community of Plainview into Strathmore PUD. The process for annexation is described below.

### 7.5.1 ANNEXATION

#### 7.5.1.1 REQUIREMENTS

This section summarizes the requirements that apply when an unincorporated community such as Plainview seeks annexation into a Public Utility District (PUD) under the Cortese-Knox-Hertzberg Local Government Reorganization Act of 2000 (California Government Code §56000 et seq.).

#### 7.5.1.1.1 NOTICE AND HEARING REQUIREMENTS

Prior to Commission consideration, LAFCO must determine that notice of the public hearing was issued in accordance with Government Code §56660–56661. This ensures affected residents receive adequate opportunity to comment, participate, and provide written protests.

#### 7.5.1.1.2 SPHERE OF INFLUENCE AND GENERAL PLAN CONSISTENCY

LAFCO evaluates whether the annexing community lies within the receiving district's Sphere of Influence (SOI). Under Government Code §56668, proposed annexations must also be consistent with municipal and county general plans and compatible with planned land uses. Where the area lies outside the SOI, an amendment must occur before annexation proceeds (see Figure 7-1).

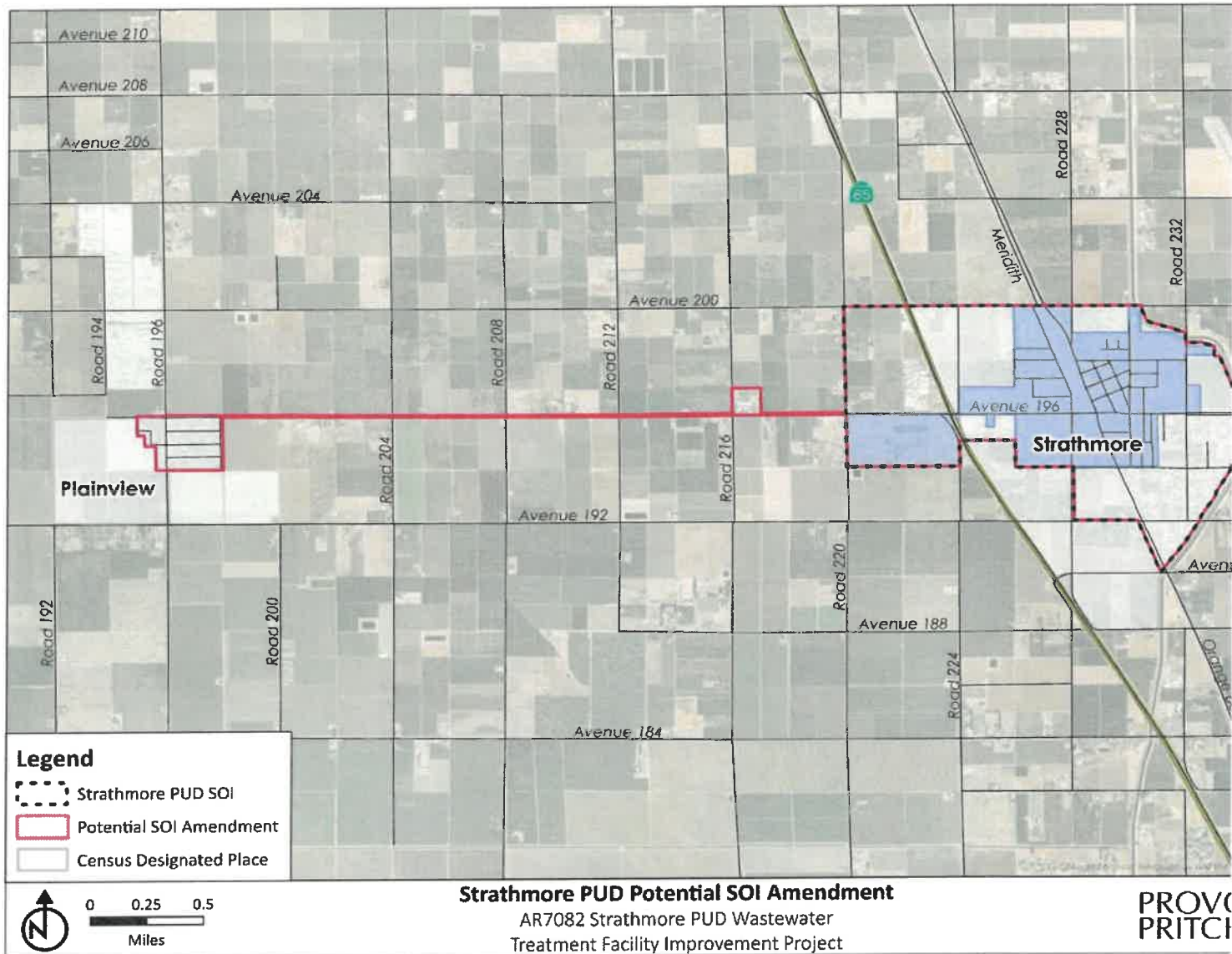


Figure 7-1-Potential SOI Amendment

#### 7.5.1.1.3 DETERMINATION OF INHABITED OR UNINHABITED TERRITORY

Government Code §56046 defines inhabited territory as an area containing 12 or more registered voters. This classification determines the type of protest proceeding required and whether an election may be held.

#### 7.5.1.1.4 DEMONSTRATED NEED FOR SERVICES AND DISTRICT CAPABILITY

Government Code §56668 requires LAFCO to determine that the annexed area has a demonstrated need for municipal services and that the receiving PUD is capable of providing adequate, reliable service. This evaluation includes water supply, system capacity, wastewater collection and treatment, staffing, operational capacity, infrastructure condition, and long-term financial feasibility.

#### 7.5.1.1.5 PLAN FOR SERVICES

Applicants must provide a Plan for Services consistent with Government Code §56653. This includes: (a) a description of existing service levels in the annexation area; (b) the level and range of services to be extended by the PUD; (c) the timeframe for extension; and (d) how the necessary facilities, personnel, and operations will be financed.

