



COUNTY OF YOLO

Office of the County Administrator

County Service Areas
Administrative Support Team

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«OWNER_NAME»
«ADDRESS» «STREET»
«CITY_STATE» «ZIP»
«MAIL_ADDRESS» «MAIL_STREET»
«MAIL_CITY_STATE» «MAIL_ZIP»

July 18, 2019

Re: Mail Ballot Election Notice for Proposed New Landscaping, Street Lighting and Stormwater Fees

On July 9, 2019, the Yolo County Board of Supervisors held a public hearing to consider and count protests of proposed new landscaping, street lighting and stormwater property-related fees for the North Davis Meadows County Service Area (CSA). As a majority protest did not exist, the Board of Supervisors called for a mail ballot election for property owners in the North Davis Meadows CSA to support or oppose the fees described below.

Proposed New North Davis Meadows CSA Charges Per Parcel

The proposed amount chargeable per year to each owner's parcel are provided below. If approved, these charges will be collected annually on the property tax roll until the North Davis Meadows CSA determines the fee requires further adjustment or is no longer necessary.

Property-Related Fee	Number of Parcels in the CSA	2019-20 Proposed Charge	Total 2019-20 Revenue
Landscaping Charge	95	\$442	\$41,902
Street Lighting Charge	95	\$119	\$11,311
Stormwater Charge	95	\$144	\$13,592

Note: Beginning on July 1, 2020 and ending on June 30, 2025, rates shall increase by no more than the Consumer Price Index (CPI-U) for the San Francisco-Oakland-Hayward, CA area for the most recent February to February as compiled by the U.S. Bureau of Labor Statistics or a successor to that index designated by the Bureau or, failing that, by the Board of Supervisors.

Estimated Costs for Service

The estimated cost of CSA administration for each of the services identified below includes staff time to administer the CSA program, legal advice and required financial reporting.

Landscaping Service

The proposed landscaping fee is based on the results of the CSA's April 2019 Request for Proposals for Landscape Service, estimated costs to repair the irrigation system, an agreement with the City of Davis to maintain a drainage channel, administration costs and the need for a 10% contingency reserve against future expenses of the CSA related to the provision of landscaping service.

Landscaping Service Description	Annual Cost
Landscape Maintenance	\$31,945
Irrigation Repair Estimate	\$2,000
Drainage Channel Maintenance per City of Davis Agreement	\$900
CSA Administration Related to Landscape Service	\$6,235
Contingency (10% of above built over 5 years)	\$822
Total amount of charge against all parcels in the CSA	\$41,902

Street Lighting Service

The proposed street lighting fee is based on recent charges for PG&E street lighting service, the need for a 10% rate reserve against increases in PG&E rates and the cost to administer street lighting service.

Street Lighting Service Description	Annual Cost
PG&E Service	\$8,898
PG&E Rate Reserve (10% built over 5 years)	\$178
CSA Administration Related to Street Lighting Service	\$2,235
Total amount of charge against all parcels in the CSA	\$11,311

Stormwater Service

The proposed stormwater fee is based on recent charges to manage vegetation in the community's drainage system, the cost of CSA administration related to stormwater services and the need for a 10% contingency reserve against future expenses of the CSA related to the provision of stormwater service.

Stormwater Service Description	Annual Cost
Drainage Ditch Vegetation Management	\$10,000
CSA Administration Related to Stormwater Service	\$3,325
Contingency (10% built over 5 years)	\$267
Total amount of charge against all parcels in the CSA	\$13,592

Mail Ballot Election

Enclosed, property owners will find the official ballot to support or oppose the new fees. **In order to be counted, the ballot must be received by U.S. Mail or hand-delivery by the Yolo County Clerk of the Board's Office, located at 625 Court Street, Room 204 in Woodland, California 95695 by 5:00 p.m. on September 9, 2019. Ballots postmarked by September 9, 2019, but not received by 5:00 p.m. on that date, will not be counted.**

Property owners must use this ballot unless a parcel has multiple owners, in which case, any owner may request a proportional ballot.

Ballots will be tabulated in the Yolo County Board of Supervisors Chambers, located at 625 Court Street, Room 206 in Woodland, California 95695 at 9:00 a.m. on September 10, 2019. The proposed new fees will only be approved if the number of ballots cast (and not withdrawn) in favor of the fees exceed the number of ballots cast (and not withdrawn) in opposition to the fees.

Official Mail Ballot

North Davis Meadows County Service Area • September 10, 2019 Mail Ballot Election

This ballot is for the property designated as **Assessor's Parcel Number:** «APN»

Owner: «OWNER_NAME»
«ADDRESS» «STREET»
«CITY_STATE» «ZIP»

This is your official ballot for the September 10, 2019 North Davis Meadows County Service Area Mail Ballot Election to support or oppose the proposed new fees indicated below. You will receive a separate ballot for each parcel you own that is subject to the fees. **To complete your ballot, mark an (X) in the line next to the word "YES" or next to the word "NO" for each of the fees, sign, date and return the entire ballot to the Yolo County Clerk of the Board's Office, via U.S. Mail or hand-delivery, located at 625 Court Street, Room 204 in Woodland, California 95695. All ballots must be received no later than 5:00 p.m. on September 9, 2019.**

The amounts shown below are the projected annual charges for the indicated parcels based on the methodology described in the Election Notice and in Resolution No. 19-98. As set forth in the Notice and Resolution, the proposed new fees will be subject to an annual Consumer Price Index (CPI) adjustment. **Mark only one option per fee:**

YES, I support the proposed new **Landscaping Fee (and associated CPI adjustment) of \$442** per parcel upon my parcel.

NO, I oppose the proposed new **Landscaping Fee (and associated CPI adjustment) of \$442** per parcel upon my parcel.

YES, I support the proposed new **Street Lighting Fee (and associated CPI adjustment) of \$119** per parcel upon my parcel.

NO, I oppose the proposed new **Street Lighting fee (and associated CPI adjustment) of \$119** per parcel upon my parcel.

YES, I support the proposed new **Stormwater Fee (and associated CPI adjustment) of \$144** per parcel upon my parcel.

NO, I oppose the proposed new **Stormwater Fee (and associated CPI adjustment) of \$144** per parcel upon my parcel.

Ballot must be signed and dated below in order to be counted

I declare under penalty of perjury under the laws of the State of California that I am an owner of the property identified on this ballot or I am legally entitled to submit a ballot on behalf of the owner.

Signed: _____ Date: _____

Print Name of Person Signing Ballot: _____

This ballot will be accepted and tabulated pursuant to the Yolo County Procedures for the Conduct of Mail Ballot Elections Conducted Pursuant to Article XIID, Section 6(C) of the California Constitution to Adopt or Increase Fees or Charges. A copy of these procedures can be found at: www.YoloCounty.org/CSA.

