



Assessment Ballot Instructions

These are the assessment ballot instructions for the proposed assessments for costs of joint use water contract administration and lake pump repair maintenance for Fresno County Service Area No. 34, and all of its zones. These instructions apply equally to all assessment ballots, including substitute, change of ownership, and co-owner assessment ballots, which are described below.

Important Information

The **public protest hearings** on the proposed assessments will occur on **October 08, 2019 at 9:00 a.m.** (or as soon after as practicable) in the regular meeting chambers for the Fresno County Board of Supervisors in the **Hall of Records, 2281 Tulare Street, Third Floor, Fresno, California 93721.**

The **Clerk of the Board of Supervisors** may be contacted at 2281 Tulare Street, Room 301, Fresno, California 93721-2198, and by telephone at (559) 600-3529.

Instructions

1. **Read the entire assessment ballot for each assessment.** Confirm that the ballot correctly identifies the current owner of the property.
 - a. If you did not receive a ballot, or if you believe there are problems with the ballot that you did receive, see below regarding **substitute assessment ballots**.
 - b. If you are not the person whose name is shown on the ballot, or the legally authorized representative of that person, but are the current owner of the property identified on the ballot, see below regarding **change of ownership assessment ballots**.
 - c. If you and another record owner of the property identified on the ballot wish to submit separate ballots, see below regarding **co-owner assessment ballots**.
2. **Mark the assessment ballot in ink.** Mark "YES" if you support proposed assessment, or "NO" if you oppose the proposed assessment. Do not mark both. 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.
3. **Sign and date the assessment ballot in ink.** Ballots that are not signed and dated in ink will not be counted. Photocopies, fax copies, and electronic copies of signed ballots will not be counted.
4. **Seal the completed assessment ballot inside the return envelope provided.** Your completed assessment ballot *must* be placed and sealed within the envelope provided. If you did not receive a return envelope, or you need a new one, contact the Clerk of the Board of Supervisors. Unsealed assessment ballots will not be counted. *Please note that the return envelope is different from the mailing envelope.*
5. **Deliver your completed assessment ballot to the Clerk of the Board of Supervisors.** The address for the Clerk of the Board of Supervisors is:

Clerk of the Board of Supervisors
2281 Tulare Street, Room 301
Fresno, California 93721-2198

Assessment Ballot Instructions

Assessments for costs of joint use water contract administration and lake pump repair maintenance Services for
Fresno County Service Area No. 34

There are two ways to deliver your completed ballot to that address:

- a. **Mail:** You may deliver your completed assessment ballot by mailing so that it is **received** by the Clerk of the Board **before** the conclusion of public testimony at the public protest hearing at the date, time, and place stated above. A self-addressed stamped mailing envelope has been provided for your use. If you did not receive a self-addressed stamped mailing envelope, or you need a new one, contact the Clerk of the Board of Supervisors. The sealed return envelope containing the ballot must be placed inside the mailing envelope. *If your mailed assessment ballot is not received by the Clerk of the Board before the conclusion of public testimony at the public protest hearing, it will not be counted.*
- b. **Personal Delivery:** You may personally deliver your completed assessment ballot to the Clerk of the Board at any time **before** the conclusion of public testimony at the public protest hearing at the date, time, and place stated above. You may personally deliver your completed assessment ballot before the day of the public protest hearing. Assessment ballots delivered personally must be sealed within the return envelope, but do not need to be inside the mailing envelope.

Withdrawing Assessment Ballots: You may withdraw your previously submitted assessment ballot at any time before the conclusion of public testimony at the public hearing at the date, time, and place stated above. To do so, contact the Clerk of the Board of Supervisors. You will need to complete and submit a form to withdraw your ballot. Withdrawn ballots will not be counted.

Substitute Assessment Ballots: If you did not receive a ballot, if you believe there are problems with the ballot that you did receive, or if you need a new ballot because you have withdrawn a previous ballot, you may request a substitute ballot at any time before the conclusion of public testimony at the public protest hearing at the date, time, and place stated above. To do so, contact the Clerk of the Board of Supervisors. You will need to complete and submit a form to request a substitute ballot. A properly completed and timely submitted substitute assessment ballot automatically revokes, replaces, and supersedes any other assessment ballot that was previously returned by a record property owner or his or her legally authorized representative in connection with the property identified on the substitute assessment ballot.

Change of Ownership Assessment Ballots: If you are not the person whose name is shown on the ballot, or the legally authorized representative of that person, but are the current owner of the property identified on the ballot, you may request a change of ownership ballot at any time before the conclusion of public testimony at the public protest hearing at the date, time, and place stated above. To do so, contact the Clerk of the Board of Supervisors. You will need to complete and submit a form to request a change of ownership ballot.

Co-Owner Assessment Ballots: If you and another record owner of the property identified on the ballot wish to submit separate ballots, you may request co-owner assessment ballots at any time before the conclusion of public testimony at the public protest hearing at the date, time, and place stated above. To do so, contact the Clerk of the Board of Supervisors. You will need to complete and submit a form to request a co-owner assessment ballot. For co-owner assessment ballots, the amount of the proposed assessment to be imposed upon the property identified on your ballots will be allocated to each properly completed and timely submitted co-owner assessment ballot in proportion to your record ownership interests, or, if your ownership interests are not shown in recorded documents, your respective interests as established to the satisfaction of the Board by documentation that you provide. A properly completed and timely submitted co-owner assessment ballot automatically revokes, replaces, and supersedes, in proportion to your ownership interest in the property identified on the ballot, any other assessment ballot that was previously returned by a record property owner or his or her legally authorized representative in connection with that property.

Assessment Ballot Instructions

Assessments for costs of joint use water contract administration and lake pump repair maintenance Services for
Fresno County Service Area No. 34



ATTACHMENT A

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

**For Costs of Water Contract Administration and Millerton Lake Pump
Ready-To-Serve Maintenance for Fresno County Service
Area No. 34, Area MNT and Proposed Zones G and F**

**APN:30054239S
ASHLAN & HAYES INVESTMENTS LLC
1396 W HERNDON #101
FRESNO CA 93711**

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 costs of water contract administration and maintaining the Millerton Lake water pumps in ready-to-serve status necessary to deliver water within County Service Area No. 34 MNT, proposed CSA 34G and proposed CSA 34F.