#### 7.5.1.1.6 AGRICULTURAL, OPEN SPACE, AND WILLIAMSON ACT CONSIDERATIONS

LAFCO must determine whether the annexation affects agricultural or open space resources or involves lands under Williamson Act contract. Where applicable, the Commission must consider agricultural preservation policies and evaluate whether consistent development patterns are maintained.

#### 7.5.1.1.7 BOUNDARY REQUIREMENTS

Government Code §56741 requires that annexation boundaries be logical, definite, and certain, and follow lines of assessment or ownership. Annexations cannot create new unserved islands or irregular “donut hole” boundaries unless exceptions under §56375(q) apply.

#### 7.5.1.1.8 SOCIAL AND ECONOMIC INTERESTS

LAFCO evaluates whether the annexation promotes social and economic interests between the PUD and the affected community, consistent with Government Code §56668. This includes service reliability, access to clean water, wastewater compliance, and equitable public utility governance.

#### 7.5.1.1.9 PROTEST PROCEEDINGS

Protest rights are defined in Government Code §57000–57120. For uninhabited annexations, LAFCO may waive protest proceedings under §56662 if statutory criteria are met. For inhabited annexations, written protests may trigger an election (25–50% protest) or terminate the annexation (>50% protest).

#### 7.5.1.1.10 CEQA COMPLIANCE

All annexation proposals are subject to the California Environmental Quality Act (CEQA). LAFCO must rely on appropriate environmental documents such as a Notice of Exemption, Negative Declaration, or Environmental Impact Report—before approving the annexation.

#### 7.5.1.1.11 CONDITIONS OF APPROVAL AND FINALIZATION

LAFCO may impose conditions such as updated legal descriptions, payment of State Board of Equalization fees, and requirements related to service extension. Annexation becomes final upon LAFCO issuance and recordation of the Certificate of Completion.

This framework governs annexation of disadvantaged or unincorporated communities into Public Utility Districts and ensures orderly development, adequate service provision, and financial and environmental compliance.

#### **7.5.1.2 KEY ISSUES TO BE RESOLVED**

The potential annexation of Plainview into Strathmore PUD presents several key issues that must be resolved prior to consolidation. First, the process and timing for dissolving the Plainview Mutual Water Company will need to be coordinated with LAFCo to ensure proper transfer of authority and uninterrupted service to existing customers. Strathmore PUD will also need to identify all facilities and assets proposed for transfer, including wells, storage, distribution pipelines, easements, and operational equipment, and verify their condition and associated ownership or encumbrances. In addition, any financial liabilities held by the Mutual Water Company—such as loans, outstanding debts, or contractual obligations—must be evaluated to determine what responsibilities Strathmore PUD would assume and how they may affect rates or long-term financial planning. Regulatory compliance and permit requirements must also be reviewed, including DDW operating permits, monitoring obligations, and reporting responsibilities, to establish the necessary steps for incorporating the system into Strathmore PUD's regulatory structure. Customer transition issues, including billing, rate integration, and public outreach, will need to be addressed to support a smooth changeover. Finally, system deficiencies or capital improvements required to meet Strathmore PUD's operational standards must be identified, along with clarity on long-term operational responsibilities, maintenance expectations, and staffing needs once annexation is complete.

There is also the possibility that the annexation does not move forward. If annexation is not approved, Strathmore PUD would need to re-evaluate its potential sewer rates and long-term planning approach. Regardless of the outcome of the annexation, construction of a new WWTF at the existing site remains the recommended and most feasible option for the District. This improvement is necessary to address regulatory compliance, and system reliability, independent of whether Plainview is ultimately annexed into the District.

#### **7.5.2 POTENTIAL RATE STRUCTURE**

Annexation of Plainview into the Strathmore PUD requires a rate and fee structure that is proportional, fair, and aligned with California law. The Cortese-Knox-Hertzberg Act requires LAFCo to consider whether annexation will affect the cost and adequacy of services and whether the receiving agency can maintain service levels for existing customers, as stated in Government Code Section §56668. This supports adopting differentiated rates where new infrastructure primarily benefits the annexed community.

California Government Code Section §66013 and Article XIII D of the California Constitution require that utility fees reflect the reasonable cost of providing service. Infrastructure serving only the community of Plainview such as a new collection system, lift station and force main, and sampling stations may be funded through a Plainview-specific rate zone or capacity charge. This ensures that existing Strathmore PUD customers do not subsidize improvements unique to the annexed community and supports compliance with proportionality requirements.

This zone-based structure could provide financial transparency, ensuring existing SPUD customers are not adversely affected by annexation, and establish a sustainable financial framework to support long-term operation and maintenance of improvements necessary to serve the Plainview community.

It is noted that the evaluation of the impact of industrial/commercial dischargers to the Strathmore PUD WWTF is not yet complete and may result in adjustments of sewer rates if a pretreatment ordinance is adopted.

The preliminary sewer rates based upon the operation and maintenance costs, anticipated for Strathmore residents with the addition of the community of Plainview are listed in Table 7-4.

