

BOARD OF SUPERVISORS
Yolo County, California

Meeting Date: September 10, 2019

To: CAO ✓
Fin. Svcs. ✓

39.

Tabulate votes, receive mail ballot election results, and if the number of votes cast in favor of the new fees exceed the number of votes cast in opposition, adopt resolutions approving new property-related fees for landscaping, street lighting and stormwater services for future years for the North Davis Meadows County Service Area. (No general fund impact)
(Nunes/Gabor)

Minute Order No. 19-113: Approved recommended action by **Resolution Nos. 19-122 thru 19-124.**

MOVED BY: Sandy / SECONDED BY: Villegas
AYES: Sandy, Provenza, Chamberlain, Villegas, Saylor
NOES: None
ABSTAIN: None
ABSENT: None



County of Yolo

www.yolocounty.org

To: The Chair and Members of the Board of Supervisors

Time Set # 39.

Board of Supervisors

Meeting Date: 09/10/2019

Brief Title: Mail Ballot Election for New NDM CSA Fees

From: Mindi Nunes, Assistant County Administrator

Staff Contact: David Block, Management Analyst, County Administrator's Office, x6610

Subject

Tabulate votes, receive mail ballot election results, and if the number of votes cast in favor of the new fees exceed the number of votes cast in opposition, adopt resolutions approving new property-related fees for landscaping, street lighting and stormwater services for future years for the North Davis Meadows County Service Area. (No general fund impact) (Nunes/Gabor)

Recommended Action

Tabulate votes, receive mail ballot election results, and if the number of votes cast in favor of the new fees exceed the number of votes cast in opposition, adopt resolutions approving new property-related fees for landscaping, street lighting and stormwater services for future years for the North Davis Meadows County Service Area.

Strategic Plan Goal(s)

Operational Excellence

Reason for Recommended Action/Background

The County Service Area (CSA) levies fees to provide a source of funding for services in North Davis Meadows that the CSA would not otherwise be able to fund, and which are calculated in order to appropriately spread applicable costs among users according to the cost of providing the services to that user. When a change in a fee or a new fee is warranted, Proposition 218 proceedings are conducted. Proposition 218 proceedings for property-related fees not related to water, sewer and refuse collection require a two-step process:

1. Protest proceedings and, if successful (no more than 50% of property owners protest a given fee), then
2. Majority vote by mail election

Proposition 218 proceedings for new landscaping, street lighting and stormwater

proceedings were initiated on May 21, 2019. Public notification (attached to resolutions) was mailed on May 24, 2019. On July 9, 2019, protest proceedings concluded, resulting in four written protests received which do not constitute a majority of the 95 subject parcels. At that time, the Board of Supervisors called for a Mail Ballot Election in Connection to Proposed New Property-Related Fees for Landscaping, Street Lighting and Stormwater Service in the North Davis Meadows County Service Area. Official ballots were mailed on July 18, 2019 (Attachment A).

This action is to initiate the tabulation of ballots and if the number of votes cast in favor of the new fees exceed the number of votes cast in opposition, adopt resolutions approving new property-related fees for landscaping, street lighting and stormwater services for future years for the North Davis Meadows County Service Area.

Collaborations (including Board advisory groups and external partner agencies)
County Counsel, North Davis Meadows CSA Advisory Committee

Competitive Bid Process

N/A

Fiscal Information

Fiscal impact (see budgetary detail below)

Fiscal Impact of this Expenditure

Total cost of recommended action

Amount budgeted for expenditure

Additional expenditure authority needed \$0

On-going commitment (annual cost)

Source of Funds for this Expenditure

CSA Fees

Further explanation as needed

If votes in support of the proposed new fees exceed votes in opposition, all fees collected will go toward landscaping, street lighting and stormwater service in the North Davis Meadows County Service Area.

Attachments

Att. A. Ballot

Att. B. Resolution Approving Landscaping Fee

Att. C. Resolution Approving Street Lightin Fee

Att. D. Resolution Approving Stormwater Fee

Form Review

Inbox

Beth Gabor (Originator)

Mindi Nunes

Elisa Sabatini

Financial Services

Financial Services

County Counsel

Form Started By: Beth Gabor

Final Approval Date: 08/29/2019

Reviewed By

Beth Gabor

Mindi Nunes

Elisa Sabatini

Beth Gabor

Tom Haynes

Hope Welton

Date

07/17/2019 09:43 AM

07/17/2019 10:37 AM

08/12/2019 02:10 PM

08/14/2019 04:01 PM

08/29/2019 11:37 AM

08/29/2019 11:42 AM

Started On: 07/09/2019 04:02 PM



COUNTY OF YOLO

Office of the County Administrator

County Service Areas
Administrative Support Team

625 Court Street, Room 202 • Woodland, CA 95695
(530) 666-8153 • FAX (530) 668-4029
YoloCSA@yolocounty.org

«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.