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.

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

The proposed assessment is supported by an Engineer's Report that is available online at:
<https://www.co.fresno.ca.us/home/showdocument?id=37604>.

Notice of Public Meeting

You are notified that on September 18, 2019, at 3:00 p.m., there will be a public meeting at 2220 Tulare Street 8th Floor Large Conference Room A, Fresno, CA. 93721. The meeting will be open to all members of the public. During the meeting, members of the public may give testimony regarding the proposed assessment. Staff from the County of Fresno (County) will also be present to answer questions. There will be no official action to impose the proposed assessment at this meeting. The County staff person who conducts the meeting may continue it to a later date without further notice by the Board of Supervisors, but in any case the meeting must be completed not later than November 15, 2017.

Notice of Public Protest Hearing

You are notified that on October 8, 2019, 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.

Notice of Public Meeting and Public Protest Hearing

**Assessment for Water Contract Administration and Millerton Lake Pump Ready-to-Serve Maintenance
for Fresno County Service Area No. 34, Area MNT and Proposed Zones G and F**

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 of 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:

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 of 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 of 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 is **\$156,004.80** in FY 2019-20 and **\$157,502.91** in FY 2020-21, 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 annual assessment on the parcel with APN No. **30054239S** is **\$1,225.36** in FY 2019-20 and **\$1,233.92** in FY 2020-21, and each year thereafter 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 (CSA 34) was formed in 1988 to provide community services for the development of "Millerton New Town," which consists of 1,420 acres lying on the north and south sides of Millerton Road. Through CSA 34, the County currently provides a variety of services. Those services include:

- (1) annual administrative services associated with maintaining the active status of three surface water supply contracts that permit the County to pump raw water from Millerton Lake for treatment and delivery as finished water to zone A (Brighton Crest), zone C (Bella Vista), zone D (Renaissance at Bella Vista) and proposed zone G (Granville) and other properties within CSA 34; and
- (2) annual administrative services associated with ensuring that the Millerton Lake raw water pumping facilities retain their standby, ready-to-serve status for the benefit of all CSA 34 properties for which the Board has allocated water from the water supply contracts.

Previously, the Board of Supervisors levied an assessment in zone A, zone C, zone D and other properties within CSA 34 to pay for these costs. In this proceeding, a portion of that prior assessment, covering the proposed zone G would be re-apportioned to account for new development in the proposed zone G and re-levied in that area, without affecting the assessment in zones A, C and D.

The proposed re-apportioned assessment is intended to recover all operating costs for those services that are attributable to the proposed zone G, and to accumulate the following reserves:

- (1) a special reserve for the purpose of repairing the pumps in Millerton Lake if there is a failure like the one that occurred in 2012, accumulating to a minimum total amount of \$362,000 over a period of 10 years; and
- (2) a capital facilities replacement reserve for the purpose of replacing various components of the Millerton Lake pumping facilities as they reach the ends of their expected useful lives, accumulating to a minimum total amount of \$805,400 over a period of 20 years.

For more detailed information about the reason for the proposed assessment, see Section 4 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. Then, within each of the areas, the costs are allocated to individual parcels by methods that account for the unique circumstances in that area. Only a portion of the total number of affected areas is included in the CSA 34 Water Contract and Pump Assessment Area that

Notice of Public Meeting and Public Protest Hearing

Assessment for Water Contract Administration and Millerton Lake Pump Ready-to-Serve Maintenance
for Fresno County Service Area No. 34, Area MNT and Proposed Zones G and F

is affected by this reapportionment and re-levy proceeding (CSA 34MNT and proposed CSA 34G). Other areas where the assessment was previously levied are not affected by this proceeding (CSA 34A, CSA 34C and CSA 34D).

Two Cost Categories

The first cost category (called “Fixed Costs” in section 4 of the Engineer’s Report) includes the costs of maintaining the permits and licenses to operate the lake pumps, the cost of oversight to ensure the pumps remain in ready-to-serve status, the costs of the reserves, and operations expenditures contingency that is calculated at the rate of 10% of the total annual operating expenditures.

The second cost category (called “Variable Costs” in section 4 of the Engineer’s Report) includes the costs of administering two of the water supply contracts (with Arvin-Edison Water Storage District, referred to below as “Arvin-Edison,” and with Lower Tule River Irrigation District, referred to below as “Lower Tule”), an annual fee under one of those contracts, the cost of ongoing negotiations with the United States Bureau of Reclamation regarding the long-term renewal of the contract allowing the County to use water from Millerton Lake to serve CSA 34, the cost of contracts with certain state agencies as needed to maintain continuous availability of a sufficient volume of water, and an operations expenditures contingency that is calculated at the rate of 10% of the total annual operating expenditures.

Cost Categories

Next, the two cost categories are allocated to properties within the proposed Zone G (“CSA 34G”) . The “Fixed Costs” are allocated in proportion to the total amount of water that the Board of Supervisors has allocated to each of those areas from all three of the water supply contracts. The “Variable Costs” are allocated in proportion to Board of Supervisors allocations from only two of the water supply contracts. (The allocations are different for the two cost categories because “Variable Costs” does not include administrative costs from the third water supply contract, with Deer Creek and Tule River Authority, referred to below as “Deer Creek.”)

Allocation to Individual Parcels

Costs previously apportioned by the assessment previously levied that are attributed to the proposed zone G are then allocated to the individual parcels within those areas by methods that account for unique circumstances in each area. This re-apportionment does not affect the assessments in zones A, C and D.

For “CSA 34-MNT,” costs are allocated to parcels by acreage because the land in that area is undeveloped. The “Fixed Costs” are allocated to parcels in proportion to the total amount of water available under Board of Supervisors allocations from all three of the water supply contracts. The “Variable Costs” are allocated to parcels in proportion to Board of Supervisors allocations from the Arvin-Edison and Lower Tule contracts. (The allocations are different for the two cost categories because “Variable Costs” does not include administrative costs for the Deer Creek contract.)