**Table 7-4. Selected Alternative Strathmore PUD Base Rate**

| <b>Selected Alternative – Strathmore PUD Base Rate</b> |                             |
|--------------------------------------------------------|-----------------------------|
| <b>Alternative:</b>                                    | <b>Selected Alternative</b> |
| <b>Item</b>                                            | <b>ExAAS Pond Aeration</b>  |
| <b>Labor</b>                                           |                             |
| OIT                                                    | \$36,997                    |
| Grade 1                                                | \$0                         |
| Grade 2                                                |                             |
| CPO-Grade 3                                            | \$89,849                    |
| Administrative Staff                                   | \$65,000                    |
| Health Insurance                                       | \$13,000                    |
| Workers Compensation Insurance                         | \$6,500                     |
| Contracted Service                                     | \$16,900                    |
| Retirements                                            | \$20,000                    |
| Overtime                                               | \$2,600                     |
| Payroll Taxes                                          | \$10,920                    |
| <i>Labor Total</i>                                     | <i>\$261,766</i>            |
| <b>Services and Supplies</b>                           |                             |
| Vehicles and Equipment                                 | \$3,000                     |
| Tools and Instruments                                  | \$2,000                     |
| Insurance                                              | \$15,000                    |
| Clothing and Personal supplies                         | \$600                       |
| Equipment Fuel                                         | \$800                       |
| Household supplies                                     | \$500                       |
| Office and Communications                              | \$6,000                     |
| Maintenance/Repairs                                    | \$15,000                    |
| Maintenance - Vehicle                                  | \$3,000                     |
| Maintenance - Structures, Grounds                      | \$6,000                     |
| Maintenance - Expenses                                 | \$1,000                     |
| Weed Abatement in ponds                                | \$3,500                     |
| Miscellaneous and Supplies                             | \$1,800                     |
| Permits and Fees                                       | \$40,000                    |
| Testing                                                | \$20,000                    |
| Chemicals                                              |                             |
| Professional Services - Engineering                    | \$20,000                    |
| Professional Services - Accounting                     | \$5,000                     |

|                                    |                   |
|------------------------------------|-------------------|
| Professional Services - Legal      | \$6,000           |
| Professional Services - Audit      | \$7,000           |
| Professional Services - Service    | \$6,000           |
| Rental and Leases - Equipment      | \$500             |
| Election Expense                   | \$150             |
| Transportation and Travel          | \$400             |
| Uncollectable Accounts             | \$15,000          |
| Director's fees                    | \$2,500           |
| Memberships                        | \$7,000           |
| <i>Services and Supplies Total</i> | <i>\$180,750</i>  |
| <b>Utilities</b>                   |                   |
| Electrical Power (ultimate)        | \$70,000          |
| Sludge Disposal (ultimate)         | \$9,000           |
| Fuel                               | \$7,200           |
| <i>Utilities Total</i>             | <i>\$86,200</i>   |
|                                    |                   |
| Reserves                           | \$29,563          |
| Contingencies                      | \$55,770          |
| <b>Non-Operating Revenues</b>      |                   |
| Rental Income                      | -\$90,000         |
| Taxes and Assessments              | -\$50,000         |
| <i>Subtotal</i>                    | <i>-\$140,000</i> |
| <b>Total \$</b>                    |                   |
| <b>Total \$/yr</b>                 | <b>\$474,049</b>  |
| <b>Total \$/month</b>              | <b>\$49.38</b>    |

The preliminary projected rate of \$49.38/month would be the base rate for all District residential users (pending completion of a pretreatment ordinance and adjustments to commercial/industrial dischargers).

The preliminary sewer rates anticipated for Plainview residents are listed in Table 7-5.

**Table 7-5. Selected Alternative Plainview Service Area Rate**

| <b>Selected Alternative Plainview Service Area Rate</b>                           |                                 |                          |
|-----------------------------------------------------------------------------------|---------------------------------|--------------------------|
| <b>Alternative:</b>                                                               | <b>Selected Alternative</b>     |                          |
| <b>Item</b>                                                                       | <b>Force Main to Strathmore</b> | <b>Collection System</b> |
| <b>Labor</b>                                                                      |                                 |                          |
| OIT                                                                               | \$24,664                        | \$12,332                 |
| Grade 1                                                                           | \$31,712                        | \$15,856                 |
| Grade 2                                                                           |                                 |                          |
| CPO-Grade 3                                                                       |                                 |                          |
| <i>Labor Total</i>                                                                | <i>\$56,376</i>                 | <i>\$28,188</i>          |
| <b>Services and Supplies</b>                                                      |                                 |                          |
| Maintenance - Pigging/Flushing                                                    | \$2,000                         |                          |
| Maintenance/Repairs                                                               | \$5,000                         |                          |
| Maintenance - Structures, Grounds                                                 | \$6,000                         |                          |
| Maintenance - Expenses                                                            | \$1,000                         |                          |
| Weed Abatement in ponds                                                           |                                 |                          |
| Miscellaneous and Supplies                                                        |                                 |                          |
| Permits and Fees                                                                  | \$8,000                         |                          |
| Testing                                                                           | \$8,460                         |                          |
| Chemicals                                                                         | \$1,000                         |                          |
| <i>Services and Supplies Total</i>                                                | <i>\$31,460</i>                 |                          |
| <b>Utilities</b>                                                                  |                                 |                          |
| Electrical Power (ultimate)                                                       | \$14,783                        | \$0                      |
| Fuel                                                                              | \$4,500                         | \$4,500                  |
| <i>Utilities Total</i>                                                            | <i>\$19,283</i>                 | <i>\$4,500</i>           |
|                                                                                   |                                 |                          |
| Reserves                                                                          | \$5,000                         | \$1,000                  |
| Contingencies                                                                     | \$1,000                         |                          |
| <b>Total \$</b>                                                                   |                                 |                          |
| <b>Total \$/yr</b>                                                                | <b>\$113,119</b>                | <b>\$33,688</b>          |
| <b>Total \$/month</b>                                                             | <b>\$31</b>                     | <b>\$9</b>               |
| <b>Total \$/month<br/>(force main+ collection system+<br/>district base rate)</b> | <b>\$90</b>                     |                          |

The preliminary projected rate for Plainview, as a separate service area, is estimated at \$90/month. This rate represents the District's projected base sewer rate of \$49.38/month plus the additional costs unique to serving Plainview, including the force main, lift station, and collection system infrastructure.

In comparison, the preliminary rate for Plainview presented in Table 5-28 of \$126.98 is representative of Plainview forming their own sewer governing entity.

