

# CA DRINKING WATER

**Twain Harte Valley Mutual Water Company  
Median Household Income Survey  
Final Report – January 2024  
AR 6894**



January 11, 2024

Emma Blankenship  
Water Resource Control Engineer  
Small Community Technical Assistance  
SWRCB - Division of Financial Assistance  
1001 I Street, 16<sup>th</sup> Floor  
Sacramento, CA 95814

**Subject: AR 6894, Twain Harte Valley Mutual Water Company MHI Survey**

Dear Emma,

Enclosed please find the final report for the Twain Harte Valley Mutual Water Company.

The report consists of documentation to determine the Median Household Income (MHI) for the Drinking Water service area.

If you have additional questions, please feel free to contact me at (916) 508-3031.

Sincerely,

*Kim Bennett*

Kim Bennett  
Regional Field Manager  
RCAC Community & Environmental Services

Enclosure: Income Survey Report, MHI Data  
CC. Sirichad Tara Ouitavon, Senior Water Resource Control Engineer, SWRCB, Division of Drinking Water  
Caitlin Juarez, SWRCB, Water Resource Control Engineer, SWRCB Division of Drinking Water  
Chris Trott, President, Twain Harte Valley Mutual Water Company  
Jean Thompson, Assistant Field Manager RCAC – Community & Environmental Services



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## Submittal Details

### Final Report Date

January 11, 2024

### Community Contact Information

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Twain Harte, CA 95383  
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## Introduction

Twain Harte Valley Mutual Water Company (THVMWC) is a private not for profit water system (California Public Water System ID. CA5500080). Twain Harte Valley MWC is located near Sonora, in Tuolumne County, California.

THVMWC is pursuing state and federal funding programs for Preliminary Engineering Report (PER) to evaluate the replacement of the oldest 127,000-gallon water tank, replace and upgrade much of the existing distribution lines, and replace standpipes with fire hydrants. This will enable THVMWC to provide safe drinking water and to operate more efficiently.

As part of the process to apply for state funding programs, THVMWC needed to establish their Median Household Income (MHI) for the service area. The State Water Resources Control Board (SWRCB) requested that Rural Community Assistance Corporation (RCAC), a private, nonprofit organization, perform the MHI under the Safe and Affordable Funding for Equity and Resiliency (SAFER) technical assistance program for submittal to the SWRCB - Division of Financial Assistance (DFA).

## Survey Validity Period

The survey results are valid for up to five years from the date of the final survey report. The Funding Agency holds the right to audit the data five years from the date of the final report. The Funding Agency is not obligated to use the income survey MHI to determine funding eligibility if there is reason to believe the data is no longer accurate.

## Survey Rationale

The MHI data available may not be representative of the MHI for the water system service area boundaries and an income survey is needed. The SWRCB-DFA requested RCAC to conduct an income survey to determine the MHI as part of the application process for funding eligibility. The addresses of those surveyed are attached and titled "Resident List of THVMWC" (see Exhibit B, pages 10-13).

## Income Survey Methodology

Funding agency guidelines require that an impartial agency conduct the income survey using an approved format.

A unique survey number is randomly assigned to each household receiving a survey questionnaire to maintain the respondent's anonymity. The customer's personal information (name, phone, etc.) is considered confidential and is not provided to any funding agency or other entity. RCAC will retain the original survey forms containing personal information on file at their corporate office, 3120 Freeboard Drive, Suite 201, West Sacramento, California, 95691 for seven (7) years.

THVMWC provided RCAC with addresses for the units used in the survey. RCAC developed the letters and survey form based on the Policy for Developing the Fund Expenditure Plan for the

Safe and Affordable Drinking Water Fund, Appendix B. Multiagency Income Survey Guidelines established for SWRCB and United States Department of Agriculture Rural Development (USDA-RD) dated August 2021 (see Exhibit C, pages 14-18).

A letter of explanation was mailed and/or delivered on June 30, 2023, to all households within the survey area. The first survey letter and form, and a corresponding postage-paid reply envelope was mailed and/or delivered to each household on July 7, 2023. On July 28, 2023, October 10, 2023, and November 30, 2023, a second, third, and fourth survey letter and a corresponding postage-paid reply envelope was mailed and/or delivered to each household that did not respond to the first, second and/or third survey. RCAC conducted a door-to-door survey of all non-responding residents on August 18, 2023. The survey responses are mailed back to RCAC to maintain customer privacy.

The income survey form listed income categories and requested respondents to provide the total household income from the past 12 months. It also asked the respondent how many people reside at the residence, and if the property is a primary home, secondary home, rental property, commercial property, vacant lot, or vacant home.

The median household incomes for the project service area survey were calculated by RCAC as follows:

The median income is defined as that income in the middle of the data collected from the universe after all incomes are ranked in order from lowest to highest incomes. For example, if there are five houses surveyed, and the five ranks of income are \$10k, \$13k, \$14k, \$19k, \$150k, then **\$14k** is the median income because it is two from the top rank and two from the bottom rank. The median may require averaging if you have an even number of universe data available, and the two incomes in the middle are different.

The definition of household income is the total income in the past 12 months from **all sources**, by all members of one single residence. The results of the survey will be used by SWRCB - DFA to measure the community's ability to finance the project and to determine funding eligibility.

Upon receiving the completed surveys, RCAC calculated the MHI for the project service area community and submitted the data to the SWRCB - DFA. Upon concurrence of the data, RCAC will provide a final report to THVMWC.

## Limited English Proficiency (LEP) Data

The Limited English Proficiency (LEP) data from Census.gov, Zip Code Tabulation Area (ZCTA) 95, Table S1601, American Community Survey for languages spoken at home and ability to speak English for populations aged five years and up estimates 1.5% population speak English less than very well. This information was extrapolated for THVMWC and RCAC provided all survey letters and forms in English.

# Median Household Income and Response Rate

An income survey was conducted within the THVMWC service boundaries (see Exhibit A, pages 6-9). A summary of the results is listed below with more detailed information in the exhibits. The MHI for this survey counted primary and secondary residences.

The guidelines require that vacant homes have an inactive connection to exclude them from the survey universe. RCAC contacted the SWRCB-DFA and requested approval to exclude two residential connections as vacant homes and provided justification.

There are a total of 116 parcels, within the THVMWC drinking water service area; two are commercial, 10 are vacant lots, and zero are vacant homes with inactive connections, leaving 104 residential parcels (households) to survey. The 78 responses account for a 76 percent response rate. A survey universe with 104 residential households requires a sample size of 82 responses, or 78 percent response rate to meet State and Federal guidelines.

*Normally, 82 responses 78 percent response rate, is required for a survey universe of this size. RCAC contacted the State Water Resources Control Board – Division of Financial Assistance and together they determined that even if the four remaining households (needed to obtain the required 82 responses) responded with an income of \$1,000,000 (the highest income reported) the system would still have an MHI of \$66,780. The MHI of \$66,780 is based on 82 responses with a 78.8 percent response rate (see Exhibit D, pages 19-25).*

The Median Household Income for THVMWC is \$66,780 (see Exhibit E, pages 26-31).

