



# RESOLUTION No. 23-258

## OF THE BOARD OF SUPERVISORS OF THE COUNTY OF NEVADA

### RESOLUTION TO APPROVE THE COLLECTION OF PARCEL CHARGES AND SPECIAL TAXES FOR SERVICES IN COUNTY SERVICE AREAS AND PERMANENT ROAD DIVISIONS FOR FISCAL YEAR 2023/24

WHEREAS, the Director of the Department of Public Works has prepared the Parcel Charges and Special Taxes in County Service Areas and Permanent Road Divisions (CSA and PRD); and

WHEREAS, the Parcel Charges and Special Taxes are in conformance with Proposition 218, as approved by the voters in November 1996.

NOW, THEREFORE, BE IT HEREBY RESOLVED that the Nevada County Board of Supervisors authorizes the collection of parcel charges and special taxes for Fiscal Year 2023/24 in the CSAs and PRDs as follows:

#### County Service Area 1A - Clover Valley Ranches/Alta Sierra Ranches

##### Special Tax: per resolution 99-508

		<u>Road</u> <u>Maintenance</u>	<u>Total</u>
Zone 1 (TRA 072007) (Wolf Creek Road)	Land only	\$194.00	\$194.00
	Land/Improvements	\$249.00	\$249.00

##### Special Tax: per resolution 00-392

		<u>Road</u> <u>Maintenance</u>	<u>Total</u>
Zone 2 (TRA 062024 & 072042) (Clover Valley Road)	Land only	\$191.00	\$191.00
	Land/Improvements	\$260.00	\$260.00

##### Special Tax: per resolution 99-292

		<u>Road</u> <u>Maintenance</u>	<u>Total</u>
Zone 3 (TRA 062069 & 072041) (Fay Road)	Land only	\$27.00	\$27.00
	Land/Improvements	\$35.00	\$35.00

**County Service Area 12 - Adamson Road**

<u>Special Tax:</u>		<u>Road</u> <u>Maintenance</u>	<u>Total</u>
Zone 1 (TRA 072012) / res 92-569 (Adamson Road)	Land only	\$192.00	\$192.00
	Land/Improvements	\$240.00	\$240.00
Zone 2 (TRA 072043) / res 95-324 (Trotter Road)	Land only	\$184.00	\$184.00
	Land/Improvements	\$221.00	\$221.00

**County Service Area 13 - Wolf Drive**

<u>Special Tax: per resolution 96-286</u>		<u>Wolf Drive</u> <u>Fund 3253</u> <u>Maintenance</u>	<u>Zone</u> <u>Maintenance</u>	<u>Total</u> <u>Parcel</u> <u>Charge</u>
Zone 1 (TRA 072013) (Wolf Drive paved)	Land only	\$33.00	\$ 0.00	\$33.00
	Land/Improvements	\$40.00	\$ 0.00	\$40.00
<u>Special Tax: per resolution 99-292</u>				
Zone 2 (TRA 072044) (Tom Ray Road)	Land only	\$33.00	\$125.00	\$158.00
	Land/Improvements	\$40.00	\$152.00	\$192.00
<u>Special Tax: as per resolution 98-386</u>				
Zone 3 (TRA 072045) (Wolf Drive unpaved)	Land only	\$33.00	\$131.00	\$164.00
	Land/Improvements	\$40.00	\$157.00	\$197.00

**County Service Area 14 - Retrac Way**

<u>Special Tax: per resolution 96-286 /</u> <u>98-294</u>		<u>Retrac Way</u> <u>Maintenance</u>	<u>Zone</u> <u>Maintenance</u>	<u>Total</u>
Zone 1-Retrac (TRA 072014) (Lime Kiln to Wolf Creek)	Land only	\$104.00	\$0.00	\$104.00
	Land/Improvements	\$132.00	\$0.00	\$132.00
Zone 2 (TRA 072032 & 072047) (Creekview)	Land only	\$104.00	\$0.00	\$104.00
	Land/Improvements	\$132.00	\$0.00	\$132.00
Zone 3 (TRA 057013 & 072033) Retrac (Wolf Creek to Hilltop)	Land only	\$104.00	\$0.00	\$104.00
	Land/Improvements	\$132.00	\$0.00	\$132.00
Zone 4 (TRA 057014 & 072034) Retrac (Hilltop)	Land only	\$104.00	\$0.00	\$104.00
	Land/Improvements	\$132.00	\$0.00	\$132.00

