REGULAR BOARD MEETING AGENDA
BOARD OF DIRECTORS MEETING
MALAGA COUNTY WATER DISTRICT
3580 SOUTH FRANK AVENUE
FRESNO, CALIFORNIA 93725
Tuesday, September 22, 2026 at 6:00PM

In compliance with the Americans with Disabilities Act, if you need special assistance to participate in a District Board Meeting, please contact the District Office at 559-485-7353 at least 48 hours prior to the meeting to ensure that reasonable arrangements can be made to provide accessibility to the meeting.

Please submit all written correspondence for the Board of Directors by 12:00 pm the Friday prior to the meeting. Please deliver or mail to the District Clerk.

Join Zoom Meeting:
https://us06web.zoom.us/j/88655145789?pwd=dQ3pJTKWPMTEly6yzP5rkb1KLbDTVC.1
Meeting chat link:
https://us06web.zoom.us/launch/jc/88655145789
One tap mobile: +16699006833 US (San Jose) or +16694449171 US
Meeting ID: 886 5514 5789 **Passcode:** 092226

1. **Call to Order:**

2. **Roll Call:** President Charles Garabedian, Jr.; Vice President Salvador Cerrillo; Director Irma Castaneda; Director Frank Cerrillo, Jr.; Director Carlos Tovar, Jr.

3. **Certification:** Certification was made that the Board Meeting Agenda was posted 72 hours in advance of the meeting.

4. **Consent Agenda.** The items listed below in the Consent Agenda are routine in nature and are usually approved by a single vote. Prior to any action by the Board of Directors, any Board member may remove an item from the consent agenda for further discussion. Items removed from the Consent Agenda may be heard immediately following approval of the Consent Agenda or set aside for discussion and action after Regular Business.

   a. Minutes of the Regular Board Meeting of September 8, 2026.
   b. Conditional Will-Serve Letter for 3222 E. Gould Ave – SPR 8512
   c. Will Serve Extensions. A Conditional Will Serve Letter was issued to several projects for the subject development on September 9, 2025. The will serve letters have now expired and the developer's request a one-year extension for the following projects:
      1. SPR 8180 Chestnut Industrial
      2. SPR 8181 Central and Minnewawa Industrial
      3. SPR 8241 Stravinski Warehouse and Distribution Center (Minnewawa)

   Recommended action: To approve the Consent Agenda as presented or amended.

   Motion by: ________________________; Second by: ________________________

5. **Old Business: None for this meeting.**

6. **New Business:**

a. **Resolution 09-22-2026.** Consideration and adoption of a resolution designating authorized representatives to seek financial assistance from the State Water Resources Control Board for the planning, design and construction of the Comunidad Nuevo Lago MHP Wastewater Consolidation Project.

Recommended action: to approve Resolution 09-22-2026 as presented or amended.

Motion by: _________________________; Second by: ________________________

b. **Resolution 09-22-2026A**. A resolution amending signors and authorizing an application for the Fresno County LAFCo to approve an out-of-service area agreement for the Comunidad Nuevo Lago Mobile Home Park project.

Recommended action: to approve Resolution 09-22-2026A as presented or amended.

Motion by: _________________________; Second by: ________________________

c. **Resolution 09-22-2026B.** The District issued a Request for Proposals for auditing services July 2026 and received one-qualified proposal from Price, Paige & Co. Price, Paige & Co. submitted an engagement letter for auditing services for the Fiscal year ending June 30, 2026. This resolution also designates the President, Vice President and/or the General Manager to sign the engagement letter.

Recommended Action: To approve Resolution 09-22-2026B as presented or amended.

Motion by: _________________________; Second by: ________________________

7. **Recreation Reports:**

8. **Engineer Reports:**

a. District Engineer Report.

i. **Environmental Compliance Inspection Support.** P&P has reviewed current pretreatment program documents and files from the District. We have set up a database of information with direct inputs into the permit document and conditions. The District has agreed to review and update some of the information in the database to ensure that it is current. We have conducted facility inspections with 10 of the significant dischargers and prepared updated forms and permit documentation.

The first batch of 103 permits were prepared for the District’s review and approval. The are unresolved questions on the remaining permits that require coordination with the District to help answer.

P&P requests direction from the District if it wishes for us to continue to support ECI role.

Recommended Action: Board’s Pleasure.

b. CDBG Engineer Report: *None for this meeting.*

9. **General Manager's Report:**

10. **President's Report:**

11. **Vice President's Report:**

12. **Director's Reports:**

13. **Legal Counsel Report:**

14. **Communications:**

    a. Written Communications:

    b. Public Comment: *The Public may address the Malaga County Water District Board on item(s) of interest within the jurisdiction of the Board, not appearing on the agenda. The Board will listen to comments presented; however, in compliance with the Brown Act, the Board cannot take action on items that are not on the agenda. The public should address the Board on agenda items at the time they are addressed by the Board. All speakers are requested to wait until recognized by the Board President. All Comments will be limited to three* ***(3)*** *minutes or less per individual/group per item per meeting, with a fifteen* ***(15)*** *minutes maximum.*

15. **Closed Session:**

16. **Adjournment:**

Motion by: ________________________, Second by: ________________________

Certification of Posting

I, Norma Melendez, District Clerk of the Malaga County Water District, do hereby certify that the foregoing agenda for the Regular Meeting of the Board of Directors of September 22, 2026 was posted for public view on the front window of the MCWD office at 3580 S. Frank Street, Fresno Ca 93725, at 5:00P.M. On 09/18/2026.

Norma Melendez, District Clerk

REGULAR BOARD MEETING MINUTES
BOARD OF DIRECTORS MEETING
MALAGA COUNTY WATER DISTRICT
3580 SOUTH FRANK AVENUE
FRESNO, CALIFORNIA 93725
Tuesday, September 8, 2026 at 6:00PM

item 4.a.

In compliance with the Americans with Disabilities Act, if you need special assistance to participate in a District Board Meeting, please contact the District Office at 559-485-7353 at least 48 hours prior to the meeting to ensure that reasonable arrangements can be made to provide accessibility to the meeting.

Please submit all written correspondence for the Board of Directors by 12:00 pm the Friday prior to the meeting. Please deliver or mail to the District Clerk.

Join Zoom Meeting
https://us06web.zoom.us/j/81968183461?pwd=yPZv7S8BGxKDlIC6JhLvB6Fp0nxLC9.1

Meeting chat link
https://us06web.zoom.us/launch/jc/81968183461

One tap mobile: +16699006833 US (San Jose) or +16694449171 US

Meeting ID: 819 6818 3461 **Passcode:** 090826

1. **Call to Order: 6:00pm**

2. **Roll Call:** President Charles Garabedian, Jr.; Vice President Salvador Cerrillo; Director Irma Castaneda; Director Frank Cerrillo, Jr.; Director Carlos Tovar, Jr.
All present.
Also present: Sonia Hall, Norma Melendez and Michael Slater.

3. **Certification:** Certification was made that the Board Meeting Agenda was posted 72 hours in advance of the meeting.

4. **Old Business: None for this meeting.**

5. **New Business:**

   a. **Resolution No. 09-08-2026.** A Resolution to amend and update the Conflict of Interest Code for the District. A new rule requires all Directors submit their statements of economic interest to the FPPC electronically and updating the designated positions and disclosure categories.

   Recommended action: To approve Resolution 09-08-2026 that amends and updates the District's Conflict of Interest Code.

   Motion by Vice President Cerrillo; Second by Director Cerrillo, Jr. and by a 5-0 vote to approve Resolution No. 09-08-2026 amending the District's Conflict of Interest Code.

   b. **Site Plan Review 8512 – 3222 E. Gould Avenue.** Site Plan Review requested by Fresno County. Comments are due by September 21, 2026. The proposed project includes a detached Accessory Dwelling Unit on the subject property, which is at the corner of Ward and Gould Avenues. There are three existing single-family residences on the parcel, each of which has existing water and sewer service. The proposed new residential dwelling unit would require a separate water and sewer service. A draft response is attached.

Recommended Action: Provide any edits to the response letter. Direct staff to send the letter to the County.

Motion by Vice President Cerrillo; Second by Director Tovar and by a 5-0 vote to authorize staff to submit the letter to County as presented.

c. **Cross Connection Control Survey.** A cross-connection survey was conducted by Water Connection Inc. There are several backflow devices that are deficient or have leaks, etc. It is the owner's responsibility to have the devices tested annually. A draft letter to customers is attached. The letter should be sent to all commercial/industrial customers.

Also, the current Cross-Connection Control Policy Handbook (CCCPH), effective as of July 1, 2024, requires a minimum of double check valve backflow preventers for fire protection systems. A memorandum from the State Water Resources Control Board providing guidance on how public water systems can comply with backflow protection requirements for fire protection systems is enclosed.

It is recommended that MCWD standards and ordinance be updated to include double check detector valve assemblies conforming to the requirements of the CCCPH, on fire service lines.

Recommended Action: Provide suggested edits to the letter to customers. Direct staff to send the letter to commercial/industrial customers.

Motion by Vice President Cerrillo; Second by Director Castaneda and by a 5-0 vote to approve the letter to commercial/industrial customers as presented.

d. **Update District Standards.** It is recommended that the Malaga County Water District Standard Plans and Specifications be updated. The last complete update appears to be from 1989, with some minor updates since then. The Standards should be updated to address current standards and regulations. A Task Order is provided for consideration.

Recommended Action: Consider approving Task Order for Provost & Pritchard to update the District Standards.

Motion by Vice President Cerrillo; Second by Director Tovar and by a 5-0 vote to approve Task Order 2026-03 as presented.

6. **Recreation Reports:**
Vice President Cerrillo reported the recreation committee will be holding their monthly meeting on September 9. Discussion will include finalization of the entertainment contracts, and other details for Fiesta Day. He also reported that staff have been repairing sprinklers around the field area. Priority is keeping the grass green for Fiesta Day. Other maintenance that must be done prior to Fiesta Day is tree trimming. Quotes has been requested for this project. Finally, he announced that the account for uniform services will be cancelled. Park and recreation staff will be provided with district purchased shirts to use.

Director Castaneda announced that they will be bringing recreational flag football to the park twice a week in the month of September along with crafts for kids. These two activities will be ran by the previous lifeguard employees who will also become members of the recreation committee.

President Garabedian, Jr. excused himself from the meeting at 6:16pm.

7. **Engineer Reports:**

    a. District Engineer Report. *Action items provided under New Business.*

    b. CDBG Engineer Report: None for this meeting.

8. **General Manager's Report:**
General Manager, Sonia Hall, announced to the board that CalRecycle granted a waiver on August 10 reducing overall compliance requirements. She also reported that she is preparing the CEC package to submit for reimbursement. Finally, she announced to the board that the District will be receiving $1,500 and a $200 silent auction item donation for Fiesta Day.

9. **President's Report: None for this meeting.**

10. **Vice President's Report: Reported under Recreation Report.**

11. **Director's Reports: None for this meeting.**

12. **Legal Counsel Report: None for this meeting.**

13. **Communications:**

    a. Written Communications: None for this meeting.

    b. Public Comment: *The Public may address the Malaga County Water District Board on item(s) of interest within the jurisdiction of the Board, not appearing on the agenda. The Board will listen to comments presented; however, in compliance with the Brown Act, the Board cannot take action on items that are not on the agenda. The public should address the Board on agenda items at the time they are addressed by the Board. All speakers are requested to wait until recognized by the Board President. All Comments will be limited to three **(3)** minutes or less per individual/group per item per meeting, with a fifteen **(15)** minutes maximum.*
    None attended.

14. **Consent Agenda.** The items listed below in the Consent Agenda are routine in nature and are usually approved by a single vote. Prior to any action by the Board of Directors, any Board member may remove an item from the consent agenda for further discussion. Items removed from the Consent Agenda may be heard immediately following approval of the Consent Agenda or set aside for discussion and action after Regular Business.

    a. Minutes of the Regular Board Meeting of August 25, 2026
    b. Minutes of the Special Board Meeting of August 27, 2026
    c. Accounts Payable Report.

Recommended action: To approve the Consent Agenda as presented or amended.

Motion by Director Cerrillo, Jr.; Second by Director Tovar, Jr. and by a 4-0 vote to approve the consent agenda as presented.

15. **Closed Session: None for this meeting.**

16. **Adjournment:**

Motion by Director Cerrillo, Jr., Second by Vice President Cerrillo and by a 4-0 vote to adjourn the meeting at 6:37pm.

Certification of Posting

I, Norma Melendez, District Clerk of the Malaga County Water District, do hereby certify that the foregoing minutes for the Regular Meeting of the Board of Directors of September 8, 2026 was posted for public view on the front window of the MCWD office at 3580 S. Frank Street, Fresno Ca 93725, on 09/23/2026.