## Response Rate

Total number of parcels	116
<b>Total in service area</b>	<b>116</b>
Total number of commercial	2
Total number of vacant lots	10
Total number of vacant homes (active/inactive)	0
<b>Total to be surveyed</b>	<b>104</b>
Total number of primary home responses	55
Total number of secondary home responses	23
<b>Total survey responses</b>	<b>78</b>
Total number of non-responses	24
Total number of default responses required	4
<b>Response rate calculation</b>	<b>82 ÷ 102 = 78.8%</b>

## Disclaimer

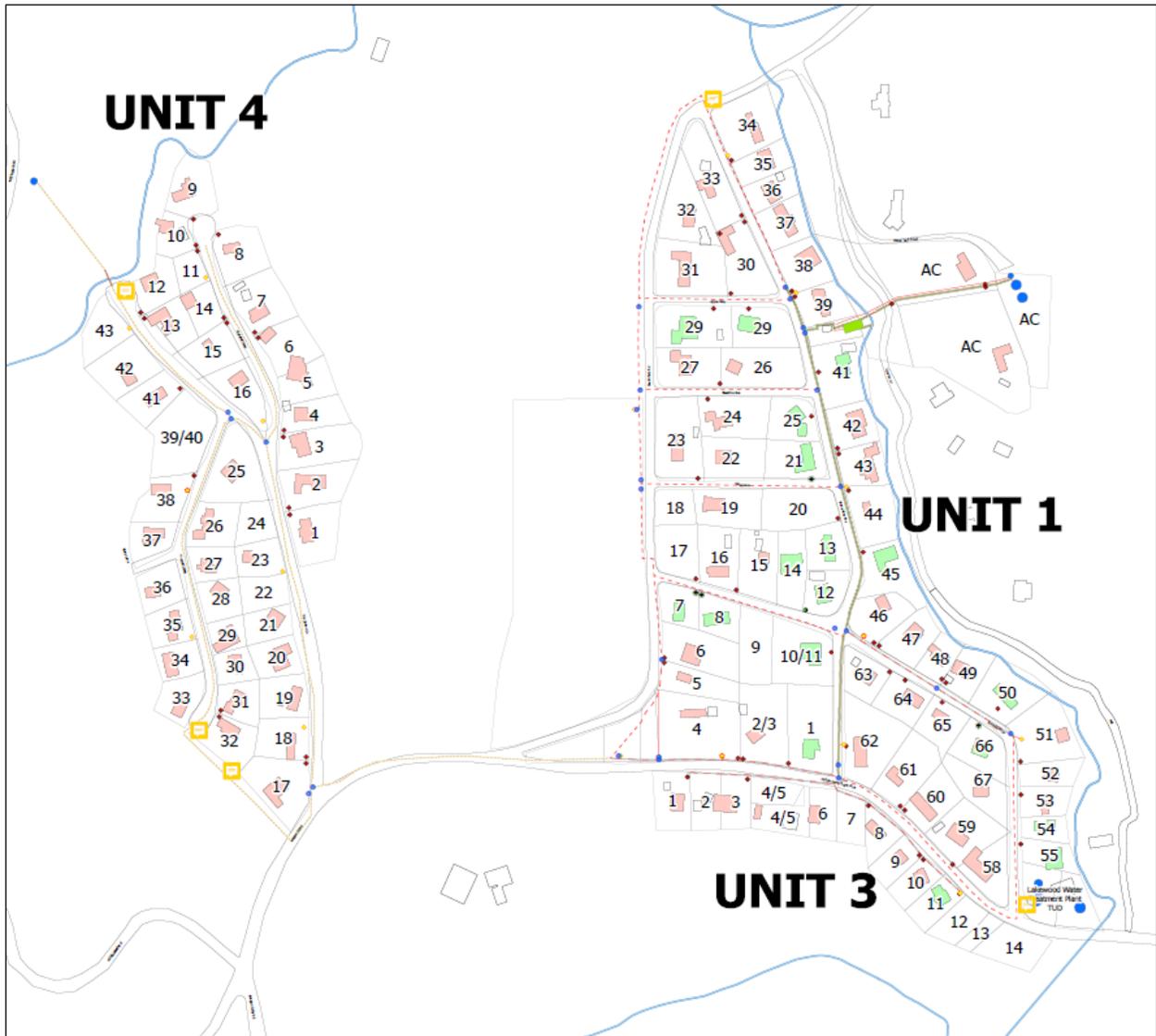
*The results of this survey may be used to support loans and or grant applications to multiple funding agencies, for multiple types of projects benefiting residents within the survey area. Each*

*funding agency has unique criteria for determining funding awards. A funding agency may look at the survey in terms of whether a community is disadvantaged, the percentage of low to moderate income people in the survey area, the MHI of the survey area in relation to State non-metro MHI's, or other criteria. These factors help a funder determine whether a project is eligible for funding, whether it is eligible for grants, what percentage of grant is available in a grant loan package, or what interest rates the project qualifies for in a loan. Eligibility of a project for funding changes with time, so the funding package available to a project this year might not be the same package available next year.*

*RCAC makes no claims regarding funding eligibility of any projects the system may be considering, now and in the future. Further, funding agencies generally use the most recent and accurate income survey results available when funding projects. RCAC makes no claims about how long the results of this survey will remain valid before being superseded by other newer surveys. It is recommended that the system contacts any funding agencies under consideration directly to discuss funding eligibility.*