Similarly, annexation may have an impact on water rates for Strathmore and for Plainview. The two water systems are physically separate, however, so the operational costs may be viable to remain as separate service area impacts. For example, the cost of operating the surface water treatment plant should not impact the residents of Plainview as they are not served by the surface water treatment plant.

## 7.6 PROJECT SCHEDULE

The selected project schedule will be dictated by the funding and grant pathways available to the District. The following outlines the general summaries of potential work tasks and funding pathways to complete the alternative selected by the Strathmore PUD Board. It is noted that several tasks may be combined or be funded from separate grants and performed in parallel with other tasks.

### 7.6.1 PLANNING GRANT FOR STRATHMORE PUD WWTF DESIGN

This grant would fund the design of the new Strathmore PUD WWTF.

Scope of work would include:

- *Topographic survey*
- *Right-of-way and/or easement acquisition*
- *Environmental documentation*
- *Plans, specifications, and cost estimates*
- *Rate analysis*
- *Adoption of updated Rate Schedule*

Projected duration: 1-2 years.

### 7.6.2 PLANNING GRANT FOR ANNEXATION OF THE PLAINVIEW COMMUNITY

Administrative and technical work needed for Plainview to annex to Strathmore PUD's service area.

Scope of work would include:

- *Coordination with Tulare County LAFCo*
- *Community and informational meetings with Strathmore PUD and Plainview*
- *Consideration of Sunnyside School*
- *Grants of access to each property within Plainview to determine required on-site improvements*
- *Vote by registered voters and landowners in Plainview*
- *Environmental documentation*
- *Preparation of required annexation application documents*
- *Initiate Dissolution of the Plainview Mutual Water Company*
  - *List of all owners of the Mutual Water Company*
  - *By-Laws of Mutual Water Company*
- *Rate analysis specific to Plainview*
- *Adoption of rate schedule specific to Plainview*
- *Analysis and inventory of existing Plainview water infrastructure*
  - *Delineate each property and service*
  - *Water meter type*
  - *Unaccounted for water (annual)*
  - *Water mains, valves, hydrants, sampling stations, etc.*
  - *Water supply capacity evaluation*
- *Financial audits review*
- *Budgets review*
- *Determination of capital improvements required in the Plainview water infrastructure*

- *Determination of financial arrangements required associated with Plainview MWC*

Projected duration: 1-2 years.

### 7.6.3 PLANNING GRANT FOR PLAINVIEW COLLECTION SYSTEM AND FORCE MAIN DESIGN

Planning and design of Plainview's collection system and force main.

Scope of work would include:

- *Topographic survey*
- *Determination of required on-site improvements*
- *Letter of intent for Plainview lift station property*
- *Appraisal of potential Plainview lift station property*
- *Option agreement for potential Plainview lift station property*
- *Coordination with Tulare County Environmental Health Department*
- *Right-of-way and/or easement acquisition*
- *Environmental documentation*
- *Plans, specifications, and cost opinions*

Projected duration: 1-2 years.

### 7.6.4 CONSTRUCTION GRANT(S) FOR PROPOSED IMPROVEMENTS

Depending on funding opportunities and program requirements, construction grants could be pursued in one of the following configurations:

- ***Strathmore WWTF only:*** Complete PS&E and construct the new WWTF.
- ***Plainview collection and force main systems only:*** Complete PS&E and construct the new infrastructure.
- ***Combined project:*** Package both the Strathmore WWTF and Plainview improvements into a single construction grant request.

Projected duration: 2-4 years.

### 7.6.5 OPPORTUNITIES FOR CONSOLIDATION

Some of the above steps may be combined to reduce the total number of grant applications and allow tasks to be performed simultaneously.

For example:

- *A single planning grant may cover both the Plainview annexation and Plainview infrastructure design.*
- *Construction grants may be combined to deliver all capital improvements under one unified project.*

## 7.7 REQUIRED PERMITS FOR PROJECT IMPLEMENTATION

In addition to the environmental documentation required under CEQA, implementation of the selected project will require a range of regulatory approvals and encroachment permits from various agencies. The following permits and approvals are anticipated:

- ***Caltrans Encroachment Permit*** – *For any construction or utility work within the State Highway right-of-way.*

- ***Lindmore Irrigation District (LID) Encroachment Permit*** – For any crossings or work within the LID canal or pipeline easement. A letter of non-objection will also need to be obtained from the USBR as outlined in section 4.7.5.
- ***Tulare County Encroachment Permit*** – For trenching, utility installation, or road crossings within County roads or rights-of-way.
- ***Southern California Edison Rule 16 Agreement*** – For new or upgraded electrical service related to pump stations, lift stations, or treatment facilities.
- ***Waste Discharge Requirements (WDRs)*** – Issued by the Central Valley Regional Water Quality Control Board for wastewater treatment and disposal, including recycled water use or percolation ponds.
- ***San Joaquin Valley Air Pollution Control District Permit*** – For stationary engines, standby generators, or other air-emitting equipment associated with the treatment system.

## 7.8 KEY ISSUES TO BE RESOLVED

To annex the community of Plainview into the District, Strathmore PUD must first apply for a SOI amendment to formally include Plainview within its SOI. Once the SOI is expanded, the District can proceed with the annexation process. Prior to initiating annexation, Strathmore PUD will need to meet with its legal counsel to establish the terms and conditions, such as rate structures, infrastructure requirements, and compliance obligations; that Plainview must agree to before the annexation can be fully executed. Applications for funding assistance to perform Planning Activities, and then applications to perform Construction Activities will be required.

## 8 CONCLUSIONS AND RECOMMENDATIONS

### 8.1 SUMMARY OF FINDINGS

Strathmore PUD must either upgrade its existing WWTF or convey its wastewater to a regional facility to adequately serve the District's constituents and avoid violations with the State Water Resources Control Board. As detailed in Section 5.4, several wastewater management alternatives were evaluated, including constructing a new WWTF and conveying flows to the City of Lindsay WWTF. Each alternative incorporated the potential consolidation of the community of Plainview as a strategy to enhance regional service efficiency.