Norma Melendez, District Clerk

item 4.b.

MALAGA COUNTY WATER DISTRICT

3580 SOUTH FRANK STREET, FRESNO, CALIFORNIA 93725
PHONE: 559-485-7353

September 22, 2026

Mr. Michael Montgomery
3762 S. Ward Avenue
Fresno, CA 93725

RE: New Single Family Residence
3222 E. Gould Avenue
APN 331-184-15
Malaga County Water District
Conditional Will Serve

As requested, this letter serves as a response to your request for a will-serve letter for a new single family residence located at 3222 E. Gould Avenue. The Malaga County Water District (MCWD) took action at a regular Board Meeting of September 22, 2026, to provide a will-serve letter for the proposed project. This will-serve letter is valid through September 21, 2027.

There are conditions associated with the will-serve letter as identified below:

1. The property is within the boundaries of the Malaga County Water District.

2. The subject parcel has three (3) existing single family residences, each of which have existing water and sewer service.

3. MCWD has an existing 8-inch water main in E. Gould Ave along the frontage of the property, and an existing 6-inch water main in S. Ward Ave along the frontage of the property.

4. MCWD has an existing 6-inch sewer main in the alley behind the property. There is also a 6-inch sewer main in E. Gould Ave.

5. The proposed new residential dwelling unit requires a separate water service and a separate sewer service to the community water and sewer systems, respectively. The water and sewer service for the new residential unit shall not be connected to a water or sewer service to any of the other dwelling units.

6. The developer shall be responsible for constructing any improvements to MCWD's sewer and water system in accordance with District requirements and standards.

7. Improvement plans, prepared by a Civil Engineer, are required for review and approval by the MCWD. The improvement plans shall identify all existing and proposed water and sewer improvements. Comments on the submitted site plan are enclosed.

8. MCWD facilities shall be protected and accessible at all times.

9. The developer shall be required to pay all applicable District fees in accordance with the rates in effect at the time of payment.

10. The developer shall provide a schedule for proposed construction and shall notify MCWD prior to installing water and sewer services.

11. The applicant is responsible to determine fire department requirements.

12. Storm water shall not be discharged to the sanitary sewer system. The Fresno Metropolitan Flood Control District is the responsible entity for storm drainage facilities, therefore responsible for any conditions that will be placed on the development with respect to those services.

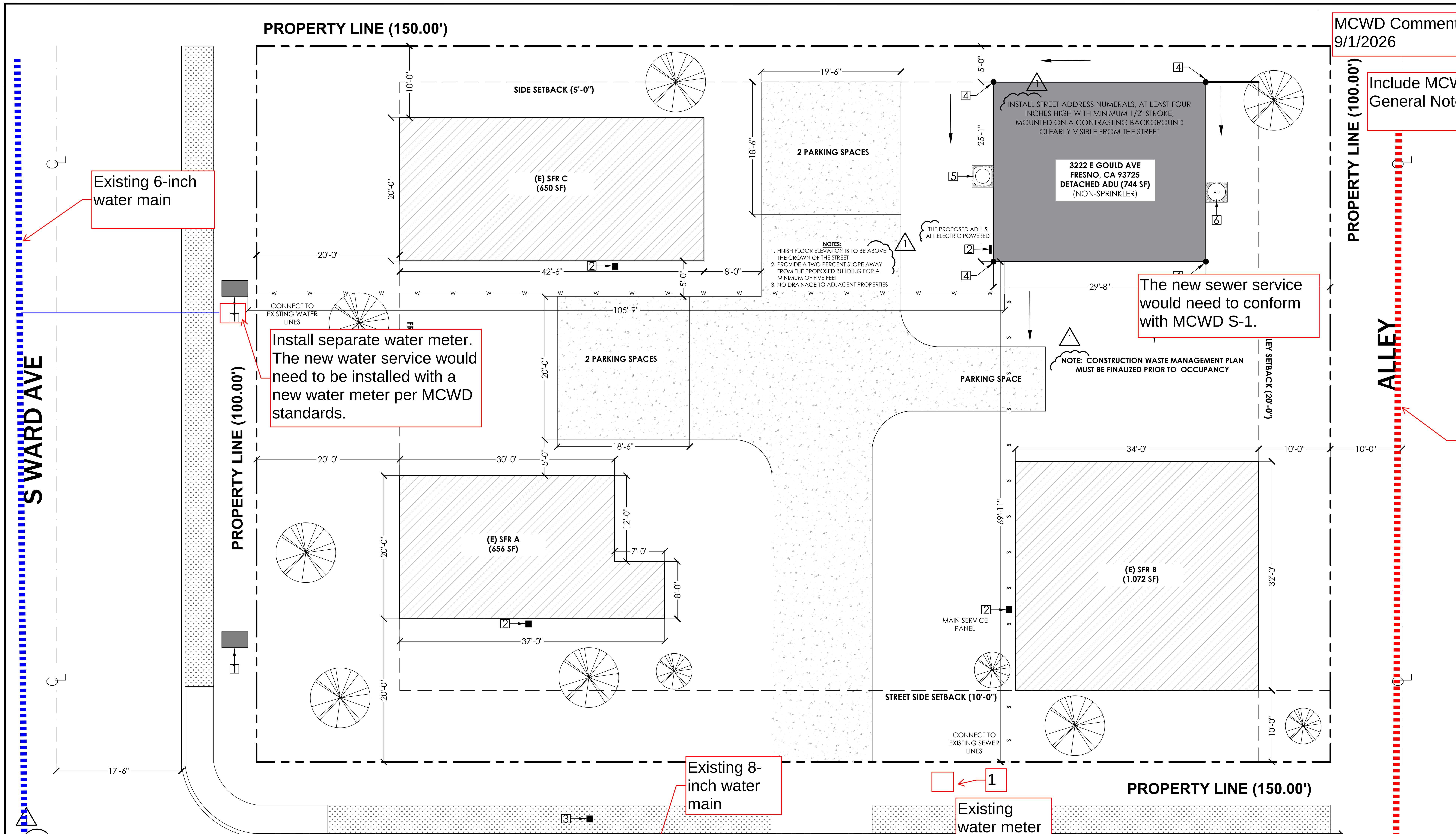
13. The County of Fresno is the entity responsible for building permits and public safety services (Fire and Sheriff), and any conditions that will be placed on the development with respect to those services.

Sincerely,

Maija Madec, P.E.
District Engineer

cc: Malaga County Water District

Enclosures: Site Plan Comments
MCWD Standard Details S-1 and W-4
MCWD Water Meter Detail
General Notes for Plans



NOTES:

A. AFTER INSTALLING WALL, CEILING, OR FLOOR INSULATION, THE INSTALLER SHALL MAKE AVAILABLE TO THE ENFORCEMENT AGENCY OR POST IN A CONSPICUOUS LOCATION IN THE BUILDING A CERTIFICATE SIGNED BY THE INSTALLER STATING THAT THE INSTALLATION IS CONSISTENT WITH THE PLANS AND SPECIFICATIONS. THE CERTIFICATE SHALL ALSO STATE THE MANUFACTURE'S NAME AND MATERIAL IDENTIFICATION, THE INSTALLED R-VALUE, AND (IN APPLICATIONS OF LOOSE FILL INSULATION) THE MINIMUM INSTALLED WEIGHT PER SQUARE FOOT CONSISTENT WITH THE MANUFACTURER'S LABELED INSTALLED DESIGN DENSITY FOR THE DESIRED R-VALUE
B. THE INSULATION SHALL CONFORM TO THE FLAME SPREAD RATING AND SMOKE DENSITY REQUIREMENTS OF R201.10, CBC 803
C. JOINTS AND OTHER OPENINGS IN THE BUILDING ENVELOPE THAT ARE POTENTIAL SOURCES IF AIR LEAKAGE SHALL BE CAULKED, EQUIPPED WITH GASKETS, WEATHERSTRIPPED, OR OTHERWISE SEALED TO LIMIT INTERNAL OR EXTERNAL AIR FILTRATION
D. EVERY MANUFACTURED AND SITE-BUILT FENESTRATION PRODUCT OR FENESTRATION SYSTEM INSTALLED IN CONSTRUCTION SUBJECT TO TITLE 24, PART 6 SHALL HAVE ATTACHED TO IT A CLEARLY VISIBLE TEMPORARY LABEL OR HAVE AN ASSOCIATED LABEL CERTIFICATE THAT LISTS THE U-FACTOR, THE SOLAR HEAT GAIN COEFFICIENT (SHGC) OF THAT PRODUCT AND THE METHOD USED TO DERIVE THOSE VALUES AND CERTIFIES COMPLIANCE WITH AIR LEAKAGE REQUIREMENTS OF THE CALIFORNIA ENERGY CODE. THE LABEL SHALL NOT BE REMOVED UNTIL APPROVED BY THE BUILDING INSPECTOR.

NOTE: CONSTRUCTION WASTE MANAGEMENT PLAN MUST BE FINALIZED PRIOR TO OCCUPANCY

E GOULD AVE

Existing 6-inch sewer main

1 SITE PLAN - SCALE: 1/8"=1'-0"

SITE PLAN NOTES

1. PROJECT CONTRACTORS SHOULD PHYSICALLY VERIFY ALL DIMENSIONS, SET BACKS, AND PROPERTY LINE OF ALL EXISTING AND PROPOSED CONSTRUCTION.PLEASE NOTIFY OWNER AND/OR THE DESIGNER OR ANY DISCREPANCIES PRIOR COMMENCING CONSTRUCTION.
2. ...PLICABLE, PROJECT CONTRACTORS SHALL OBTAIN FROM GEOTECHNICAL ENGINEER WRITTEN ...CATION THAT THE ENGINEER HAS REVIEWED GRADING AND FOUNDATION PLANS AND HAVE FOUND ... TO BE IN COMPLIANCE WITH PROVIDED RECOMMENDATIONS.
3. ...ROPERTY LINES SHOWN HEREON WERE GENERATED FROM ASSESSOR'S INFORMATION AND ARE ...NDED AS APPROXIMATE REPRESENTATIONS OF PROPERTY LINES FOR PERMITTING PURPOSES ONLY.
4. ... DIG ALERT AT LEAST TWO WORKING DAYS BEFORE YOU DIG, AT: 811
5. VERIFY THE LOCATION OF ALL UTILITIES INCLUDING NATURAL GAS AND CONNECT TO SAME.
6. ALL STRUCTURES WILL BE LOCATED ENTIRELY ON NATIVE/ UNDISTURBED SOIL.
7. ALL STRUCTURES WILL HAVE A 3 '-0" WIDE AREA AROUND THEM, WHICH CAN BE EASILY WALKED ON. EXCAVATING OVER 3 '-0" WILL BE PROTECTED FROM PUBLIC ENCROACHMENT.
8. ALL VEGETATION AND DELETERIOUS MATERIALS WILL BE CAREFULLY REMOVED AND RELOCATED BEFORE A PRE-GRADE INSPECTION IS DONE.
9. COMPACTING TEST TO BE PERFORMED BY A STATE LICENSED SOILS ENGINEERING FIRM IF REQUIRED BY THE COUNTY.
10. SITE WILL PROVIDE POSITIVE GRADING ON LOT TO DIRECT RAINWATER AWAY FROM THE STRUCTURE.
11. DURING GRADING, DUST WILL BE CONTROLLED.
12. ALL SLOPES WILL BE GRADED TO 2 HORIZONTAL AND 1 VERTICAL SLOPE.
13. A 6 " x 16 " BEAM SHALL BE PROVIDED AT THE TOP OF SLOPES TO DIVERT SURFACE DRAINAGE AWAY FROM ADJACENT PROPERTIES.
14. IF PROPER SLOPE CANNOT BE ACHIEVED, A MASONRY OR CONCRETE RETAINING WALL WILL BE PROVIDED. ROCK WALLS WILL NOT BE USED FOR RETENTION.
15. LOTS SHALL BE GRADED TO DRAIN SURFACE WATER AWAY FROM THE FOUNDATION WALLS. THE GRADE SHALL FALL A MINIMUM OF 6" WITHIN THE FIRST 10 FT (5% SLOPE). WHERE LOT LINES, WALLS, SLOPES, OR OTHER PHYSICAL BARRIER PROHIBIT 6" OF FALL WITHIN 10 FT, DRAINS OR SWALES SHALL BE CONSTRUCTED TO ENSURE DRAINAGE AWAY FROM THE STRUCTURE. (CRC R401.3).
16. ALL SURFACE WATER SHALL DRAIN AWAY FROM THE BUILDING FOR A MIN. OF 5' TO A POINT OF DISCHARGE PER CIVIL AND LANDSCAPE DOCUMENTS AND AS APPROVED WITHIN THE LOCAL JURISDICTIONS REQUIREMENTS. DRAINAGE SWALES SHALL BE PROVIDED AT THE TOP AND TOE OF SLOPES PER CIVIL DRAWINGS.
17. CUT/FILL TRANSITIONS SHALL NOT BE ALLOWED UNDER BUILDINGS, IMPROVEMENTS AND THE ASSOCIATED STRUCTURES. THE CUT PORTION OF THE CUT/FILL TRANSITION PADS SHALL BE UNDERCUT A MIN. OF 1' OR 3' BELOW THE DEEPEST FOOTING, WHICHEVER IS MORE, AND PLACED BACK AS COMPACTED FILL. IN THE DRIVEWAY AND PARKING IMPROVEMENT TRANSITION AREAS THERE SHALL BE A MINIMUM OF 1' OF COMPACTED SOILS BELOW ROUGH FINISH SUB-GRADE.
18. IMPERVIOUS SURFACES WITHIN 10 FT OF THE BUILDING FOUNDATION SHALL BE SLOPED A MINIMUM OF 2% AWAY FROM THE BUILDING (CRC R401.3 EXCEPTION).
19. ...G OF A MINIMUM OF FOUR INCHES DIAMETER, SCHEDULE 40 ...3/4" CRUSHED ROCK WRAPPED IN FILTER FABRIC (MIRIFI 140 N ...ATE SHALL BE PROVIDED BEHIND ALL RETAINING WALLS AT THE ...BRIC CAN BE ELIMINATED IF CALTRANS CLASS 2 PERMEABLE ...HE RECOMMENDATIONS OF THE PRELIMINARY GEOTECHNICAL ...AGE PIPE SHALL BE ESTABLISHED AT SUCH ELEVATIONS TO ... STRUCTURE.
20. ...N OR IMMEDIATELY ADJACENT TO DRIVEWAY SURFACES.

