

NOTICE OF PUBLIC HEARING

Notice is hereby given that on Tuesday, May 23, 2023 at 11:00 a.m. or as soon thereafter as the matter may be heard, the Nevada County Board of Supervisors will hold a public hearing to consider adoption of a resolution amending the assessments for the CSA 22 6B Ranch Estates Zone 1 in compliance with Proposition 218. The Board of Supervisors shall consider all objections and protests, if any, to the proposed parcel charges and will tabulate the vote on the proposed parcel charges. Any interested person shall be permitted to present written and/or oral testimony.

The public meeting will be held at the Eric Rood Administration Center Board of Supervisor Chamber, located at 950 Maidu Avenue, Nevada City.

Any person wishing to offer testimony on this matter may submit comments to the Clerk of the Board *in advance* of the meeting by:

- 1) Writing a letter to the Clerk of the Board, 950 Maidu Avenue, Ste. 200, Nevada City, CA 95959; or
- 2) Emailing BOS.PublicComment@nevadacountyca.gov.

After the agenda for this meeting posts on the Board of Supervisors' website, you may submit comments to the Clerk of the Board by:

- 1) Writing a letter to the Clerk of the Board;
- 2) Emailing BOS.PublicComment@nevadacountyca.gov;
- 3) Leaving an eComment at www.mynevadacounty.com/boardmeetings.

In order for comments to be entered into the administrative record of the meeting, they must be received no later than 4:00 p.m. the day before the meeting.

During the May 23, 2023 public hearing, you may provide live public comments by:

- 1) Calling 1 (530) 270-3474 and waiting on standby to be admitted into the meeting remotely;
- 2) Attending the public hearing at the Eric Rood Administrative Center Board Chamber.

Please provide your name, City or District of residence, and reference the **CSA 22 6B Ranch Estates Zone 1 election public hearing** as your topic of interest.

In order to better fund road maintenance within CSA 22 Zone 1, the following three items are proposed to be implemented:

- Increase the parcel charges to a point that aligns with current construction costs.
- Implement a 5% annual escalation factor that will begin in FY 2024/25 and end in FY 2044/45.
- Add an additional \$1,000 charge to each parcel to recuperate emergency funds. This will be paid in addition to the parcel charge in three installments over the next three years. \$333.32/parcel in FY 23/24, \$333.32/parcel in FY 24/25, and \$333.36/parcel in FY 25/26.

The overall base revenue generated for CSA 22 Zone 1 in FY 2023/24 will be \$12,755.37. In FY 2043/44 the anticipated annual revenue will be \$38,298.55. Upon ending the 5% annual escalation factor in FY 2044/45, the parcel charges will remain constant in perpetuity.

The reason for the parcel charge increase is to cover the cost of labor and materials required for road maintenance within CSA 22. The parcel charge that enacted in 1980 was sufficient for road maintenance costs of the time. However, there was no mechanism in place to allow the parcel charges to keep pace with inflation. The proposed new parcels charge and annual escalation factor will bring the CSA back into alignment with current costs and needs. The proposed assessment was determined based on current road maintenance costs.

A majority protest will exist if, upon the conclusion of the hearing, assessment ballots submitted in opposition to the proposed assessment amendment exceed assessment ballots submitted in favor of such proposed parcel charge. Only one ballot shall be counted for each parcel, even if there are co-owners, with ballots weighted according to the proportional financial obligation of the affected property. In addition to the ballots in favor of or in opposition to the proposed assessment, the Board of Supervisors will also consider any other protests to the proposed assessment at the public hearing.

If a majority protest exists, the Board of Supervisors will not impose the amended parcel charges. If a simple majority of the ballots submitted approve the amended parcel charges, the Board of Supervisors may adopt a resolution imposing and levying the road maintenance parcel charges starting in Fiscal Year 2023/24. For each Fiscal Year thereafter, the amended parcel charges will be billed and collected in the same manner as County property taxes.

NEVADA COUNTY BOARD OF SUPERVISORS

BY: 
Julie Patterson-Hunter, Clerk of the Board

PUBLISH: May 2, 16, and 23, 2023
The Union

MAILING: March 31, 2023
On or before