For “CSA 34G” or the residential parcels in Granville, both “Fixed Costs” and “Variable Costs” are allocated to all parcels in equal proportion. That method is used because they are all single-family residential parcels, and therefore estimated to receive equivalent special benefit from the services provided.

For more detailed information about the basis upon which the proposed assessment was calculated, see Section 4 of the Engineer’s Report.

Notice of Public Meeting and Public Protest Hearing

Assessment for Water Contract Administration and Millerton Lake Pump Ready-to-Serve Maintenance
for Fresno County Service Area No. 34, Area MNT and Proposed Zones G and F

Additional Information

The area proposed where the proposed re-apportioned assessment would be imposed includes CSA 34 MNT and proposed zone CSA 34G. Other parts of CSA 34 are not affected by the proposed re-apportioned assessment. 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 contract administration services and Millerton Lake pump maintenance services to avoid exceeding available revenues.

A copy of the agenda materials for the Board's August 20, 2019, meeting, 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 of 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 October 8, 2019, meeting, including the public protest hearing described above, will be made available for public inspection at the Office of the Clerk of 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 Water Contract Administration and Millerton Lake Pump Ready-to-Serve Maintenance
for Fresno County Service Area No. 34, Area MNT and Proposed Zones G and F

Dated: 8/21/19

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

By: Kelly Hanwick

Deputy

Enclosures:

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



Assessment Ballot Instructions

These are the assessment ballot instructions for the proposed assessments for costs of joint use water contract administration and lake pump repair maintenance for Fresno County Service Area No. 34, and all of its zones. These instructions apply equally to all assessment ballots, including substitute, change of ownership, and co-owner assessment ballots, which are described below.

Important Information

The **public protest hearings** on the proposed assessments will occur on **October 08, 2019 at 9:00 a.m.** (or as soon after as practicable) in the regular meeting chambers for the Fresno County Board of Supervisors in the **Hall of Records, 2281 Tulare Street, Third Floor, Fresno, California 93721.**

The **Clerk of the Board of Supervisors** may be contacted at 2281 Tulare Street, Room 301, Fresno, California 93721-2198, and by telephone at (559) 600-3529.

Instructions

1. **Read the entire assessment ballot for each assessment.** Confirm that the ballot correctly identifies the current owner of the property.
 - a. If you did not receive a ballot, or if you believe there are problems with the ballot that you did receive, see below regarding **substitute assessment ballots**.
 - b. If you are not the person whose name is shown on the ballot, or the legally authorized representative of that person, but are the current owner of the property identified on the ballot, see below regarding **change of ownership assessment ballots**.
 - c. If you and another record owner of the property identified on the ballot wish to submit separate ballots, see below regarding **co-owner assessment ballots**.
2. **Mark the assessment ballot in ink.** Mark "YES" if you support proposed assessment, or "NO" if you oppose the proposed assessment. Do not mark both. 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.
3. **Sign and date the assessment ballot in ink.** Ballots that are not signed and dated in ink will not be counted. Photocopies, fax copies, and electronic copies of signed ballots will not be counted.
4. **Seal the completed assessment ballot inside the return envelope provided.** Your completed assessment ballot *must* be placed and sealed within the envelope provided. If you did not receive a return envelope, or you need a new one, contact the Clerk of the Board of Supervisors. Unsealed assessment ballots will not be counted. *Please note that the return envelope is different from the mailing envelope.*
5. **Deliver your completed assessment ballot to the Clerk of the Board of Supervisors.** The address for the Clerk of the Board of Supervisors is:

Clerk of the Board of Supervisors
2281 Tulare Street, Room 301
Fresno, California 93721-2198

Assessment Ballot Instructions

Assessments for costs of joint use water contract administration and lake pump repair maintenance Services for
Fresno County Service Area No. 34

There are two ways to deliver your completed ballot to that address:

- a. **Mail:** You may deliver your completed assessment ballot by mailing so that it is **received** by the Clerk of the Board **before** the conclusion of public testimony at the public protest hearing at the date, time, and place stated above. A self-addressed stamped mailing envelope has been provided for your use. If you did not receive a self-addressed stamped mailing envelope, or you need a new one, contact the Clerk of the Board of Supervisors. The sealed return envelope containing the ballot must be placed inside the mailing envelope. *If your mailed assessment ballot is not received by the Clerk of the Board before the conclusion of public testimony at the public protest hearing, it will not be counted.*
- b. **Personal Delivery:** You may personally deliver your completed assessment ballot to the Clerk of the Board at any time **before** the conclusion of public testimony at the public protest hearing at the date, time, and place stated above. You may personally deliver your completed assessment ballot before the day of the public protest hearing. Assessment ballots delivered personally must be sealed within the return envelope, but do not need to be inside the mailing envelope.

Withdrawing Assessment Ballots: You may withdraw your previously submitted assessment ballot at any time before the conclusion of public testimony at the public hearing at the date, time, and place stated above. To do so, contact the Clerk of the Board of Supervisors. You will need to complete and submit a form to withdraw your ballot. Withdrawn ballots will not be counted.

Substitute Assessment Ballots: If you did not receive a ballot, if you believe there are problems with the ballot that you did receive, or if you need a new ballot because you have withdrawn a previous ballot, you may request a substitute ballot at any time before the conclusion of public testimony at the public protest hearing at the date, time, and place stated above. To do so, contact the Clerk of the Board of Supervisors. You will need to complete and submit a form to request a substitute ballot. A properly completed and timely submitted substitute assessment ballot automatically revokes, replaces, and supersedes any other assessment ballot that was previously returned by a record property owner or his or her legally authorized representative in connection with the property identified on the substitute assessment ballot.

Change of Ownership Assessment Ballots: If you are not the person whose name is shown on the ballot, or the legally authorized representative of that person, but are the current owner of the property identified on the ballot, you may request a change of ownership ballot at any time before the conclusion of public testimony at the public protest hearing at the date, time, and place stated above. To do so, contact the Clerk of the Board of Supervisors. You will need to complete and submit a form to request a change of ownership ballot.