ENERGY EFFICIENCY HERS VERIFICATION

SPECIFY AS INDICATED IN CF1R FORM (TITLE 24):

- QUALITY INSULATION (QII)
- INDOOR AIR QUALITY VENTILATION
- KITCHEN RANGE HOOD
- VERIFIED HEAT PUMP RATED HEATING CAPACITY

REQUIRED SPECIAL FEATURES:

- INSULATION BELOW ROOF DECK
- NORTHWEST ENERGY EFFICIENCY ALLIANCE (NEEA) RATED HEAT PUMP WATER HEATER; SPECIFIC BRAND/MODEL, OR EQUIVALENT, MUST BE INSTALLED
- ONE OR MORE HEAT PUMP WATER HEATERS HAVE BEEN MODELED AS DEMAND RESPONSE COMPATIBLE

PV SYSTEM RESIZED TO 2.49 kWdc (A FACTOR OF 2.487) TO ACHIEVE 'STANDARD DESIGN PV' PV SCALING

APPLICABLE CODES

THE PROJECT SHALL COMPLY WITH THE FOLLOWING BUILDING CODES:

2025 EDITION OF THE ADMINISTRATIVE CODE
2025 EDITION OF THE CALIFORNIA BUILDING CODE (CBC) INCLUDING ACCESS REQUIREMENTS
2025 EDITION OF THE CALIFORNIA RESIDENTIAL CODE (CRC)
2025 EDITION OF THE CALIFORNIA FIRE CODE (CFC)
2025 EDITION OF THE CALIFORNIA ENERGY CODE
2025 EDITION OF THE CALIFORNIA ELECTRICAL CODE (CEC)
2025 EDITION OF THE CALIFORNIA PLUMBING CODE (CPC)
2025 EDITIONS OF THE CALIFORNIA MECHANICAL CODE
2025 EDITION OF THE CALIFORNIA GREEN BUILDING STANDARDS CODE
2025 CALIFORNIA FIRE CODE
COUNTY OF FRESNO ORDINANCE TITLE 15

IN CASE OF ANY CONFLICT WHEREIN THE METHOD OR STANDARDS OF INSTALLATION OR THE MATERIALS SPECIFIED DO NOT EQUAL OR EXCEED THE REQUIREMENTS OF THE LAWS OR ORDINANCES, THE LAWS OR ORDINANCES SHALL GOVERN.

STORMWATER, GRADING, AND DRAINAGE CONTROL CODES AS WELL AS EROSION CONTROL MEASURES MUST BE FOLLOWED IF APPLICABLE, AS WELL AS ALL ENVIRONMENTALLY CRITICAL AREA (ECA) REGULATIONS FOR THE JURISDICTION.

DEFERRED SUBMITTALS

DOCUMENTS FOR DEFERRED SUBMITTAL ITEMS SHALL BE SUBMITTED TO LEGACY HOMES OR ENGINEER OF RECORD, WHO SHALL REVIEW THEM AND FORWARD THEM TO THE GOVERNING BODY WITH A NOTATION INDICATING THAT THE DEFERRED SUBMITTAL DOCUMENTS HAVE BEEN REVIEWED AND THAT THEY HAVE BEEN FOUND TO BE IN GENERAL CONFORMANCE WITH THE DESIGN OF THE PROJECT. THE DEFERRED SUBMITTAL ITEMS SHALL NOT BE INSTALLED UNTIL THEIR DESIGN AND SUBMITTAL DOCUMENTS HAVE BEEN APPROVED BY THE GOVERNING BODY.

PLANS FOR THE DEFERRED SUBMITTAL ITEMS SHALL BE SUBMITTED IN A TIMELY MANNER BUT NOT LESS THAN 30 BUSINESS DAYS PRIOR TO INSTALLATION BY THE PROJECT LICENSED CONTRACTOR. ALL COMMENTS RELATED TO THE DEFERRED SUBMITTAL MUST BE ADDRESSED TO THE SATISFACTION OF THE PLAN CHECK DIVISION PRIOR TO APPROVAL OF THE SUBMITTAL ITEMS.

- SOLAR PANEL PHOTOVOLTAIC SYSTEM
- ROOF TRUSSES

SITE PLAN LEGEND

PROPERTY LINE:
SETBACKS:
CENTER LINE:

AREA OF WORK
EXISTING STRUCTURES

1 EXISTING WATER METER
2 EXISTING ELECTRICAL PANEL
3 EXISTING ELECTRICAL POLE
4 ADU DOWNSPOUTS
5 ADU CONDENSER
6 ADU WATER HEATER
7 ADU SUB-PANEL

DOWNSPOUT LOCATIONS
FLOW PATH DIRECTION

PROJECT DATA

APN: 331-184-15
LEGAL DESCRIPTION: LOTS 17-20 BLK 18 TOWN OF MALAGA
YEAR BUILT: 1940
ZONING: R2 NB - LOW DENSITY MULTIPLE FAMILY RESIDENTIAL
OCCUPANCY: R-3 & U
CONSTRUCTION TYPE: VB
FIRE SPRINKLERS: NONE

STRUCTURAL DESIGN CRITERIA:
ROOF DEAD LOAD: 20 PSF
LIVE LOAD: 20 PSF
WIND SPEED: 94 MPH / EXPOSURE C, LOW-RISE BUILDING
SEISMIC DESIGN CATEGORY : D
SNOW LOAD: NONE
SOIL PRESSURE: 1500 PSF PER CBC 2025
CONCRETE DESIGN STRENGTH: 2500 PSF PER CBC TABLE R402.2
RISK CATEGORY II

SETBACKS:
FRONT: 20 FEET
SIDE: 5 FEET
STREET SIDE: 10 FEET
STREET SIDE: 20 FEET

AREAS:
LOT AREA: 14,811 SF
EXISTING SFR A: 656 SF
EXISTING SFR B: 1,072 SF
EXISTING SFR C: 650 SF
PROPOSED ADU: 744 SF

LOT COVERAGE CALCULATIONS:
LOT COVERAGE: 50% = 7,405.50
TOTAL EXISTING STRUCTURE AREAS: 2,378 SF
PROPOSED ADU: 744

TOTAL PROPOSED LOT COVERAGE: 3,122 SF

PROJECT DIRECTORY

PROPERTY OWNER:
MICHAEL MONTGOMERY
559-374-1915
MMONTGOMERY016@GMAIL.COM

DESIGNER/APPLICANT:
LEGACY HOMES
1516 HOWARD RD STE #175
MADERA,CA 93637
CONTACT: DAISY GAXIOLA
P- 559-377-2626
E-MAIL: DAISY@DLEGACYCA.COM

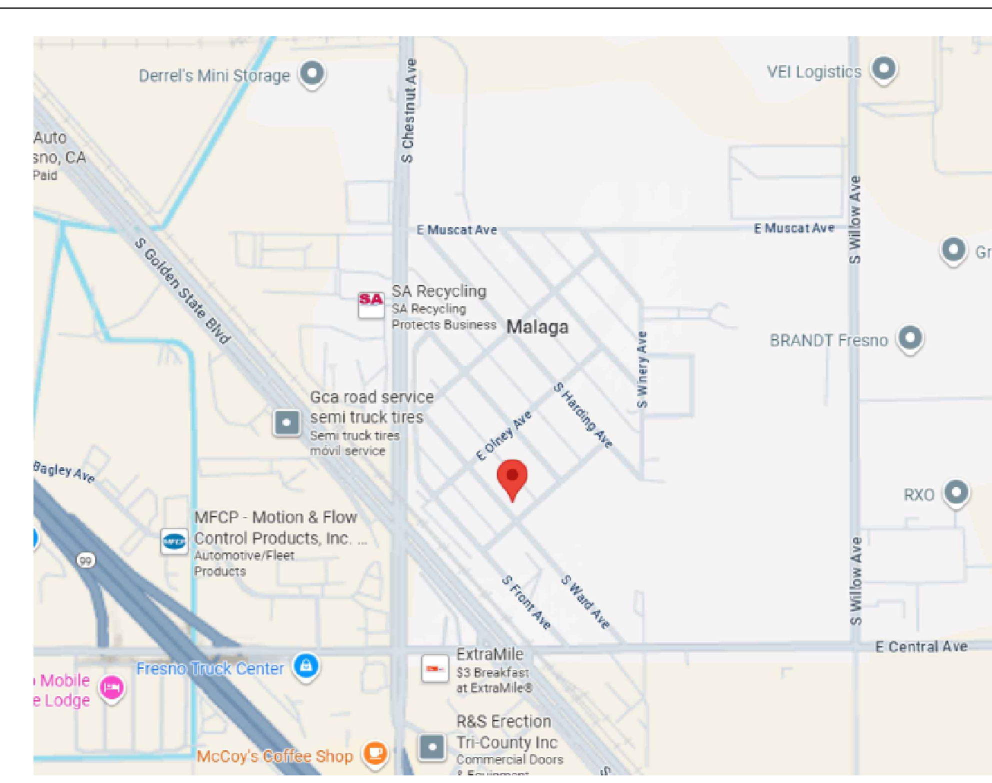
TITLE 24 CONSULTANT:
SK DESIGN LA
CONTACT: SEVAG KURDIAN
P- 818-512-9231
E-MAIL:

TRUSS MANUFACTURE:
TRUSPRO INC.
P- (805) 343-2555

SCOPE OF WORK

PROPOSED DETACHED ADU (744SF)
AUXILIARY TO SFR B

VICINITY MAP



DRAWING SHEET INDEX

A1 SITE PLAN & PROJECT DATA
A2 GENERAL NOTES
A3 GENERAL NOTES
A4 2025 CALIFORNIA GREEN BUILDING CODE
A5 2025 CALIFORNIA GREEN BUILDING CODE
A6 FLOOR PLAN, SCHEDULES & SECTION VIEWS
A7 ELEVATION VIEWS, ROOF PLAN & TRUSS LAYOUT
A8 FOUNDATION/BRACED WALL PLAN
A9 ELECTRICAL & MECHANICAL PLAN
A10 PLUMBING PLAN
A11 STRUCTURAL DETAILS
A12 DETAILS
A13 AGING-IN PLACE REQUIREMENTS
T24-A TITLE 24 REPORT
T24-B TITLE 24 REPORT

PLANS PREPARED BY:
LEGACY HOMES
DRAFTING - DESIGN - PERMITTING
36856 AVE 12 #D
MADERA, CA 93636
T: (559) 248-1774
OFFICE@DLEGACYCA.COM

