

ATTACHMENT A



Notice of a Public Meeting and Public Protest Hearing on a Proposed Assessment

For Costs of Local Water and Sewer Systems Operations and Maintenance for
Fresno County Service Area No. 34D

APN

«NAME1»

«ADDRESS1»

«ADDRESS2»

Dear Property Owner:

This is an important notice regarding your rights under Proposition 218 relating to a proposed assessment on your property. The proposed assessment would be used to pay for the cost of services for the local utility water and sewer systems, and the ready-to-serve maintenance necessary to continue delivering these services within County Service Area No. 34, zone D.

Read this notice carefully. If you have any questions, please contact Julie Zimmer-Belle, Staff Analyst, County of Fresno Department of Public Works and Planning, Resources Division, 2220 Tulare Street, 6th Floor, Fresno, California 93721, by telephone at (559) 600-4259 or by email at jzimmer@co.fresno.ca.us.

This notice is given under the California Constitution, Article XIII D, section 4, and California Government Code sections 53753, 53954.6, 54716, and 54984.4.

The proposed assessment is supported by an Engineer's Report that is available online at:
<http://www.co.fresno.ca.us/viewdocument.aspx?id=74170>

Notice of Public Protest Hearing

You are notified that on **December 5, 2017 at 9:00 a.m.** (or as soon after as practicable), the Board of Supervisors (Board) will conduct a public protest hearing on the proposed assessment. The public protest hearing will happen in the Board's regular meeting chambers in the **Hall of Records, 2281 Tulare Street, Third Floor, Fresno, California 93721**. The public protest hearing will be open to all members of the public. During the hearing, any person may present relevant oral or written testimony to the Board, and the Board will consider all objections or protests to the proposed assessment. During the hearing, the Board may decide to continue the hearing to a later date without further notice.

Summary of Procedures for the Completion, Return, and Tabulation of the Assessment Ballots

An assessment ballot and assessment ballot instructions are enclosed with this notice. If you wish to support or oppose the assessment, and have your support or opposition counted for purposes of the majority protest determination, you must properly complete an assessment ballot and timely submit to the Clerk to the Board by following the assessment ballot instructions. The instructions apply equally to all ballots, including substitute, change of ownership, and co-owner assessment ballots,

In summary, the assessment ballot instructions require that each ballot must be:

Notice of Public Meeting and Public Protest Hearing

Assessment for Local Water and Sewer, and Ready-to-Serve Maintenance for Fresno County Service Area No. 34D

1. Marked “YES” or “NO” by the owner of the affected property, or that person’s legally authorized representative, and dated and signed, all in ink;
2. Sealed inside the return envelope provided; and
3. Delivered personally or by mail so that the Clerk to the Board of Supervisors, at 2281 Tulare Street, Room 301, Fresno, California 93721-2198, receives the sealed ballot no later than the conclusion of public testimony at the public protest hearing at the date, time, and place stated above.

The assessment ballot instructions describe the procedures to withdraw an assessment ballot before the conclusion of public testimony at the public protest hearing. The instructions also describe the circumstances in which you may obtain a substitute assessment ballot, a change of ownership assessment ballot, or a co-owner assessment ballot, and the procedures to do so.

Please note that alterations to assessment ballots are prohibited. Alterations to, or comments written on, your ballot will be disregarded. If you wish to explain your support or opposition, or make detailed objections to the proposed assessment, you may do so orally or in writing at the public protest hearing.

At the conclusion of the public hearing, County staff designated by the Board will tabulate the assessment ballots that have been properly completed and timely submitted to the Clerk to the Board, and not withdrawn, in support of or opposition to the proposed assessment. County staff will then report the tabulation totals to the Board.

The assessment will not be imposed if the Board determines, based on the tabulation totals, that there is a majority protest to the proposed assessment. A majority protest occurs if the ballots submitted in opposition to the assessment exceed the ballots submitted in favor of the assessment, with ballots weighted according to the proportional financial obligation of the affected property.

If there is not a majority protest, the Board will impose the assessment.

