

# County Service Area 22 6B Ranch Estates

Parcel Charge Amendment



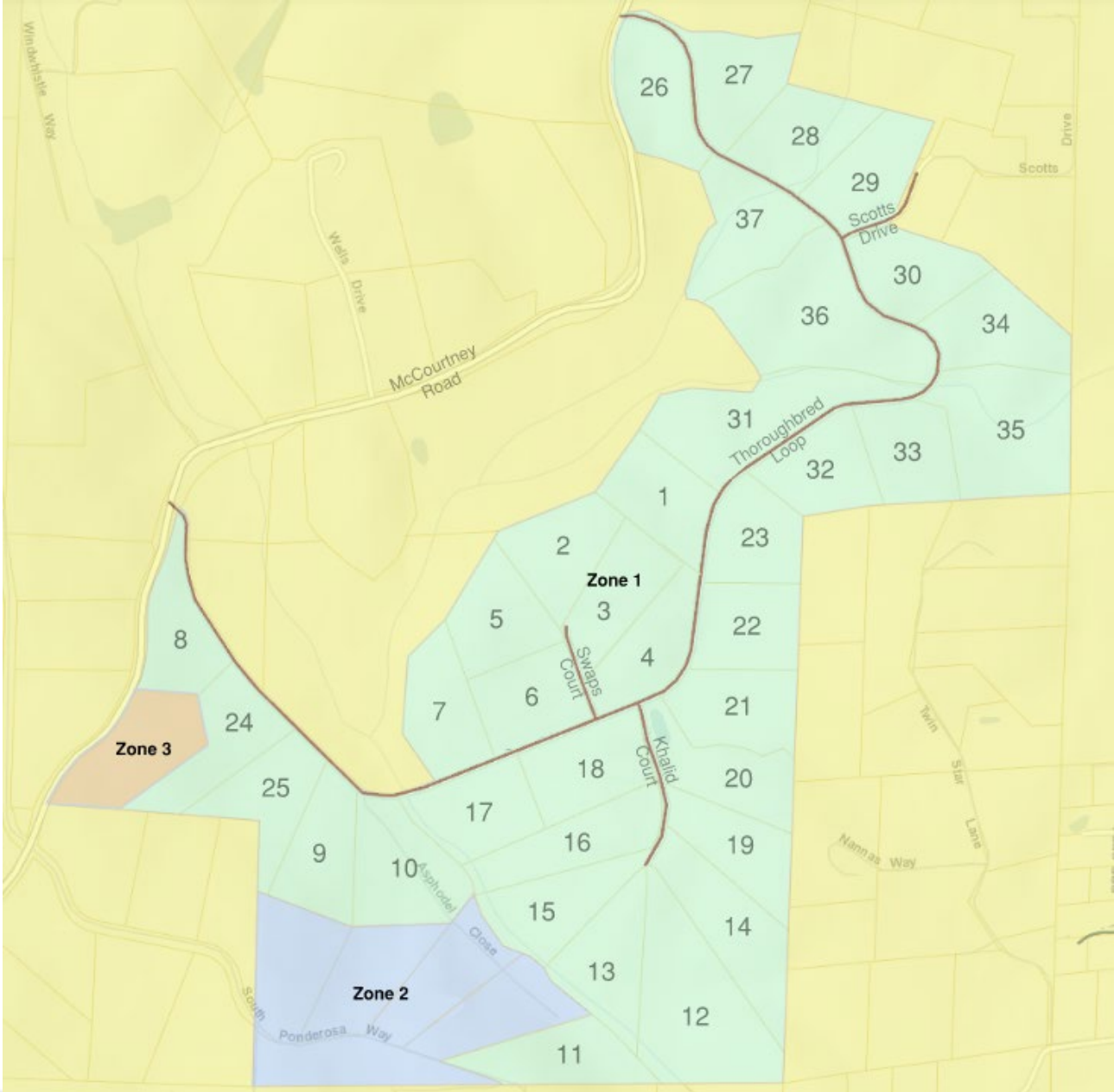
# Background

County Service Area (CSA) 22 is located off of McCourtney Road in Supervisor District 4.

A CSA is a mechanism to facilitate funding and maintenance to roadways outside of the County maintained Mileage.

A CSA is created when parcels on a private road vote to have the county collect charges and maintain the road with those funds.

County engineers assess the current and future needs of the roads within the CSA and prescribe an appropriate fee at the time of creation of the CSA and the affected owners vote on the proposed scope and charges.



# Background

CSA 22 6B Ranch Estates was formed in 1980. The parcel charges established at that time were \$171/year for developed parcels and \$139/year for undeveloped parcels. This was inline with the labor and material costs of the time.

In 1987, CSA 22 was split into two zones of benefit. Zone 1 consisted of 38 parcels that used Thoroughbred Loop as their access to McCourtney Road. Zone 2 consists of 5 parcels that could access Thoroughbred Loop or South Ponderosa to get to McCourtney Rd.

Subsequently one parcel within Zone 1 was developed and accesses McCourtney Rd directly, with no access to the CSA roads. This parcel was declared Zone 3 and is assessed a parcel charge bringing the total parcels in Zone 1 to 37.

The CSA never included an inflation factor and has carried the same parcel charges since 1980.

# Current Proposal

To bring the CSA funding up to a level that aligns with the current maintenance costs and needs, the parcel owners worked with the county engineer to develop the following fee schedule:

- Increase the parcel charges to \$350/year for improved parcels and \$285/year for unimproved parcels.
- Add a 5% inflation factor over the next 20 years.
- Apply a \$1,000 charge to all of the parcels within Zone 1 to build a fund balance for emergencies. This will be paid in three payments over the next 3 years on top of the base charges.

The CSA presented a petition to the county with signatures from 30 of the 37 parcel owners in favor of the proposed charges.

The proposed parcel charges will fund annual maintenance and larger sealing and paving operations that will be needed in the CSA



	Current	Proposed Year One	Proposed Year Four
Improved	\$171/Year	\$683.33/Year	\$457.71/Year
Unimproved	\$139/Year	\$618.33/Year	\$382.46/Year

# Current Proposal

The parcel charges that are collected from the parcels in the CSA can only be used for work within the CSA. The parcel charges are collected at the same time and manner as property taxes.

Per Proposition 218 enacted in 1996, any time that parcel charges are increased they must be approved by those subject to the charges with a ballot vote.

Ballots were sent to the affected parcel owners on March 31, 2023 as well as notice of the upcoming election.

This parcel charge amendment will be approved if more than 50% of the ballots cast are in favor.

# Procedures

- Board Questions/Comments
- Public Comment
- Open and Tally Ballots
- Finalization of Results
- Announce if the Measure Is Approved or Denied Based on Submitted Ballots
- Final Board Comments
- If a Majority of the Ballots Submitted are in Favor of the Measure the Board Shall Act Upon the Resolution Approving the Amendment to the Parcel Charges.
- If a Majority Protest Exists The Measure Fails and No Further Action Is Required.



# Questions?