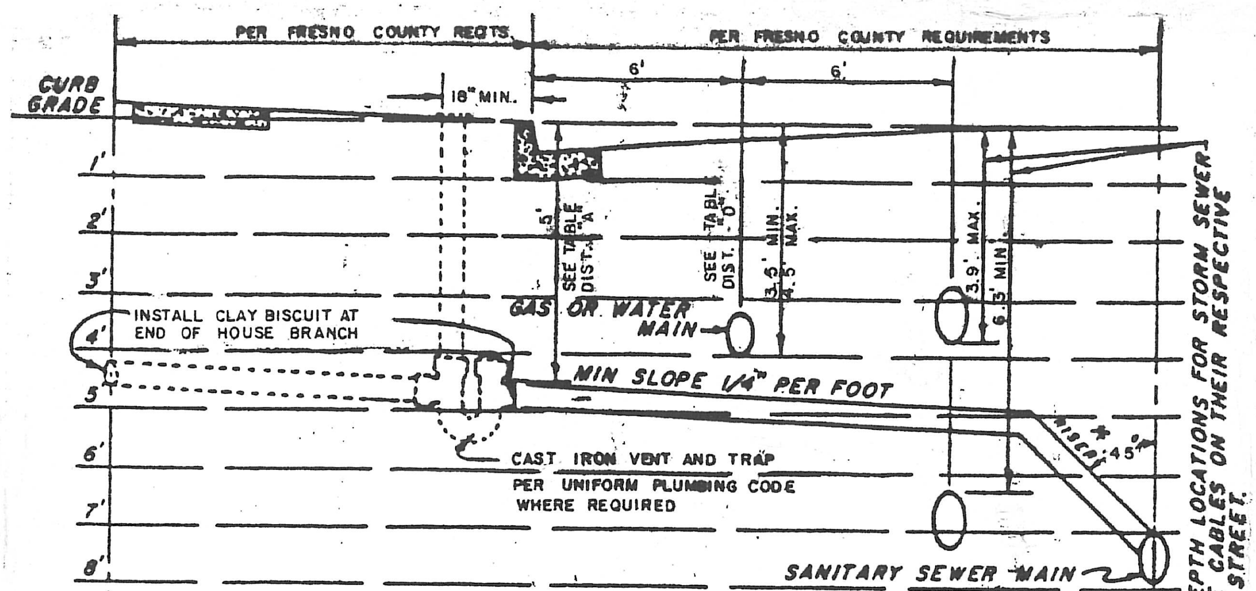
PROJECT NAME: WARD ADU
PROJECT ADDRESS: 3222 E GOULD AVE, FRESNO, CA 93725

ORIGINAL ISSUE: 08/04/2026

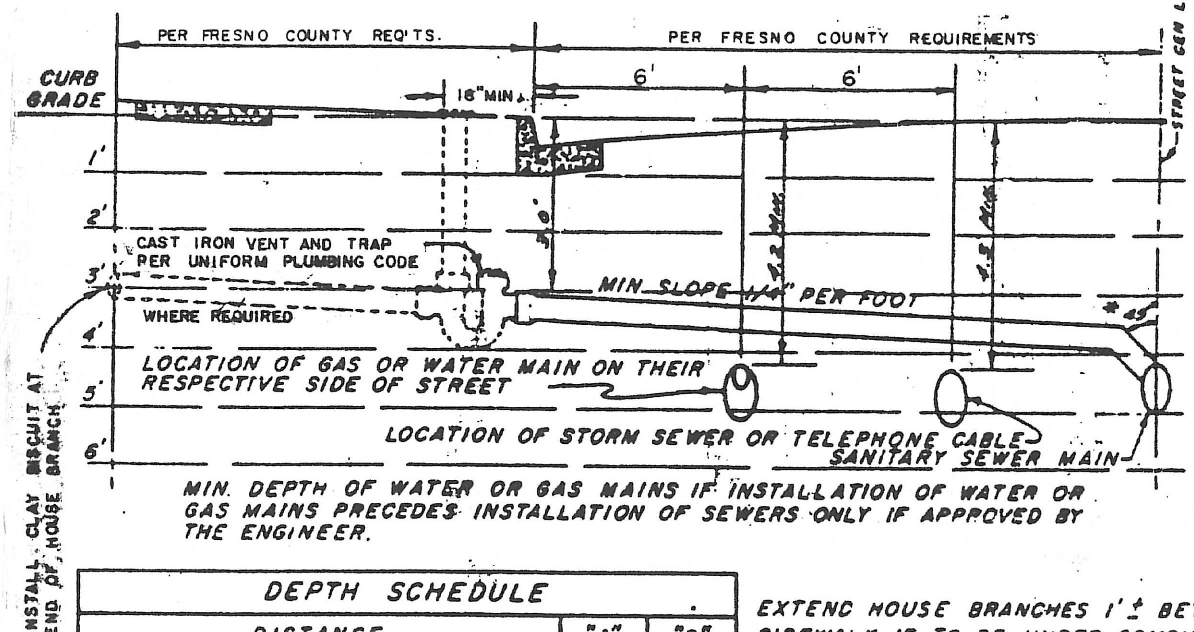
REVISIONS:

NO.	DESCRIPTION	DATE
01	REVISION 1	07/17
02		
03		
04		
05		
06		
07		
08		
09		
10		

SHEET NAME: SITE PLAN & PROJECT DATA
PROJECT NUMBER:
DATE ISSUE: 08/04/2026
SHEET NO.: A1



MIN. DEPTH OF HOUSE BRANCH IF SEWER INSTALLATION PRECEDES INSTALLATIONS OF WATER AND GAS



MIN. DEPTH OF WATER OR GAS MAINS IF INSTALLATION OF WATER OR GAS MAINS PRECEDES INSTALLATION OF SEWERS ONLY IF APPROVED BY THE ENGINEER.

DEPTH SCHEDULE		
DISTANCE	"A"	"D"
6" WATER OR GAS MAIN	4.0'	3.5'
8" " " " "	4.3'	3.8'
10" " " " "	4.7'	4.2'
12" " " " "	5.0'	4.5'

EXTEND HOUSE BRANCHES 1'± BEYOND SIDEWALK IF TO BE UNDER COMBINATION CURB & WALK

EXTEND HOUSE BRANCHES IN STREETS TO 1'± INSIDE CURB

EXTEND HOUSE BRANCHES IN ALLEY TO PROPERTY LINE.

"A" & "D" DIMENSIONS ARE SET TO ALLOW 0.6' CLEARANCE BETWEEN SEWER AND WATER LINES

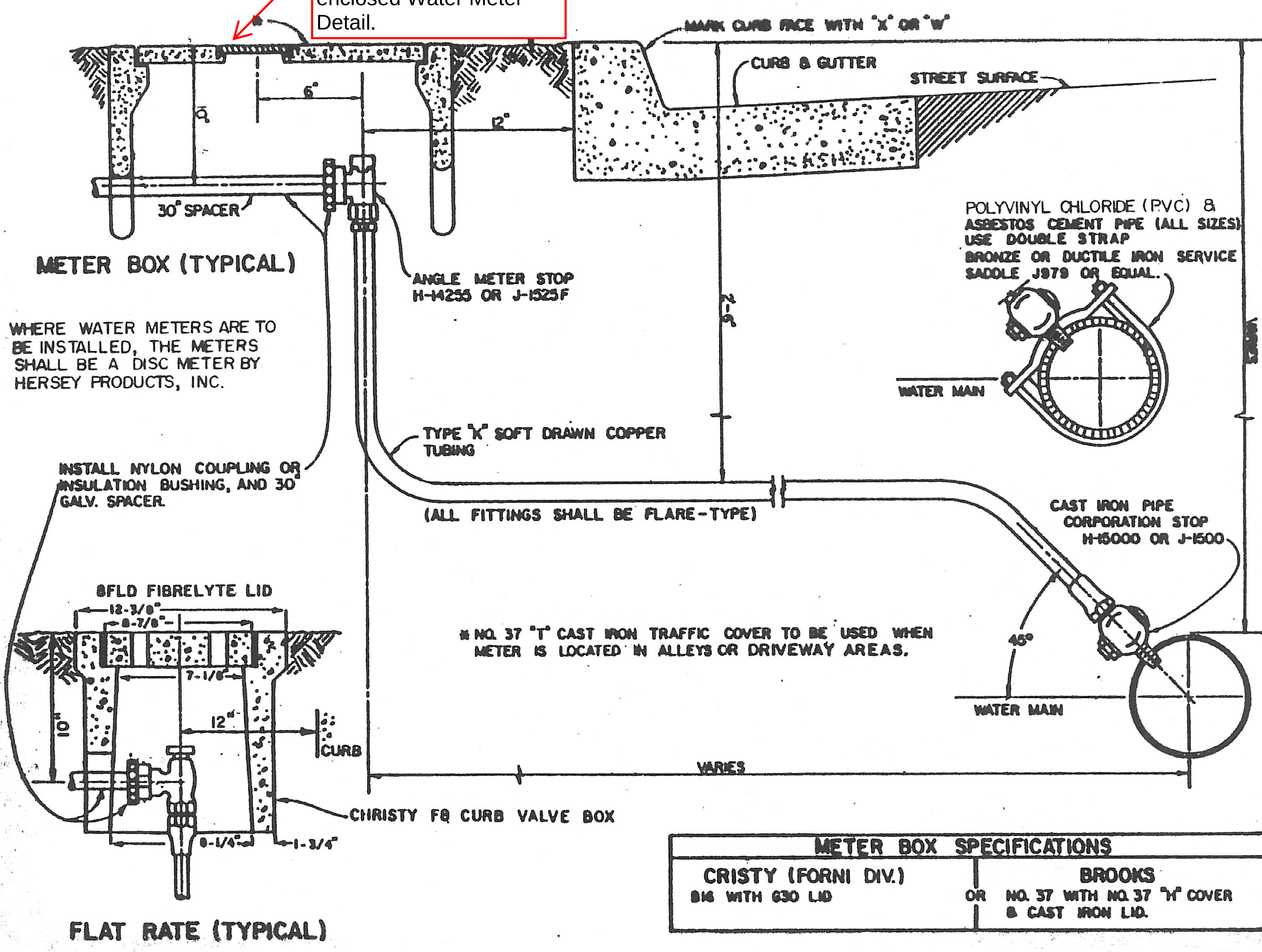
* SPECIAL APPROVAL REQUIRED FOR DEVIATION FROM 45 DEGREE STANDARD ANGLE.

NOTE:
WATER MAINS AND TELEPHONE DUCTS SHALL OCCUPY ONE SIDE OF STREET; GAS MAINS AND STORM SEWERS TO OCCUPY OTHER SIDE

DESCRIPTION	MALAGA COUNTY WATER DISTRICT	
HOUSE BRANCH AND UTILITIES LOCATIONS IN THE STREET	REF. & REV.	STD. NO. S-1

Meter Box and Water Meter to be installed per enclosed Water Meter Detail.

3/4" AND 1" SERVICE CONNECTION AND METER BOX INSTALLATION



METER BOX SPECIFICATIONS		
CRISTY (FORNI DIV.) B16 WITH 630 LID	OR	BROOKS NO. 37 WITH NO. 37 "H" COVER & CAST IRON LID.