Duration and Amount of Proposed Assessment

The **maximum total annual amount of the proposed assessment for all assessed properties** in FY 2017-18 is **\$30,206.82**, in FY 2018-19 it is **\$30,465.46**, in FY 2019-20 it is **\$30,830.10**, in FY 2020-21 it is **\$31,101.46**, in FY 2021-22 it is **\$31,378.12**, in FY 2022-23 it is **\$31,660.08** and in FY 2023-24 it is **\$31,949.46**, and each year after that unless the Board reduces or terminates the assessment, or there is new proceeding to increase the assessment.

The **maximum amount of the proposed assessment on your property** in FY 2017-18 is **\$284.97**, in FY 2018-19 it is **\$287.41**, in FY 2019-20 it is **\$290.85**, in FY 2020-21 it is **\$293.41**, in FY 2021-22 it is **\$296.02**, in FY 2022-23 it is **\$298.68** and in FY 2023-24 it is **\$301.41** and each year after that unless the Board reduces or terminates the assessment, or there is new proceeding to increase the assessment.

Reason for Proposed Assessment

County Service Area No. 34, zone D (CSA 34D) is proposed to be formed November 14, 2017 to provide community services for the development of “Renaissance at Bella Vista” which consists of 59.42 acres lying on the south side of Millerton Road, west of Marina Drive. Through CSA 34D, the County proposes to provide a variety of services. Those services include:

Notice of Public Meeting and Public Protest Hearing

Assessment for Local Water and Sewer, and Ready-to-Serve Maintenance for Fresno County Service Area No. 34D

- (1) Maintaining the local water distribution system, fire hydrants, and water storage facilities in ready-to-serve status for all CSA 34D properties and available to provide service as currently vacant lots of record are developed; and
- (2) Maintaining local sewer facilities in ready-to-serve status for all CSA 34D properties and available to provide service as currently vacant lots of record are developed; and

The proposed assessment is intended to recover all operating costs for those services, and to accumulate the following reserves:

- (1) the water system replacement reserve is proposed to be collected for the water distribution piping system, fire hydrants, and water storage facilities, to maintain the systems in a ready-to-serve status for all user classes regardless of water service status, available to provide a new water service and meters as the currently vacant lots of record in CSA 34D are developed, which includes providing funding at the minimum annual amount for the water distribution system replacement reserve; and
- (2) the wastewater system replacement reserve is proposed to be collected for the sewer pipeline system and collection system and pressure pipeline extensions from the existing pressure piping system within CSA 34D, to maintain system in a ready-to-serve status for all user classes, regardless of sewer service status, available to support new sewer service connections from the currently vacant lots of record, which includes providing funding at the minimum annual amount for the sewer collection system replacement special reserve; and

For more detailed information about the reason for the proposed assessment, see Section 3 of the Engineer's Report.

Basis of Calculation for the Proposed Assessment

The calculation of the proposed assessment begins with the total annual cost of the services and reserves described above. Those costs are then allocated to individual parcels in proportion to an "Equivalent Benefit Unit," or "EBU." One EBU represents the special benefit provided to a single dwelling unit, or residential home, by the services and reserves described above.

Each one of the 106 residential lots of record in CSA 34D is assigned 1 EBU.

For more detailed information about the basis upon which the proposed assessment was calculated, see Section 6 of the Engineer's Report.

Additional Information

If proposed assessment is not imposed due to a "majority protest," as defined above, County staff will schedule a public community meeting. The purpose of that meeting will be to discuss strategies to reduce water and sewer services, road maintenance, public common area landscape maintenance and street lighting services to avoid exceeding available revenues.

A copy of the agenda materials for the Board's September 26, 2017 meeting where the Board declared its intention to levy the proposed assessment, including the resolution setting the public meeting and the public protest hearing described above, and all of the documents referred to in this notice, are on file and available for public inspection at the Office of the Clerk to the Board of Supervisors, at the County of Fresno's Hall of Records, 2281 Tulare Street, Third Floor, Fresno,

Notice of Public Meeting and Public Protest Hearing

California 93721. All of those materials are also available on the County's website at:
<https://fresnocounty.legistar.com/>.

A copy of the agenda materials for the Board's November 14, 2017 meeting, when the public hearing will occur, including the public protest hearing described above, will be made available for public inspection at the Office of the Clerk to the Board of Supervisors, at the address stated above, on or around the Wednesday before that date.