Co-Owner Assessment Ballots: If you and another record owner of the property identified on the ballot wish to submit separate ballots, you may request co-owner assessment ballots at any time before the conclusion of public testimony at the public protest hearing at the date, time, and place stated above. To do so, contact the Clerk of the Board of Supervisors. You will need to complete and submit a form to request a co-owner assessment ballot. For co-owner assessment ballots, the amount of the proposed assessment to be imposed upon the property identified on your ballots will be allocated to each properly completed and timely submitted co-owner assessment ballot in proportion to your record ownership interests, or, if your ownership interests are not shown in recorded documents, your respective interests as established to the satisfaction of the Board by documentation that you provide. A properly completed and timely submitted co-owner assessment ballot automatically revokes, replaces, and supersedes, in proportion to your ownership interest in the property identified on the ballot, any other assessment ballot that was previously returned by a record property owner or his or her legally authorized representative in connection with that property.

Assessment Ballot Instructions

Assessments for costs of joint use water contract administration and lake pump repair maintenance Services for
Fresno County Service Area No. 34



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. 34, Zone F**

APN: 30054213S

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 F.

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@fresnocountyca.gov.

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:
<https://www.co.fresno.ca.us/home/showdocument?id=37604>.

Notice of Public Protest Hearing

You are notified that on October 8, 2019 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 of 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:

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 of 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 of 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** is **\$2,908.50** in FY 2019-20, **\$2,971.32** in FY 2020-21, **\$3,035.50** in FY 2021-22, **\$3,101.07** in FY 2022-23, **\$3,168.05** in FY 2023-24, **\$3,236.48** in FY 2024-25, and each year after that unless the Board reduces or terminates the assessment, or there is new proceeding to increase the assessment.

The **maximum total annual amount of the proposed assessment for APN No. 30054213S**, in the first year of the assessment, FY 2019-20, before the parcel is subdivided, is **\$2,908.50**; and the **maximum total annual amount of the proposed assessment for each assessed residential property, once the parcel map is final and the parcel is subdivided** is **\$297.13** in FY 2020-21, **\$303.55** in FY 2021-22, **\$310.11** in FY 2022-23, **\$316.85** in FY 2023-24 **\$323.65** in FY 2024-25, 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 F (CSA 34F) is proposed to be formed October 8, 2019 to provide community services for the development of "The Vistas" which consists of 5 acres lying on the south side of Millerton Road, west of Marina Drive. Through CSA 34F, the County proposes to provide a variety of services. Those services include:

- (1) Maintaining the local water distribution system, fire hydrants, and water storage facilities in ready-to-serve status for all users 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 users 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 34F 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 34F, 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

Current assessments and fees in CSA 34F are not sufficient to recover all of the costs described above.

For more detailed information about the reason for the proposed assessment, see Section 8 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 10 residential lots of record in CSA 34F is assigned 1 EBU. All of the outlots within CSA 34F are classified as non-benefitted properties and are not allocated a beneficial share of the estimated unit cost of service delivery.

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 August 20, 2019 meeting, including the resolution setting 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 of 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 October 08, 2019 meeting, including the public protest hearing described above, will be made available for public inspection at the Office of the Clerk of the Board of Supervisors, at the address stated above, on or around the Wednesday before that date.

Dated: 8/21/19

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

By: Kelley Hancock

Deputy

Enclosures:

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



ATTACHMENT B

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

**For Costs of Street Lighting and Public Right-of-Way Landscape Maintenance for
Fresno County Service Area No. 34, Zone F**

APN: 30054213S

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 street lighting and public right-of-way landscape maintenance within County Service Area No. 34, Zone F.

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@fresnocountyca.gov.

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:
<https://www.co.fresno.ca.us/home/showdocument?id=37604>.

Notice of Public Protest Hearing

You are notified that on October 20, 2019 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 of 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:

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 of 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 of 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** is **\$1,010.70** in FY 2019-20, **\$1,032.53** in FY 2020-21, **\$1,054.83** in FY 2021-22, **\$1,077.62** in FY 2022-23, **\$1,100.89** in FY 2023-24, **\$1,124.67** in FY 2024-25 and each year after that unless the Board reduces or terminates the assessment, or there is new proceeding to increase the assessment.

The **maximum total annual amount of the proposed assessment for APN No. 30054213S**, in the first year of the assessment, FY 2019-20, before the parcel is subdivided, is **\$1,010.70**; and the **maximum total annual amount of the proposed assessment for each assessed residential property, once the parcel map is final and the parcel is subdivided**, is **\$103.25** in FY 2020-21, **\$105.48** in FY 2021-22, **\$107.76** in FY 2022-23, **\$110.09** in FY 2023-24 **\$112.47** in FY 2024-25, 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 F (CSA 34F) is proposed to be formed **October 8, 2019** to provide community services for the development of "The Vistas" which consists of approximately 5 acres lying on the south side of Millerton Road, west of Marina Drive. Through CSA 34F, 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 34F properties; and
- (2) street lighting services for safety and to maintain the visual presentation of the entire community for the benefit of all CSA 34F properties; and

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

For more detailed information about the reason for the proposed assessment, see Section 8 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 10 residential lots of record in CSA 34F is assigned 1 EBU. All of the outlots within CSA 34F are classified as non-benefitted properties and are not allocated a beneficial share of the estimated unit cost of service delivery.

For more detailed information about the basis upon which the proposed assessment was calculated, see Section 8 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 August 20, 2019 meeting, including the resolution setting 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 of 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 October 8, 2019 meeting, including the public protest hearing described above, will be made available for public inspection at the Office of the Clerk of the Board of Supervisors, at the address stated above, on or around the Wednesday before that date.

Dated: 8/21/19

Bernice E. Seidel
Clerk of the Board of Supervisors
County of Fresno, State of California

By: 

Deputy

Enclosures:

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



ATTACHMENT B

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

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

APN: 30054213S

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 road maintenance within County Service Area No. 34, Zone F.

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@fresnocountyca.gov.

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

The proposed assessment is supported by an Engineer's Report that is available online at: <https://www.co.fresno.ca.us/home/showdocument?id=37604>.