SEP 11 2019

BY Julie Rackets
DEPUTY CLERK OF THE BOARD

Resolution No. 19 - 122

RESOLUTION APPROVING NEW PROPERTY-RELATED FEES FOR LANDSCAPING SERVICE IN THE NORTH DAVIS MEADOWS COUNTY SERVICE AREA

WHEREAS, on May 21, 2019, the Yolo County Board of Supervisors initiated Proposition 218 proceedings in accordance with applicable legal requirements for new charges related to landscaping for the North Davis Meadows County Services Area (CSA) in order to continue providing the service; and

WHEREAS, on May 24, 2019, notice of the proposed fee and a protest hearing was mailed to record owners in the manner set forth in the Guidelines for the Submission and Tabulation of Protests in Connection with Rate Hearings Conducted Pursuant to Article XIII D section 6 of the California Constitution ("Guidelines") adopted by the Board of Supervisors on May 21, 2019; and

WHEREAS, on July 9, 2019 at 9:00 a.m. in the Board of Supervisors Chambers, located at 625 Court Street, Room 206, Woodland, CA 95695, the Board of Supervisors held a public hearing to consider the proposed fee and tabulate protests. At the hearing all persons had an opportunity to be heard with respect to the proposed fee and to submit protests; and

WHEREAS, the Clerk of the Board caused the tabulation pursuant to the Guidelines of all written protests against the proposed fee; and

WHEREAS, four written protests were received, which does not constitute a majority of the 95 subject parcels; and

WHEREAS, the Board of Supervisors resolved on July 9, 2019 to conduct a mail ballot election pursuant to the 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 ("Procedures") adopted by the Board of Supervisors on June 25, 2019 and to submit the proposed fees to property owners at the mail ballot election; and

WHEREAS, the Clerk of the Board caused the tabulation pursuant to the Procedures of all official ballots in support or opposition of the proposed fee; and

WHEREAS, 62 votes of support and 12 votes of opposition were cast.

WHEREAS, the Board of Supervisors has caused the ballots submitted and not withdrawn to be calculated and find that the number of votes cast in favor of the fee exceed the number of votes cast in opposition of the fee.

NOW THEREFORE BE IT RESOLVED, ORDERED AND FOUND by the Board of Supervisors of the County of Yolo as follows:

1. Each of the foregoing recitals is true and correct.
2. There are 95 parcels subject to the new landscaping service fee; the number of votes cast in favor of the fee exceed the number of votes cast in opposition of the fee.

3. This Board of Supervisors hereby adopts the Notice to North Davis Meadows County Service Area Property Owners of Proposed New Landscaping, Street Lighting and Stormwater Fees and Public Hearing (Notice), which is attached to and incorporated into this resolution as Exhibit "A" by this reference.
4. Based upon the foregoing, this Board is authorized to levy and collect the new fee for landscaping service on an ongoing basis, year by year, as is stated in the Notice on a per parcel basis. The landscaping fee is charged by the set rate structure shown in the Notice per year, starting in fiscal year 2019-20. Thereafter, the fee shall be increased annually as needed by not more than the Consumer Price Index (CPI-W and CPI-U) for the San Francisco-Oakland-San Jose, CA area for the most recent February to February as compiled by the Bureau of Labor Statistics.
5. Based upon the foregoing, this Board hereby levies the fee for landscaping service on parcels lying within the North Davis Meadows CSA on an ongoing basis, year by year, in the amount set forth in the Notice attached as Exhibit "A", to be adjusted annually by the approved increases herein.
6. This Board further finds that each of the following is true and correct:
 - A. The fee imposed herein is a levy other than an ad valorem tax, a special tax or an assessment, and is imposed upon a parcel or a person as an incident of property ownership consisting of a user fee for landscaping service.
 - B. The landscaping service fee is for property-related services, having a direct relation to property ownership.
 - C. Revenues derived from the fee imposed herein will not exceed the funds required to provide property-related landscaping service in the North Davis Meadows CSA.
 - D. The revenues derived from the fee will not be used for any other purpose other than that for which the fee is imposed.
 - E. The fee imposed herein does not exceed the proportional cost of services attributable to each parcel.
 - F. No fee is imposed unless landscape service is actually used by, or immediately available to, the owner of the property in question. No fee is imposed on the basis of a mere potential of future use of service.
 - G. No fee is imposed for any general governmental service or any service where the service is available to the public at large in substantially the same manner as it is to property owners.
7. This Board further finds that each parcel within the North Davis Meadows CSA is one for which landscape service is immediately available and that each such parcel is a parcel of real property receiving said service in the North Davis Meadows CSA.
8. It is further ordered that the service fee as levied hereinabove shall be collected at the same time and in the same manner as ordinary County Ad Valorem Taxes are collected and as provided in Chapter 8 of Title 3 of the Yolo County Code.

1. The Clerk of the Board is hereby ordered to forward a certified copy of this resolution to the Department of Financial Services of the County of Yolo which is hereby requested to post said fees to the 2019-20 tax roll of the County.

PASSED AND ADOPTED by the Board of Supervisors of the County of Yolo, State of California, this 10th day of September 2019, by the following vote:

AYES: Sandy, Provenza, Chamberlain, Villegas, Saylor

NOES: None

ABSTAIN: None

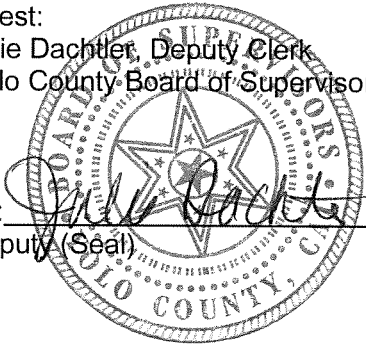
ABSENT: None



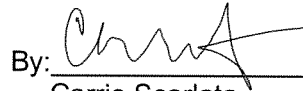
Don Saylor, Chair
Yolo County Board of Supervisors

Attest:
Julie Dachtler, Deputy Clerk
Yolo County Board of Supervisors

By: _____
Deputy (Seal)