Zone 5 (TRA 057008, 057021 & 072015)	Land only	\$104.00	\$0.00	\$104.00
Retrac (Hilltop to end)	Land/Improvements	\$132.00	\$0.00	\$132.00

**County Service Area 18 - I.W.B. North (TRA 057010 & 072019)**

<u>Special Tax: per resolution 96-286</u>	<u>Road Maintenance</u>	<u>Total</u>
Land only	\$180.00	\$180.00
Land/Improvements	\$259.00	\$259.00

**County Service Area 21 - Sharon Oaks (TRA 057009, 057016, 072020, 072038, 080013, 080016)**

<u>Special Tax: per resolution 96-286</u>	<u>Road Maintenance</u>	<u>Total</u>
Land only	\$49.00	\$49.00
Land/Improvements	\$78.00	\$78.00

**County Service Area 22 - 6B Ranch (TRA 062045)**

<u>Parcel Charge: per resolution 23-228</u>	<u>3-Year Catch Up</u>	<u>Road Maintenance</u>	<u>Total</u>
<u>Zone 1 Thoroughbred Loop</u>			
Land Only	\$333.32	\$285.00	\$618.32
Land/Improvements	\$333.32	\$350.00	\$683.32

Road Maintenance Services are subject to 5.0% annual inflationary adjustment for all parcels, regardless of improved status, beginning in Fiscal Year 2024/25, continuing twenty (20) years, ending with the final Fiscal Year 2044/45. A fixed, 3-year catch up of emergency service funds in the amount of \$333.32 for Fiscal Year 2023/24, \$333.32 for Fiscal Year 2024/25, and \$333.36 for Fiscal Year 2025/26 will be charged in addition to the Road Maintenance Services to each parcel, regardless of improvement status.

**County Service Area 24 (Zone 1) - Oak Crest Estates (TRA 062078)**

<u>Parcel Charge: per resolution 10-522</u>	<u>Road Maintenance</u>	<u>Total</u>
Land only	\$454.00	\$454.00
Land/Improvements	\$497.00	\$497.00

**County Service Area 24 (Zone 2) - Mountain Lake Estates (TRA 062079)**

<u>Parcel Charge: per resolution 07-369</u>	<u>Fire Facilities Maintenance</u>	<u>Road Maintenance</u>	<u>Total</u>
Land Only	\$0.00	\$364.00	\$364.00
Land/Improvements	\$0.00	\$500.00	\$500.00
	\$0.00		

**County Service Area 38 (Zone 2) – Gold Country Drive (TRA 080008)**

<u>Parcel Charge: pre resolution 09-459</u>	<u>Road Maintenance</u>	<u>Total</u>
APN 050-410-001-000	\$1,037.56	\$1,037.56
APN 050-410-002-000	\$6,962.44	\$6,962.44

**Altair PRD (TRA 062032 & 068005)**

<u>Special Tax: per resolution 01-171</u>	<u>Road Maintenance</u>	<u>Total</u>
All Properties	\$500.00	\$500.00

**American Hill PRD (TRA 068005)**

<u>Parcel Charge: per resolution 07-217</u>	<u>Road Maintenance</u>	<u>Total</u>
All Properties	\$460.00	\$460.00