Notice of Public Protest Hearing

You are notified that on October 8, 2019 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 of 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 Storm Drainage and Road Maintenance for Fresno County Service Area No. 34, Zone F

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 of 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 of 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** is **\$2,143.50** in FY 2019-20, **\$2,189.80** in FY 2020-21, **\$2,237.10** in FY 2021-22, **\$2,285.42** in FY 2022-23, **\$2,334.79** in FY 2023-24, **\$2,385.22** in FY 2024-25 and each year after that unless the Board reduces or terminates the assessment, or there is new proceeding to increase the assessment.

The **maximum total annual amount of the proposed assessment for APN No. 30054213S**, in the first year of the assessment, FY 2019-20, before the parcel is subdivided, is **\$2,143.50**; and the **maximum total annual amount of the proposed assessment for each assessed residential property, once the parcel map is final and the parcel is subdivided** is **\$218.98** in FY 2020-21, **\$223.71** in FY 2021-22, **\$228.54** in FY 2022-23, **\$233.48** in FY 2023-24 **\$238.52** in FY 2024-25, 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 F (CSA 34F) is proposed to be formed October 8, 2019, to provide community services for the development of "The Vistas" which consists of 5 acres lying on the south side of Millerton Road, west of Marina Drive. Through CSA 34F, the County proposes to provide a variety of services. Those services include providing road maintenance for the benefit of all CSA 34F properties.

The proposed assessment is intended to recover all operating costs for providing storm drainage maintenance, specifically periodic monitoring during and after storm events and operation of the basin outlet controls as needed to empty the basin between storm events, and providing for road maintenance and to accumulate the road maintenance replacement reserve for street paving, striping, signage maintenance, repair, and reconditioning of CSA 34F streets, to maintain a ready-to-serve status for the benefit of all of the property owners in CSA 34F, which includes providing funding at the minimum annual amount for the several street pavement reconditioning special reserve funds required as a condition of approval for CSA 34F.

For more detailed information about the reason for the proposed assessment, see Section 8 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 10 residential lots of record in CSA 34F is assigned 1 EBU. All of the outlots within CSA 34F are classified as non-benefitted properties and are not allocated a beneficial share of the estimated unit cost of service delivery.

For more detailed information about the basis upon which the proposed assessment was calculated, see Section 8 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 August 20, 2019 meeting, including the resolution setting 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 of 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 October 8, 2019 meeting, including the public protest hearing described above, will be made available for public inspection at the Office of the Clerk of 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 Storm Drainage and Road Maintenance for Fresno County Service Area No. 34, Zone F

Dated: 8/21/19

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

By: Kelly Haruck

Deputy

Enclosures:

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



ATTACHMENT C

Notice of a Public Meeting and Public Protest Hearing on a Proposed Fee for Sewer Services in County Service Area No. 34, Zone F

APN: 30054213S

Dear Property Owner:

This is an important notice regarding your rights under Proposition 218 relating to proposed sewer fee. The proposed fee would pay for the costs of services necessary for sewer collection within County Service Area No. 34, Zone F.

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.

The proposed fee is supported by an Engineer's Report that is available online at: <https://www.co.fresno.ca.us/home/showdocument?id=37604>.

Notice of Public Protest Hearing

You are notified that on October 8, 2019 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 fee. 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 fee. During the hearing, the Board may decide to continue the hearing to a later date without further notice.

How to Protest the Proposed Sewer Fee

If you disagree with the proposed sewer fee, you may submit a written protest. The Board will not impose the fees if a majority of the County Service Area No. 34, Zone F (CSA 34F) property owners or tenants submit **written protests** against the proposal. **Only one written protest per parcel will be counted in calculating a majority protest.**

Written protests may be on any type of paper and may be typed or handwritten, but **must include all** of the following information:

- Information sufficient to identify the affected property that you own or rent, such as the address

of your property in CSA 34F, the Assessor's Parcel Number (APN) for your property (the APN for your property is listed on the first page of this notice), or both;

- A brief written statement that you protest or disagree with the proposed sewer fee; and
- Your printed full name and signature.

Written protests must be addressed exactly as shown and mailed or hand delivered to:

**Clerk of the Board of Supervisors
CSA 34F Sewer Fee Protest Hearing (October 8, 2019)
HOLD UNTIL PROTEST HEARING
2281 Tulare Street, Room 301
Fresno, CA 93721**

To be valid and counted, written protests must be received by the Clerk of the Board of Supervisors before the close of the public protest hearing on October 8, 2019.

If there is not a majority protest, the Board may impose the proposed sewer fee.

Explanation of the Proposed Sewer Fee

The proposed sewer fee is comprised of a flat sewer service fee that includes all of the cost to deliver sewer services, operation and maintenance of the sewer system and for sewage collection services. The fee will be charged with respect to residential parcels created under Tract Map No. 4934 for which a building permit is issued.

The proposed sewer fee is described below:

Table 1 - Monthly Flat Sewer Fee For Sewer Services

The engineer also analyzed the average cost of the sewer system operations and maintenance, and administration over three years to develop and establish a flat fee for sewer services. The sewer service fee includes the cost to deliver sewer services, operation and maintenance of the sewer system and for sewage collection services.

Table 1 - MONTHLY SEWER FLAT FEE - FY 2019-20 Through FY 2020-21		
Service Connection Type	Effective 11/1/2019	Effective 7/1/2020
Residential	\$96.56	\$98.64

The proposed fees also include inflation factor increase of 1.0216 in the second year (effective July 1, 2020).

Additional Information

The proposed sewer fees, if not opposed by a majority of the property owners, and if approved by the Board at the public protest hearing on October 8, 2019, will be implemented on November 1, 2019 and on July 1st of each year to follow. Property owners would first see the proposed fee on the November/December bill, which they can expect to receive in January 2020.

If the proposed fee 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 sewer services to avoid exceeding available revenues.

Notice of Public Meeting and Public Protest Hearing

Proposed Fee for Sewer Services
Fresno County Service Area No. 34 Zone F
Page 2 of 2



ATTACHMENT C

Notice of a Public Meeting and Public Protest Hearing on Proposed for Water Services Fees in County Service Area No. 34, Zone F

APN: 30054213S

Dear Property Owner:

This is an important notice regarding your rights under Proposition 218 relating to proposed water fees. The proposed fees would pay for the costs of water services within County Service Area No. 34, Zone F.

