



Bear Valley Community Services District
28999 S. Lower Valley Rd, Tehachapi, CA 93561
(661) 821-3239

NOTICE OF PUBLIC HEARING ON PROPOSED ADJUSTMENTS TO SEWER RATES

Thursday, June 11, 2026 at 6:00 pm

at the District's office at 28999 S. Lower Valley Rd, Tehachapi, CA 93561

You are receiving this notice as owner of property sewer service from the Bear Valley Community Services District (District or BCVSD). The District's Board of Directors will hold a public hearing on June 11, 2026, to hear public input and to consider and potentially approve sewer rate changes for the next five years.

The District last reviewed its rates and proposed an increase in March. That rate proposal was rejected by the community and resulted in a majority protest against the rate increase. The Board listened to the residents' concerns and committed to finding a more affordable option. The Board has re-evaluated sewer system costs and is now proposing a more moderate rate plan with lower increases. The revised rate plan is designed to cover the cost of operations and debt payments only. As a result, necessary capital improvements will be deferred.

Background

The District provides wastewater collection, treatment, and disposal at a central treatment plant for about 500 parcels within Bear Valley Springs. All other parcels (about 2,300) have private onsite septic systems, do not receive wastewater treatment service from the District, and do not pay sewer rates. The sewer utility is not funded by property taxes or any other tax revenue and rely on rate revenues to fund their operations. The District is also proposing changes to rate categories and classifications to better comply with legal requirements and industry best practices. The rates described below only apply to parcels receiving sewer service from Bear Valley CSD.

Why is a sewer rate increase needed?

Currently, revenues are not covering operating expenses and debt service, meaning the sewer fund is operating at a deficit. Rate increases are needed to fund operating costs and pay off a loan that was issued for wastewater treatment plant development. The proposed rate adjustments will reverse the operating deficit, and generate sufficient revenues to cover the cost of operations and debt repayments. No capital improvement funding is included in the proposed rate plan.

Current and Proposed Monthly Sewer Rates

Currently, all residential customers are billed a fixed charge of \$154.00 per month. It is proposed that the residential customer class be divided into a single family customer class and multi-family (condominium) class. The new multi-family charge is proposed to be less than the single family charge to reflect lower average flows into the sewer system. The average single family customer has 8 hundred cubic feet (HCF) of monthly sewer flow while the average multi-family customer has 6 HCF of monthly sewer flow. The current and proposed monthly sewer rates are shown in Table 1. On July 1, 2026, the single family customer rate is proposed to increase from \$154.00 to \$185.49, an increase of \$31.49.

Currently, commercial sewer customers pay \$43.00 per HCF of monthly sewer flow and there is no base fee. It is proposed that commercial customers be divided into three new classes: low pollutant strength, domestic/medium strength, and high strength. Low pollutant strength land uses include standalone restrooms, retail space, and offices. Domestic/medium

strength land uses include schools, churches, and hospitals. High strength land uses include bakeries, restaurants, and/or restaurants in mixed use developments. Higher strength flows are more costly for BVCS D to treat and thus will be billed at a higher rate.

In addition, it is proposed that commercial customers be billed new base fees that include the first 8 HCF of monthly sewer flows. 8 HCF was determined to be an appropriate threshold for the base fee as that is the typical single family flow and provides equity between single family and commercial customers. Commercial flow over the first 8 HCF will be billed the flow rates shown below based on indoor metered water use. Water usage from dedicated irrigation lines is not billed the sewer flow rates.

Table 1: Current and Proposed Monthly Sewer Rates

	CURRENT	PROPOSED				
		July 1, 2026	July 1, 2027	July 1, 2028	July 1, 2029	July 1, 2030
RESIDENTIAL (per dwelling unit)						
Single Family	\$154.00	\$185.49	\$198.47	\$212.36	\$227.23	\$243.14
Multi-Family (condominiums and accessory dwelling units)	\$154.00	\$146.68	\$156.95	\$167.94	\$179.70	\$192.28
COMMERCIAL (Base Fee includes up to the first 8 HCF)						
Low Pollutant Strength	n/a	\$179.11	\$191.65	\$205.07	\$219.42	\$234.78
Domestic/Medium Strength	n/a	\$185.49	\$198.47	\$212.36	\$227.23	\$243.14
High Strength	n/a	\$320.36	\$342.79	\$366.79	\$392.47	\$419.94
COMMERCIAL FLOW (\$/HCF)						
	(All flow)	(For flow over 8 HCF)				
Low Pollutant Strength	\$43.00	\$18.61	\$19.91	\$21.30	\$22.79	\$24.39
Domestic/Medium Strength	\$43.00	\$19.40	\$20.76	\$22.21	\$23.76	\$25.42
High Strength	\$43.00	\$36.27	\$38.81	\$41.53	\$44.44	\$47.55