**Canyon Creek PRD (TRA 080005)**

<u>Parcel Charge: per resolution 97-307</u>	<u>Road Maintenance</u>	<u>Total</u>
Zone 1		
Land only	\$67.00	\$67.00
Land/Improvements	\$86.00	\$86.00
Zone 2		
Land only	\$32.00	\$32.00
Land/Improvements	\$37.00	\$37.00
Zone 3		
Land only	\$24.00	\$24.00
Land/Improvements	\$26.00	\$26.00

**Cascade Crossing PRD (TRA 072009)**

<u>Parcel Charge: per resolution 13-151</u>	<u>Road Maintenance</u>	<u>Total</u>
All Properties*	\$532.60	\$532.60

\*May be subject to annual adjustment based on the Consumer Price Index, as set forth in the *San Francisco/Oakland/San Jose Metropolitan Area Consumer Price Index for all Urban Customers* as of April 1<sup>st</sup> each calendar year, (posted as February month ending data) not to exceed five percent (5%) in any one year. (Base charge Fiscal Year 2012/13: \$423.00)  
For Fiscal Years 2022/23, 2023/24, inflation factor suspended due to high level of fund balance, necessity for inflator will be determined on an annual basis going forward.

**Cedar Glen PRD (TRA 062032)**

Parcel Charge: per resolution 14-370

	<u>Road Maintenance</u>	<u>Total</u>
All Properties*	\$585.30	\$585.30

\*Subject to annual adjustment based on the Consumer Price Index, as set forth in the *San Francisco/Oakland/San Jose Metropolitan Area Consumer Price Index for all Urban Customers* as of April 1<sup>st</sup> each calendar year, (posted as February month ending data) not to exceed five percent (5%) in any one year. (Base charge Fiscal Year 2014/15: \$433.45).

**Dark Horse PRD (TRA 072009 & 072036)**

Special Tax: per resolution 02-518

	<u>Road Maintenance</u>	<u>Total</u>
Single-Family Residential	\$298.00	\$298.00
Golf Course and Clubhouse	\$6,600.00	\$6,600.00

**Echo Ridge PRD (TRA 068005)**

Parcel Charge: per resolution 14-369

	<u>Road Maintenance</u>	<u>Total</u>
All Properties*	\$336.42	\$336.42

\*To be levied annually at the rate of \$444.24 per single family residential parcel per fiscal year for years 1 – 5 and then \$291.88 per single family residential parcel per fiscal year for each subsequent year continuing indefinitely for each fiscal year thereafter. Adjustment based on the Consumer Price Index, as set forth in the *San Francisco/Oakland/San Jose Metropolitan Area Consumer Price Index for all Urban Customers* as of April 1<sup>st</sup> each calendar year (posted as February month ending data) not to exceed five percent (5%) in any one year. (Base charge Fiscal Year 2014/15: \$444.24).

**Greenwood Forest Estates PRD (TRA 068005)**

Parcel Charge: per resolution 16-111

	<u>Road Maintenance</u>	<u>Total</u>
Land only: not subject to annual inflationary adjustment	\$373.00	\$373.00
Land/Improvements*	\$891.50	\$891.50
APN 035-080-008-000*	\$709.62	\$709.62
APN 035-080-009-000*	\$733.36	\$733.36

\* Subject to 2.5% annual inflationary adjustment for all improved parcels within the PRD for Road Maintenance beginning in Fiscal Year 2016/17 and continuing indefinitely for each fiscal year thereafter. Land only is not subject to adjustment.