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.

The proposed fee is supported by an Engineer's Report that is available online at: <https://www.co.fresno.ca.us/home/showdocument?id=37604>.

Notice of Public Protest Hearing

You are notified that on October 8, 2019 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 fee. 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 fee. During the hearing, the Board may decide to continue the hearing to a later date without further notice.

How to Protest the Proposed Water Fee

If you disagree with the proposed water fee, you may submit a written protest. The Board will not impose the fees if a majority of the County Service Area No. 34, Zone F (CSA 34F) property owners or tenants submit **written protests** against the proposal. **Only one written protest per parcel will be counted in calculating a majority protest.**

Written protests may be on any type of paper and may be typed or handwritten, but **must include all** of the following information:

- Information sufficient to identify the affected property that you own or rent, such as the address of your property in CSA 34F, the Assessor's Parcel Number (APN) for your property (the APN for your property is listed on the first page of this notice), or both;
- A brief written statement that you protest or disagree with the proposed rate; and
- Your printed full name and signature.

Written protests must be addressed, exactly as follows, and mailed or hand delivered to:

**Clerk of the Board of Supervisors
CSA 34F Water Fee Protest Hearing (October 8, 2019)
HOLD UNTIL PROTEST HEARING
2281 Tulare Street, Room 301
Fresno, CA 93721**

To be valid and counted, written protests must be received by the Clerk of the Board of Supervisors before the close of the public protest hearing on October 8, 2019.

If there is not a majority protest, the Board may impose the proposed water fee.

Explanation of the Proposed Water Fee

The proposed water fees are comprised of a flat monthly water service fee and water usage tier fees. The proposed flat monthly water service fee is calculated by averaging annual costs to operate, maintain and administer the water delivery facilities and services for CSA 34F over a three years, and is projected to increase to account for inflation, but does not include the water itself. It should be noted that the County has a water contract to supply and water treatment capacity of approximately 0.5 acre feet (AF) per parcel per year which made it necessary for the consulting engineer to include the cost to expand the plant's treatment capacity to accommodate any water over use. The tier structure has been designed by the engineer to capture the cost to expand the water treatment capacity and has also been designed to capture the cost to purchase water on the open market, if needed for the water use over the contracted supply of 0.5 AF, per parcel per year.

The fee will be charged with respect to residential parcels created under Tract Map No. 4934, for which a building permit is issued.

The proposed water fee is broken down into four components as described below:

Table 1 - Flat Monthly Water Service Fee

The first component is a flat monthly water service fee, which includes all operations, maintenance and administrative costs to maintain the water system starting on November 1, 2019, but does not include the water itself.

TABLE 1 - PROPOSED MONTHLY <u>FLAT</u> WATER USAGE FEE - FY 2019-20Through FY 2020-21			
Service Connection Type	# of EBU Per Parcel	Proposed Fee Effective 11/1/2019	Proposed Fee Effective 7/1/2020
Residential	1	\$22.95	\$23.45

Table 2 - Base Tier Monthly Metered Water Fee

The second component is the Base Tier, a metered fee for water purchase, to be charged based on actual monthly water usage.

Table 2 - Tier I Water Fees

The third component is Tier I, a metered fee designated to build reserves to add 0.5 AF of water treatment capacity for delivery of finished water to each one of the existing lots of record in CSA 34F, and to build reserves to purchase water on the open market for the total annual volume of projected water usage in excess of the approximately 0.5 AF annual usage per year per water service connection in CSA 34F.

Table 2 - Tier II Water Fees

The fourth component is Tier II, a metered fee designated to build reserves to add 0.5 AF of water treatment capacity for delivery of finished water to each one of the existing lots of record in CSA 34F, and to build reserves to purchase water on the open market, if needed for the total annual volume of projected water usage in excess of the approximately 0.5 AF annual usage per year per water service connection in CSA 34F.

TABLE 2 - PROPOSED <u>TIERED WATER USAGE FEES</u> - FY 2017-18 Through FY 2021-22			
All Service Connection Types	Proposed Fee Effective 11/1/2019	Proposed Fee Effective 7/1/2020	Allotted Usage
Base Tier	\$6.26 per 1,000 gal	\$6.40 per 1,000 gal	13,500 gallons/month
Tier I	\$7.21 per 1,000 gal	\$7.37 per 1,000 gal	13,501-27,000 gallons/month
Tier II	\$7.21 per 1,000 gal	\$7.37 per 1,000 gal	27,001 + gallons/month

The proposed fees also include inflation factor increase of 1.0216 in the second year (effective July 1, 2020).

Additional Information

The proposed sewer fees, if not opposed by a majority of the property owners, and if approved by the Board at the public protest hearing on October 8, 2019, will be implemented on November 1, 2019 and on July 1st of each year to follow. Property owners would first see the proposed fee on the November/December bill, which they can expect to receive in January 2020.

If proposed fee 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 services to avoid exceeding available revenues.



Assessment Ballot Instructions

These are the assessment ballot instructions for the proposed assessments for costs of joint use water contract administration and lake pump repair maintenance for Fresno County Service Area No. 34, and all of its zones. These instructions apply equally to all assessment ballots, including substitute, change of ownership, and co-owner assessment ballots, which are described below.

Important Information

The **public protest hearings** on the proposed assessments will occur on **October 08, 2019 at 9:00 a.m.** (or as soon after as practicable) in the regular meeting chambers for the Fresno County Board of Supervisors in the **Hall of Records, 2281 Tulare Street, Third Floor, Fresno, California 93721.**

The **Clerk of the Board of Supervisors** may be contacted at 2281 Tulare Street, Room 301, Fresno, California 93721-2198, and by telephone at (559) 600-3529.