MALAGA COUNTY WATER DISTRICT

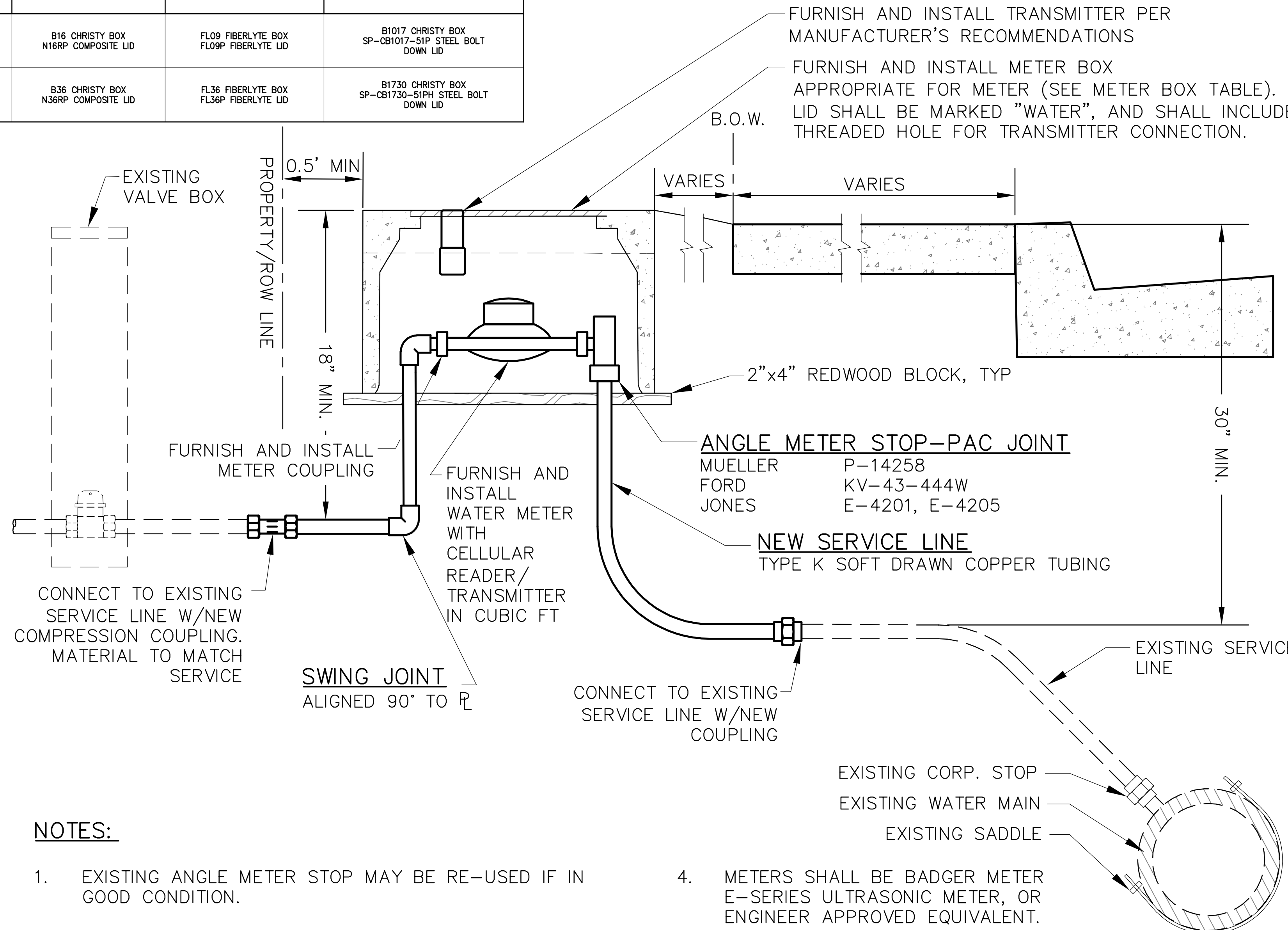
REF. & REV.

STD. NO. W-4

5/22/2018 1:26 PM G:\Malaga CWD - 1057\105717002-Water Meter Project\DWG\SHEET\DETAILS\8HX11\3 TYPE 3-EXISTING CURB, GUTTER & SIDEWALK.dwg -Mike Brosseau

METER BOX TABLE

METER SIZE	STANDARD	MEDIUM DUTY	TRAFFIC RATED (H/20 LOADING)
0.75" AND 1"	B16 CHRISTY BOX N16RP COMPOSITE LID	FL09 FIBERLYTE BOX FL09P FIBERLYTE LID	B1017 CHRISTY BOX SP-CB1017-51P STEEL BOLT DOWN LID
1.5" AND 2"	B36 CHRISTY BOX N36RP COMPOSITE LID	FL36 FIBERLYTE BOX FL36P FIBERLYTE LID	B1730 CHRISTY BOX SP-CB1730-51PH STEEL BOLT DOWN LID



NOTES:

1. EXISTING ANGLE METER STOP MAY BE RE-USED IF IN GOOD CONDITION.
2. 3/4" METER SHALL HAVE 1" FITTINGS.
3. TOP OF BOX SHALL BE AT AN ELEVATION OF 1/4" PER FOOT ABOVE SIDEWALK UNLESS DIRECTED OTHERWISE.
4. METERS SHALL BE BADGER METER E-SERIES ULTRASONIC METER, OR ENGINEER APPROVED EQUIVALENT.
5. TRANSMITTER SHALL BE ORION ENDPOINTS LTE, OR ENGINEER APPROVED EQUIVALENT.

NOT TO SCALE

PROVOST & PRITCHARD
EST. 1968
CONSULTING GROUP
An Employee Owned Company

MALAGA WATER METERS
MALAGA COUNTY WATER DISTRICT
FRESNO COUNTY

TYPE 3-EXISTING CURB, GUTTER & SIDEWALK

DESIGN ENGINEER: MAIJA MADEC
DATE: 5/22/2018
JOB NO: 10751700[2]
SHEET 3 OF 27

Malaga County Water District

General Notes

1. The Contractor shall notify Malaga County Water District two (2) working days prior to construction. Contractor shall contact District Manager at 559-485-7353 for coordination.
2. The Contractor shall obtain an encroachment permit from Fresno County Road Maintenance Department prior to starting construction; contact Daniel Mather at 559-600-4247.
3. Malaga County Water District facilities shall be protected and accessible at all times.
4. Disinfection and testing of water lines shall be in conformance with Malaga County Water District and AWWA C-651 Standards. Note: Conformance with Section 4-3.9 of AWWA C-651 is required.
5. All work shall be done in accordance with Malaga County Water District Standards.
6. Attention of the Contractor is directed to the requirements of the construction safety order issued by the Division of Industrial Safety for Trenches and Excavations. Contractor shall comply with California Code of Regulations, Section 7081 (b), Title 17, regarding required separation between water mains and sanitary sewer.
7. Initial compactions tests required by the Malaga County Water District shall be paid by the Developer. Any retests required by the Malaga County Water District shall be paid for by the Contractor.
8. The Developer shall be responsible for construction improvements to the Malaga County Water District's water and sewer system in accordance with the District's requirements and standards.

APPROVED: ____________________________ Date: ____________

Malaga County Water District

MCWD REVIEW AND APPROVAL IS LIMITED TO WATER AND SEWER FACILITIES WITHIN PUBLIC RIGHT-OF-WAY AND MCWD EASEMENTS. ANY CHANGES TO WATER AND SEWER FACILITIES MUST BE APPROVED BY MCWD.

item 4.c.1.

MALAGA COUNTY WATER DISTRICT

3580 SOUTH FRANK STREET, FRESNO, CALIFORNIA 93725
PHONE: 559-485-7353

September 22, 2026

Susan Gladding
Fowler Packing
8570 S. Cedar Ave
Fresno, CA 93725

RE: Site Plan Review No. 8180
Chestnut Industrial
APN 331-140-43
Malaga County Water District
Conditional Will Serve

As requested, this letter serves as a response to your written request for a will-serve extension for the Chestnut Industrial property located on APN 331-140-43. On September 9, 2025, Malaga County Water District (MCWD) approved a will-serve letter for the subject property, which has now expired. It is understood that you are requesting a one-year extension for the will-serve letter.

The MCWD took action at a regular Board Meeting of September 22, 2026, to provide a will-serve extension for the proposed development. This will-serve letter is valid through September 21, 2027. There are conditions associated with the will-serve letter as identified below.

1. The property is within the boundaries of the Malaga County Water District. An existing 10-inch water main exists along the frontage of the property. The water main is a dead-end water line that terminates south of the property. An existing 6-inch sewer main exists along the frontage of the property. The sewer main is relatively shallow and has several users south of the proposed development.

2. The proposed development is approximately 243,000 square foot industrial warehouse located on the east side of Chestnut Avenue between Malaga Avenue and American Avenue. Water supply to address warehouse needs are typically not high, however, fire flow requirements are significant.

3. A private lift station is required in order to access the existing sewer main, if capacity is available.

4. The developer shall be responsible for constructing connections to the District's sewer and water system in accordance with MCWD requirements and standards. Water service with a meter and backflow prevention device is required for the facility in accordance with District Standards. The applicant must submit utility plans that clearly identify the location of water, sewer, pretreatment, landscaping facilities, and drainage areas.

5. MCWD facilities shall be protected and accessible at all times.

6. The site will require a Non-Residential Waste Discharge Permit for sewer service. The site may require pretreatment facilities in accordance with current ordinances. The applicant must submit an application for a Non-Residential Waste Discharge Permit prior determination of the requirements that may be necessary to meet the regulatory requirements of the MCWD. Specific information regarding all waste streams that are planned for the site will be required for review. Review and approval of the information and the applicant's proposed pretreatment facilities will be required prior to allowing the development to proceed.

7. The developer shall be required to pay all applicable District fees in accordance with the rates in effect at the time of payment. A copy of the current Master Schedule of Fees, Charges, and Recovered Costs is available at the District Office at 3580 S. Frank Street, Fresno, CA 93725.

8. Fees associated with District review of the construction of improvements shall be determined upon receipt of the plans for construction and an engineer's opinion of probable construction cost for the water and sewer improvements.

9. The applicant is responsible to determine fire department requirements.

10. Storm water shall not be discharged to the sanitary sewer system. The Fresno Metropolitan Flood Control District is the responsible entity for storm drainage facilities, therefore responsible for any conditions that will be placed on the development with respect to those services.

11. The County of Fresno is the responsible entity for building permits, public safety services (sheriff, fire, other), transportation and traffic facilities.

12. The development shall provide a schedule for proposed construction activities and shall notify MCWD prior to installing water and sewer services.

Please contact me with any questions or concerns.

Sincerely,

Maija Madec, P.E.
District Engineer

cc: Malaga County Water District

MALAGA COUNTY WATER DISTRICT

3580 SOUTH FRANK STREET, FRESNO, CALIFORNIA 93725
PHONE: 559-485-7353

September 22, 2026

Leland Parnagian
G4 Properties, LTD.
8570 S. Cedar Ave
Fresno, CA 93725

RE: Site Plan Review No. 8181
Central and Minnewawa Industrial
APN 331-020-71,72
Malaga County Water District
Conditional Will Serve

As requested, this letter serves as a response to your written request for a will-serve extension for the Central and Minnewawa Industrial property located on APNs 331-020-71 and 331-020-72. On September 9, 2025, Malaga County Water District (MCWD) approved a will-serve letter for the subject property, which has now expired. It is understood that you are requesting a one-year extension for the will-serve letter.

The MCWD took action at a regular Board Meeting of September 22, 2026, to provide a will-serve extension for the proposed development. This will-serve letter is valid through September 21, 2027. There are conditions associated with the will-serve letter as identified below.

1. The property is within the boundaries of the Malaga County Water District. An existing 14-inch water main exists along the Central Avenue frontage of the property. An existing 18-inch sewer main exists along the Central Avenue frontage of the property. The Minnewawa Avenue frontage of the property includes an existing 10-inch water main and an existing 10-inch sewer main. A Reimbursement Agreement was executed in 2005 that impacts the proposed development.

2. The proposed development is a 470,000 square foot warehouse and a 187,000 square foot industrial warehouse located on the north side of Central Avenue, west of Minnewawa Avenue. Water supply to address warehouse needs are typically not high, however, fire flow requirements are significant.

3. The developer shall be responsible for constructing connections to the District's sewer and water system in accordance with MCWD requirements and standards. Water services with a meters and backflow prevention devices are required for the facility in accordance with District Standards. The applicant must submit utility plans that clearly identify the location of water, sewer, pretreatment, landscaping facilities, and drainage areas.

4. MCWD facilities shall be protected and accessible at all times.

5. The site will require a Non-Residential Waste Discharge Permit for sewer service. The site may require pretreatment facilities in accordance with current ordinances. The applicant must submit an application for a Non-Residential Waste Discharge Permit prior determination of the requirements that may be necessary to meet the regulatory requirements of the MCWD. Specific information regarding all waste streams that are planned for the site will be required for review. Review and approval of the information and the applicant's proposed pretreatment facilities will be required prior to allowing the development to proceed.

6. The developer shall be required to pay all applicable District fees in accordance with the rates in effect at the time of payment. A copy of the current Master Schedule of Fees, Charges, and Recovered Costs is available at the District Office at 3580 S. Frank Street, Fresno, CA 93725.

7. Fees associated with District review of the construction of improvements shall be determined upon receipt of the plans for construction and an engineer's opinion of probable construction cost for the water and sewer improvements.

8. The applicant is responsible to determine fire department requirements.

9. Storm water shall not be discharged to the sanitary sewer system. The Fresno Metropolitan Flood Control District is the responsible entity for storm drainage facilities, therefore responsible for any conditions that will be placed on the development with respect to those services.

10. The County of Fresno is the responsible entity for building permits, public safety services (sheriff, fire, other), transportation and traffic facilities.

11. The development shall provide a schedule for proposed construction activities and shall notify MCWD prior to installing water and sewer services.

Please contact me with any questions or concerns.