Approved as to Form:
Philip J. Pogledich, County Counsel



By: _____
Carrie Scarlata
Assistant County Counsel



EXHIBIT A

Yolo County Board of Supervisors
625 Court Street, Room 204
Woodland, CA 95695

May 25, 2019

Proposition 218 Notification

NOTICE TO NORTH DAVIS MEADOWS COUNTY SERVICE AREA PROPERTY OWNERS OF PROPOSED NEW LANDSCAPING, STREET LIGHTING AND STORMWATER FEES AND PUBLIC HEARING

Hearing Date & Time: July 9, 2019, 9:00 a.m.
Hearing Location: County Administration Building
625 Court Street, Room 206
Woodland, CA 95695

This notice is being provided to you by the Yolo County Board of Supervisors, as the governing body of the North Davis Meadows County Service Area (CSA), pursuant to Article XIII D, section 6 of the California Constitution (also known as Proposition 218). Proposition 218 requires the North Davis Meadows CSA to notify property owners of new or increased fees for CSA services. This letter serves as notice of the following:

- The CSA is considering new annual property-related fees for landscaping, street lighting and stormwater services for properties in the North Davis Meadows CSA. If approved, the new charges will annually appear on your property tax bill, beginning with the fiscal year 2019-20 property tax bill.
- A public hearing will be held on Tuesday, July 9, 2019 at 9:00 a.m. in the Yolo County Board of Supervisors Chambers to receive public comment and protests on the proposed landscaping, street lighting and stormwater fees.
- More information regarding the proposed landscaping, street lighting and stormwater fees is available at: www.YoloCounty.org/North-Davis-Meadows-CSA.
- Para más información sobre los cambios propuestos del costo del agua y el drenaje, están disponibles en: www.YoloCounty.org/North-Davis-Meadows-CSA (elija "Translate" ubicado en la esquina superior derecha).
- Более подробная информация об изменениях тарифов на водоснабжение и канализацию доступна на: www.YoloCounty.org/North-Davis-Meadows-CSA (выберите "Translate" в правом верхнем углу).

Why are new charges necessary?

The CSA levies fees to provide a source of funding for services in North Davis Meadows that the CSA would not otherwise be able to fund, and which are calculated in order to appropriately spread applicable costs amongst users according to the cost of providing the services to that user. With the exception of Consumer Price Index increases for inflation the revenue collected to provide landscaping, street lighting and stormwater services has not been changed since fiscal year 2008-09.

Periodically, the charges for CSA services should be re-examined to determine whether the revenue being collected covers all the costs related to providing the service, and builds adequate reserves for future expenses, if necessary. The current fee provides the CSA with enough revenue to maintain water wells, but not enough to pay for any other services. As the County cannot provide services that the CSA cannot fund, additional revenue must be generated if the community is to continue to receive landscaping, street lighting and stormwater services from the CSA.

Estimated Costs for Services

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

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.

How do I participate in this Proposition 218 proceeding?

The Yolo County Board of Supervisors will conduct a public hearing to consider the proposed new charges on Tuesday, July 9, 2018 at 9:00 a.m. in the Board of Supervisors Chambers, located in the County Administration Building at 625 Court Street, Room 206 in Woodland.

You are invited, but not required, to attend the public hearing and to present oral or written testimony to the Board of Supervisors. At the public hearing, the Board will consider all objections or protests, if any, to the proposed new fees. The public hearing may be continued from time to time, if necessary. Protests will not be tabulated before the close of the public comment portion of the public hearing, but protests will be public records during and after tabulation. A protest may be submitted, changed or withdrawn by the person who submitted it before the conclusion of the public testimony at the hearing.

How do the Proposition 218 proceedings work?

Proposition 218 imposes certain requirements before local entities can impose property-related fees. The requirements vary depending on the type of fee. These fees, because they are not for water, sewer or garbage collection services, require a two-step process. The first step is the majority protest proceeding referenced above. The new fees cannot be imposed if protests are submitted, and not withdrawn, by a majority of parcels ($95/2 = 47.5$ rounded up to 48). Should a majority of the community protest any of the new fees, the North Davis Meadows CSA will not be able to continue providing those services.

If a majority does not protest one or more of the new fees, the Board of Supervisors may submit the proposed fee to a property owner mail ballot election. If that happens, you will receive another notice and an opportunity to submit a ballot. The July 9, 2019 public hearing will be conducted as a protest hearing pursuant to the County's Guidelines for the Submission and Tabulation of Protests in Connection with Rate Hearings Conducted Pursuant to Article XIID, Section 6 of the California Constitution. A copy of these guidelines can be found online at www.YoloCounty.org/CSA.

The County will accept written protests against the proposed new fees from owners of parcels of real property subject to the fees. Written protests may be delivered to the Clerk of the Board of Supervisors at 625 Court Street, Room 204, Woodland, CA 95695 via U.S. Mail or hand delivery. E-mailed or Faxed protests will not be accepted.

Written protests will also be accepted by the Clerk of the Board of Supervisors at the July 9, 2019 hearing. Any written protests must be received by the Clerk of the Board before the conclusion of the public hearing in order to be considered.

A written protest must (i) identify the fee that is the subject of the protest (landscaping fee, street lighting fee or stormwater fee), (ii) state that it is a protest against the proposed fee; (iii) identify the parcel with respect to which the protest is made (either by Assessor's Parcel Number or Street Address); (iv) include the printed name of the person signing the protest; and (v) include the original wet signature of the person submitting the protest.

If a parcel is owned by more than a single person, any owner may submit a written protest. If an owner of a parcel is a corporation, a trust or is otherwise not a natural person, a written protest may be submitted by the owner and signed by any person authorized to execute documents on behalf of the owner. Property ownership has the same meaning as under Article XIII D of the California Constitution.

