

Attachment B - 60-Day Notice



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

For Costs of Sewer Services for Fresno County Service Area No. 44A

APN: <<APN>>

Property Owner
<<ADDRESS>>
<<ADDRESS>>

Dear Property Owner:

This is an important notice regarding your rights under Proposition 218 relating to a proposed standby charge assessment on your property. The proposed standby charge assessment would be used to pay for the cost of services for the sewer services within County Service Area No. 44A (CSA 44A).

Read this notice carefully. If you have any questions, please contact A.J. Lucas, 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) 600-4321 or by email at alucas@fresnocountyca.gov.

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

The proposed assessment is supported by an Engineer's Report that is available online at:
www.fresnocountyca.gov/CSA44A.

Notice of Public Meeting

You are notified that on **May 7, 2026, at 6:00 P.M.** County staff, as staff for CSA 44A, will conduct a public meeting at the **Copper Hills Elementary School Multipurpose Room located at 1881 E Plymouth Way, Fresno, CA 93720**. The public meeting will provide members of the public, including property owners, with an opportunity to provide relevant testimony to CSA 44A staff and to ask questions about the proposed increase to the standby charge assessment in this notice. The Fresno County Board of Supervisors (Board) will not be present, and CSA 44A will not take any official action to increase or change the standby charge assessment at this public meeting.

Notice of Public Protest Hearing

You are notified that on **June 2, 2026, at 9:30 A.M.** (or as soon after as practicable), the Board of Supervisors (Board) will conduct a public protest hearing on the proposed standby charge 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

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the proposed standby charge 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 Standby Charge Assessment Ballots

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

In summary, the standby charge 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 standby charge assessment ballot instructions describe the procedures to withdraw a standby charge 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 standby charge assessment ballot, a change of ownership standby charge assessment ballot, or a co-owner standby charge assessment ballot, and the procedures to do so.

Please note that alterations to standby charge 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 standby charge 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 standby charge 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 standby charge assessment. County staff will then report the tabulation totals to the Board.

The standby charge assessment will not be imposed if the Board determines, based on the tabulation totals, that there is a majority protest to the proposed standby charge assessment. A majority protest occurs if the ballots submitted in opposition to the standby charge assessment exceed the ballots submitted in favor of the standby charge 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 standby charge assessment.

Duration and Amount of Proposed Standby Charge Assessment

The maximum total annual amount of the proposed standby charge assessment for all assessed properties is **\$173,673.42 in fiscal year 2026-2027, \$177,327.13 in fiscal year 2027-2028, \$181,090.46 in fiscal year 2028-2029, \$184,966.69 in fiscal year 2029-2030, \$188,959.21 in fiscal year 2030-2031, \$143,247.21 in fiscal year 2031-2032, \$147,482.87 in fiscal year 2032-2033, \$151,845.60 in fiscal year 2033-2034, \$156,339.22 in fiscal year 2034-2035, and \$160,967.64 in fiscal year 2035-2036.**

The maximum total annual amount of the proposed standby charge assessment for each residential parcel is **\$1,754.28 in fiscal year 2026-2027, \$1,791.18 in fiscal year 2027-2028, \$1,829.20 in fiscal year 2028-2029, \$1,868.35 in fiscal year 2029-2030, \$1,908.68 in fiscal year 2030-2031, \$1,446.94 in fiscal year 2031-2032, \$1,489.73 in fiscal year 2032-2033, \$1,533.79 in fiscal year 2033-2034, \$1,579.18 in fiscal year 2034-2035, and \$1,625.94 in fiscal year 2035-2036.**

Reason for Proposed Standby Charge Assessment

CSA 44A was formed in 1992 to provide sewer services to the Millerton Lake Mobile Home Village. CSA 44A serves 104 parcels, of which 99 are developed and receiving sewer services.

On March 6, 2007, CSA 44A adopted the current sewer services assessments, with assessments having become effective March 6, 2007. CSA 44A revenues have fallen behind the cost to provide service to property owners or customers of CSA 44A.

In recent years, CSA 44A has operated at a deficit, meaning that expenses are greater than the revenues needed to sustain the operation of the CSA 44A community sewer system.

For example, in FY 2024/25, CSA 44A incurred about \$135,500 in expenses to operate and maintain the community sewer system; with current revenues of only \$56,600, operating expenses are greater than revenues resulting in a projected deficit of about \$78,900 just for FY 2024/25. That deficit does not take into account other charges, discussed immediately below.

Due to deficit spending, CSA 44A has depleted its available cash reserves. Increases in the CSA 44A sewer service assessments are needed to fully fund CSA 44A operating costs, build a cash reserve of at least \$65,300 by the end of Fiscal Year 2030/31 (as required by the Board's policy for special districts), improve the financial condition of CSA 44A, and repay the County by FY 2030/31 for past costs incurred as of July 1, 2026 (\$194,792) but not yet charged to CSA 44A.

The proposed standby charge assessment described in the Engineer's Report is to fund:

- the collection, treatment, and disposal of raw sewage; and
- costs associated with administering utility bills, financial audit requirements, liability insurance and other administrative costs; and
- an operations and maintenance reserve; and
- repayment of past charges incurred, but not yet paid.

For more detailed information about the reason for the proposed standby charge assessment, see the Engineer's Report.

Basis of Calculation for the Proposed Standby Charge Assessment

The calculation of the proposed standby charge assessment begins with the total annual cost of the services, past charges, and reserves described above. Those costs are then allocated to individual parcels in proportion to an "Equivalent Dwelling Unit," or "EDU." One EDU represents the special

benefit provided to a single dwelling unit, or residential home, by the services and reserves described above.

The proposed standby charge assessment also includes a yearly reserve contribution, so that in year 5 of the standby charge assessment the District will meet the Board's policy of maintaining a minimum reserve equal to 50% of the average of the three previous years' expenditures. After meeting the minimum reserve requirement in year 5, the reserve contribution decreases to only the amount necessary to maintain reserve requirements through year 10.

Each one of the 99 residential lots of record in CSA 44A is assigned 1 EDU.

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

Additional Information

If proposed standby charge 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 sewer services to avoid exceeding available revenues.

A copy of the agenda materials for the Board's February 26, 2026 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 will be made 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, on or around the Wednesday before that date. All of those materials are also available on the County's website at: <https://fresnocounty.legistar.com/>.

Dated: _____

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

By: _____

Deputy

Enclosures:

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