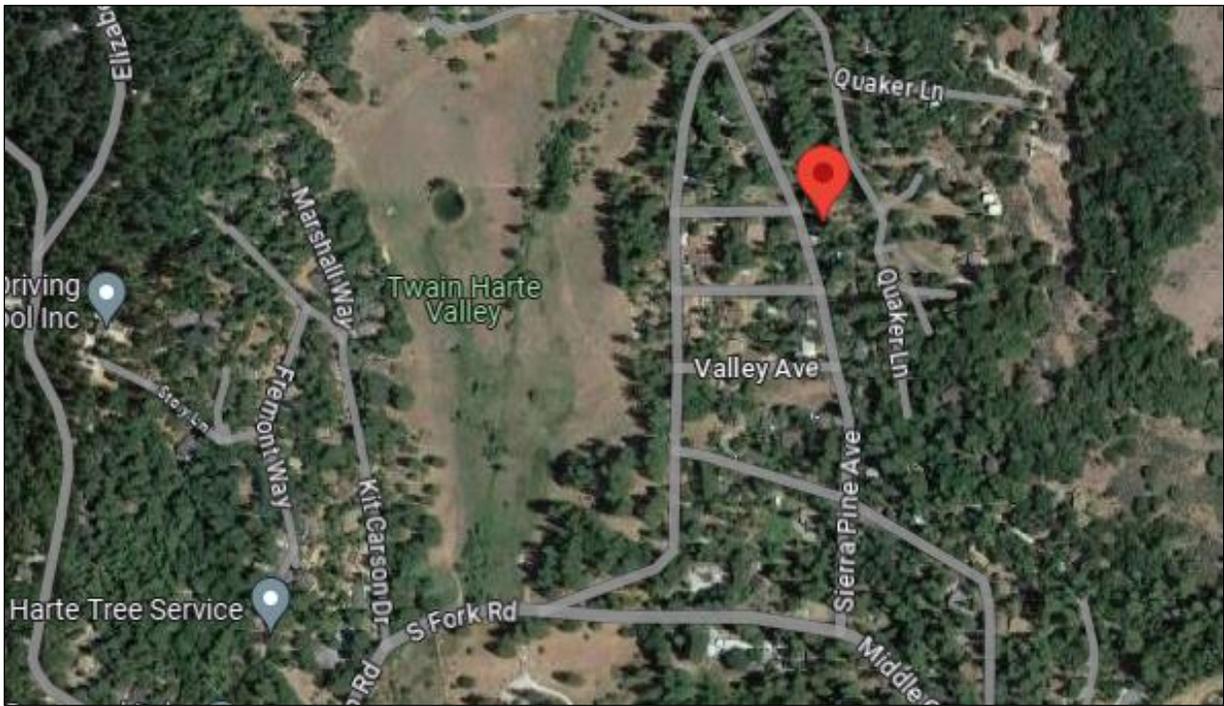
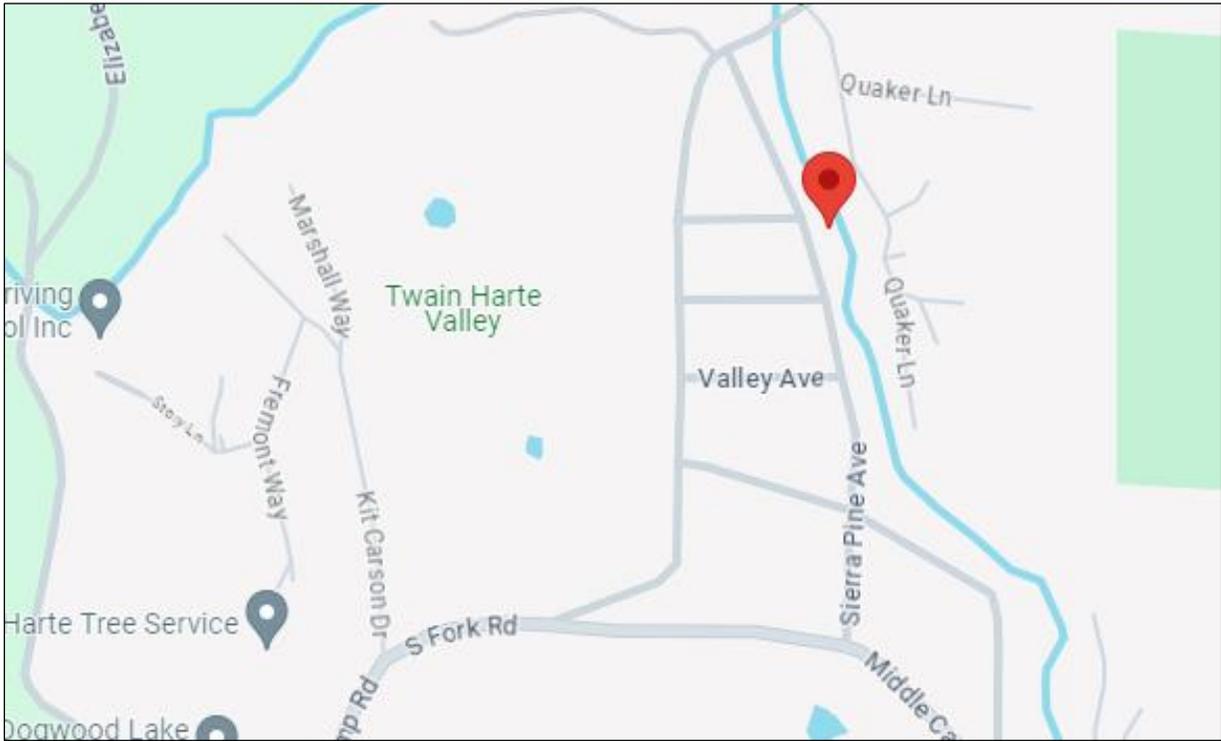
# Exhibit A: Maps and Photos

# A-1. Service Area Boundary Map(s)



<ul style="list-style-type: none"> <li>Gate Valve</li> <li>Standard hydrant</li> <li>Dry hydrant, Standpipe</li> </ul>	<p><b>Water Main</b> Dimension, Type, PipeType</p> <ul style="list-style-type: none"> <li>2 inch, Buried, PVC</li> <li>4 inch, Buried, Galvanized</li> <li>4 inch, Buried, Transite</li> <li>6 inch, Buried, Wrapped Steel</li> <li>&lt;Null&gt;, Above Ground, Unknown</li> <li>&lt;Null&gt;, PGE Ditch, Ditch; &lt;Null&gt;, TUD Section IV - Ditch, Ditch</li> <li>&lt;Null&gt;, Buried, &lt;Null&gt;</li> </ul>	<p><b>Building - Curb Stop Located</b></p> <ul style="list-style-type: none"> <li>No</li> <li>Yes</li> </ul> <p><b>Buildings</b> TYPE</p> <ul style="list-style-type: none"> <li>Other Structures</li> </ul>	<ul style="list-style-type: none"> <li>Sed Basin</li> <li>Water Tank</li> </ul> <p><b>Curb Stop</b> Accessible, Lockable, Meter</p> <ul style="list-style-type: none"> <li>&lt;Null&gt;, &lt;Null&gt;, &lt;Null&gt;</li> <li>&lt;Null&gt;, Not lockable, &lt;Null&gt;</li> <li>Yes, Not lockable, No</li> </ul>	<ul style="list-style-type: none"> <li>Yes, Yes lockable, Yes</li> </ul> <p><b>Curb Stop</b> Number of Connections</p> <ul style="list-style-type: none"> <li>1</li> <li>2</li> <li>Unknown</li> </ul>
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## A-2: Location and Satellite Maps