This notice has been addressed to the parcel owner shown on the last equalized secured property tax assessment roll. In the event a person not shown on the last equalized secured property tax assessment roll assumes (or otherwise has) ownership of a parcel, that person may submit a written protest with respect to that parcel. Such protest should include all information otherwise required of a written protest and must also include either proof of such ownership or a statement, submitted under penalty of perjury by the person submitting the written protest, that the person signing the protest is the owner of the parcel or (if the owner is not a natural person) is legally entitled to file the protest for the owner of the parcel.

If the Clerk of the Board receives valid protests with respect to a majority of the parcels subject to the proposed fees, then the Board of Supervisors will not continue the fee proceedings. Otherwise, the Board of Supervisors may submit the proposed fee to a property owner mail ballot election.

You may use the protest form below to oppose the new charges, but are not required to use this form. In order to be counted, a written protest from the property owner must be received by the Clerk of the Board at 625 Court Street, Room 204 in Woodland, California 95696 before the close of the public hearing on Tuesday, July 9, 2019.

North Davis Meadows CSA Fee Protest

Mark an "X" next to any fee that you wish to protest:

_____ **Landscaping fee of \$442 per parcel?**

_____ **Street lighting fee of \$119 per parcel?**

_____ **Stormwater fee of \$144 per parcel?**

Property address or Assessor's Parcel Number: _____

Signature: _____

Name (printed): _____

SEP 11 2019

BY Julie Racht
DEPUTY CLERK OF THE BOARD

Resolution No. 19 - 123

RESOLUTION APPROVING NEW PROPERTY-RELATED FEES FOR STREET LIGHTING SERVICE IN THE NORTH DAVIS MEADOWS COUNTY SERVICE AREA

WHEREAS, on May 21, 2019, the Yolo County Board of Supervisors initiated Proposition 218 proceedings in accordance with applicable legal requirements for new charges related to street lighting for the North Davis Meadows County Services Area (CSA) in order to continue providing the service; and

WHEREAS, on May 24, 2019, notice of the proposed fee and a protest hearing was mailed to record owners in the manner set forth in the Guidelines for the Submission and Tabulation of Protests in Connection with Rate Hearings Conducted Pursuant to Article XIII D section 6 of the California Constitution ("Guidelines") adopted by the Board of Supervisors on May 21, 2019; and

WHEREAS, on July 9, 2019 at 9:00 a.m. in the Board of Supervisors Chambers, located at 625 Court Street, Room 206, Woodland, CA 95695, the Board of Supervisors held a public hearing to consider the proposed fee and tabulate protests. At the hearing all persons had an opportunity to be heard with respect to the proposed fee and to submit protests; and

WHEREAS, the Clerk of the Board caused the tabulation pursuant to the Guidelines of all written protests against the proposed fee; and

WHEREAS, four written protests were received, which does not constitute a majority of the 95 subject parcels; and

WHEREAS, the Board of Supervisors resolved on July 9, 2019 to conduct a mail ballot election pursuant to the 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 ("Procedures") adopted by the Board of Supervisors on June 25, 2019 and to submit the proposed fees to property owners at the mail ballot election; and

WHEREAS, the Clerk of the Board caused the tabulation pursuant to the Procedures of all official ballots in support or opposition of the proposed fee; and

WHEREAS, 67 votes of support and 7 votes of opposition were cast.

WHEREAS, the Board of Supervisors has caused the ballots submitted and not withdrawn to be calculated and find that the number of votes cast in favor of the fee exceed the number of votes cast in opposition of the fee.

NOW THEREFORE BE IT RESOLVED, ORDERED AND FOUND by the Board of Supervisors of the County of Yolo as follows:

1. Each of the foregoing recitals is true and correct.
2. There are 95 parcels subject to the new street lighting service fee; the number of votes cast in favor of the fee exceed the number of votes cast in opposition of the fee.

3. This Board of Supervisors hereby adopts the Notice to North Davis Meadows County Service Area Property Owners of Proposed New Landscaping, Street Lighting and Stormwater Fees and Public Hearing (Notice), which is attached to and incorporated into this resolution as Exhibit "A" by this reference.
4. Based upon the foregoing, this Board is authorized to levy and collect the new fee for street lighting service on an ongoing basis, year by year, as is stated in the Notice on a per parcel basis. The street lighting fee is charged by the set rate structure shown in the Notice per year, starting in fiscal year 2019-20. Thereafter, the fee shall be increased annually as needed by not more than the Consumer Price Index (CPI-W and CPI-U) for the San Francisco-Oakland-San Jose, CA area for the most recent February to February as compiled by the Bureau of Labor Statistics.
5. Based upon the foregoing, this Board hereby levies the fee for street lighting service on parcels lying within the North Davis Meadows CSA on an ongoing basis, year by year, in the amount set forth in the Notice attached as Exhibit "A", to be adjusted annually by the approved increases herein.
6. This Board further finds that each of the following is true and correct:
 - A. The fee imposed herein is a levy other than an ad valorem tax, a special tax or an assessment, and is imposed upon a parcel or a person as an incident of property ownership consisting of a user fee for street lighting service.
 - B. The street lighting service fee is for property-related services, having a direct relation to property ownership.
 - C. Revenues derived from the fee imposed herein will not exceed the funds required to provide property-related street lighting service in the North Davis Meadows CSA.
 - D. The revenues derived from the fee will not be used for any other purpose other than that for which the fee is imposed.
 - E. The fee imposed herein does not exceed the proportional cost of services attributable to each parcel.
 - F. No fee is imposed unless landscape service is actually used by, or immediately available to, the owner of the property in question. No fee is imposed on the basis of a mere potential of future use of service.
 - G. No fee is imposed for any general governmental service or any service where the service is available to the public at large in substantially the same manner as it is to property owners.
7. This Board further finds that each parcel within the North Davis Meadows CSA is one for which landscape service is immediately available and that each such parcel is a parcel of real property receiving said service in the North Davis Meadows CSA.
8. It is further ordered that the service fee as levied hereinabove shall be collected at the same time and in the same manner as ordinary County Ad Valorem Taxes are collected and as provided in Chapter 8 of Title 3 of the Yolo County Code.