Dated: _____

Bernice E. Seidel
Clerk to the Board of Supervisors
County of Fresno

By: _____

Deputy

Enclosures:

1. Assessment Ballot Instructions
2. Assessment Ballot
3. Return Envelope



Notice of a Public Meeting and Public Protest Hearing on a Proposed Assessment

**For Costs of Local Street Lighting, Public Right-of-Way Landscape and Open
Space Maintenance for Fresno County Service Area No. 34D**

APN

«NAME1»

«ADDRESS1»

«ADDRESS2»

Dear Property Owner:

This is an important notice regarding your rights under Proposition 218 relating to a proposed assessment on your property. The proposed assessment would be used to pay for the cost of the local street lighting, public right-of-way landscape maintenance and open space maintenance within County Service Area No. 34, zone D.

Read this notice carefully. If you have any questions, please contact Julie Zimmer-Belle, Staff Analyst, County of Fresno Department of Public Works and Planning, Resources Division, 2220 Tulare Street, 6th Floor, Fresno, California 93721, by telephone at (559) 600-4259 or by email at jzimmer@co.fresno.ca.us.

This notice is given under the California Constitution, Article XIII D, section 4, and California Government Code sections 53753 and 53954.6, and Streets and Highways Code section 22588.

The proposed assessment is supported by an Engineer's Report that is available online at:
<http://www.co.fresno.ca.us/viewdocument.aspx?id=74170>

Notice of Public Protest Hearing

You are notified that on **December 5, 2017**, at **9:00 a.m.** (or as soon after as practicable), the Board of Supervisors (Board) will conduct a public protest hearing on the proposed assessment. The public protest hearing will happen in the Board's regular meeting chambers in the **Hall of Records, 2281 Tulare Street, Third Floor, Fresno, California 93721**. The public protest hearing will be open to all members of the public. During the hearing, any person may present relevant oral or written testimony to the Board, and the Board will consider all objections or protests to the proposed assessment. During the hearing, the Board may decide to continue the hearing to a later date without further notice.

Summary of Procedures for the Completion, Return, and Tabulation of the Assessment Ballots

An assessment ballot and assessment ballot instructions are enclosed with this notice. If you wish to support or oppose the assessment, and have your support or opposition counted for purposes of the majority protest determination, you must properly complete an assessment ballot and timely submit to the Clerk to the Board by following the assessment ballot instructions. The instructions apply equally to all ballots, including substitute, change of ownership, and co-owner assessment ballots,

Notice of Public Meeting and Public Protest Hearing

Assessment for Local Street Lighting, Public Right-of-Way Landscape and Open Space Maintenance for
Fresno County Service Area No. 34, Zone D

In summary, the assessment ballot instructions require that each ballot must be:

1. Marked "YES" or "NO" by the owner of the affected property, or that person's legally authorized representative, and dated and signed, all in ink;
2. Sealed inside the return envelope provided; and
3. Delivered personally or by mail so that the Clerk to the Board of Supervisors, at 2281 Tulare Street, Room 301, Fresno, California 93721-2198, receives the sealed ballot no later than the conclusion of public testimony at the public protest hearing at the date, time, and place stated above.

The assessment ballot instructions describe the procedures to withdraw an assessment ballot before the conclusion of public testimony at the public protest hearing. The instructions also describe the circumstances in which you may obtain a substitute assessment ballot, a change of ownership assessment ballot, or a co-owner assessment ballot, and the procedures to do so.

Please note that alterations to assessment ballots are prohibited. Alterations to, or comments written on, your ballot will be disregarded. If you wish to explain your support or opposition, or make detailed objections to the proposed assessment, you may do so orally or in writing at the public protest hearing.

At the conclusion of the public hearing, County staff designated by the Board will tabulate the assessment ballots that have been properly completed and timely submitted to the Clerk to the Board, and not withdrawn, in support of or opposition to the proposed assessment. County staff will then report the tabulation totals to the Board.

The assessment will not be imposed if the Board determines, based on the tabulation totals, that there is a majority protest to the proposed assessment. A majority protest occurs if the ballots submitted in opposition to the assessment exceed the ballots submitted in favor of the assessment, with ballots weighted according to the proportional financial obligation of the affected property.