**A-3: Area Photos**



Exhibit B:  
List of Residents

## B-1: Responses - Primary & Secondary

	<b>PROPERTY ADDRESS</b>	<b>CITY</b>	<b>STATE</b>	<b>ZIP</b>
18749	APPLE WAY	TWAIN HARTE	CA	95383
18735	BEATRICE AVE.	TWAIN HARTE	CA	95383
18750	BROADHURST DR.	TWAIN HARTE	CA	95383
18770	BROADHURST DR.	TWAIN HARTE	CA	95383
18790	BROADHURST DR.	TWAIN HARTE	CA	95383
18814	BROADHURST DR.	TWAIN HARTE	CA	95383
18817	BROADHURST DR.	TWAIN HARTE	CA	95383
18822	BROADHURST DR.	TWAIN HARTE	CA	95383
18829	BROADHURST DR.	TWAIN HARTE	CA	95383
18830	BROADHURST DR.	TWAIN HARTE	CA	95383
18838	BROADHURST DR.	TWAIN HARTE	CA	95383
18846	BROADHURST DR.	TWAIN HARTE	CA	95383
18854	BROADHURST DR.	TWAIN HARTE	CA	95383
18862	BROADHURST DR.	TWAIN HARTE	CA	95383
18870	BROADHURST DR.	TWAIN HARTE	CA	95383
18878	BROADHURST DR.	TWAIN HARTE	CA	95383
23683	FREMONT WAY	TWAIN HARTE	CA	95383
23702	FREMONT WAY	TWAIN HARTE	CA	95383
23705	FREMONT WAY	TWAIN HARTE	CA	95383
23715	FREMONT WAY	TWAIN HARTE	CA	95383
23727	FREMONT WAY	TWAIN HARTE	CA	95383
23734	FREMONT WAY	TWAIN HARTE	CA	95383
23747	FREMONT WAY	TWAIN HARTE	CA	95383
23779	FREMONT WAY	TWAIN HARTE	CA	95383
23672	KIT CARSON DR.	TWAIN HARTE	CA	95383
23700	KIT CARSON DR.	TWAIN HARTE	CA	95383
23714	KIT CARSON DR.	TWAIN HARTE	CA	95383
23742	KIT CARSON DR.	TWAIN HARTE	CA	95383
23760	KIT CARSON DR.	TWAIN HARTE	CA	95383
23765	KIT CARSON DR.	TWAIN HARTE	CA	95383
23777	KIT CARSON DR.	TWAIN HARTE	CA	95383
23795	KIT CARSON DR.	TWAIN HARTE	CA	95383
23839	KIT CARSON DR.	TWAIN HARTE	CA	95383
23840	KIT CARSON DR.	TWAIN HARTE	CA	95383
23857	KIT CARSON DR.	TWAIN HARTE	CA	95383
23792	KIT CARSON DR.	TWAIN HARTE	CA	95383
23820	MARSHALL WAY	TWAIN HARTE	CA	95383
23827	MARSHALL WAY	TWAIN HARTE	CA	95383
23859	MARSHALL WAY	TWAIN HARTE	CA	95383
23862	MARSHALL WAY	TWAIN HARTE	CA	95383
23875	MARSHALL WAY	TWAIN HARTE	CA	95383
23882	MARSHALL WAY	TWAIN HARTE	CA	95383
23892	MARSHALL WAY	TWAIN HARTE	CA	95383
18721	MIDDLECAMP RD.	TWAIN HARTE	CA	95383
18732	MIDDLECAMP RD.	TWAIN HARTE	CA	95383
18746	MIDDLECAMP RD.	TWAIN HARTE	CA	95383
18751	MIDDLECAMP RD.	TWAIN HARTE	CA	95383
18774	MIDDLECAMP RD.	TWAIN HARTE	CA	95383
18802	MIDDLECAMP RD.	TWAIN HARTE	CA	95383
18803	MIDDLECAMP RD.	TWAIN HARTE	CA	95383

18814	MIDDLECAMP RD.	TWAIN HARTE	CA	95383
18832	MIDDLECAMP RD.	TWAIN HARTE	CA	95383
18837	MIDDLECAMP RD.	TWAIN HARTE	CA	95383
23823	QUAKER LANE	TWAIN HARTE	CA	95383
23833	QUAKER LANE	TWAIN HARTE	CA	95383
23855	QUAKER LANE	TWAIN HARTE	CA	95383
23677	SIERRA PINE AVE.	TWAIN HARTE	CA	95383
23700	SIERRA PINE AVE.	TWAIN HARTE	CA	95383
23759	SIERRA PINE AVE.	TWAIN HARTE	CA	95383
23762	SIERRA PINE AVE.	TWAIN HARTE	CA	95383
23789	SIERRA PINE AVE.	TWAIN HARTE	CA	95383
23812	SIERRA PINE AVE.	TWAIN HARTE	CA	95383
23837	SIERRA PINE AVE.	TWAIN HARTE	CA	95383
23853	SIERRA PINE AVE.	TWAIN HARTE	CA	95383
23880	SIERRA PINE AVE.	TWAIN HARTE	CA	95383
23899	SIERRA PINE AVE.	TWAIN HARTE	CA	95383
23900	SIERRA PINE AVE.	TWAIN HARTE	CA	95383
23933	SIERRA PINE AVE.	TWAIN HARTE	CA	95383
23715	SOUTH FORK RD.	TWAIN HARTE	CA	95383
23731	SOUTH FORK RD.	TWAIN HARTE	CA	95383
23747	SOUTH FORK RD.	TWAIN HARTE	CA	95383
23795	SOUTH FORK RD.	TWAIN HARTE	CA	95383
23827	SOUTH FORK RD.	TWAIN HARTE	CA	95383
23843	SOUTH FORK RD.	TWAIN HARTE	CA	95383
23859	SOUTH FORK RD.	TWAIN HARTE	CA	95383
23875	SOUTH FORK RD.	TWAIN HARTE	CA	95383
18518	STORY LANE	TWAIN HARTE	CA	95383
18733	VALLEY AVE.	TWAIN HARTE	CA	95383

**B-2: No Response**

	<b>PROPERTY ADDRESS</b>	<b>CITY</b>	<b>STATE</b>	<b>ZIP</b>
18727	BROADHURST DR.	TWAIN HARTE	CA	95383
18730	BROADHURST DR.	TWAIN HARTE	CA	95383
18805	BROADHURST DR.	TWAIN HARTE	CA	95383
18806	BROADHURST DR.	TWAIN HARTE	CA	95383
18839	BROADHURST DR.	TWAIN HARTE	CA	95383
18861	BROADHURST DR.	TWAIN HARTE	CA	95383
23718	FREMONT WAY	TWAIN HARTE	CA	95383
23763	FREMONT WAY	TWAIN HARTE	CA	95383
23686	KIT CARSON DR.	TWAIN HARTE	CA	95383
23728	KIT CARSON DR.	TWAIN HARTE	CA	95383
23811	MARSHALL WAY	TWAIN HARTE	CA	95383
23843	MARSHALL WAY	TWAIN HARTE	CA	95383
23852	MARSHALL WAY	TWAIN HARTE	CA	95383
18775	MIDDLECAMP RD.	TWAIN HARTE	CA	95383
18817	MIDDLECAMP RD.	TWAIN HARTE	CA	95383
18827	MIDDLECAMP RD.	TWAIN HARTE	CA	95383
18838	MIDDLECAMP RD.	TWAIN HARTE	CA	95383
23769	SIERRA PINE AVE.	TWAIN HARTE	CA	95383
23792	SIERRA PINE AVE.	TWAIN HARTE	CA	95383
23811	SIERRA PINE AVE.	TWAIN HARTE	CA	95383
23869	SIERRA PINE AVE.	TWAIN HARTE	CA	95383