Instructions

1. **Read the entire assessment ballot for each assessment.** Confirm that the ballot correctly identifies the current owner of the property.
 - a. If you did not receive a ballot, or if you believe there are problems with the ballot that you did receive, see below regarding **substitute assessment ballots**.
 - b. If you are not the person whose name is shown on the ballot, or the legally authorized representative of that person, but are the current owner of the property identified on the ballot, see below regarding **change of ownership assessment ballots**.
 - c. If you and another record owner of the property identified on the ballot wish to submit separate ballots, see below regarding **co-owner assessment ballots**.
2. **Mark the assessment ballot in ink.** Mark "YES" if you support proposed assessment, or "NO" if you oppose the proposed assessment. Do not mark both. 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.
3. **Sign and date the assessment ballot in ink.** Ballots that are not signed and dated in ink will not be counted. Photocopies, fax copies, and electronic copies of signed ballots will not be counted.
4. **Seal the completed assessment ballot inside the return envelope provided.** Your completed assessment ballot *must* be placed and sealed within the envelope provided. If you did not receive a return envelope, or you need a new one, contact the Clerk of the Board of Supervisors. Unsealed assessment ballots will not be counted. *Please note that the return envelope is different from the mailing envelope.*
5. **Deliver your completed assessment ballot to the Clerk of the Board of Supervisors.** The address for the Clerk of the Board of Supervisors is:

Clerk of the Board of Supervisors
2281 Tulare Street, Room 301
Fresno, California 93721-2198

Assessment Ballot Instructions

Assessments for costs of joint use water contract administration and lake pump repair maintenance Services for
Fresno County Service Area No. 34

There are two ways to deliver your completed ballot to that address:

- a. **Mail:** You may deliver your completed assessment ballot by mailing so that it is **received** by the Clerk of the Board **before** the conclusion of public testimony at the public protest hearing at the date, time, and place stated above. A self-addressed stamped mailing envelope has been provided for your use. If you did not receive a self-addressed stamped mailing envelope, or you need a new one, contact the Clerk of the Board of Supervisors. The sealed return envelope containing the ballot must be placed inside the mailing envelope. *If your mailed assessment ballot is not received by the Clerk of the Board before the conclusion of public testimony at the public protest hearing, it will not be counted.*
- b. **Personal Delivery:** You may personally deliver your completed assessment ballot to the Clerk of the Board at any time **before** the conclusion of public testimony at the public protest hearing at the date, time, and place stated above. You may personally deliver your completed assessment ballot before the day of the public protest hearing. Assessment ballots delivered personally must be sealed within the return envelope, but do not need to be inside the mailing envelope.

Withdrawing Assessment Ballots: You may withdraw your previously submitted assessment ballot at any time before the conclusion of public testimony at the public hearing at the date, time, and place stated above. To do so, contact the Clerk of the Board of Supervisors. You will need to complete and submit a form to withdraw your ballot. Withdrawn ballots will not be counted.

Substitute Assessment Ballots: If you did not receive a ballot, if you believe there are problems with the ballot that you did receive, or if you need a new ballot because you have withdrawn a previous ballot, you may request a substitute ballot at any time before the conclusion of public testimony at the public protest hearing at the date, time, and place stated above. To do so, contact the Clerk of the Board of Supervisors. You will need to complete and submit a form to request a substitute ballot. A properly completed and timely submitted substitute assessment ballot automatically revokes, replaces, and supersedes any other assessment ballot that was previously returned by a record property owner or his or her legally authorized representative in connection with the property identified on the substitute assessment ballot.

Change of Ownership Assessment Ballots: If you are not the person whose name is shown on the ballot, or the legally authorized representative of that person, but are the current owner of the property identified on the ballot, you may request a change of ownership ballot at any time before the conclusion of public testimony at the public protest hearing at the date, time, and place stated above. To do so, contact the Clerk of the Board of Supervisors. You will need to complete and submit a form to request a change of ownership ballot.

Co-Owner Assessment Ballots: If you and another record owner of the property identified on the ballot wish to submit separate ballots, you may request co-owner assessment ballots at any time before the conclusion of public testimony at the public protest hearing at the date, time, and place stated above. To do so, contact the Clerk of the Board of Supervisors. You will need to complete and submit a form to request a co-owner assessment ballot. For co-owner assessment ballots, the amount of the proposed assessment to be imposed upon the property identified on your ballots will be allocated to each properly completed and timely submitted co-owner assessment ballot in proportion to your record ownership interests, or, if your ownership interests are not shown in recorded documents, your respective interests as established to the satisfaction of the Board by documentation that you provide. A properly completed and timely submitted co-owner assessment ballot automatically revokes, replaces, and supersedes, in proportion to your ownership interest in the property identified on the ballot, any other assessment ballot that was previously returned by a record property owner or his or her legally authorized representative in connection with that property.

Assessment Ballot Instructions

Assessments for costs of joint use water contract administration and lake pump repair maintenance Services for
Fresno County Service Area No. 34



ATTACHMENT D

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. 34, Zone G**

APN: 30054210S/30054211S

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 G.

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@fresnocountyca.gov.

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: <https://www.co.fresno.ca.us/home/showdocument?id=37604>.

Notice of Public Protest Hearing

You are notified that on October 8, 2019 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 of 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

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 of 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 of 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** is **\$38,683.05** in FY 2019-20, **\$39,518.60** in FY 2020-21, **\$40,372.21** in FY 2021-22, **\$41,244.25** in FY 2022-23, **\$42,135.12** in FY 2023-24, **\$43,045.24** in FY 2024-25, and each year after that unless the Board reduces or terminates the assessment, or there is new proceeding to increase the assessment.

The **maximum total annual amount of the proposed assessment for APN No. 30054210S/30054211S**, in the first year of the assessment, FY 2019-20, before the parcel is subdivided, is **\$38,683.05**; and the **maximum total annual amount of the proposed assessment for each assessed residential property, once the parcel map is final and the parcel is subdivided** is **\$297.13** in FY 2020-21, **\$303.55** in FY 2021-22, **\$310.11** in FY 2022-23, **\$316.85** in FY 2023-24, **\$323.65** in FY 2024-25, 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 G (CSA 34G) is proposed to be formed October 8, 2019 to provide community services for the development of "Granville" which consists of 40 acres lying on the south side of Millerton Road, west of Marina Drive. Through CSA 34G, the County proposes to provide a variety of services. Those services include:

- (1) Maintaining the local water distribution system, fire hydrants, and water storage facilities in ready-to-serve status for all users 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 users 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 34G 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 34G, 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

Current assessments and fees in CSA 34G are not sufficient to recover all of the costs described above.