HCF = one hundred cubic feet; 1 HCF = 748 gallons

The amount of sewer flow for commercial customers is based on total metered water use less estimated irrigation use.

Low pollutant strength – standalone restrooms, retail, offices

Domestic/medium strength – churches, schools, hospitals

High strength – bakeries, restaurants, and restaurants w/other mixed use development

How to Participate

The proposed rate increases are governed by section 6 of Article XIII D of the California Constitution (Proposition 218), Government Code sections 53751 et seq. and 53759 et seq., and related laws. Property owners subject to the proposed rates and other interested members of the public may participate in this ratemaking in a variety of ways. More information and the Rate Study Report describing the proposed rates are available on the District’s website at <https://www.bvcsd.org/> or you can call (661) 821-3239. The District will hold a public hearing on June 11, 2026, to receive public comment, including any written protests to the proposed rates. Any property owner or other ratepayer may submit one written protest per parcel. Immediately following the close of the public hearing on June 11, 2026, protests will be counted. If valid protests are submitted for a majority of the parcels subject to the proposed rate increases, the Board will not adopt the rates.

How do I file a protest or participate in the public hearing?

Proposition 218 provides that "Property Related Fees" such as these proposed rates are subject to a "majority protest" process. Any property owner or other ratepayer may submit a written protest of proposed rates; provided, however, that only one protest will be counted per property. If valid protests are filed on behalf of a majority of the properties subject to the rates, the District cannot adopt the proposed rates.

Every written protest MUST include ALL of the following to be counted:

1. A statement that it is a protest against the proposed sewer rates;
2. Name of the property owner or other customer who is submitting the protest;
3. Identification of the **assessor's parcel number (APN)** of the property for which the protest is made*; and
4. An original signature of the record owner or other customer who is submitting the protest.

**service address can also be submitted to identify the parcel; BVCS D requests that the APN be provided for ease of reviewing and tabulating protests.*

Written protests may be submitted by:

1. Mail to: Prop 218 Protest, 28999 S. Lower Valley Rd, Tehachapi, CA 93561; or
2. In-person delivery during District business hours at 28999 S. Lower Valley Rd, Tehachapi, CA 93561; or
3. At the Public Hearing, before the end of the Public Hearing.

Regardless of how the written protest is submitted, it must be received by the District before the end of the public hearing to be held on June 11, 2026, beginning at 6:00 p.m. at 28999 S. Lower Valley Rd, Tehachapi, CA 93561. (Postmark dates will not be accepted.) To ensure protests are genuine, they will not be accepted by e-mail or other electronic means. Please identify on the front of the envelope for any written protest, whether mailed or submitted in person to the District, that the enclosed protest is for the Proposition 218 Protest. Oral comments at the public hearing will not qualify as formal protests unless accompanied by a written protest, but the Board welcomes that input.

At the end of the public hearing, written protests will be counted in public view. Only one written protest per parcel in the District's service area will be counted. Identification of the parcel through the assessor's parcel number or the service address will be accepted. If valid written protests are not submitted for a majority (50% plus 1) of the properties subject to the fees, the District may adopt the proposed rates. The first rate change, if approved, will take effect on or after June 11, 2026.

Pursuant to California Government Code 53759, a 120-day statute of limitations applies to any legal challenge to a new, increased, or extended fee adopted by the District Board of Directors pursuant to this notice. If you challenge this proposal in court, you may be limited to raising only those issues you, or someone else raised at the public hearing described in this notice, or in written correspondence delivered to the District Clerk at, or prior to, the public hearing.