**Hidden Glen PRD (TRA 078001)**

Special Tax: per resolution 96-286

	<u>Road Maintenance</u>	<u>Total</u>
Land only	\$102.00	\$102.00
Land/Improvements	\$125.00	\$125.00

**Higgins Woodridge PRD (TRA 072009 and 072036)**

Parcel Charge: per resolution 18-607

<u>APN</u>	<u>Original Parcel</u>	<u>Acres</u>	<u>Road Maintenance</u>	<u>Total</u>
057-260-024-000	Parcel 1	5.52	\$9,014.04	\$9,014.04
057-260-020-000	Parcel 2	1.95	\$3,184.32	\$3,184.32
057-260-019-000	Parcel 3	0.96	\$1,567.64	\$1,567.64
057-260-023-000	Parcel 4	1.23	\$2,008.58	\$2,008.58
057-260-022 & 025	Parcel 5	open space, do not charge	\$ 0.00	\$ 0.00
057-260-026-000	Parcel 6	3.07	\$4,996.90	\$4,996.90
057-260-021-000	Parcel 7	0.79	\$1,290.04	\$1,290.04

Per resolution 18-607: The parcel charge will be levied annually at the rate of \$1,428.94 per acre per fiscal year, beginning in Fiscal Year 2019/20, and continuing indefinitely for each fiscal year thereafter. The Parcel Charge shall be adjusted annually based on the Consumer Price Index, as set forth in the San Francisco/Oakland/San Jose Metropolitan Area Consumer Price Index for all Urban Customers as of January 1st each calendar year (posted as December month ending data), not to exceed five percent (5%) in any one year.

**Hillsdale Court PRD (TRA 072001)**

Special Tax: per resolution 99-255

	<u>Road Maintenance</u>	<u>Total</u>
Land only	\$259.00	\$259.00
Land/Improvements	\$385.00	\$385.00

**Indian Trails PRD (TRA 068005)**

Parcel Charge: per resolution 07-168

	<u>Road Maintenance</u>	<u>Total</u>
All Properties	\$480.00	\$480.00

**Long Valley Road PRD (TRA 057005 & 080005)**

Parcel Charge: per resolution 12-172

	<u>Road Maintenance</u>	<u>Total</u>
All Properties	\$300.00	\$300.00

**Merrill Court PRD (TRA 068005)**

Parcel Charge: per resolution 11-508

	<u>Road Maintenance</u>	<u>Total</u>
All Properties	\$300.00	\$300.00

**Perimeter Road PRD**

**(TRA 057005, 057009, 057010, 057015, 057016, 072004, 072019, 072020, 072036, 072038, 080013, 080016)**

<u>Parcel Charge: per resolution 96-286</u>	<u>Road Maintenance</u>	<u>Total</u>
Land only	\$129.00	\$129.00
Land/Improvements	\$187.00	\$187.00

**Rattlesnake Ridge PRD (TRA 062034 & 078001)**

<u>Special Tax: per resolution 05-281</u>	<u>Road Maintenance</u>	<u>Total</u>
All Properties	\$650.00	\$650.00

**Ridge View Woodlands PRD (TRA 062040, 080009, 080010)**

<u>Parcel Charge: per resolution 15-502</u>	<u>Road Maintenance</u>	<u>Total</u>
All Properties	\$485.00	\$485.00
APN 052-210-014-000*      APN 052-210-015-000*	\$637.10	\$637.10
APN 052-210-016-000*      APN 052-210-017-000*	\$637.10	\$637.10
APN 052-210-018-000*      APN 052-210-019-000*	\$637.10	\$637.10

\*Subject to annual adjustment based on the Consumer Price Index, as set forth in the *San Francisco/Oakland/San Jose Metropolitan Area Consumer Price Index for all Urban Customers* as of July 1<sup>st</sup> each calendar year, (posted as April month ending data) not to exceed five percent (5%) in any one year; base charge Fiscal Year 2015/16: \$485.00.

**Ridgetop at Harmony Ridge PRD (TRA 068005)**

<u>Parcel Charge: per resolution 13-172</u>	<u>Road Maintenance</u>	<u>Total</u>
Phase 1*	\$608.28	\$608.28
Phase 2 through Phase 6*	\$973.24	\$973.24
Unrecorded Parcels*	\$979.30	\$979.30

\* Subject to annual adjustment based on the Construction Cost Index, as set forth in the indices for San Francisco and Los Angeles as of April 1<sup>st</sup> each calendar year, (posted as February month ending data) not to exceed 2% per year ; base charges Fiscal Year 2012/13: Phase 1: \$500.00, Phase 2 through 6: \$800.00, Undeveloped Parcels \$805.00.