If there is not a majority protest, the Board will impose the assessment.

Duration and Amount of Proposed Assessment

The **maximum total annual amount of the proposed assessment for all assessed properties** in FY 2017-18 is **\$6,654.68**, in FY 2018-19 it is **\$12,229.22**, in FY 2019-20 it is **\$12,492.10**, in FY 2020-21 it is **\$12,763.46**, in FY 2021-22 it is **\$19,876.06**, in FY 2022-23 it is **\$29,091.70** and in FY 2023-24 it is **\$27,299.28**, and each year after that unless the Board reduces or terminates the assessment, or there is new proceeding to increase the assessment.

The **maximum amount of the proposed assessment on your property** in FY 2017-18 is **\$62.78**, in FY 2018-19 it is **\$115.37**, in FY 2019-20 it is **\$117.85**, in FY 2020-21 it is **\$120.41**, in FY 2021-22 it is **\$187.51**, in FY 2022-23 it is **\$274.45** and in FY 2023-24 it is **\$256.88** and each year after that unless the Board reduces or terminates the assessment, or there is new proceeding to increase the assessment.

Reason for Proposed Assessment

County Service Area No. 34, zone D (CSA 34D) is proposed to be formed November 14, 2017 to provide community services for the development of “Renaissance at Bella Vista” which consists of 59.42 acres lying on the south side of Millerton Road, west of Marina Drive. Through CSA 34D, the County proposes to provide a variety of services. Those services include:

- (1) landscape maintenance services to maintain the visual presentation of the entire community for the benefit of all CSA 34D properties; and
- (2) street lighting services for safety and to maintain the visual presentation of the entire community for the benefit of all CSA 34D properties; and

The proposed assessment is intended to recover all operating costs for those services and the cost of the Proposition 218 assessment process.

For more detailed information about the reason for the proposed assessment, see Section 1, 2 and 3 of the Engineer’s Report.

Basis of Calculation for the Proposed Assessment

The calculation of the proposed assessment begins with the total annual cost of the services and reserves described above. Those costs are then allocated to individual parcels in proportion to an “Equivalent Benefit Unit,” or “EBU.” One EBU represents the special benefit provided to a single dwelling unit, or residential home, by the services and reserves described above.

Each one of the 106 residential lots of record in CSA 34D is assigned 1 EBU.

For more detailed information about the basis upon which the proposed assessment was calculated, see Section 1, 2 and 3 of the Engineer’s Report.

Additional Information

If proposed assessment is not imposed due to a “majority protest,” as defined above, County staff will schedule a public community meeting. The purpose of that meeting will be to discuss strategies to reduce water and sewer services, road maintenance, public right-of-way landscape maintenance and street lighting services to avoid exceeding available revenues.

A copy of the agenda materials for the Board’s September 26, 2017 meeting where the Board declared its intention to levy the proposed assessment, including the resolution setting the public meeting and the public protest hearing described above, and all of the documents referred to in this notice, are on file and available for public inspection at the Office of the Clerk to the Board of Supervisors, at the County of Fresno’s Hall of Records, 2281 Tulare Street, Third Floor, Fresno, California 93721. All of those materials are also available on the County’s website at:

<https://fresnocounty.legistar.com/>.

A copy of the agenda materials for the Board’s December 5, 2017 meeting, when the public hearing will occur, including the public protest hearing described above, will be made available for public inspection at the Office of the Clerk to the Board of Supervisors, at the address stated above, on or around the Wednesday before that date.

Notice of Public Meeting and Public Protest Hearing

Assessment for Local Street Lighting, Public Right-of-Way Landscape and Open Space Maintenance for
Fresno County Service Area No. 34, Zone D

Dated: _____

Bernice E. Seidel
Clerk to the Board of
Supervisors County of Fresno

By: _____

Deputy

Enclosures:

1. Assessment Ballot Instructions
2. Assessment Ballot
3. Return Envelope
4. Self-Addressed Stamped Mailing Envelope



Notice of a Public Meeting and Public Protest Hearing on a Proposed Assessment

For Costs of Local Storm Drainage and Road Maintenance for
Fresno County Service Area No. 34, Zone D

APN

«NAME1»

«ADDRESS1»

«ADDRESS2»

Dear Property Owner:

This is an important notice regarding your rights under Proposition 218 relating to a proposed assessment on your property. The proposed assessment would be used to pay for the cost of the local road maintenance within County Service Area No. 34, zone D.