Constructing a new WWTF at the existing site and consolidating Plainview to Strathmore PUD was identified as the most beneficial and feasible option. This alternative carries the fewest unknowns, provides a clear pathway for converting Plainview from individual septic systems to a modern regional WWTF, and offers the potential to reduce user rates by distributing capital and O&M costs across a larger customer base.

### 8.2 RECOMMENDATIONS

The recommendation is to proceed with the selected project of constructing a new WWTF at the existing Strathmore PUD site with capacity for Plainview and initiate the annexation process with the Tulare County LAFCO as outlined in section 7.5.1.

### 8.3 ITEMS TO BE RESOLVED

Several items regarding the selected alternative have been identified as necessary to be performed in subsequent steps. The items are not listed in any particular order.

- *State Water Boards*
  - *Determination of eligible activities within potential planning grants.*
- *County of Tulare Department of Environmental Health*
  - *Perform inspections on the on-site septage systems in Plainview to determine condition and, if appropriate, necessary corrective actions (all properties).*
- *Plainview*
  - *Initiate public information meetings to discuss the potential project and impacts on Plainview residents,*
  - *Initiate a written survey of residents to receive comments, concerns,*
  - *Property acquisition at the southeast or northeast corner of Ave 196 and Road 196,*
    - *Identify a property owner agreeable to property acquisition*
    - *Property appraisal.*
    - *Option agreement between property owner and either Strathmore or Plainview MWC.*
  - *Obtain written permission to access all properties for the purpose of survey, location of the septic tank and leach field, sewer cleanout, private improvements for the purpose of developing a customized plan of service for each property (including destruction of the on-site systems in accordance with Tulare County Health Department, installation of a sewer lateral to a new main in the public right of way, and removal/restoration of on-site surface improvements),*

- *Provide a copy of the existing by-laws and all members of the Mutual Water Company,*
  - *Determine steps to dissolve the Mutual Water Company,*
  - *Determination of how water service is provided to the northwest corner of Ave 196 and Road 196,*
  - *Documentation of any violations requirements issued by DDW,*
  - *Detailed information on the water system (mains, services, meters, hydrants, wells, valves, etc),*
  - *Financial audits,*
  - *Solid waste provider for the community,*
  - *Concerns/comments from residents regarding annexation into Strathmore PUD.*
- *Strathmore,*
  - *Initiate a Public Information meeting regarding the proposed project and implications to residents,*
  - *Submit a Planning Grant Application for eligible planning activities for the project,*
  - *Information regarding the Proposition 218 hearing and subsequent rates,*
  - *Complete a Pretreatment Ordinance and program for industrial dischargers,*
  - *Determine if any Williamson Act Contract properties would be involved,*
  - *Contact Sunnyside School regarding interest in annexation or ESA,*
  - *Contact LID for permission to pothole all LID crossings of potential alignment from Plainview to Strathmore,*
  - *Initiate a utility search within the existing WWTF and potential alignment from Plainview to Strathmore,*
  - *Initiate a utility search within the community of Plainview,*
  - *Concerns/comments from residents regarding the annexation of Plainview into Strathmore PUD,*
  - *Determination of direction by Strathmore if annexation does not go through,*
  - *Solid waste provider for the District.*

It is understood that annexation of Plainview would include annexation of the water system – or an agreement to annex the water system upon completion of certain conditions.

It is understood that if annexation does not include the water system, Strathmore would have very limited powers of enforcement in response to delinquency of payments.

It is understood that Strathmore PUD intends to proceed with the WWTF portion of the project if residents of Plainview do not accept annexation.

It is understood that the operational costs to Plainview residents would be lower if annexed to Strathmore PUD rather than operated as a separate entity.

It is understood that if the residents of Plainview do not accept annexation to Strathmore PUD, Strathmore PUD may pursue an ESA with each property owner. Pursuant to LAFCo Policies and Procedures, this would require an agreement between the agency (Strathmore PUD and the affected parties (each individual property) to be served. The responsibility for ownership, operation and maintenance of the associated sewer collection, lift station, and force main facilities that are required for ESA services would need to be determined.

It is understood that if a Construction Grant is issued that involves the physical connection of less than every property in Plainview, any future work to connect remaining properties would be required at the owner's expense and in full accordance with Tulare County Environmental Health and Strathmore PUD requirements.

This PER was adopted by the Strathmore PUD Board on December 11, 2025 (Appendix PP).

## **8.4 NEXT STEPS**

Strathmore PUD, the State Water Boards, and SHE to meet and determine eligible planning activities for an amendment to the existing Planning Grant.

Strathmore PUD and SHE to submit an application for a Planning Grant Workplan Amendment to allow for completion of all remaining eligible activities.

Strathmore PUD and SHE to determine a plan of action for any planning activities that are determined to be ineligible for an amendment to the existing Planning Grant.

It is noted that preparation of planning documents (plans, CEQA analysis, rate studies, actions by public entities should not be prepared in anticipation of the full project unless there is sufficient written evidence that the community of Plainview would be served and the Plainview Mutual Water Company would be dissolved.