**Ski Town II PRD (TRA 077005)**

<u>Parcel Charge: per resolution 20-448</u>	<u>Snow Removal</u>	<u>Road Maintenance</u>	<u>Total</u>
Within Subdivision			
Land Only	\$306.60	\$60.54	\$367.14
Land/Improvements	\$914.20	\$95.96	\$1,010.16
Outside Subdivision			
Land Only	\$306.60	\$14.82	\$321.42
Land/Improvements	\$914.20	\$24.00	\$938.20

Snow removal is levied annually at the rate of \$275.00 per unimproved parcel and \$820.00 per improved parcel per fiscal year, beginning in Fiscal Year 2020/21, and continuing indefinitely for each fiscal year thereafter, with annual adjustments beginning in Fiscal Year 2021/22 as set forth in the *San Francisco Area Consumer Price Index, as of January 1<sup>st</sup>* (posted as December month ending data) of each calendar year, not to exceed 5% per year.

Authorizes an annual adjustment to the road maintenance charges beginning in Fiscal Year 2020/21 and continuing indefinitely for each fiscal year thereafter as set forth in the *San Francisco Area Consumer Price Index, as of January 1<sup>st</sup>* (posted as December month ending data) of each calendar year, not to exceed 5% per year.

AND BE IT FURTHER RESOLVED that the Nevada County Board of Supervisors authorizes the Auditor/Controller to collect fees and charges in regard to the administration of these charges in accordance with Resolution No. 15-278.

PASSED AND ADOPTED by the Board of Supervisors of the County of Nevada at a regular meeting of said Board, held on the 13th day of June, 2023, by the following vote of said Board:

- Ayes: Supervisors Heidi Hall, Edward C. Scofield, Lisa Swarthout, Susan Hoek and Hardy Bullock.
- Noes: None.
- Absent: None.
- Abstain: None.

ATTEST:

JULIE PATTERSON HUNTER  
Clerk of the Board of Supervisors

By: 

  
Edward C. Scofield, Chair



CSA 22 21 68 RANCH - THOROUGHbred LOOP (Reso 23-228)

FY 23/24 TAX ASSESSMENTS

COLUMN J

73212	PARCEL CHARGE	3 YEAR CATCH UP		ROAD MAINT	EVEN	TOTAL
		CATCH UP	ROAD MAINT			
	Land Only	\$ 333.32	\$ 285.00	\$ 618.32		\$ 618.32
	Land / Improvements	\$ 333.32	\$ 350.00	\$ 683.32		\$ 683.32

5% annually for the next 20 years starting in FY 2024/25 and ending FY 2044/45, regardless of improvement status.  
3 year catch up applied to FY 23/24, 24/25 and 25/26 only

3 YEAR COMPARISON

FY21/22	RATE INCREASE	CHNG	FY22/23	RATE INCREASE	CHNG	FY 23/24	RATE INCREASE	CHNG	CPI Rates as of:	
									Dec	5/22/2023
	\$ 139.00	0.0%	\$ 139.00	0.0%	\$ 285.00	4.90%				
	\$ 171.00	0.0%	\$ 171.00	0.0%	\$ 350.00	5.20%				

CASCADE CROSSING PRD (Reso 13-151)

73223

PARCEL CHARGE

All Properties\*  
\*Subject to annual adjustment based on the Consumer Price Index, as set forth in the San Francisco/Oakland/San Jose Metropolitan Area Consumer Price Index for all Urban Customers as of April 1st each calendar year, not to exceed five percent (5%) in any one year. (Base charge Fiscal Year 2012/13 \$423.00)  
For Fiscal Years 2022-23, 2023-24, Inflation factor suspended due to high level of fund balance, necessity for inflator will be determined on an annual basis going forward.