Read this notice carefully. If you have any questions, please contact Julie Zimmer-Belle, Staff Analyst, County of Fresno Department of Public Works and Planning, Resources Division, 2220 Tulare Street, 6th Floor, Fresno, California 93721, by telephone at (559) 600-4259 or by email at zimmer@co.fresno.ca.us.

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In summary, the assessment ballot instructions require that each ballot must be:

Notice of Public Meeting and Public Protest Hearing

Assessment for Local Storm Drainage and Road Maintenance for Fresno County Service Area No. 34, Zone D

1. Marked “YES” or “NO” by the owner of the affected property, or that person’s legally authorized representative, and dated and signed, all in ink;
2. Sealed inside the return envelope provided; and
3. Delivered personally or by mail so that the Clerk to the Board of Supervisors, at 2281 Tulare Street, Room 301, Fresno, California 93721-2198, receives the sealed ballot no later than the conclusion of public testimony at the public protest hearing at the date, time, and place stated above.

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If there is not a majority protest, the Board will impose the assessment.

Duration and Amount of Proposed Assessment

The **maximum total annual amount of the proposed assessment for all assessed properties** in FY 2017-18 is **\$3,960.16**, in FY 2018-19 it is **\$22,618.28**, in FY 2019-20 it is **\$22,721.10**, in FY 2020-21 it is **\$30,061.60**, in FY 2021-22 it is **\$35,960.50**, in FY 2022-23 it is **\$36,355.88** and in FY 2023-24 it is **\$35,818.46**, and each year after that unless the Board reduces or terminates the assessment, or there is new proceeding to increase the assessment.

The **maximum amount of the proposed assessment on your property** in FY 2017-18 is **\$37.36**, in FY 2018-19 it is **\$213.38**, in FY 2019-20 it is **\$214.35**, in FY 2020-21 it is **\$283.60**, in FY 2021-22 it is **\$339.25**, in FY 2022-23 it is **\$342.98** and in FY 2023-24 it is **\$337.91** and each year after that unless the Board reduces or terminates the assessment, or there is new proceeding to increase the assessment.

Reason for Proposed Assessment

County Service Area No. 34, zone D (CSA 34D) is proposed to be formed November 14, 2017 to provide community services for the development of “Renaissance at Bella Vista” which consists of 59.42 acres lying on the south side of Millerton Road, west of Marina Drive. Through CSA 34D, the

County proposes to provide a variety of services. Those services include providing road maintenance and storm drainage maintenance for the benefit of all CSA 34D properties.

Operating costs for storm drainage maintenance include periodic monitoring during and after storm events and operation of the basin outlet controls as needed to empty the basin between storm events. Operating costs for road maintenance include paving, striping, signage maintenance, repair, and reconditioning of CSA 34D streets, to maintain a ready-to-serve status for the benefit of all properties in CSA 34D.

For more detailed information about the reason for the proposed assessment, see Section 3 of the Engineer's Report.

Basis of Calculation for the Proposed Assessment

The calculation of the proposed assessment begins with the total annual cost of the services and reserves described above. Those costs are then allocated to individual parcels in proportion to an "Equivalent Benefit Unit," or "EBU." One EBU represents the special benefit provided to a single dwelling unit, or residential home, by the services and reserves described above.

Each one of the 106 residential lots of record in CSA 34D is assigned 1 EBU.

For more detailed information about the basis upon which the proposed assessment was calculated, see Section 3 of the Engineer's Report.

Additional Information

If proposed assessment is not imposed due to a "majority protest," as defined above, County staff will schedule a public community meeting. The purpose of that meeting will be to discuss strategies to reduce water and sewer services, road maintenance, public common area landscape maintenance and street lighting services to avoid exceeding available revenues.

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Dated: _____

Bernice E. Seidel
Clerk to the Board of Supervisors
County of Fresno

By: _____

Deputy

Notice of Public Meeting and Public Protest Hearing

Enclosures:

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2. Assessment Ballot
3. Return Envelope
4. Self-Addressed Stamped Mailing Envelope