1. The Clerk of the Board is hereby ordered to forward a certified copy of this resolution to the Department of Financial Services of the County of Yolo which is hereby requested to post said fees to the 2019-20 tax roll of the County.

PASSED AND ADOPTED by the Board of Supervisors of the County of Yolo, State of California, this 10th day of September 2019, by the following vote:

AYES: **Sandy, Provenza, Chamberlain, Villegas, Saylor**

NOES: **None**

ABSTAIN: **None**

ABSENT: **None**

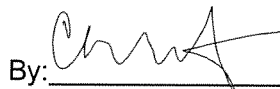
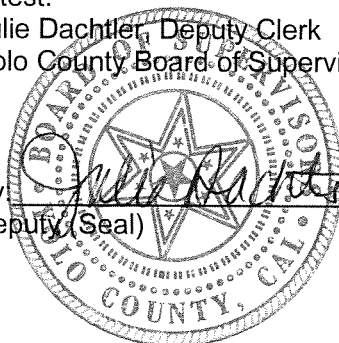


Don Saylor, Chair
Yolo County Board of Supervisors

Attest:
Julie Dachtler, Deputy Clerk
Yolo County Board of Supervisors

Approved as to Form:
Philip J. Pogledich, County Counsel

By: _____
Deputy (Seal)



Carrie Scarlata
Assistant County Counsel



EXHIBIT A

Yolo County Board of Supervisors
625 Court Street, Room 204
Woodland, CA 95695

May 25, 2019

Proposition 218 Notification NOTICE TO NORTH DAVIS MEADOWS COUNTY SERVICE AREA PROPERTY OWNERS OF PROPOSED NEW LANDSCAPING, STREET LIGHTING AND STORMWATER FEES AND PUBLIC HEARING

**Hearing Date & Time: July 9, 2019, 9:00 a.m.
Hearing Location: County Administration Building
625 Court Street, Room 206
Woodland, CA 95695**

This notice is being provided to you by the Yolo County Board of Supervisors, as the governing body of the North Davis Meadows County Service Area (CSA), pursuant to Article XIII D, section 6 of the California Constitution (also known as Proposition 218). Proposition 218 requires the North Davis Meadows CSA to notify property owners of new or increased fees for CSA services. This letter serves as notice of the following:

- The CSA is considering new annual property-related fees for landscaping, street lighting and stormwater services for properties in the North Davis Meadows CSA. If approved, the new charges will annually appear on your property tax bill, beginning with the fiscal year 2019-20 property tax bill.
- A public hearing will be held on Tuesday, July 9, 2019 at 9:00 a.m. in the Yolo County Board of Supervisors Chambers to receive public comment and protests on the proposed landscaping, street lighting and stormwater fees.
- More information regarding the proposed landscaping, street lighting and stormwater fees is available at: www.YoloCounty.org/North-Davis-Meadows-CSA.
- Para más información sobre los cambios propuestos del costo del agua y el drenaje, están disponibles en: www.YoloCounty.org/North-Davis-Meadows-CSA (elija "Translate" ubicado en la esquina superior derecha).
- Более подробная информация об изменениях тарифов на водоснабжение и канализацию доступна на: www.YoloCounty.org/North-Davis-Meadows-CSA (выберите "Translate" в правом верхнем углу).

Why are new charges necessary?

The CSA levies fees to provide a source of funding for services in North Davis Meadows that the CSA would not otherwise be able to fund, and which are calculated in order to appropriately spread applicable costs amongst users according to the cost of providing the services to that user. With the exception of Consumer Price Index increases for inflation the revenue collected to provide landscaping, street lighting and stormwater services has not been changed since fiscal year 2008-09.

Periodically, the charges for CSA services should be re-examined to determine whether the revenue being collected covers all the costs related to providing the service, and builds adequate reserves for future expenses, if necessary. The current fee provides the CSA with enough revenue to maintain water wells, but not enough to pay for any other services. As the County cannot provide services that the CSA cannot fund, additional revenue must be generated if the community is to continue to receive landscaping, street lighting and stormwater services from the CSA.

Estimated Costs for Services

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

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.

How do I participate in this Proposition 218 proceeding?

The Yolo County Board of Supervisors will conduct a public hearing to consider the proposed new charges on Tuesday, July 9, 2018 at 9:00 a.m. in the Board of Supervisors Chambers, located in the County Administration Building at 625 Court Street, Room 206 in Woodland.

You are invited, but not required, to attend the public hearing and to present oral or written testimony to the Board of Supervisors. At the public hearing, the Board will consider all objections or protests, if any, to the proposed new fees. The public hearing may be continued from time to time, if necessary. Protests will not be tabulated before the close of the public comment portion of the public hearing, but protests will be public records during and after tabulation. A protest may be submitted, changed or withdrawn by the person who submitted it before the conclusion of the public testimony at the hearing.