CEPDR GLEN PRD (Reso 14-370)

73226

PARCEL CHARGE

All Properties\*  
\*Subject to annual adjustment based on the Consumer Price Index, as set forth in the San Francisco/Oakland/San Jose Metropolitan Area Consumer Price Index for all Urban Customers as of April 1st each calendar year, not to exceed five percent (5%) in any one year. (Base charge Fiscal Year 2014/15 \$433.45)

ECHO RIDGE PRD (Reso 14-369)

73225

PARCEL CHARGE

All Properties\*  
\*To be levied annually at the rate of \$444.24 per single family residential parcel per fiscal year for years 1 - 5 and then \$391.88 per single family residential parcel per fiscal year for each subsequent year continuing indefinitely for each fiscal year thereafter. Adjustment based on the Consumer Price Index, as set forth in the San Francisco/Oakland/San Jose Metropolitan Area Consumer Price Index for all Urban Customers as of April 1st each calendar year, not to exceed five percent (5%) in any one year. (Base charge Fiscal Year 2014/15 \$444.24)

GREENWOOD FOREST ESTATES PRD (Reso 96-007; revised 16-111)

53301

SPECIAL TAX

Land Only  
Land / Improvements\*  
APN 035-080-008-000\*  
APN 035-080-009-000\*  
\*Per resolution 16-111, subject to 2.5% annual inflationary adjustment for all improved parcels within the PRD for Road Maintenance beginning in Fiscal Year 2016/17 and continuing indefinitely for each fiscal year thereafter.  
Land only is not subject to adjustment.

CPI Rates as of:

Dec	4.90%
Feb	5.20%
April	4.20%

FY21/22	CHNG	FY22/23	CHNG	FY 23/24	CHNG
RATE INCREASE	0.0%	RATE INCREASE	0.0%	RATE INCREASE	0.0%
\$ 532.60	-	\$ 532.60	-	\$ 532.60	-

IF NOT EVEN, SEE COLUMN J

FY21/22	CHNG	FY22/23	CHNG	FY 23/24	CHNG
RATE INCREASE	5.0%	RATE INCREASE	5.0%	RATE INCREASE	5.0%
\$ 530.90	\$ 26.55	\$ 557.44	\$ 27.87	\$ 585.31	

IF NOT EVEN, SEE COLUMN J

FY21/22	CHNG	FY22/23	CHNG	FY 23/24	CHNG
RATE INCREASE	5.0%	RATE INCREASE	5.0%	RATE INCREASE	5.0%
\$ 305.16	\$ 15.26	\$ 320.40	\$ 16.02	\$ 336.42	

IF NOT EVEN, SEE COLUMN J

FY21/22	CHNG	FY22/23	CHNG	FY 23/24	CHNG
RATE INCREASE	2.50%	RATE INCREASE	2.50%	RATE INCREASE	2.50%
\$ 373.00	\$ 21.21	\$ 373.00	\$ 21.74	\$ 373.00	
\$ 848.54	\$ 16.89	\$ 869.76	\$ 17.31	\$ 891.50	
\$ 675.44	\$ 17.45	\$ 715.48	\$ 17.89	\$ 733.37	

IF NOT EVEN, SEE COLUMN J  
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HIGGINS WOODRIDGE PRD (RESO 18-607)

APN 057-260-017-000: all parcels under one APN at this time

SPECIAL TAX	Acres	ROAD MAINT	EVEN TOTAL
057-260-024-000	5.52 Parcel 1	\$ 9,014.04	\$ 9,014.04
057-260-020-000	1.95 Parcel 2	\$ 3,184.32	\$ 3,184.32
057-260-019-000	0.96 Parcel 3	\$ 1,567.65	\$ 1,567.65
057-260-023-000	1.23 Parcel 4	\$ 2,008.58	\$ 2,008.58
057-260-022-000 & 057-260-025-000	- open space, no charge	\$ -	\$ -
057-260-026-000	3.06 Parcel 6	\$ 4,996.91	\$ 4,996.91
057-260-021-000	0.79 Parcel 7	\$ 1,290.04	\$ 1,290.04
		\$ 22,061.54	\$ 22,061.52