23885	SIERRA PINE AVE.	TWAIN HARTE	CA	95383
23917	SIERRA PINE AVE.	TWAIN HARTE	CA	95383
18522	STORY LANE	TWAIN HARTE	CA	95383
18527	STORY LANE	TWAIN HARTE	CA	95383
18734	VALLEY AVE.	TWAIN HARTE	CA	95383

### **B-3: Commercial**

<b>PROPERTY ADDRESS</b>		<b>CITY</b>	<b>STATE</b>	<b>ZIP</b>
18750	BEATRICE AVE.	TWAIN HARTE	CA	95383
23824	KIT CARSON DR.	TWAIN HARTE	CA	95383

### **B-4: Vacant Lots**

<b>PROPERTY ADDRESS</b>		<b>CITY</b>	<b>STATE</b>	<b>ZIP</b>
23858	KIT CARSON DR.	TWAIN HARTE	CA	95383
23872	MARSHALL WAY	TWAIN HARTE	CA	95383
	MIDDLECAMP RD.	TWAIN HARTE	CA	95383
18751	MIDDLECAMP RD.	TWAIN HARTE	CA	95383
18751	MIDDLECAMP RD.	TWAIN HARTE	CA	95383
18855	MIDDLECAMP RD.	TWAIN HARTE	CA	95383
	SOUTH FORK RD.	TWAIN HARTE	CA	95383
	SOUTH FORK RD.	TWAIN HARTE	CA	95383
23736	SOUTH FORK RD.	TWAIN HARTE	CA	95383
	VALLEY AVE.	TWAIN HARTE	CA	95383

### **B-5: Vacant Homes (Active/Inactive Connections)**

(There are zero vacant active/inactive connections.)

# Exhibit C: Sample Survey Letters and Forms

## C-1: Letter(s) to Notify Community of Income Survey



Twain Harte Valley Mutual Water Co.  
PO Box 611  
Twain Harte, CA 95383

June 30, 2023

Dear Resident of Twain Harte Valley Mutual Water Company,

The Twain Harte Valley Mutual Water Company (THVMWC) is pursuing state and federal funding programs for system improvements and upgrades that will include the following:

Preliminary Engineering Report (PER) to evaluate the replacement of the oldest 127,000-gallon water tank, replace and upgrade much of the existing distribution lines, and replace standpipes with fire hydrants. This will enable THVMWC to provide safe drinking water and to operate more efficiently.

As part of the application process, the funding agency needs to determine the median household income of the service area. THVMWC will have an impartial third-party contractor perform a focused household income survey. Income surveys require a high percentage of residents to respond for the survey to be considered valid. The submittal of incomplete or inaccurate income information could significantly delay or potentially jeopardize the service area's ability to receive state or federal funding support.

It is therefore critical that you provide the information requested accurately on the survey form. **Your responses to this survey will be kept anonymous. No personal identifying information will be reported in the survey results.**

The Rural Community Assistance Corporation (RCAC) will perform this survey. An income survey will be mailed to you in the next few days. Please complete the information and return in the postage paid return envelope to RCAC, 3120 Freeboard Drive, Ste. 201, W. Sacramento, CA 95691. If unable to meet the response rate after repeated mailings, RCAC will perform door-to-door surveying. RCAC has been authorized to perform this survey on behalf of THVMWC.

You can help your community and THVMWC obtain funding from federal and state funding agencies, so that needed improvements can be made. Thank you for your assistance. For more information, please feel free to contact:

Chris Trott, President, THVMWC, Phone No: 209/586-0476, Email: thvmutwaterco@gmail.com

Jean Thompson, Asst. Field Manager, RCAC - Environmental, Phone No: 916/207-8814, Email: jthompson@rcac.org

Thank you for your help,

Chris Trott, President  
Twain Harte Valley Mutual Water Co.

## C-2: First Letter for Mailed Surveys



Twain Harte Valley Mutual Water Co.  
PO Box 611  
Twain Harte, CA 95383

July 7, 2023

### **ATTENTION: RESIDENTS OF TWAIN HARTE VALLEY MUTUAL WATER CO.**

The Twain Harte Valley Mutual Water Co. (THVMWC) authorized Rural Community Assistance Corporation (RCAC) to conduct an income survey in your neighborhood. Attached is the survey form that will be utilized to obtain the needed information. Please complete the survey to the best of your ability.

The information obtained through this survey is necessary to determine funding eligibility from various federal or state programs. The funding will be used to complete a Preliminary Engineering Report (PER) to evaluate the replacement of the oldest 127,000-gallon water tank, replace and upgrade much of the existing distribution lines, and replace standpipes with fire hydrants. This will enable THVMWC to provide safe drinking water and to operate more efficiently.

This survey is being conducted to establish an accurate Median Household Income of the service area.

Any personally identifiable information will be kept confidential. Income data may be publicly released but will not contain any personally identifiable information. It is important that the information you provide is an accurate representation of the questions asked. Please complete the attached survey as soon as possible and return the completed survey form in the included pre-addressed, postage paid envelope. Assistance can be arranged to help you complete the survey if required. **If a response is not received within 15 business days, you will receive an additional notice with a second copy of the form for your response.**

Once the completed surveys have been received, RCAC will create two separate lists: one with anonymous data from the survey, and one with a list of households. The key used to associate the survey results with specific households' addresses will be kept confidential and will only be utilized to verify the accuracy of the income report by RCAC.

If you would like more information about the survey and how the information will be utilized to assist the residents of THVMWC, please feel free to contact:

Chris Trott, President, THVMWC, Phone No: 209/586-0476, Email:  
thvmutwaterco@gmail.com

Jean Thompson, Asst. Field Manager, RCAC - Environmental, Phone: 916/207-8814,  
Email: jthompson@rcac.org

### C-3: Second Letter for Mailed Surveys



Twain Harte Valley Mutual Water Co.  
PO Box 611  
Twain Harte, CA 95383

July 28, 2023

#### **ATTENTION: RESIDENTS OF TWAIN HARTE VALLEY MUTUAL WATER CO.**

The Twain Harte Valley Mutual Water Co. (THVMWC) authorized Rural Community Assistance Corporation (RCAC) to conduct an income survey in your neighborhood. Attached is the survey form that will be utilized to obtain the needed information. Please complete the survey to the best of your ability.

The information obtained through this survey is necessary to determine funding eligibility from various federal or state programs. The funding will be used to complete a Preliminary Engineering Report (PER) to evaluate the replacement of the oldest 127,000-gallon water tank, replace and upgrade much of the existing distribution lines, and replace standpipes with fire hydrants. This will enable THVMWC to provide safe drinking water and to operate more efficiently.

This survey is being conducted to establish an accurate Median Household Income of the service area.