Sincerely,

Maija Madec, P.E.
District Engineer

cc: Malaga County Water District

MALAGA COUNTY WATER DISTRICT

3580 SOUTH FRANK STREET, FRESNO, CALIFORNIA 93725
PHONE: 559-485-7353

September 22, 2026

Gregory Potter
Stravinski Development Group
413 W. Yosemite Ave. Suite 105
Madera, CA 93637

RE: Site Plan Review No. 8241
New Warehouse and Distribution Center
APN 331-200-14S
Malaga County Water District
Conditional Will Serve

As requested, this letter serves as a response to your written request for a will-serve extension for the proposed New Wareshouse and Distribution Center property located on APN 331-200-14S. On September 9, 2025, Malaga County Water District (MCWD) approved a will-serve letter for the subject property, which has now expired. It is understood that you are requesting a one-year extension for the will-serve letter.

The MCWD took action at a regular Board Meeting of September 22, 2026, to provide a will-serve extension for the proposed development. This will-serve letter is valid through September 21, 2027. There are conditions associated with the will-serve letter as identified below.

1. The property is within the boundaries of the Malaga County Water District. There are no MCWD facilities located in Minnewawa Ave along the immediate frontage of the property. However, there is a 10-inch water main and a 10-inch sewer main located in Minnewawa Ave at the south property line of the project site. Water and sewer mains must be constructed across the frontage of the property by the developer.

2. The developer shall be responsible for constructing connections to the District's sewer and water system in accordance with MCWD requirements and standards. Water service with a meter and backflow prevention device is required for the facility in accordance with District Standards. The applicant must submit utility plans that clearly identify the location of water, sewer, pretreatment, landscaping facilities, and drainage areas.

3. MCWD facilities shall be protected and accessible at all times.

4. The site will require a Non-Residential Waste Discharge Permit for sewer service. The site may require pretreatment facilities in accordance with current ordinances. The applicant must submit an application for a Non-Residential Waste Discharge Permit prior determination of the requirements that may be necessary to meet the regulatory requirements of the MCWD. Specific information regarding all waste streams that are planned for the site will be required for review. Review and approval of the information and the applicant's proposed pretreatment facilities will be required prior to allowing the development to proceed.

5. The developer shall be required to pay all applicable District fees in accordance with the rates in effect at the time of payment. A copy of the current Master Schedule of Fees, Charges, and Recovered Costs is available at the District Office at 3580 S. Frank Street, Fresno, CA 93725.

6. Fees associated with District review of the construction of improvements shall be determined upon receipt of the plans for construction and an engineer's opinion of probable construction cost for the water and sewer improvements.

7. The applicant is responsible to determine fire department requirements.

8. Storm water shall not be discharged to the sanitary sewer system. The Fresno Metropolitan Flood Control District is the responsible entity for storm drainage facilities, therefore responsible for any conditions that will be placed on the development with respect to those services.

9. The County of Fresno is the responsible entity for building permits, public safety services (sheriff, fire, other), transportation and traffic facilities.

10. The development shall provide a schedule for proposed construction activities and shall notify MCWD prior to installing water and sewer services.

Please contact me with any questions or concerns.

Sincerely,

Maija Madec, P.E.
District Engineer

cc: Malaga County Water District

item 6.a.

RESOLUTION 09-22-26

A RESOLUTION OF THE BOARD OF DIRECTORS OF THE MALAGA COUNTY WATER DISTRICT DESIGNATING AN AUTHORIZED REPRESENTATIVE RELATED TO A FINANCIAL ASSISTANCE PROGRAM FOR A CONSOLIDATION PROJECT

WHEREAS, the Malaga County Water District desires to seek financial assistance from the State Water Resources Control Board for the planning, design, and construction of the Communidad Nuevo Lago Mobile Home Park Wastewater Consolidation Project.

RESOLVED BY THE BOARD OF DIRECTORS OF THE MALAGA COUNTY WATER DISTRICT (the "Entity"), AS FOLLOWS:

The General Manager, President, and Vice President (the "Authorized Representatives"), or their designees, are hereby authorized and directed to sign and file, for and on behalf of the Entity, a Financial Assistance Application for a financing agreement from the State Water Resources Control Board for the planning, design, and construction of the Communidad Nuevo Lago Mobile Home Park Wastewater Consolidation Project (the "Project").

The Authorized Representatives, or their designees, are designated to provide the assurances, certifications, and commitments required for the financial assistance application, including executing a financial assistance agreement from the State Water Resources Control Board and any amendments or changes thereto.

The Authorized Representatives, or their designees, are designated to represent the Entity in carrying out the Entity's responsibilities under the financing agreement, including certifying disbursement requests on behalf of the Entity and compliance with applicable state and federal laws.

CERTIFICATION

I do hereby certify that the foregoing is a full, true, and correct copy of a resolution duly and regularly adopted at a meeting of the Board of Directors of the Malaga County Water District held on September 22, 2026.

AYES:

NOES:

ABSENT:

____
Salvador Cerrillo, Vice President
Malaga County Water District

ATTEST:

____
Norma Melendez, Acting Secretary of the Board of Directors
Malaga County Water District

item 6.b.

MALAGA COUNTY WATER DISTRICT

STAFF REPORT

Meeting Date:	September 22, 2026
To:	Board of Directors
From:	General Manager
Subject:	Resolution Authorizing Application to Fresno LAFCo for an Out-of-Area Service Agreement

RECOMMENDATION

Adopt Resolution No. 09-22-2026A authorizing the submission of an application to the Fresno County Local Agency Formation Commission (LAFCo) for approval of an out-of-area service agreement to provide wastewater service to Communidad Nuevo Lago Mobile Home Park, and authorizing the Board President, Vice-President, and General Manager to execute documents necessary to advance the project.

BACKGROUND

Communidad Nuevo Lago Mobile Home Park (CNL), with assistance from Self-Help Enterprises, received a California Department of Water Resources planning grant to evaluate the feasibility of connecting CNL's wastewater system to the District's sewer system for treatment at the District's wastewater treatment facility. The feasibility study has been completed. Because CNL is located outside the District's jurisdictional boundary, approval from Fresno LAFCo is required before the District may extend wastewater service outside its service area.

DISCUSSION

The proposed resolution authorizes the District to submit the required LAFCo application and supporting out-of-area service agreement. It also updates the District's authorized signers for documents needed to advance the project, including LAFCo materials and documents associated with planning or potential construction grant funding. Adoption of the resolution advances the regulatory and funding process; it does not, by itself, authorize construction, award a contract, annex CNL into the District, or obligate the District to incur costs beyond amounts separately authorized by the Board.

FISCAL IMPACT

There is no immediate construction expenditure associated with adoption of the resolution. The LAFCo application may involve filing, consultant, legal, engineering, and administrative costs. Staff will use available grant funds for eligible project costs to the extent permitted. Any material non-grant-funded obligation or future construction commitment will be presented to the Board for separate authorization.

ENVIRONMENTAL REVIEW

Approval of the resolution is an administrative step to initiate LAFCo review and does not approve physical construction. Applicable environmental review requirements will be addressed as part of the LAFCo and project approval process before construction is authorized.

ATTACHMENT

Resolution No. 09-22-2026A

item 6.b.

RESOLUTION NO. 09-22-2026A

A RESOLUTION OF THE BOARD OF DIRECTORS OF THE MALAGA COUNTY WATER DISTRICT AMENDING SIGNORS AND AUTHORIZING AN APPLICATION TO FRESNO COUNTY LAFCO TO APPROVE AN OUT OF SERVICE AREA AGREEMENT

WHEREAS, the Communidad Nuevo Lago Mobile Home Park ("CNL") with the assistance of Self-Help Enterprises, has received a Planning Grant from the California Department of Water Resources to examine the feasibility of consolidating CNL's wastewater system and discharge wastewater from CNL to Malaga's sewer system for treatment at Malaga's wastewater treatment facility (the "Project"); and

WHEREAS, the feasibility study has been completed and the Malaga County Water District and CNL desire to file an application with the Fresno County Local Area Formation Commission ("LAFCo") for approval of an out of area service agreement and to approve service outside of the District boundaries to CNL; and

WHEREAS, the Board of Directors also desires to update the authorized signors related to the Project as set forth below.

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF DIRECTORS OF THE MALAGA COUNTY WATER DISTRICT AS FOLLOWS:

1. That the foregoing recitals are true and correct and incorporated by this reference herein as though fully set forth at this point.

2. The Board of Directors hereby authorizes the submission of the out-of-area service agreement to LAFCo for approval and to submit an application to LAFCo to approve service outside of the Districts boundary to CNL.

3. The Board further authorizes the President, Vice-President, and General Manager to sign, on behalf of the District, any documents in furtherance of the proposed Project including, but not limited to: applications to LAFCo and applications or other forms related to the planning grant or construction grant.

****

//

Passed and adopted by the Board of Directors of the Malaga County Water District at their meeting held on this 22nd day of September 2026, by the following vote:

AYES:

NOES:

ABSENT:

____
Salvador Cerrillo., Vice-President
Malaga County Water District

//

//

//

ATTEST

____
Norma Melendez,
Acting Secretary of the Board of Directors
Malaga County Water District

item 6.c.

MALAGA COUNTY WATER DISTRICT

STAFF REPORT

Meeting Date:	September 22, 2026
To:	Board of Directors
From:	General Manager
Subject:	Approval of Price Paige & Company FY 2025-26 Audit Engagement Letter

RECOMMENDATION

Approve the September 16, 2026 engagement letter with Price Paige & Company for the audit of the District's financial statements and federal awards for the fiscal year ended June 30, 2026; authorize the Board President and General Manager to execute the engagement letter; and direct staff to monitor monthly billings and return to the Board before authorizing audit fees above $38,000.

BACKGROUND

The District is required to obtain an independent annual audit of its financial statements. Because the District expended federal award funds subject to the applicable federal threshold, the engagement also includes a Single Audit under Government Auditing Standards, the Single Audit Act, and federal Uniform Guidance. Price Paige & Company has submitted an engagement letter defining the audit scope, the responsibilities of the auditor and District management, the services to be provided, and the fee arrangement.

SCOPE OF SERVICES

The firm will audit the District's business-type activities and each major fund; evaluate material financial-statement risks, internal controls, and compliance; test major federal programs; and issue the required audit reports. The engagement also includes the Schedule of Expenditures of Federal Awards, supplementary reporting for the Waste Disposal Fund, assistance preparing the financial statements and related notes, implementation assistance for GASB Statement No. 103, and preparation of the District's annual Financial Transactions Report for the California State Controller's Office. Management remains responsible for the records, financial statements, internal controls, grant compliance, and all decisions associated with nonaudit services.

FEES AND COST CONTROLS

The engagement does not establish a fixed fee. Price Paige & Company will bill the District monthly for the actual hours worked by assigned personnel, based on their applicable hourly rates, plus out-of-pocket expenses. The firm currently estimates total fees of approximately $38,000 to $50,000; however, this is an estimate rather than a minimum charge or guaranteed total. If the audit requires fewer hours than anticipated, the final cost could be less than $38,000. If accumulated fees reach $38,000 and substantial work remains, the firm will stop and discuss the remaining work and a revised estimate before continuing. The firm will provide another notice if it later expects total fees to exceed $50,000.

FACTORS AFFECTING FINAL COST

The estimate assumes that accounting records are complete and reconciled before fieldwork begins, requested schedules and supporting documents are available, and District personnel respond promptly. Unreconciled accounts, missing records, delayed responses, extensive correcting entries, grant-documentation issues, or other unexpected conditions may require additional audit time and increase the cost. Staff will coordinate document preparation, monitor monthly invoices against progress, and promptly notify the Board of any material variance from the initial authorization.

FISCAL IMPACT

Actual expenditures will be based on hourly services performed and reimbursable expenses. Staff recommends an initial authorization not to exceed $38,000. Any request to continue work above that amount will be presented to the Board with the auditor's explanation of the additional work and revised cost estimate before further expenditures are authorized.

ATTACHMENT

Price Paige & Company Audit Engagement Letter dated September 16, 2026

Resolution approving the services

item 6.c.

RESOLUTION NO. 09-22-2026B

A RESOLUTION OF THE BOARD OF DIRECTORS OF THE MALAGA COUNTY WATER DISTRICT APPROVING AN ENGAGEMENT LETTER WITH PRICE PAIGE & CO. FOR AUDITING SERVICES

WHEREAS, the Malaga County Water District engages an independent auditor to audit its accounting records and, as a matter of best practices, changes auditors every three to five years; and

WHEREAS, the District issued a Request for Proposals for auditing services and received one qualified proposal for auditing services from Price Paige & Co.; and

WHEREAS, the Board of Director of the Malaga County Water District desires to engage Price Paige & Co. to perform auditing services on behalf of the District for the fiscal year ending June 30, 2026.