How do the Proposition 218 proceedings work?

Proposition 218 imposes certain requirements before local entities can impose property-related fees. The requirements vary depending on the type of fee. These fees, because they are not for water, sewer or garbage collection services, require a two-step process. The first step is the majority protest proceeding referenced above. The new fees cannot be imposed if protests are submitted, and not withdrawn, by a majority of parcels ($95/2 = 47.5$ rounded up to 48). Should a majority of the community protest any of the new fees, the North Davis Meadows CSA will not be able to continue providing those services.

If a majority does not protest one or more of the new fees, the Board of Supervisors may submit the proposed fee to a property owner mail ballot election. If that happens, you will receive another notice and an opportunity to submit a ballot. The July 9, 2019 public hearing will be conducted as a protest hearing pursuant to the County's Guidelines for the Submission and Tabulation of Protests in Connection with Rate Hearings Conducted Pursuant to Article XIID, Section 6 of the California Constitution. A copy of these guidelines can be found online at www.YoloCounty.org/CSA.

The County will accept written protests against the proposed new fees from owners of parcels of real property subject to the fees. Written protests may be delivered to the Clerk of the Board of Supervisors at 625 Court Street, Room 204, Woodland, CA 95695 via U.S. Mail or hand delivery. E-mailed or Faxed protests will not be accepted.

Written protests will also be accepted by the Clerk of the Board of Supervisors at the July 9, 2019 hearing. Any written protests must be received by the Clerk of the Board before the conclusion of the public hearing in order to be considered.

A written protest must (i) identify the fee that is the subject of the protest (landscaping fee, street lighting fee or stormwater fee), (ii) state that it is a protest against the proposed fee; (iii) identify the parcel with respect to which the protest is made (either by Assessor's Parcel Number or Street Address); (iv) include the printed name of the person signing the protest; and (v) include the original wet signature of the person submitting the protest.

If a parcel is owned by more than a single person, any owner may submit a written protest. If an owner of a parcel is a corporation, a trust or is otherwise not a natural person, a written protest may be submitted by the owner and signed by any person authorized to execute documents on behalf of the owner. Property ownership has the same meaning as under Article XIII D of the California Constitution.

This notice has been addressed to the parcel owner shown on the last equalized secured property tax assessment roll. In the event a person not shown on the last equalized secured property tax assessment roll assumes (or otherwise has) ownership of a parcel, that person may submit a written protest with respect to that parcel. Such protest should include all information otherwise required of a written protest and must also include either proof of such ownership or a statement, submitted under penalty of perjury by the person submitting the written protest, that the person signing the protest is the owner of the parcel or (if the owner is not a natural person) is legally entitled to file the protest for the owner of the parcel.

If the Clerk of the Board receives valid protests with respect to a majority of the parcels subject to the proposed fees, then the Board of Supervisors will not continue the fee proceedings. Otherwise, the Board of Supervisors may submit the proposed fee to a property owner mail ballot election.

You may use the protest form below to oppose the new charges, but are not required to use this form. In order to be counted, a written protest from the property owner must be received by the Clerk of the Board at 625 Court Street, Room 204 in Woodland, California 95696 before the close of the public hearing on Tuesday, July 9, 2019.

North Davis Meadows CSA Fee Protest

Mark an "X" next to any fee that you wish to protest:

_____ **Landscaping fee of \$442 per parcel?**

_____ **Street lighting fee of \$119 per parcel?**

_____ **Stormwater fee of \$144 per parcel?**

Property address or Assessor's Parcel Number: _____

Signature: _____

Name (printed): _____

SEP 11 2019

Resolution No. 19 - 124

BY *Julie Rachte*
DEPUTY CLERK OF THE BOARD

RESOLUTION APPROVING NEW PROPERTY-RELATED FEES FOR STORMWATER SERVICE IN THE NORTH DAVIS MEADOWS COUNTY SERVICE AREA

WHEREAS, on May 21, 2019, the Yolo County Board of Supervisors initiated Proposition 218 proceedings in accordance with applicable legal requirements for new charges related to stormwater for the North Davis Meadows County Services Area (CSA) in order to continue providing the service; and

WHEREAS, on May 24, 2019, notice of the proposed fee and a protest hearing was mailed to record owners in the manner set forth in the Guidelines for the Submission and Tabulation of Protests in Connection with Rate Hearings Conducted Pursuant to Article XIII D section 6 of the California Constitution ("Guidelines") adopted by the Board of Supervisors on May 21, 2019; and

WHEREAS, on July 9, 2019 at 9:00 a.m. in the Board of Supervisors Chambers, located at 625 Court Street, Room 206, Woodland, CA 95695, the Board of Supervisors held a public hearing to consider the proposed fee and tabulate protests. At the hearing all persons had an opportunity to be heard with respect to the proposed fee and to submit protests; and

WHEREAS, the Clerk of the Board caused the tabulation pursuant to the Guidelines of all written protests against the proposed fee; and

WHEREAS, four written protests were received, which does not constitute a majority of the 95 subject parcels; and

WHEREAS, the Board of Supervisors resolved on July 9, 2019 to conduct a mail ballot election pursuant to the Procedures for the Conduct of Mail Ballot Elections Conducted Pursuant to Article XIII D, Section 6(c) of the California Constitution to Adopt or Increase Fees or Charges ("Procedures") adopted by the Board of Supervisors on June 25, 2019 and to submit the proposed fees to property owners at the mail ballot election; and

WHEREAS, the Clerk of the Board caused the tabulation pursuant to the Procedures of all official ballots in support or opposition of the proposed fee; and

WHEREAS, 65 votes of support and 9 votes of opposition were cast.