## 9 BIBLIOGRAPHY/REFERENCES

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**PROP 218 BUDGET INSTRUCTIONS**  
**WATER**      **ITEM #18**

WATER BUDGET  
FISCAL YEAR 2025-2026  
STRATHMORE PUBLIC UTILITY DISTRICT

|                                | Adopted<br>2025-2026<br>Budget | Proposed<br>2026-2027<br>Budget |
|--------------------------------|--------------------------------|---------------------------------|
| <u>Fund Balances</u>           |                                |                                 |
| Beginning Cash Fund Balance    | \$ 354,652                     | \$ 257,880                      |
| <u>Revenues</u>                |                                |                                 |
| Property Tax                   | \$ 100,100                     | \$ 100,000                      |
| Rental Income                  | 26,165                         | 26,165                          |
| Customer Sales                 | 420,000                        | 708,966                         |
| Billing Services for Plainview | 12,000                         | 12,000                          |
| Canal Storage/Reimbursable     | 22,132                         | 0                               |
| D.R. Horton                    | 66,984                         | 0                               |
|                                |                                |                                 |
|                                |                                |                                 |
|                                |                                |                                 |
|                                |                                |                                 |
|                                |                                |                                 |
|                                |                                |                                 |
|                                |                                |                                 |
|                                |                                |                                 |
| <b>Total Estimated Revenue</b> | <b>\$ 647,381</b>              | <b>\$ 844,131</b>               |
| <u>Reserve Funds</u>           |                                |                                 |
| Davis Grunsky Reserve          | \$ 78,967                      | \$ 78,967                       |
| Capacity Rights Fees           | 157,383                        | 157,383                         |
| Customer Deposits              | 1,417                          | 1,417                           |
| DWR Reserves                   | 15,050                         | 15,050                          |
| Canal Storage Reserve          | 5,063                          | 5,063                           |
|                                |                                |                                 |
| <b>Total Reserves</b>          | <b>\$ 257,880</b>              | <b>\$ 257,880</b>               |
| <u>TOTAL AVAILABLE FUNDS</u>   | <u><b>\$ 744,153</b></u>       | <u><b>\$ 844,131</b></u>        |

WATER BUDGET  
FISCAL YEAR 2025-2026  
STRATHMORE PUBLIC UTILITY DISTRICT

|                                               | Adopted<br>2025-2026<br>Budget | Proposed<br>2026-2027<br>Budget |
|-----------------------------------------------|--------------------------------|---------------------------------|
| <u>Expenses</u>                               |                                |                                 |
| <u>Salaries &amp; Employee Benefits</u>       |                                |                                 |
| Salaries                                      | \$ 55,897                      | \$ 60,200                       |
| Overtime                                      | 0                              | 0                               |
| Extra Help                                    | 9,050                          | 10,000                          |
| Director's Fees                               | 2,500                          | 2,500                           |
| Retirement                                    | 10,740                         | 11,600                          |
| Social Security                               | 4,589                          | 4,950                           |
| Health Insurance                              | 13,274                         | 14,300                          |
| Life Insurance                                | 0                              | 0                               |
| State Unemployment Insurance                  | Inc.                           | Inc.                            |
| Worker's Compensation Insurance               | 3,843                          | 4,200                           |
| <b>Total Salaries &amp; Employee Benefits</b> | <b>\$ 99,893</b>               | <b>\$ 107,750</b>               |
| <u>Services and Supplies</u>                  |                                |                                 |
| Uniforms                                      | \$ 600                         | \$ 630                          |
| Communications                                | 3,000                          | 3,150                           |
| Household Expense                             | 500                            | 525                             |
| Insurance                                     | 7,174                          | 7,900                           |
| Maintenance - Equipment                       | 5,000                          | 6,000                           |
| Maintenance - Improvements & Grounds          | 2,400                          | 2,650                           |
| Miscellaneous Expense                         | 2,900                          | 3,000                           |
| Office Expense                                | 6,300                          | 6,950                           |
| Professional & Specialized Expense            | 37,000                         | 38,900                          |
| Publications & Legal Notices                  | 0                              | 500                             |
| Rentals & Leases - Equipment                  | 500                            | 500                             |
| Small tools & Instruments                     | 1,500                          | 1,500                           |
| District Special Expense                      | 293,550                        | 362,132                         |
| Transportation & Travel                       | 1,300                          | 1,450                           |
| Utilities - Office                            | 1,760                          | 2,025                           |
| Utilities - Plant                             | 0                              | 0                               |
| Uncollectible Accounts                        | 1,500                          | 1,500                           |
| Laboratory Testing                            | 2,500                          | 2,500                           |
| Licenses & Fees                               | 2,000                          | 2,500                           |
| <b>Total Services &amp; Supplies</b>          | <b>\$ 369,484</b>              | <b>\$ 444,312</b>               |

WATER BUDGET  
FISCAL YEAR 2025-2026  
STRATHMORE PUBLIC UTILITY DISTRICT

|                                  | Adopted<br>2025-2026<br>Budget | Proposed<br>2026-2027<br>Budget |
|----------------------------------|--------------------------------|---------------------------------|
| <u>Other</u>                     |                                |                                 |
| Repayment - Long Term Debt       | \$ 109,669                     | \$ 109,669                      |
| Deferred Interest                | 540                            | 0                               |
| Surface Water Purchase           | 38,921                         | 90,000                          |
| Debrecciation - STP (1)          | 0                              | 0                               |
| Tax Revenue Admin. Expense       | 2,400                          | 2,400                           |
| CVC Capacity                     | 8,000                          | 10,000                          |
| Reimbursement to Sewer           | 40,246                         | 40,000                          |
| <b>Total Other Charges</b>       | <b>\$ 199,776</b>              | <b>\$ 252,069</b>               |
| <u>Fixed Assets</u>              |                                |                                 |
| Abandon Old Water Mains          | \$ 5,000                       | \$ 0                            |
| WWTF Water Line                  | 60,000                         |                                 |
| Pickup Replacement (1)           | 0                              |                                 |
|                                  |                                |                                 |
| <b>Total Fixed Assets</b>        | <b>\$ 65,000</b>               | <b>\$ 0</b>                     |
| <u>Contingencies</u>             |                                |                                 |
| Appropriation for contingencies  | \$ 10,000                      | \$ 40,000                       |
| <b>TOTAL BUDGET EXPENDITURES</b> | <b>\$ 744,153</b>              | <b>\$ 844,131</b>               |

(1) To reserves.