Any personally identifiable information will be kept confidential. Income data may be publicly released but will not contain any personally identifiable information. It is important that the information you provide is an accurate representation of the questions asked. Please complete the attached survey as soon as possible and return the completed survey form in the included pre-addressed, postage paid envelope. Assistance can be arranged to help you complete the survey if required. **If a response is not received within 15 business days, RCAC will perform a door to door survey.**

Once the completed surveys have been received, RCAC will create two separate lists: one with anonymous data from the survey, and one with a list of households. The key used to associate the survey results with specific households' addresses will be kept confidential and will only be utilized to verify the accuracy of the income report by RCAC.

If you would like more information about the survey and how the information will be utilized to assist the residents of THVMWC, please feel free to contact:

Chris Trott, President, THVMWC, Phone No: 209/586-0476, Email:  
thvmutwaterco@gmail.com

Jean Thompson, Asst. Field Manager, RCAC - Environmental, Phone: 916/207-8814,  
Email: jthompson@rcac.org

**C-4: Household Income Survey Form**

## Household Income Survey

<b>Residential Address:</b>	<b>Survey Number:</b>	
<p><b>1. Please check the appropriate box regarding the property listed above:</b></p> <p><input type="checkbox"/> Primary Home (primary residence or occupied by a seasonal migrant laborer)</p> <p><input type="checkbox"/> Secondary Home (vacation or seasonal home)</p> <p><input type="checkbox"/> Rental Home and I am the Owner (Skip sections 2 and 3, answer 4)</p> <p><input type="checkbox"/> Commercial Property including Short Term Rentals (Skip sections 2-4)</p> <p><input type="checkbox"/> Vacant Lot (Skip sections 2-4)</p> <p><input type="checkbox"/> Vacant Home (Skip sections 2-4)</p>		
<p><b>2. How many people including children and adults live in this household?</b></p>		
<p><b>3. Provide your household income information for the past 12 months below:</b></p> <p>Household earnings in wages, salary, commissions, and bonuses from all jobs of residents 15 and older <span style="float: right;">\$ _____</span></p> <p>Net non-farm business, professional practice or partnership income <span style="float: right;">\$ _____</span></p> <p>Net farm income <span style="float: right;">\$ _____</span></p> <p>Other earnings (interest, Social Security, public assistance, retirement plans, etc.) <span style="float: right;">\$ _____</span></p> <p><b>Total Income</b> <span style="float: right;"><b>\$ _____</b></span></p>		
<p><b>4. If this property is a rental and you are the owner, please provide the tenant's name and mailing address.</b></p> <p><i>Tenant Name:</i></p> <p><i>Tenant Mailing Address:</i></p>		
<p>I hereby certify that the above statements are true and correct to the best of my knowledge.</p>		
Printed Name	Signature	Date

**Please return this survey in the enclosed postage-paid envelope**

# Exhibit D: Requests and Approvals

## D-1: Request to Use Additional Values

**From:** Jean Thompson  
**Sent:** Monday, January 29, 2024 2:27 PM  
**To:** Blankenship, Emma@Waterboards <[Emma.Blankenship@Waterboards.ca.gov](mailto:Emma.Blankenship@Waterboards.ca.gov)>  
**Subject:** RE: Twain Harte Valley MWC AR6894  
**Importance:** High

Hi Emma,

If I add the two to the universe it does increase the number of responses for USDA RD from 80 to 82 and defaulting four (4) instead of two increased the MHI to \$66,780 (see attachment). Do you want me to move forward with defaulting the four and updating the report to state as much?

Thanks,  
**JEAN THOMPSON**  
**RCAC / ENVIRONMENTAL PROGRAMS**  
Assistant Field Manager / Lodi  
(916) 207-8814  
[www.rcac.org](http://www.rcac.org)

**From:** Jean Thompson <[JThompson@rcac.org](mailto:JThompson@rcac.org)>  
**Sent:** Wednesday, January 3, 2024 2:42 PM  
**To:** Blankenship, Emma@Waterboards <[Emma.Blankenship@Waterboards.ca.gov](mailto:Emma.Blankenship@Waterboards.ca.gov)>  
**Subject:** Twain Harte MWC Request to Use Additional Values

Hi Emma,

This email serves as our formal request for authorization to use additional values due to an inability to meet the sample size requirements.

RCAC conducted three mailings on 7/7/23, 7/28/23, 10/6/23 and a door-to-door survey on 8/18/23. I discussed with Chris Trott, Board President if the board preferred that we mail a fourth notice or conduct another door-to-door survey, and they concurred a fourth mailing would be more productive. The board members contact each of the non-responders to encourage them to participate prior to RCAC mailing out a fourth notice on 11/30/2023. Since I have spoken with Chris Trott, the board feels they have exhausted their efforts to get folks to participate.

Since we were unable to achieve the required minimum sample size, we are requesting authorization to include default values in our calculations. We recommend defaulting them to the maximum observed household income value of \$1,000,000. We have attached the current electronic version of the Income Survey Results Template to this request.

Sincerely,  
**JEAN THOMPSON**  
**RCAC / ENVIRONMENTAL PROGRAMS**  
Assistant Field Manager / Lodi  
(916) 207-8814  
[www.rcac.org](http://www.rcac.org)

## D-2: Funding Agency Approval to Use Additional Values

**From:** Blankenship, Emma@Waterboards <Emma.Blankenship@Waterboards.ca.gov>  
**Sent:** Monday, January 29, 2024 2:49 PM  
**To:** Jean Thompson <JThompson@rcac.org>  
**Subject:** Re: Twain Harte Valley MWC AR6894

Hi Jean,

Yes, please add those two homes in the survey universe and default four homes. Thank you for your patience despite the change in direction.

Best,

### **Emma Blankenship**

*Water Resource Control Engineer  
Small Community Technical Assistance  
Division of Financial Assistance  
1001 I Street, 16th Floor, Sacramento, CA 95814  
[emma.blankenship@waterboards.ca.gov](mailto:emma.blankenship@waterboards.ca.gov)*

**From:** Blankenship, Emma@Waterboards <Emma.Blankenship@Waterboards.ca.gov>  
**Sent:** Monday, January 8, 2024 3:43 PM  
**To:** Jean Thompson <JThompson@rcac.org>  
**Subject:** Re: Twain Harte MWC Request to Use Additional Values

Good afternoon Jean,

I approve the default of two survey responses to \$1,000,000 for the Twain Harte Valley MWC income survey due to the amount of survey attempts.

Best,

### **Emma Blankenship**

*Water Resource Control Engineer  
Small Community Technical Assistance  
Division of Financial Assistance  
1001 I Street, 16th Floor, Sacramento, CA 95814  
[emma.blankenship@waterboards.ca.gov](mailto:emma.blankenship@waterboards.ca.gov)  
(916) 341-5825*

**D-3: Request to Revise Methodology**

**From:** Jean Thompson <[JThompson@rcac.org](mailto:JThompson@rcac.org)>  
**Sent:** Thursday, November 16, 2023 3:14 PM  
**To:** Blankenship, Emma@Waterboards <[Emma.Blankenship@Waterboards.ca.gov](mailto:Emma.Blankenship@Waterboards.ca.gov)>  
**Subject:** Twain Harte MWC AR#6894

Hi Emma,

Request to remove these two active vacant homes. The system doesn't read meters so can't tell me if there's been any usage.