Per resolution 18-607: The parcel charge will be levied annually at the rate of \$1,428.94 per acre per fiscal year, beginning in Fiscal Year 2019/20, and continuing indefinitely for each fiscal year thereafter. The Parcel Charge shall be adjusted annually based on the Consumer Price Index, as set forth in the San Francisco/Oakland/San Jose Metropolitan Area Consumer Price Index for all Urban customers as of January 1st each calendar year, not to exceed five percent (5%) in any one year.

USE DECEMBER MONTH ENDING POSTED DATA

FY21/22	% CHNG	FY22/23	% CHNG	FY23/24
\$ 8,246.62	4.2%	\$ 8,592.98	4.9%	\$ 9,014.04
\$ 2,913.22	12.2%	\$ 3,035.58	14.8%	\$ 3,184.32
\$ 1,434.18	60.2%	\$ 1,494.42	73.2%	\$ 1,567.65
\$ 1,837.58	77.1%	\$ 1,914.76	93.8%	\$ 2,008.58
\$ 4,571.50	192.0%	\$ 4,763.50	233.4%	\$ 4,996.91
\$ 1,180.22	49.5%	\$ 1,229.78	60.2%	\$ 1,290.04
\$ 20,183.32		\$ 21,031.02		\$ 22,061.54

RIDGE VIEW WOODLANDS PRD (RESO 01-297; revised 15-502)

SPECIAL TAX	ROAD MAINT	EVEN TOTAL
APN 052-210-014-000*	\$ 485.00	\$ 485.00
APN 052-210-016-000*	\$ 637.10	\$ 637.10
APN 052-210-017-000*	\$ 637.10	\$ 637.10
APN 052-210-018-000*	\$ 637.10	\$ 637.10

\*Subject to annual adjustment based on the Consumer Price Index, as set forth in the San Francisco/Oakland/San Jose Metropolitan Area Consumer Price Index for all Urban Customers as of July 1st each calendar year, not to exceed five percent (5%) in any one year. (Base charge Fiscal Year 2015/16 \$485.00)

USE APRIL MONTH ENDING POSTED DATA

FY21/22	% CHNG	FY22/23	% CHNG	FY23/24
\$ 485.00	5.0%	\$ 485.00	4.2%	\$ 485.00
\$ 582.30	29.1%	\$ 611.42	25.6%	\$ 637.10
\$ 582.30	29.1%	\$ 611.42	25.6%	\$ 637.10
\$ 582.30	29.1%	\$ 611.42	25.6%	\$ 637.10

unable to use current year June, due to timing of resolution

RIDGETOP AT HARMONY RIDGE PRD (RESO 13-172)

PARCEL CHARGE	ROAD MAINT	EVEN TOTAL
Phase 1*	\$ 608.29	\$ 608.29
Phase 2 through Phase 6*	\$ 973.24	\$ 973.24
Unrecorded Parcels*	\$ 979.30	\$ 979.30

\*Subject to annual adjustment based on the CA Construction Cost Index (CCCI), as set forth for San Francisco and Los Angeles as of April 1st each calendar year, not to exceed 2% per annum. (Base charges Fiscal Year 2012/13 Phase 1 \$500.00, Phase 2 through Phase 6 \$800.00, Undeveloped Parcels \$805.00)

USE FEBRUARY MONTH ENDING POSTED DATA

FY21/22	% CHNG	FY22/23	% CHNG	FY23/24
\$ 584.66	2.0%	\$ 596.36	2.0%	\$ 608.29
\$ 935.46	18.7%	\$ 954.16	19.0%	\$ 973.24
\$ 941.28	18.8%	\$ 960.10	19.2%	\$ 979.30
				\$ 2,560.33