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF DIRECTORS OF THE MALAGA COUNTY WATER DISTRICT AS FOLLOWS:

1. That the foregoing recitals are true and correct and incorporated by this reference herein as though fully set forth at this point.

2. The Board of Directors hereby approves the engagement letter from Price Paige & Co. as attached hereto and incorporated herein by this reference as Attachment "A".

3. The Board of Directors of the Malaga County Water District authorizes the President, Vice-President and/or General Manager to sign the engagement letter (Attachment "A") on behalf of the District

.

****

Passed and adopted by the Board of Directors of the Malaga County Water District at their meeting held on this 22nd day of September 2026, by the following vote:

AYES:

NOES:

ABSENT:

____

Salvador Cerrillo, Vice-President
Malaga County Water District

ATTEST:

____

Norma Melendez, Acting Secretary,
Malaga County Water District

ATTACHMENT 'A'

ENGAGEMENT LETTER

item 6.c.

PRICE PAIGE & COMPANY
Certified Public Accountants

The Place to Be

September 16, 2026

Charles Garabedian, Jr., President
Sonia Hall, General Manager
Malaga County Water District
3580 S. Frank Avenue
Fresno, California 93725

We are pleased to confirm our understanding of the services we are to provide for Malaga County Water District (the District) for the year ended June 30, 2026.

Audit Scope and Objectives

We will audit the financial statements of the business-type activities and each major fund, including the disclosures, which collectively comprise the basic financial statements, of the District as of and for the year ended June 30, 2026. Accounting standards generally accepted in the United States of America (GAAP) provide for certain required supplementary information (RSI), such as management's discussion and analysis (MD&A), to supplement the District's basic financial statements. Such information, although not a part of the basic financial statements, is required by the Governmental Accounting Standards Board who considers it to be an essential part of financial reporting for placing the basic financial statements in an appropriate operational, economic, or historical context. As part of our engagement, we will apply certain limited procedures to the District's RSI in accordance with auditing standards generally accepted in the United States of America (GAAS). These limited procedures will consist of inquiries of management regarding the methods of preparing the information and comparing the information for consistency with management's responses to our inquiries, the basic financial statements, and other knowledge we obtained during our audit of the basic financial statements. We will not express an opinion or provide any assurance on the information because the limited procedures do not provide us with sufficient appropriate evidence to express an opinion or provide any assurance. The following RSI is required by GAAP and will be subjected to certain limited procedures, but will not be audited:

1) Management's Discussion and Analysis

We have also been engaged to report on supplementary information other than RSI that accompanies the District's financial statements. We will subject the following supplementary information to the auditing procedures applied in our audit of the financial statements and certain additional procedures, including comparing and reconciling such information directly to the underlying accounting and other records used to prepare the financial statements or to the financial statements themselves, and other additional procedures in accordance with GAAS, and we will provide an opinion on it in relation to the financial statements as a whole in a report combined with our auditor's report on the financial statements.

1) Schedule of Expenditures of Federal Awards

2) Combining Statement of Revenue and Expense – Waste Disposal Fund

In connection with our audit of the basic financial statements, we will read the following other information and consider whether a material inconsistency exists between the other information and the basic financial statements, or the other information otherwise appears to be materially misstated. If, based on the work performed, we conclude that an uncorrected material misstatement of the other information exists, we are required to describe it in our report.

1) Board of Directors and Administration

570 N. Magnolia Avenue, Suite 100
Clovis, CA 93611

tel 559.299.9540
fax 559.299.2344

www.ppc.cpa

The objectives of our audit are to obtain reasonable assurance about whether the financial statements as a whole are free from material misstatement, whether due to fraud or error, and issue an auditor's report that includes our opinions about whether your financial statements are fairly presented, in all material respects, in conformity with GAAP, and report on the fairness of the supplementary information referred to in the second paragraph when considered in relation to the financial statements as a whole. Reasonable assurance is a high level of assurance but is not absolute assurance and therefore is not a guarantee that an audit conducted in accordance with GAAS and *Government Auditing Standards* will always detect a material misstatement when it exists. Misstatements, including omissions, can arise from fraud or error and are considered material if there is a substantial likelihood that, individually or in the aggregate, they would influence the judgment of a reasonable user made based on the financial statements. The objectives also include reporting on:

- Internal control over financial reporting and compliance with provisions of laws, regulations, contracts, and award agreements, noncompliance with which could have a material effect on the financial statements in accordance with *Government Auditing Standards*.
- Internal control over compliance related to major programs and an opinion (or disclaimer of opinion) on compliance with federal statutes, regulations, and the terms and conditions of federal awards that could have a direct and material effect on each major program in accordance with the Single Audit Act Amendments of 1996 and Title 2 U.S. *Code of Federal Regulations* (CFR) Part 200, *Uniform Administrative Requirements, Cost Principles, and Audit Requirements for Federal Awards* (Uniform Guidance).

Auditor's Responsibilities for the Audit of the Financial Statements and Single Audit

We will conduct our audit in accordance with GAAS; the standards for financial audits contained in *Government Auditing Standards*, issued by the Comptroller General of the United States; the Single Audit Act Amendments of 1996; and the provisions of the Uniform Guidance, and will include tests of accounting records, a determination of major program(s) in accordance with Uniform Guidance, and other procedures we consider necessary to enable us to express such opinions. As part of an audit in accordance with GAAS and *Government Auditing Standards*, we exercise professional judgment and maintain professional skepticism throughout the audit.

We will evaluate the appropriateness of accounting policies used and the reasonableness of significant accounting estimates made by management. We will also evaluate the overall presentation of the financial statements, including the disclosures, and determine whether the financial statements represent the underlying transactions and events in a manner that achieves fair presentation. We will plan and perform the audit to obtain reasonable assurance about whether the financial statements are free of material misstatement, whether from (1) errors, (2) fraudulent financial reporting, (3) misappropriation of assets, or (4) violations of laws or governmental regulations that are attributable to the government or to acts by management or employees acting on behalf of the government. Because the determination of waste and abuse is subjective, *Government Auditing Standards* do not expect auditors to perform specific procedures to detect waste or abuse in financial audits nor do they expect auditors to provide reasonable assurance of detecting waste or abuse.

Because of the inherent limitations of an audit, combined with the inherent limitations of internal control, and because we will not perform a detailed examination of all transactions, there is an unavoidable risk that some material misstatements or noncompliance may not be detected by us, even though the audit is properly planned and performed in accordance with GAAS and *Government Auditing Standards*. In addition, an audit is not designed to detect immaterial misstatements or violations of laws or governmental regulations that do not have a direct and material effect on the financial statements or on major programs. However, we will inform the appropriate level of management of any material errors, any fraudulent financial reporting, or misappropriation of assets that come to our attention. We will also inform the appropriate level of management of any violations of laws or governmental regulations that come to our attention, unless clearly inconsequential. We will include such matters in the reports required for a Single Audit. Our responsibility as auditors is limited to the period covered by our audit and does not extend to any later periods for which we are not engaged as auditors.

We will also conclude, based on the audit evidence obtained, whether there are conditions or events, considered in the aggregate, that raise substantial doubt about the government's ability to continue as a going concern for a reasonable period of time.

Our procedures will include tests of documentary evidence supporting the transactions recorded in the accounts, tests of the physical existence of inventories, and direct confirmation of receivables and certain assets and liabilities by correspondence with selected individuals, funding sources, creditors, and financial institutions. We will also request written representations from your attorneys as part of the engagement.

We have identified the following significant risks of material misstatement as part of our audit planning:

- Management override of controls
- Improper revenue recognition due to fraud

Our audit of financial statements does not relieve you of your responsibilities.

Audit Procedures—Internal Control

We will obtain an understanding of the government and its environment, including the system of internal control, sufficient to identify and assess the risks of material misstatement of the financial statements, whether due to error or fraud, and to design and perform audit procedures responsive to those risks and obtain evidence that is sufficient and appropriate to provide a basis for our opinions. The risk of not detecting a material misstatement resulting from fraud is higher than for one resulting from error, as fraud may involve collusion, forgery, intentional omissions, misrepresentation, or the override of internal control. Tests of controls may be performed to test the effectiveness of certain controls that we consider relevant to preventing and detecting errors and fraud that are material to the financial statements and to preventing and detecting misstatements resulting from illegal acts and other noncompliance matters that have a direct and material effect on the financial statements. Our tests, if performed, will be less in scope than would be necessary to render an opinion on internal control and, accordingly, no opinion will be expressed in our report on internal control issued pursuant to *Government Auditing Standards*.

As required by the Uniform Guidance, we will perform tests of controls over compliance to evaluate the effectiveness of the design and operation of controls that we consider relevant to preventing or detecting material noncompliance with compliance requirements applicable to each major federal award program. However, our tests will be less in scope than would be necessary to render an opinion on those controls and, accordingly, no opinion will be expressed in our report on internal control issued pursuant to the Uniform Guidance.

An audit is not designed to provide assurance on internal control or to identify significant deficiencies or material weaknesses. Accordingly, we will express no such opinion. However, during the audit, we will communicate to management and those charged with governance internal control related matters that are required to be communicated under AICPA professional standards, *Government Auditing Standards*, and the Uniform Guidance.

Audit Procedures—Compliance

As part of obtaining reasonable assurance about whether the financial statements are free of material misstatement, we will perform tests of the District's compliance with provisions of applicable laws, regulations, contracts, and agreements, including grant agreements. However, the objective of those procedures will not be to provide an opinion on overall compliance, and we will not express such an opinion in our report on compliance issued pursuant to *Government Auditing Standards*.

The Uniform Guidance requires that we also plan and perform the audit to obtain reasonable assurance about whether the auditee has complied with federal statutes, regulations, and the terms and conditions of federal awards applicable to major programs. Our procedures will consist of tests of transactions and other applicable procedures described in the *OMB Compliance Supplement* for the types of compliance requirements that could have a direct and material effect on each of the District's major programs. For federal programs that are included in the Compliance Supplement, our compliance and internal control procedures will relate to the compliance requirements that the Compliance Supplement identifies as being subject to audit. The purpose of these procedures will be to express an opinion on the District's compliance with requirements applicable to each of its major programs in our report on compliance issued pursuant to the Uniform Guidance.

Responsibilities of Management for the Financial Statements and Single Audit

Our audit will be conducted on the basis that you acknowledge and understand your responsibility for (1) designing, implementing, establishing, and maintaining effective internal controls relevant to the preparation and fair presentation of financial statements that are free from material misstatement, whether due to fraud or error, including internal controls over federal awards, and for evaluating and monitoring ongoing activities to help ensure that appropriate goals and objectives are met; (2) following laws and regulations; (3) ensuring that there is reasonable assurance that government programs are administered in compliance with compliance requirements; and (4) ensuring that management and financial information is reliable and properly reported. Management is also responsible for implementing systems designed to achieve compliance with applicable laws, regulations, contracts, and grant agreements. You are also responsible for the selection and application of accounting principles; for the preparation and fair presentation of the financial statements, schedule of expenditures of federal awards, and all accompanying information in conformity with accounting principles generally accepted in the United States of America; and for compliance with applicable laws and regulations (including federal statutes), rules, and the provisions of contracts and grant agreements (including award agreements). Your responsibilities also include identifying significant contractor relationships in which the contractor has responsibility for program compliance and for the accuracy and completeness of that information.

You are also responsible for making drafts of financial statements, schedule of expenditures of federal awards, all financial records, and related information available to us; for the accuracy and completeness of that information (including information from outside of the general and subsidiary ledgers); and for the evaluation of whether there are any conditions or events, considered in the aggregate, that raise substantial doubt about the government's ability to continue as a going concern for the 12 months after the financial statement date or shortly thereafter (for example, within an additional three months if currently known). You are also responsible for providing us with (1) access to all information of which you are aware that is relevant to the preparation and fair presentation of the financial statements, such as records, documentation, identification of all related parties and all related-party relationships and transactions, and other matters; (2) access to personnel, accounts, books, records, supporting documentation, and other information as needed to perform an audit under the Uniform Guidance; (3) additional information that we may request for the purpose of the audit; and (4) unrestricted access to persons within the government from whom we determine it necessary to obtain audit evidence. At the conclusion of our audit, we will require certain written representations from you about the financial statements; schedule of expenditures of federal awards; federal award programs; compliance with laws, regulations, contracts, and grant agreements; and related matters.

Your responsibilities include adjusting the financial statements to correct material misstatements and confirming to us in the management representation letter that the effects of any uncorrected misstatements aggregated by us during the current engagement and pertaining to the latest period presented are immaterial, both individually and in the aggregate, to the financial statements of each opinion unit taken as a whole.