23811	Sierra Pine Ave.	10/2/23: THWMC verified active connection. JT 8/19/23: During D2D found house empty no furniture, and vacant for a while. JT
18734	Valley Ave.	10/2/23: THMWC verified active connection. JT 8/19/23: During D2D abandoned for a while vacant. JT 8/7/23: Return to sender No mail receptacle Unable to forward. VL

Thank you,

**JEAN THOMPSON**  
**RCAC / ENVIRONMENTAL PROGRAMS**  
Assistant Field Manager / Lodi  
(916) 207-8814  
[www.rcac.org](http://www.rcac.org)

#### **D-4: Funding Agency Approval to Revise Methodology**

**From:** Blankenship, Emma@Waterboards <Emma.Blankenship@Waterboards.ca.gov>  
**Sent:** Monday, January 29, 2024 2:49 PM  
**To:** Jean Thompson <JThompson@rcac.org>  
**Subject:** Re: Twain Harte Valley MWC AR6894

Hi Jean,

Yes, please add those two homes in the survey universe and default four homes. Thank you for your patience despite the change in direction.

Best,

**Emma Blankenship**

*Water Resource Control Engineer  
Small Community Technical Assistance  
Division of Financial Assistance  
1001 I Street, 16th Floor, Sacramento, CA 95814  
[emma.blankenship@waterboards.ca.gov](mailto:emma.blankenship@waterboards.ca.gov)*

**From:** Blankenship, Emma@Waterboards <Emma.Blankenship@Waterboards.ca.gov>  
**Sent:** Monday, January 29, 2024 1:05 PM  
**To:** Jean Thompson <JThompson@rcac.org>  
**Subject:** Re: Twain Harte Valley MWC AR6894

Hi Jean,

Looking back at 18734 Valley Ave., I think it should be assumed to be a second home and included in the survey universe due to the fact that there is an out of town mailing address, even though the mail came back as undeliverable.

For 23811 Sierra Pines, is the house still habitable despite seeming vacant? If it is still habitable (i.e., exterior is intact, no windows boarded up) then I think we should include this on in the survey universe as well.

Luckily, adding these two properties back into the survey universe does not affect the results at all. It just means the number of residential households should be 104. Then, the minimum SWRCB sample size becomes 76 and the minimum USDA sample size remains as 80. I am assuming these homes are second homes rather than vacant homes, but they do not need to be factored into the second home calculation since they did not actually provide survey responses.

Apologies for the change in direction on this survey. Please let me know if you have any questions.

Best,

**Emma Blankenship**

*Water Resource Control Engineer  
Small Community Technical Assistance  
Division of Financial Assistance*

1001 I Street, 16th Floor, Sacramento, CA 95814  
[emma.blankenship@waterboards.ca.gov](mailto:emma.blankenship@waterboards.ca.gov)

**From:** Blankenship, Emma@Waterboards <[Emma.Blankenship@Waterboards.ca.gov](mailto:Emma.Blankenship@Waterboards.ca.gov)>  
**Sent:** Thursday, December 7, 2023 8:31 AM  
**To:** Jean Thompson <[JThompson@rcac.org](mailto:JThompson@rcac.org)>  
**Subject:** Re: Twain Harte MWC AR#6894

Hi Jean,

I think we can consider those two homes as vacant.

Thank you,

**Emma Blankenship**

*Water Resource Control Engineer  
Small Community Technical Assistance  
Division of Financial Assistance  
1001 I Street, 16th Floor, Sacramento, CA 95814  
[emma.blankenship@waterboards.ca.gov](mailto:emma.blankenship@waterboards.ca.gov)*

## **D-5: Funding Agency Approval of MHI Survey Results and Report**

**From:** Blankenship, Emma@Waterboards <Emma.Blankenship@Waterboards.ca.gov>  
**Sent:** Tuesday, February 6, 2024 3:26 PM  
**To:** Jean Thompson <JThompson@rcac.org>  
**Subject:** APPROVAL OF INCOME SURVEY; TWAIN HARTE VALLEY MUTUAL WATER COMPANY; ASSISTANCE REQUEST 6894

Good morning Jean,

On January 30, 2024, the Division of Financial Assistance (Division) received Twain Harte Valley MWC's income survey report, dated January 11, 2024. The income survey determined that the Median Household Income (MHI) of the community is \$66,780 based on the response rate to meet the State Water Resource Control Board's requirements.

The Division accepts the income survey report as submitted. The determined MHI may be used for all projects funded by the Division for up to five years. However, the Division may utilize other methods and/or recommend another income survey should the current MHI appear to not be representative of the community in the future.

Please include a copy of this email with the final income survey report.

If you have any questions, please contact me at (916) 341-5825 or e-mail at [Emma.Blankenship@waterboards.ca.gov](mailto:Emma.Blankenship@waterboards.ca.gov).

Sincerely,

**Emma Blankenship**

*Water Resource Control Engineer  
Small Community Technical Assistance  
Division of Financial Assistance  
1001 I Street, 16th Floor, Sacramento, CA 95814  
[emma.blankenship@waterboards.ca.gov](mailto:emma.blankenship@waterboards.ca.gov)*

# Exhibit E: Income Survey Results

## E-1: Survey Responses and Income Survey Results

Survey Number	Survey Date	# of People in Household	Reported Income Value	Primary or Secondary Household
THV-018	7/25/2023	Did not answer	\$0	Secondary
THV-026	10/25/2023	0	\$0	Secondary
THV-003	9/26/2023	5	\$6,000	Primary
THV-091	8/4/2023	1	\$6,000	Primary
THV-100	1/2/2024	Did not answer	\$8,316	Secondary
THV-070	8/19/2023	1	\$20,000	Primary
THV-075	9/18/2023	0	\$20,000	Secondary
THV-044	8/24/2023	1	\$24,408	Primary
THV-089	7/18/2023	1	\$26,331	Primary
THV-090	7/24/2023	1	\$29,356	Primary
THV-011	9/11/2023	4	\$30,000	Primary
THV-024	10/23/2023	1	\$30,000	Secondary
THV-043	7/18/2023	4	\$30,754	Secondary
THV-047	7/18/2023	2	\$33,480	Primary
THV-035	7/18/2023	1	\$34,356	Primary
THV-036	7/25/2023	2	\$39,600	Primary
THV-029	10/18/2023	2	\$40,000	Secondary
THV-034	10/23/2023	4	\$40,000	Primary
THV-057	8/25/2023	2	\$40,000	Primary
THV-087	7/18/2023	5	\$40,000	Primary
THV-085	7/24/2023	2	\$40,800	Primary
THV-059	9/26/2023	1	\$42,000	Primary
THV-081	8/11/2023	1	\$42,000	Primary
THV-101	7/18/2023	2	\$43,538	Primary
THV-030	8/19/2023	1	\$44,400	Primary
THV-039	12/14/2023	2	\$45,000	Primary
THV-116	10/18/2023	2	\$45,200	Secondary
THV-113	7/18/2023	4	\$47,000	Primary
THV-020	7/28/2023	1	\$48,000	Primary
THV-076	8/19/2023	1	\$48,000	Primary
THV-080	7/18/2023	1	\$52,400	Primary