|                                                | Adopted<br>2025-2026<br>Budget | Proposed<br>2026-2027<br>Budget |
|------------------------------------------------|--------------------------------|---------------------------------|
| <b>Fund Balances</b>                           |                                |                                 |
| Beginning Cash Fund Balance                    | \$ 24,322                      | \$ 0                            |
| <b>Revenues</b>                                |                                |                                 |
| Grants, Loans or Ins. Reimb                    | \$ 190,000                     | \$ 0                            |
| LSID                                           | 108,306                        | 121,443                         |
| LSID Depreciation Contribution                 | 6,858                          | 20,575                          |
| Strathmore P.U.D.                              | 275,758                        | 309,207                         |
| Strathmore P.U.D. Depreciation<br>Contribution | 17,642                         | 52,925                          |
|                                                |                                |                                 |
|                                                |                                |                                 |
|                                                |                                |                                 |
|                                                |                                |                                 |
|                                                |                                |                                 |
|                                                |                                |                                 |
|                                                |                                |                                 |
|                                                |                                |                                 |
|                                                |                                |                                 |
|                                                |                                |                                 |
|                                                |                                |                                 |
| <b>Total Estimated Revenue</b>                 | \$ 598,564                     | \$ 504,150                      |
| <b>Reserve Funds</b>                           |                                |                                 |
|                                                | \$ 0                           | \$ 0                            |
|                                                |                                |                                 |
|                                                |                                |                                 |
|                                                |                                |                                 |
| <b>Total Reserves</b>                          | \$ 0                           | \$ 0                            |
| <b>TOTAL AVAILABLE FUNDS</b>                   | \$ 622,886                     | \$ 504,150                      |

WATER TREATMENT PLANT BUDGET  
FISCAL YEAR 2025-2026  
STRATHMORE PUBLIC UTILITY DISTRICT

|                                                | Adopted<br>2025-2026<br>Budget | Proposed<br>2026-2027<br>Budget |
|------------------------------------------------|--------------------------------|---------------------------------|
| <b><u>Expenses</u></b>                         |                                |                                 |
| <b><u>Salaries &amp; Employee Benefits</u></b> |                                |                                 |
| Salaries                                       | \$ 86,544                      | \$ 93,950                       |
| Overtime                                       | 0                              | 0                               |
| Extra Help                                     | 8,560                          | 10,000                          |
| Director's Fees                                | 2,500                          | 2,500                           |
| Retirement                                     | 18,204                         | 19,760                          |
| Social Security                                | 7,015                          | 7,625                           |
| Health Insurance                               | 23,421                         | 25,425                          |
| Life Insurance                                 | 0                              | 0                               |
| State Unemployment Insurance                   | Inc.                           | Inc.                            |
| Worker's Compensation Insurance                | 7,698                          | 8,360                           |
| <b>Total Salaries &amp; Employee Benefits</b>  | <b>\$ 153,942</b>              | <b>\$ 167,620</b>               |
| <b><u>Services and Supplies</u></b>            |                                |                                 |
| Uniforms                                       | \$ 600                         | \$ 630                          |
| Communications                                 | 3,000                          | 3,150                           |
| Household Expense                              | 1,000                          | 1,050                           |
| Insurance                                      | 14,478                         | 15,950                          |
| Maintenance - Equipment                        | 10,000                         | 12,000                          |
| Maintenance - Improvements & Grounds           | 15,000                         | 18,000                          |
| Maintenance - Sludge Disposal                  | 55,000                         | 63,250                          |
| Miscellaneous Expense                          | 2,100                          | 2,300                           |
| Office Expense                                 | 1,200                          | 1,400                           |
| Professional & Specialized Expense             | 33,100                         | 34,800                          |
| Publications & Legal Notices                   | 0                              | 0                               |
| Rentals & Leases - Equipment                   | 300                            | 300                             |
| Small tools & Instruments                      | 3,000                          | 3,000                           |
| District Special Expense                       | 150                            | 150                             |
| Transportation & Travel                        | 3,100                          | 3,400                           |
| Utilities - Office                             | 0                              | 0                               |
| Utilities - Plant                              | 72,000                         | 82,800                          |
| Uncollectible Accounts                         | 0                              | 0                               |
| Laboratory Testing                             | 7,500                          | 8,000                           |
| Licenses & Fees                                | 2,200                          | 2,600                           |
| <b>Total Services &amp; Supplies</b>           | <b>\$ 223,728</b>              | <b>\$ 252,780</b>               |

WATER TREATMENT PLANT BUDGET  
FISCAL YEAR 2025-2026  
STRATHMORE PUBLIC UTILITY DISTRICT

|                                  | Adopted<br>2025-2026<br>Budget | Proposed<br>2026-2027<br>Budget |
|----------------------------------|--------------------------------|---------------------------------|
| <u>Other</u>                     |                                |                                 |
| Repayment - Long Term Debt       | \$ 0                           | \$ 0                            |
| Interest - Long Term Debt        | 0                              | 0                               |
| Taxes and Assessments            | 0                              | 0                               |
| Debrecciation (1)                | 24,320                         | 73,500                          |
| Memberships                      | 250                            | 250                             |
| <b>Total Other Charges</b>       | <b>\$ 24,570</b>               | <b>\$ 73,750</b>                |
| <u>Fixed Assets</u>              |                                |                                 |
| Tank Roof Repair                 | \$ 189,171                     | \$ 0                            |
| ATS - Power                      | 21,475                         |                                 |
|                                  |                                |                                 |
|                                  |                                |                                 |
| <b>Total Fixed Assets</b>        | <b>\$ 210,646</b>              | <b>\$ 0</b>                     |
| <u>Contingencies</u>             |                                |                                 |
| Appropriation for contengencies  | 10,000                         | 10,000                          |
| <b>TOTAL BUDGET EXPENDITURES</b> | <b>\$ 622,886</b>              | <b>\$ 504,150</b>               |

(1) To reserves.