Feb-22	8293	CCCI
Feb-23	9166	
% Change	10.53%	

SKI TOWN II PRD (RESO 96-286; revised 20-448)

PARCEL CHARGE	SNOW REMOVAL	ROAD MAINT	EVEN TOTAL
SKI Town II Subdivision (100%)			
Land Only	\$ 306.60	\$ 60.54	\$ 367.14
Land / Improvements	\$ 914.20	\$ 95.96	\$ 1,010.16
Other (25%)			
Land Only	\$ 306.60	\$ 14.82	\$ 321.42
Land / Improvements	\$ 914.20	\$ 24.00	\$ 938.20

SNOW RMV/L	Rd. Maint	% CHNG	Rd. Maint	% CHNG	SNOW RMV/L	% CHNG	IF NOT EVEN, SEE COLUMN J
FY22/23	FY22/23		FY 23/24		FY 23/24		
4.2%	4.2%	4.9%	14.82	4.9%	306.60	4.9%	IF NOT EVEN, SEE COLUMN J
292.28	57.72	2.83	60.55	14.32	306.60	14.32	IF NOT EVEN, SEE COLUMN J
871.52	91.50	4.48	95.97	42.70	914.21	42.70	IF NOT EVEN, SEE COLUMN J
292.28	14.14	0.69	14.82	14.32	306.60	14.32	IF NOT EVEN, SEE COLUMN J
871.52	22.88	1.12	24.00	42.70	914.21	42.70	IF NOT EVEN, SEE COLUMN J

Per resolution 20-448, Snow removal to be levied annually at the rate of \$275.00 per unimproved parcel and \$820.00 per improved fiscal year beginning in Fiscal Year 2020/21, and continuing indefinitely for each fiscal year thereafter, with annual adjustments beginning in fiscal year 2021/22 as set forth in the *San Francisco Area Consumer Price Index*, as of January 1st (posted as December month ending data) of each calendar year, not to exceed 5% per annum.

USE DECEMBER MONTH ENDING POSTED DATA

Road maintenance to be charged beginning in fiscal year 2020/21 and continuing indefinitely for each fiscal year thereafter as set for in the *San Francisco Area Consumer Price Index*, as of January 1st (posted as December month ending data) of each calendar year, not to exceed 5% per annum.

SKI TOWN II Subdivision (100%)	RM	Snow
Land Only	55.40	280.50
Land / Improvements	87.82	836.40
Other (25%)		
Land Only	13.58	280.50
Land / Improvements	21.96	836.40

# California Construction Cost Index 2021-2025

Month	2025	2024	2023	2022	2021
January			9246	8151	7090
February			9166	8293	7102
March			9118	8736	7130
April			9026	8903	7150
May			9621	9001	7712
June				8925	7746
July				9110	7892
August				8729	8122
September				8604	7900
October				8712	8080
November				8765	8141
December				8823	8072
Annual % *				9.3%	13.4%

CCCI	8293
Feb-22	9166
Feb-23	10.53%
% Change	

Table A. San Francisco-Oakland-Hayward, CA, CPI-U 2-month and 12-month percent changes, all items index, not seasonally adjusted

Month	2019		2020		2021		2022		2023	
	2-month	12-month	2-month	12-month	2-month	12-month	2-month	12-month	2-month	12-month
February	0.5	3.5	0.9	2.9	0.5	1.6	1.4	5.2	1.8	5.3
April	1.2	4.0	-0.5	1.1	1.7	3.8	1.5	5.0	0.4	4.2
June	0.2	3.2	0.7	1.6	0.0	3.2	1.7	6.8		
August	0.1	2.7	0.0	1.6	0.5	3.7	-0.5	5.7		
October	1.0	3.0	0.5	1.1	0.7	3.8	1.0	6.0		
December	-0.5	2.5	0.4	2.0	0.8	4.2	-0.3	4.9		