THV-110	8/10/2023	4	\$52,800	Primary
THV-098	7/25/2023	1	\$55,908	Primary
THV-052	8/28/2023	2	\$58,000	Primary
THV-062	7/18/2023	2	\$58,775	Primary
THV-019	8/1/3023	1	\$60,000	Primary
THV-073	10/27/2023	Did not answer	\$60,000	Primary
THV-106	8/19/2023	2	\$60,000	Primary
THV-114	7/25/2023	1	\$60,000	Primary
THV-049	12/12/2023	1	\$65,000	Primary
THV-010	7/18/2023	2	\$65,448	Primary
THV-031	7/18/2023	1	\$68,111	Primary
THV-008	7/25/2023	2	\$78,118	Primary
THV-086	7/17/2023	4	\$80,000	Secondary
THV-102	7/18/2023	Did not answer	\$80,000	Secondary
THV-028	7/18/2023	1	\$81,758	Primary
THV-023	7/25/2023	2	\$89,000	Secondary
THV-112	7/17/2023	1	\$91,300	Primary
THV-017	7/25/2023	2	\$93,140	Primary
THV-078	8/28/2023	1	\$95,000	Primary
THV-025	12/14/2023	Did not answer	\$98,000	Primary
THV-045	7/25/2023	2	\$98,000	Secondary
THV-051	8/28/2023	1	\$98,330	Primary
THV-012	7/25/2023	1	\$100,000	Secondary
THV-061	7/18/2023	2	\$100,000	Primary
THV-001	10/23/2023	2	\$107,934	Secondary
THV-032	7/18/2023	2	\$110,000	Primary
THV-048	8/19/2023	1	\$110,000	Primary
THV-104	8/19/2023	4	\$110,000	Primary
THV-115	7/28/2023	0	\$110,000	Secondary
THV-096	7/24/2023	2	\$128,600	Secondary
THV-103	12/14/2023	4	\$136,000	Secondary
THV-002	7/18/2023	1	\$145,800	Secondary
THV-066	7/18/2023	2	\$150,000	Primary
THV-068	8/19/2023	4	\$150,000	Primary
THV-007	12/8/2023	4	\$151,044	Primary

THV-108	7/18/2023	7	\$154,000	Primary
THV-015	7/18/2023	2	\$160,226	Secondary
THV-094	11/3/2023	2	\$181,000	Secondary
THV-093	8/15/2023	5	\$182,400	Primary
THV-054	7/24/2023	Did not answer	\$197,227	Primary
THV-040	7/18/2023	Did not answer	\$225,000	Primary
THV-005	8/4/2023	2	\$250,000	Secondary
THV-082	1/2/2024	0	\$250,000	Secondary
THV-083	7/18/2023	2	\$300,000	Primary
THV-107	8/25/2023	1	\$405,000	Primary
THV-067	7/25/2023	3	\$473,200	Primary
THV-013	7/18/2023	4	\$1,000,000	Secondary
DEFAULT			\$1,000,000	

Notes: The MHI will be determined based on all households (primary and secondary), including defaults. The MHI based on primary households only and primary/secondary households without defaults will only be calculated for data collection/analysis purposes only.

## Income Survey Results

All Households and Defaults			
Median	Universe	Obtained Sample Size (Including Defaults)	Required Sample Size
\$ 66,780	104	82	82

Defaults Added	Percent Default Values (Of Sample Size)
4	4.9 %

Secondary Households in Sample	Percent Secondary Households (Of Total Households)
23	29.5 %

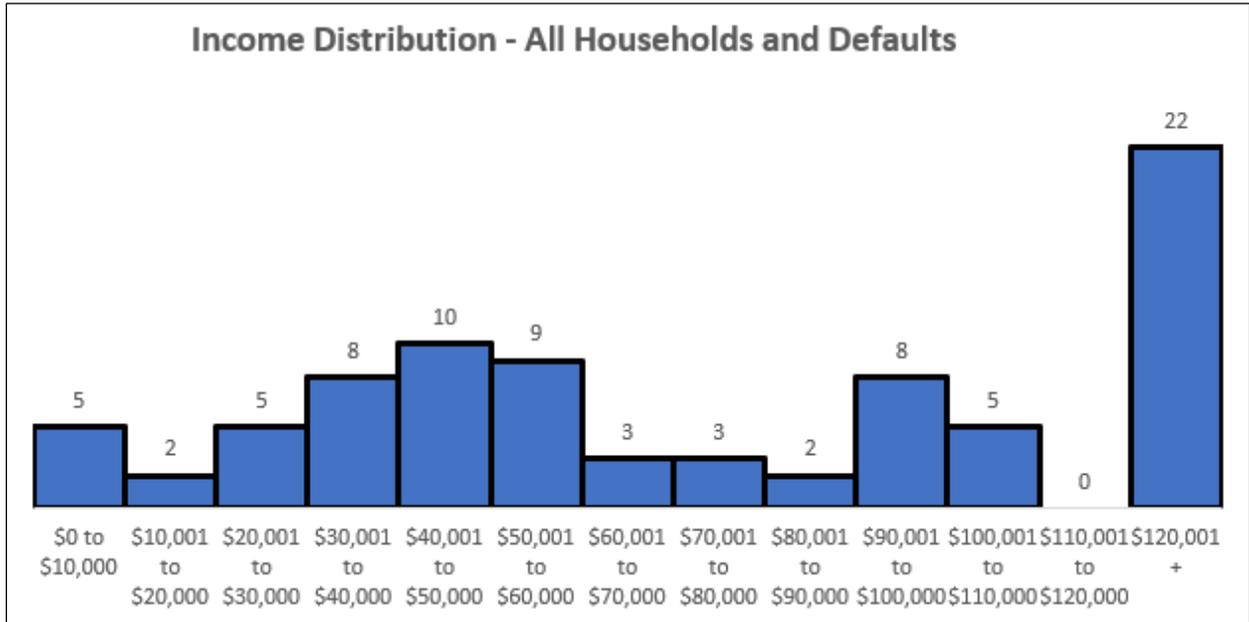
Primary Households Only (No Defaults)		
Median	Universe	Obtained Sample Size
\$ 60,000	81	55

Note: For data collection only.

Primary and Secondary Households (No Defaults)		
Median	Universe	Obtained Sample Size
\$ 62,500	104	78

Note: For data collection only.

**E-2: Income Distribution – All Households and Defaults**



**E-3: Income Distribution – Primary Households Only**