You are responsible for the design and implementation of programs and controls to prevent and detect fraud, and for informing us about all known or suspected fraud affecting the government involving (1) management, (2) employees who have significant roles in internal control, and (3) others where the fraud could have a material effect on the financial statements. Your responsibilities include informing us of your knowledge of any allegations of fraud or suspected fraud affecting the government received in communications from employees, former employees, grantors, regulators, or others. In addition, you are responsible for identifying and ensuring that the government complies with applicable laws, regulations, contracts, agreements, and grants. You are also responsible for taking timely and appropriate steps to remedy fraud and noncompliance with provisions of laws, regulations, contracts, and grant agreements that we report. Additionally, as required by the Uniform Guidance, it is management's responsibility to evaluate and monitor noncompliance with federal statutes, regulations, and the terms and conditions of federal awards; take prompt action when instances of noncompliance are identified including noncompliance identified in audit findings; promptly follow up and take corrective action on reported audit findings; and prepare a summary schedule of prior audit findings and a separate corrective action plan.

You are responsible for identifying all federal awards received and understanding and complying with the compliance requirements and for the preparation of the schedule of expenditures of federal awards (including notes and noncash assistance received, and COVID-19-related concepts, such as lost revenues, if applicable) in conformity with the Uniform Guidance. You agree to include our report on the schedule of expenditures of federal awards in any document that contains, and indicates that we have reported on, the schedule of expenditures of federal awards. You also agree to include the audited financial statements with any presentation of the schedule of expenditures of federal awards that includes our report thereon. Your responsibilities include acknowledging to us in the written representation letter that (1) you are responsible for presentation of the schedule of expenditures of federal awards in accordance with the Uniform Guidance; (2) you believe the schedule of expenditures of federal awards, including its form and content, is stated fairly in accordance with the Uniform Guidance; (3) the methods of measurement or presentation have not changed from those used in the prior period (or, if they have changed, the reasons for such changes); and (4) you have disclosed to us any significant assumptions or interpretations underlying the measurement or presentation of the schedule of expenditures of federal awards.

You are also responsible for the preparation of the other supplementary information, which we have been engaged to report on, in conformity with U.S. generally accepted accounting principles (GAAP). You agree to include our report on the supplementary information in any document that contains, and indicates that we have reported on, the supplementary information. You also agree to include the audited financial statements with any presentation of the supplementary information that includes our report thereon. Your responsibilities include acknowledging to us in the written representation letter that (1) you are responsible for presentation of the supplementary information in accordance with GAAP; (2) you believe the supplementary information, including its form and content, is fairly presented in accordance with GAAP; (3) the methods of measurement or presentation have not changed from those used in the prior period (or, if they have changed, the reasons for such changes); and (4) you have disclosed to us any significant assumptions or interpretations underlying the measurement or presentation of the supplementary information.

Management is responsible for establishing and maintaining a process for tracking the status of audit findings and recommendations. Management is also responsible for identifying and providing report copies of previous financial audits, attestation engagements, performance audits, or other studies related to the objectives discussed in the Audit Scope and Objectives section of this letter. This responsibility includes relaying to us corrective actions taken to address significant findings and recommendations resulting from those audits, attestation engagements, performance audits, or studies. You are also responsible for providing management's views on our current findings, conclusions, and recommendations, as well as your planned corrective actions for the report, and for the timing and format for providing that information.

Other Services

We will also assist in preparing the financial statements, schedule of expenditures of federal awards, and related notes of the District in conformity with accounting principles generally accepted in the United States of America and the Uniform Guidance based on information provided by you. In addition, we will assist the District with the implementation of GASB Statement No. 103, *Financial Reporting Model Improvements*, effective for the year ending June 30, 2026. We will also assist in preparing the District's annual Financial Transactions Report for submission to the California State Controller's Office. These nonaudit services do not constitute an audit under *Government Auditing Standards* and such services will not be conducted in accordance with *Government Auditing Standards*. We will perform the services in accordance with applicable professional standards. We, in our sole professional judgment, reserve the right to refuse to perform any procedure or take any action that could be construed as assuming management responsibilities.

You agree to assume all management responsibilities for the financial statements, schedule of expenditures of federal awards, and related notes, the GASB 103 implementation decisions, the Financial Transactions Report, and any other nonaudit services we provide. You will be required to acknowledge in the management representation letter our assistance with all nonaudit services we provide and have accepted responsibility for them. Further, you agree to oversee the nonaudit services by designating an individual, preferably from senior management, with suitable skill, knowledge, and/or experience; evaluate the adequacy and results of those services; and accept responsibility for them.

Use of Technology, Including Artificial Intelligence Tools

In providing professional services, we may use secure technology tools, including software applications and artificial intelligence-assisted tools, to support drafting, editing, proofreading, data organization, document management, and other engagement-related functions. We remain solely responsible for the professional judgment applied, the services performed, and the final work product delivered. We will maintain the confidentiality of your information in accordance with applicable professional standards and firm policies, and any third-party tools used in connection with this engagement will be subject to appropriate confidentiality and data protection measures.

Electronic Data Communication and Storage and Use of Third-Party Service Provider

In the interest of facilitating our services to the entity, we may communicate by facsimile transmission, send data over the Internet, store electronic data via computer software applications hosted remotely on the Internet, or allow access to data through third-party vendors' secured portals or clouds. Electronic data that is confidential to the entity may be transmitted or stored using these methods. We may use third-party service providers to store or transmit this data, such as providers of tax return preparation and document management software. In using these data communication and storage methods, our firm employs measures designed to maintain data security. We use reasonable efforts to keep such communications and data access secure in accordance with our obligations under applicable laws and professional standards. We also require all of our third-party vendors to do the same.

You recognize and accept that we have no control over the unauthorized interception or breach of any communications or data once it has been sent or has been subject to unauthorized access, notwithstanding all reasonable security measures employed by us or our third-party vendors, and consent to our use of these electronic devices and applications and submission of confidential client information to third-party service providers during this engagement.

With regard to the electronic dissemination of audited financial statements, including financial statements published electronically on your website, you understand that electronic sites are a means to distribute information and, therefore, we are not required to read the information contained in these sites or to consider the consistency of other information in the electronic site with the original document.

Engagement Administration, Fees, and Other

We understand that your employees will prepare all cash, accounts receivable, or other confirmations we request and will locate any documents selected by us for testing.

We will schedule the engagement based in part on deadlines, working conditions, and the availability of your key personnel. We will plan the engagement based on the assumption that your personnel will cooperate and provide assistance by performing tasks such as preparing requested schedules, retrieving supporting documents, and preparing confirmations. If, for whatever reason, your personnel are unavailable to provide the necessary assistance in a timely manner, it may substantially increase the work we have to do to complete the engagement within the established deadlines, resulting in an increase in fees over our original fee estimate.

At the conclusion of the engagement, we will complete the appropriate sections of the Data Collection Form that summarizes our audit findings. It is management's responsibility to electronically submit the reporting package (including financial statements, schedule of expenditures of federal awards, summary schedule of prior audit findings, auditor's reports, and corrective action plan) along with the Data Collection Form to the Federal Audit Clearinghouse. We will coordinate with you the electronic submission and certification. The Data Collection Form and the reporting package must be submitted within the earlier of 30 calendar days after receipt of the auditor's reports or nine months after the end of the audit period.

We will provide copies of our reports to the District; however, management is responsible for distribution of the reports and the financial statements. Unless restricted by law or regulation, or containing privileged and confidential information, copies of our reports are to be made available for public inspection.

The audit documentation for this engagement is the property of Price Paige & Company and constitutes confidential information. However, subject to applicable laws and regulations, audit documentation and appropriate individuals will be made available upon request and in a timely manner to your cognizant agency or its designee, a federal agency providing direct or indirect funding, or the U.S. Government Accountability Office for purposes of a quality review of the audit, to resolve audit findings, or to carry out oversight responsibilities. We will notify you of any such request. If requested, access to such audit documentation will be provided under the supervision of Price Paige & Company personnel. Furthermore, upon request, we may provide copies of selected audit documentation to the aforementioned parties. These parties may intend, or decide, to distribute the copies or information contained therein to others, including other governmental agencies.

The audit documentation for this engagement will be retained for a minimum of seven years after the report release date.

Suralink is used solely as a method of exchanging information and is not intended to store the District's information. Upon completion of the engagement, data and other content will be removed from Suralink in accordance with Price Paige & Company's policy.

Osvaldo Gutierrez, CPA is the engagement partner and is responsible for supervising the engagement and signing the reports or authorizing another individual to sign them. To ensure that Price Paige & Company's independence is not impaired under the AICPA Code of Professional Conduct, you agree to inform the engagement partner before entering into any substantive employment discussions with any of our personnel.

Our fees for the services listed above will be billed at the hourly billing rates for the individuals involved, plus any out-of-pocket expenses. Because our fees are based on time actually incurred, there is no fixed fee for this engagement. Based on our current understanding of the District's records and operations, we anticipate total fees for the June 30, 2026 audit of approximately $38,000 to $50,000. That figure is an estimate, not a cap. If accumulated fees reach $38,000 and we determine that significant additional work remains, we will stop and discuss the circumstances, the additional work required, and the revised estimate with you before continuing. We will do the same at any point we conclude the total will exceed $50,000. Our estimate assumes anticipated cooperation from your personnel, that the accounting records are complete and reconciled when fieldwork begins, and that unexpected circumstances are not encountered.

Our standard hourly rates vary according to the degree of responsibility involved and the experience level of the personnel assigned to your engagement. Our billing rates are reviewed annually and, where appropriate, adjusted for any increases due to inflation and other factors. We will issue a monthly billing statement for the work completed in that month. Payments for services are due when rendered and interim billings may be submitted as work progresses and expenses are incurred.

If any dispute pertaining to our work product arises among the parties hereto, the parties agree first to try in good faith to settle the dispute by mediation administered by the American Arbitration Association under its Rules for Professional Accounting and Related Services Disputes before resorting to litigation. The costs of any mediation proceeding shall be shared equally by all parties.

All work will be suspended if your account becomes 90 days past due. No work will be resumed until your account is fully paid. You acknowledge and agree that in the event we stop work or withdraw from this engagement as a result of your failure to pay on a timely basis for services rendered as required by this engagement letter, we shall not be liable for any damages that occur as a result of our ceasing to render services. Client and accountant both agree that any dispute over fees charged by the accountant to the client will be submitted for resolution by arbitration in accordance with the Rules for Professional Accounting and Related Services Disputes of the American Arbitration Association. Such arbitration shall be binding and final. IN AGREEING TO ARBITRATION, WE BOTH ACKNOWLEDGE THAT, IN THE EVENT OF A DISPUTE OVER FEES CHARGED BY THE ACCOUNTANT, EACH OF US IS GIVING UP THE RIGHT TO HAVE THE DISPUTE DECIDED IN A COURT OF LAW BEFORE A JUDGE OR JURY AND INSTEAD WE ARE ACCEPTING THE USE OF ARBITRATION FOR RESOLUTION.

Reporting

We will issue written reports upon completion of our Single Audit. Our reports will be addressed to the Board of Directors of Malaga County Water District. Circumstances may arise in which our report may differ from its expected form and content based on the results of our audit. Depending on the nature of these circumstances, it may be necessary for us to modify our opinions, add a separate section, or add an emphasis-of-matter or other-matter paragraph to our auditor's report, or if necessary, withdraw from this engagement. If our opinions are other than unmodified, we will discuss the reasons with you in advance. If, for any reason, we are unable to complete the audit or are unable to form or have not formed opinions, we may decline to express opinions or issue reports, or we may withdraw from this engagement.

The *Government Auditing Standards* report on internal control over financial reporting and on compliance and other matters will state that (1) the purpose of the report is solely to describe the scope of testing of internal control and compliance and the results of that testing, and not to provide an opinion on the effectiveness of the entity's internal control or on compliance, and (2) the report is an integral part of an audit performed in accordance with *Government Auditing Standards* in considering the entity's internal control and compliance. The Uniform Guidance report on internal control over compliance will state that the purpose of the report on internal control over compliance is solely to describe the scope of testing of internal control over compliance and the results of that testing based on the requirements of the Uniform Guidance. Both reports will state that the report is not suitable for any other purpose.

We appreciate the opportunity to be of service to the District and believe this letter accurately summarizes the significant terms of our engagement. If you have any questions, please let us know. If you agree with the terms of our engagement as described in this letter, please return a signed copy to us at your earliest convenience.

Very truly yours,

Osvaldo Gutierrez, CPA
Price Paige & Company
\- - - - -

RESPONSE:

This letter correctly sets forth the understanding of **Malaga County Water District**.

Governance Signature	*Title*	*Date*

Management Signature	*Title*	*Date*