**PROP 218 BUDGET INSTRUCTIONS**  
**SEWER** **ITEM #18**

SEWER BUDGET  
FISCAL YEAR 2025-2026  
STRATHMORE PUBLIC UTILITY DISTRICT

|                                     | <u>Adopted<br/>2025-2026<br/>Budget</u> | <u>Proposed<br/>2026-2027<br/>Budget</u> |
|-------------------------------------|-----------------------------------------|------------------------------------------|
| <b><u>Fund Balances</u></b>         |                                         |                                          |
| Beginning Cash Fund Balance         | \$ 497,265                              | \$ 475,905                               |
| <b><u>Revenues</u></b>              |                                         |                                          |
| Rental Income                       | \$ 98,000                               | \$ 98,000                                |
| Customer Sales                      | 201,800                                 | 296,625                                  |
| Interfund from Water Utility        | 40,246                                  | 40,000                                   |
| <b>Total Estimated Revenue</b>      | <u>\$ 340,046</u>                       | <u>\$ 434,625</u>                        |
| <b><u>Reserve Funds</u></b>         |                                         |                                          |
| Sewer Capacity Fees                 | \$ 283,039                              | \$ 283,039                               |
| Depreciation                        | 48,116                                  | 48,116                                   |
| Line Cleaning Machine               | 0                                       | 0                                        |
| Sludge Removal                      | 0                                       | 0                                        |
| <b>Total Reserves</b>               | <u>\$ 331,155</u>                       | <u>\$ 331,155</u>                        |
| <b><u>TOTAL AVAILABLE FUNDS</u></b> | <u>\$ 506,156</u>                       | <u>\$ 579,375</u>                        |

**SEWER BUDGET**  
**FISCAL YEAR 2025-2026**  
**STRATHMORE PUBLIC UTILITY DISTRICT**

|                                                | Adopted<br>2025-2026<br>Budget | Proposed<br>2026-2027<br>Budget |
|------------------------------------------------|--------------------------------|---------------------------------|
| <b><u>Expenses</u></b>                         |                                |                                 |
| <b><u>Salaries &amp; Employee Benefits</u></b> |                                |                                 |
| Salaries                                       | \$ 109,848                     | \$ 118,300                      |
| Overtime                                       | 0                              | 0                               |
| Extra Help                                     | 13,000                         | 13,000                          |
| Director's Fees                                | 2,500                          | 2,500                           |
| Retirement                                     | 19,087                         | 20,600                          |
| Social Security                                | 8,324                          | 8,970                           |
| Health Insurance                               | 23,345                         | 25,150                          |
| Life Insurance                                 | 0                              | 0                               |
| State Unemployment Insurance                   | Inc.                           | Inc.                            |
| Worker's Compensation Insurance                | 4,952                          | 5,400                           |
| <b>Total Salaries &amp; Employee Benefits</b>  | <b>\$ 181,056</b>              | <b>\$ 193,920</b>               |
| <b><u>Services and Supplies</u></b>            |                                |                                 |
| Uniforms                                       | \$ 600                         | 630                             |
| Communications                                 | 2,200                          | 2,300                           |
| Household Expense                              | 500                            | 525                             |
| Insurance                                      | 11,000                         | 12,100                          |
| Maintenance - Equipment                        | 13,000                         | 14,000                          |
| Maintenance - Improvements & Grounds           | 9,500                          | 10,000                          |
| Maintenance - Sludge Disposal                  | 144,750                        | 144,750                         |
| Miscellaneous Expense                          | 1,000                          | 1,100                           |
| Office Expense                                 | 3,800                          | 4,100                           |
| Professional & Specialized Expense             | 44,000                         | 46,200                          |
| Publications & Legal Notices                   | 0                              | 500                             |
| Rentals & Leases - Equipment                   | 500                            | 500                             |
| Small tools & Instruments                      | 2,000                          | 2,000                           |
| District Special Expense                       | 150                            | 150                             |
| Transportation & Travel                        | 1,200                          | 1,300                           |
| Utilities - Office                             | 0                              | 500                             |
| Utilities - Plant                              | 15,000                         | 18,000                          |
| Uncollectible Accounts                         | 1,000                          | 1,000                           |
| Laboratory Testing                             | 7,000                          | 7,000                           |
| Licenses & Fees                                | 38,000                         | 44,800                          |
| Memberships                                    | 7,000                          | 7,000                           |
| <b>Total Services &amp; Supplies</b>           | <b>\$ 302,200.00</b>           | <b>\$ 318,455</b>               |

SEWER BUDGET  
FISCAL YEAR 2025-2026  
STRATHMORE PUBLIC UTILITY DISTRICT

|                                  | Adopted<br>2025-2026<br>Budget | Proposed<br>2026-2027<br>Budget |
|----------------------------------|--------------------------------|---------------------------------|
| <u>Other</u>                     |                                |                                 |
| Repayment - Long Term Debt       | \$ 0                           | \$ 0                            |
| Interest - Long Term Debt        | 0                              | 0                               |
| Taxes and Assessments            | 0                              | 0                               |
| Debrecciation - STP (1)          | 0                              | 30,000                          |
| Depreciation - Line Machine (1)  | 0                              | 10,000                          |
| Tax Revenue Admin. Expense       | 0                              | 0                               |
| <b>Total Other Charges</b>       | <b>\$ 0</b>                    | <b>\$ 40,000</b>                |
| <u>Fixed Assets</u>              |                                |                                 |
| Comminutor                       | \$ 12,900                      | \$ 0                            |
| Pickup Replacement (1)           | 0                              | 2,000                           |
| <br><b>Total Fixed Assets</b>    | <br><b>\$ 12,900</b>           | <br><b>\$ 2,000</b>             |
| <u>Contingencies</u>             |                                |                                 |
| Appropriation for contengencies  | 10,000                         | 25,000                          |
| <b>TOTAL BUDGET EXPENDITURES</b> | <b>\$ 506,150</b>              | <b>\$ 579,375</b>               |

(1) To reserves.