WHEREAS, the Board of Supervisors has caused the ballots submitted and not withdrawn to be calculated and find that the number of votes cast in favor of the fee exceed the number of votes cast in opposition of the fee.

NOW THEREFORE BE IT RESOLVED, ORDERED AND FOUND by the Board of Supervisors of the County of Yolo as follows:

1. Each of the foregoing recitals is true and correct.
2. There are 95 parcels subject to the new stormwater service fee; the number of votes cast in favor of the fee exceed the number of votes cast in opposition of the fee.

3. This Board of Supervisors hereby adopts the Notice to North Davis Meadows County Service Area Property Owners of Proposed New Landscaping, Street Lighting and Stormwater Fees and Public Hearing (Notice), which is attached to and incorporated into this resolution as Exhibit "A" by this reference.
4. Based upon the foregoing, this Board is authorized to levy and collect the new fee for stormwater service on an ongoing basis, year by year, as is stated in the Notice on a per parcel basis. The stormwater fee is charged by the set rate structure shown in the Notice per year, starting in fiscal year 2019-20. Thereafter, the fee shall be increased annually as needed by not more than the Consumer Price Index (CPI-W and CPI-U) for the San Francisco-Oakland-San Jose, CA area for the most recent February to February as compiled by the Bureau of Labor Statistics.
5. Based upon the foregoing, this Board hereby levies the fee for stormwater service on parcels lying within the North Davis Meadows CSA on an ongoing basis, year by year, in the amount set forth in the Notice attached as Exhibit "A", to be adjusted annually by the approved increases herein.
6. This Board further finds that each of the following is true and correct:
 - A. The fee imposed herein is a levy other than an ad valorem tax, a special tax or an assessment, and is imposed upon a parcel or a person as an incident of property ownership consisting of a user fee for stormwater service.
 - B. The stormwater service fee is for property-related services, having a direct relation to property ownership.
 - C. Revenues derived from the fee imposed herein will not exceed the funds required to provide property-related stormwater service in the North Davis Meadows CSA.
 - D. The revenues derived from the fee will not be used for any other purpose other than that for which the fee is imposed.
 - E. The fee imposed herein does not exceed the proportional cost of services attributable to each parcel.
 - F. No fee is imposed unless landscape service is actually used by, or immediately available to, the owner of the property in question. No fee is imposed on the basis of a mere potential of future use of service.
 - G. No fee is imposed for any general governmental service or any service where the service is available to the public at large in substantially the same manner as it is to property owners.
7. This Board further finds that each parcel within the North Davis Meadows CSA is one for which landscape service is immediately available and that each such parcel is a parcel of real property receiving said service in the North Davis Meadows CSA.
8. It is further ordered that the service fee as levied hereinabove shall be collected at the same time and in the same manner as ordinary County Ad Valorem Taxes are collected and as provided in Chapter 8 of Title 3 of the Yolo County Code.

1. The Clerk of the Board is hereby ordered to forward a certified copy of this resolution to the Department of Financial Services of the County of Yolo which is hereby requested to post said fees to the 2019-20 tax roll of the County.


PASSED AND ADOPTED by the Board of Supervisors of the County of Yolo, State of California, this 10th day of September 2019, by the following vote:

AYES: Sandy, Provenza, Chamberlain, Villegas, Saylor

NOES: None

ABSTAIN: None

ABSENT: None



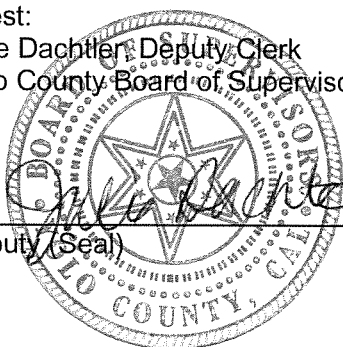
Don Saylor, Chair
Yolo County Board of Supervisors

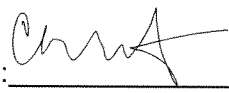
Attest:
Julie Dachtler, Deputy Clerk
Yolo County Board of Supervisors

Approved as to Form:
Philip J. Pogledich, County Counsel

By: 

Deputy (Seal)



By: 

Carrie Scarlata
Assistant County Counsel



EXHIBIT A

Yolo County Board of Supervisors
625 Court Street, Room 204
Woodland, CA 95695

May 25, 2019

Proposition 218 Notification

NOTICE TO NORTH DAVIS MEADOWS COUNTY SERVICE AREA PROPERTY OWNERS OF PROPOSED NEW LANDSCAPING, STREET LIGHTING AND STORMWATER FEES AND PUBLIC HEARING

Hearing Date & Time: July 9, 2019, 9:00 a.m.
Hearing Location: County Administration Building
625 Court Street, Room 206
Woodland, CA 95695

This notice is being provided to you by the Yolo County Board of Supervisors, as the governing body of the North Davis Meadows County Service Area (CSA), pursuant to Article XIII D, section 6 of the California Constitution (also known as Proposition 218). Proposition 218 requires the North Davis Meadows CSA to notify property owners of new or increased fees for CSA services. This letter serves as notice of the following:

- The CSA is considering new annual property-related fees for landscaping, street lighting and stormwater services for properties in the North Davis Meadows CSA. If approved, the new charges will annually appear on your property tax bill, beginning with the fiscal year 2019-20 property tax bill.
- A public hearing will be held on Tuesday, July 9, 2019 at 9:00 a.m. in the Yolo County Board of Supervisors Chambers to receive public comment and protests on the proposed landscaping, street lighting and stormwater fees.
- More information regarding the proposed landscaping, street lighting and stormwater fees is available at: www.YoloCounty.org/North-Davis-Meadows-CSA.
- Para más información sobre los cambios propuestos del costo del agua y el drenaje, están disponibles en: www.YoloCounty.org/North-Davis-Meadows-CSA (elija "Translate" ubicado en la esquina superior derecha).
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Why are new charges necessary?

