

# \*\*\*\*\*SAMPLE\*\*\*\*\* CPI ?

## ZONE OF BENEFIT SHERWOOD FIREWISE COMMUNITIES COUNTY SERVICE AREA 3

### PROPOSITION 218 NOTICE BENEFIT ASSESSMENT BALLOT

#### Why Did You Receive this Ballot?

This ballot is for the use of the property owner(s) of developed parcel(s) occupied for residential or business uses which are located within the proposed boundaries of Zone of Benefit (ZoB) Sherwood Firewise Communities (SFC) of County Service Area 3 (CSA) which has been proposed for private road maintenance over two alternative routes that can be used for emergency services traffic; routes commonly referred to as the "FirCo Haul Road" and the "Willits Creek Trail Road." This private road maintenance over two alternative routes is being proposed as a means to protect area occupants by reducing emergency equipment traffic over the County maintained public roads serving the following areas:

Brooktrails, Spring Creek, Sylvandale, Gates Subdivision(s) within Portions of Township 18 North, Range 14 West, and 17, Township 18 North, Range 14 West, MDB&M

The reason that an assessment is proposed for your parcel or parcels is that many property owners and/or registered voters within the proposed boundaries of Zone of Benefit SFC have asked the County of Mendocino to provide the above-described additional transportation service. Based on this request, the Board of Supervisors (acting as the Board of Directors for CSA #3) has determined that your parcel or parcels is/are specially benefitted by the proposed "FirCo Haul Road" and the "Willits Creek Trail Road" Roads maintenance service if provided.

The basis upon which the proposed assessment was calculated was determined by preparing a budget stating the annual costs to provide private road maintenance service including vegetation clearance, road drainage ditches and conduit cleaning and replacement, road surface gravel and grading treatments. Said maintenance services will insure that said private roads are "at the ready for emergency equipment use" in order for evacuation traffic to have full use of 3.5 miles of Sherwood Road from the Poppy Drive intersection to North Main Street Willits by providing alternate dry weather access for emergency equipment over "FirCo Haul Road" and the "Willits Creek Trail Road." The annual cost was divided between the parcels which receive access from the roads.

Fee assessed for Zone SFC in fiscal year 2023/24 is \$30 per improved parcel.

For each Fiscal Year after 2023/24, the assessment will be \$30 per improved parcel for ongoing routine private road maintenance service including vegetation clearance, road drainage ditches and conduit cleaning and replacement, road surface gravel and grading treatments. The assessment rate may be increased by a percentage which does not exceed the percentage increase in Consumer Price Index (CPI), most recently published, All Urban Consumers Index (CPI-U), all items, for the San Francisco-Oakland-San Jose, CA, published by the U.S. Department of

Labor, Bureau of Labor Statistics or its successor and its value twelve months before. The assessment rate will be increased only when necessary to meet approved expenses, and would not increase automatically each year. If in any year the assessment rate is not increased, or is increased by an amount less than the increase in the Consumer Price Index, the difference between the rate of increase in the assessment rate and the rate of increase in the Consumer Price Index will remain available for use in future years to raise the assessment rate as necessary to meet approved expenses. This Engineers Report anticipates future projects beyond normal routine maintenance that could result in a needed assessment rate above CPI and in such case the assessment cannot be raised without another vote; however, the full incremental applications of CPI will be applied until those future project needs exceed the ability to meet needs and only then will an increase another vote be pursued.

#### How long will the Assessment Last?

This \$30 per year assessment for improved parcels and \$0 per year for unimproved parcels, until improved, effective until the County Service Area No. 3 governing authority determines that the assessment is no longer necessary. Assessments cannot be raised without another vote.

- OR -

This \$30 per year assessment for improved parcels and \$0 per year for unimproved parcels until improved - along with the ability to make annual increases to the \$30.00 per year rate based on the Consumer Price Index (CPI) as necessary, effective until the County Service Area No. 3 governing authority determines that the assessment is no longer necessary. Assessments cannot be raised beyond the annual CPI without another vote.

#### **A “YES Vote Means:**

A “Yes” vote for the assessment means:

The County is authorized to levy \$30 per year assessment for improved parcels and \$0 per year for unimproved parcels, until improved, effective until the County Service Area No. 3 governing authority determines that the assessment is no longer necessary.

- OR -

The County is authorized to levy \$30 per year assessment for improved parcels and \$0 per year for unimproved parcels until improved - along with the ability to make annual increases to the \$30.00 per year rate based on the Consumer Price Index (CPI) as necessary, effective until the County Service Area No. 3 governing authority determines that the assessment is no longer necessary. Assessments cannot be raised beyond the annual CPI without another vote.

#### **A “NO” Vote Means:**

A “No” vote for the assessment means:

This \$30 per year assessment for improved parcels and \$0 per year for unimproved parcels, until improved (nor a CPI) may not be levied and the private road maintenance over two alternative routes that can be used for emergency services traffic of Zone of Benefit SFC will not be formed if a majority of the votes returned oppose the assessment.

### How is the Vote Counted?

The voting is weighted by the amount each property owner pays. The weighting of the vote is required by Proposition 218, which passed in 1996. Only property owners can vote and a majority must approve the assessment before it can be imposed. In the event that the Assessment Ballots in opposition exceed those in support, there will be a “majority protest”, and the proposed assessment will not proceed.

Your vote only counts if the enclosed ballot is:

- Returned by the end of the Public Hearing on May 17, 2022.
- Marked either “Yes” or “No”, Dated, and Signed by an owner.

### Assessment Calculations

All assessments are calculated in accordance with the Engineer’s Report on file with the Mendocino County CSA 3. The total of this annual assessment is as follows:

\$30 for improved parcels.  
\$0 for unimproved parcels.

### **Want More Information?**

#### Public Hearing

The Board of Supervisors will hold a Public Hearing on May 17, 2022, at 9:00 a.m. at 501 Low Gap Road, Room 1010, Ukiah. During that hearing the Board will receive any last minute ballots and count the ballots. All ballots must be in the Clerk of the Board’s possession by the end of the hearing in order to be counted.

### **Contact Us for More Information**

Please consult a copy of the Engineer’s Report for more detailed explanation at:

[www.mendocinocounty.org/government/transportation/csa-3](http://www.mendocinocounty.org/government/transportation/csa-3)

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