For more detailed information about the reason for the proposed assessment, see Section 7 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 133 residential lots of record in CSA 34G is assigned 1 EBU. All of the outlots within CSA 34G are classified as non-benefitted properties and are not allocated a beneficial share of the estimated unit cost of service delivery.

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 August 20, 2019 meeting, including the resolution setting 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 of 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 October 8, 2019 meeting, including the public protest hearing described above, will be made available for public inspection at the Office of the Clerk of the Board of Supervisors, at the address stated above, on or around the Wednesday before that date.

Dated: 8/21/19

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

By: Keely Hanock

Deputy

Enclosures:

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



ATTACHMENT D

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

**For Costs of Street Lighting and Public Right-of-Way Landscape Maintenance for
Fresno County Service Area No. 34, Zone G**

APN: 30054210S/30054211S

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 street lighting and public right-of-way landscape maintenance within County Service Area No. 34, Zone G.

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@fresnocountyca.gov.

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:
<https://www.co.fresno.ca.us/home/showdocument?id=37604>.

Notice of Public Protest Hearing

You are notified that on October 8, 2019 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 of 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:

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 of 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 of 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** is **\$13,442.31** in FY 2019-20, **\$13,732.66** in FY 2020-21, **\$14,029.29** in FY 2021-22, **\$14,332.32** in FY 2022-23, **\$14,641.90** in FY 2023-24, **\$14,958.17** in FY 2024-25 and each year after that unless the Board reduces or terminates the assessment, or there is new proceeding to increase the assessment.

The **maximum total annual amount of the proposed assessment for APN No. 30054210S/30054211S**, in the first year of the assessment, FY 2019-20, before the parcel is subdivided, is **\$13,442.31**; and the **maximum total annual amount of the proposed assessment for each assessed residential property, once the parcel map is final and the parcel is subdivided** is **\$103.25** in FY 2020-21, **\$105.48** in FY 2021-22, **\$107.76** in FY 2022-23, **\$110.09** in FY 2023-24 **\$112.47** in FY 2024-25, 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 G (CSA 34G) is proposed to be formed **October 8, 2019** to provide community services for the development of "Granville" which consists of approximately 40 acres lying on the south side of Millerton Road, west of Marina Drive. Through CSA 34G, 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 34G properties; and
- (2) street lighting services for safety and to maintain the visual presentation of the entire community for the benefit of all CSA 34G properties; and

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

For more detailed information about the reason for the proposed assessment, see Section 7 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 133 residential lots of record in CSA 34G is assigned 1 EBU. All of the outlots within CSA 34G are classified as non-benefitted properties and are not allocated a beneficial share of the estimated unit cost of service delivery.

For more detailed information about the basis upon which the proposed assessment was calculated, see Section 7 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 August 20, 2019 meeting, including the resolution setting 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 of 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 October 8, 2019 meeting, including the public protest hearing described above, will be made available for public inspection at the Office of the Clerk of the Board of Supervisors, at the address stated above, on or around the Wednesday before that date.

Dated: 8/21/19

Bernice E. Seidel
Clerk of the Board of Supervisors
County of Fresno, State of California

By: Kelly Hanworth

Deputy

Enclosures:

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



ATTACHMENT D

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

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

APN: 30054210S/30054211S

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 road maintenance within County Service Area No. 34, Zone G.

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@fresnocountyca.gov.

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

The proposed assessment is supported by an Engineer's Report that is available online at: <https://www.co.fresno.ca.us/home/showdocument?id=37604>.

Notice of Public Protest Hearing

You are notified that on October 8, 2019 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 of 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 Storm Drainage and Road Maintenance for Fresno County Service Area No. 34, Zone G

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 of 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 of 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** is **\$28,508.55** in FY 2019-20, **\$29,124.33** in FY 2020-21, **\$29,753.42** in FY 2021-22, **\$30,396.09** in FY 2022-23, **\$31,052.65** in FY 2023-24, **\$31,723.39** in FY 2024-25 and each year after that unless the Board reduces or terminates the assessment, or there is new proceeding to increase the assessment.

The **maximum total annual amount of the proposed assessment for APN No. 30054210S/30054211S**, in the first year of the assessment, FY 2019-20, before the parcel is subdivided, is **\$28,508.55**; and the **maximum total annual amount of the proposed assessment for each assessed residential property, once the parcel map is final and the parcel is subdivided** is **\$218.98** in FY 2020-21, **\$223.71** in FY 2021-22, **\$228.54** in FY 2022-23, **\$233.48** in FY 2023-24 **\$238.52** in FY 2024-25, 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 G (CSA 34G) is proposed to be formed October 8, 2019, to provide community services for the development of "Granville" which consists of 40 acres lying on the south side of Millerton Road, west of Marina Drive. Through CSA 34G, the County proposes to provide a variety of services. Those services include providing road maintenance for the benefit of all CSA 34G properties.

The proposed assessment is intended to recover all operating costs for providing storm drainage maintenance, specifically periodic monitoring during and after storm events and operation of the basin outlet controls as needed to empty the basin between storm events, and providing for road maintenance and to accumulate the road maintenance replacement reserve for street paving, striping, signage maintenance, repair, and reconditioning of CSA 34G streets, to maintain a ready-to-serve status for the benefit of all of the property owners in CSA 34G, which includes providing funding at the minimum annual amount for the several street pavement reconditioning special reserve funds required as a condition of approval for CSA 34G.

For more detailed information about the reason for the proposed assessment, see Section 7 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 133 residential lots of record in CSA 34G is assigned 1 EBU. All of the outlots within CSA 34G are classified as non-benefitted properties and are not allocated a beneficial share of the estimated unit cost of service delivery.

For more detailed information about the basis upon which the proposed assessment was calculated, see Section 7 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 August 20, 2019 meeting, including the resolution setting 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 of 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 October 8, 2019 meeting, including the public protest hearing described above, will be made available for public inspection at the Office of the Clerk of the Board of Supervisors, at the address stated above, on or around the Wednesday before that date.

Dated: 8/21/19

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

By: Kelly Harlock

Deputy

Enclosures:

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