The CSA levies fees to provide a source of funding for services in North Davis Meadows that the CSA would not otherwise be able to fund, and which are calculated in order to appropriately spread applicable costs amongst users according to the cost of providing the services to that user. With the exception of Consumer Price Index increases for inflation the revenue collected to provide landscaping, street lighting and stormwater services has not been changed since fiscal year 2008-09.

Periodically, the charges for CSA services should be re-examined to determine whether the revenue being collected covers all the costs related to providing the service, and builds adequate reserves for future expenses, if necessary. The current fee provides the CSA with enough revenue to maintain water wells, but not enough to pay for any other services. As the County cannot provide services that the CSA cannot fund, additional revenue must be generated if the community is to continue to receive landscaping, street lighting and stormwater services from the CSA.

Estimated Costs for Services

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

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.

How do I participate in this Proposition 218 proceeding?

The Yolo County Board of Supervisors will conduct a public hearing to consider the proposed new charges on Tuesday, July 9, 2018 at 9:00 a.m. in the Board of Supervisors Chambers, located in the County Administration Building at 625 Court Street, Room 206 in Woodland.

You are invited, but not required, to attend the public hearing and to present oral or written testimony to the Board of Supervisors. At the public hearing, the Board will consider all objections or protests, if any, to the proposed new fees. The public hearing may be continued from time to time, if necessary. Protests will not be tabulated before the close of the public comment portion of the public hearing, but protests will be public records during and after tabulation. A protest may be submitted, changed or withdrawn by the person who submitted it before the conclusion of the public testimony at the hearing.

How do the Proposition 218 proceedings work?

Proposition 218 imposes certain requirements before local entities can impose property-related fees. The requirements vary depending on the type of fee. These fees, because they are not for water, sewer or garbage collection services, require a two-step process. The first step is the majority protest proceeding referenced above. The new fees cannot be imposed if protests are submitted, and not withdrawn, by a majority of parcels ($95/2 = 47.5$ rounded up to 48). Should a majority of the community protest any of the new fees, the North Davis Meadows CSA will not be able to continue providing those services.

If a majority does not protest one or more of the new fees, the Board of Supervisors may submit the proposed fee to a property owner mail ballot election. If that happens, you will receive another notice and an opportunity to submit a ballot. The July 9, 2019 public hearing will be conducted as a protest hearing pursuant to the County's Guidelines for the Submission and Tabulation of Protests in Connection with Rate Hearings Conducted Pursuant to Article XIID, Section 6 of the California Constitution. A copy of these guidelines can be found online at www.YoloCounty.org/CSA.

The County will accept written protests against the proposed new fees from owners of parcels of real property subject to the fees. Written protests may be delivered to the Clerk of the Board of Supervisors at 625 Court Street, Room 204, Woodland, CA 95695 via U.S. Mail or hand delivery. E-mailed or Faxed protests will not be accepted.

Written protests will also be accepted by the Clerk of the Board of Supervisors at the July 9, 2019 hearing. Any written protests must be received by the Clerk of the Board before the conclusion of the public hearing in order to be considered.

A written protest must (i) identify the fee that is the subject of the protest (landscaping fee, street lighting fee or stormwater fee), (ii) state that it is a protest against the proposed fee; (iii) identify the parcel with respect to which the protest is made (either by Assessor's Parcel Number or Street Address); (iv) include the printed name of the person signing the protest; and (v) include the original wet signature of the person submitting the protest.

If a parcel is owned by more than a single person, any owner may submit a written protest. If an owner of a parcel is a corporation, a trust or is otherwise not a natural person, a written protest may be submitted by the owner and signed by any person authorized to execute documents on behalf of the owner. Property ownership has the same meaning as under Article XIII D of the California Constitution.

This notice has been addressed to the parcel owner shown on the last equalized secured property tax assessment roll. In the event a person not shown on the last equalized secured property tax assessment roll assumes (or otherwise has) ownership of a parcel, that person may submit a written protest with respect to that parcel. Such protest should include all information otherwise required of a written protest and must also include either proof of such ownership or a statement, submitted under penalty of perjury by the person submitting the written protest, that the person signing the protest is the owner of the parcel or (if the owner is not a natural person) is legally entitled to file the protest for the owner of the parcel.

If the Clerk of the Board receives valid protests with respect to a majority of the parcels subject to the proposed fees, then the Board of Supervisors will not continue the fee proceedings. Otherwise, the Board of Supervisors may submit the proposed fee to a property owner mail ballot election.

You may use the protest form below to oppose the new charges, but are not required to use this form. In order to be counted, a written protest from the property owner must be received by the Clerk of the Board at 625 Court Street, Room 204 in Woodland, California 95696 before the close of the public hearing on Tuesday, July 9, 2019.

North Davis Meadows CSA Fee Protest

Mark an "X" next to any fee that you wish to protest:

_____ **Landscaping fee of \$442 per parcel?**

_____ **Street lighting fee of \$119 per parcel?**

_____ **Stormwater fee of \$144 per parcel?**

Property address or Assessor's Parcel Number: _____

Signature: _____

Name (printed): _____