

1 BOARD OF SUPERVISORS, COUNTY OF LAKE, STATE OF CALIFORNIA

2 RESOLUTION NO. \_\_\_\_\_

3 RESOLUTION OF INTENTION TO CREATE ZONE OF BENEFIT "BUCKINGHAM"  
4 WITHIN COUNTY SERVICE AREA NO. 23 TO REDUCE THE POTENTIAL FOR  
5 WILDFIRE DAMAGE TO COUNTY-MAINTAINED ROADS

6 WHEREAS, County Service Area Law (Gov. Code secs. 25210.1, et seq.) creates a  
7 means to provide expanded service levels in areas where residents are willing to pay for the extra  
8 services and Zones of Benefit are created within County Service Areas to fill any gaps in the  
9 provision of said services; and

10 WHEREAS, County Service Area No. 23 was established in Lake County for purposes  
11 of road maintenance; and

12 WHEREAS, the prevention and/or remediation of anticipated damage to the roads through  
13 wear and tear caused by regular and routine usage is an integral part of a successful road  
14 maintenance program; and

15 WHEREAS, unforeseen events such as natural disasters may create extensive damage to  
16 roadways and such events may create the need for additional preventative actions in order to  
17 protect roadways from such extraordinary damage; and

18 WHEREAS, roads play a vital role in maintaining functioning communities and natural  
19 disasters, such as wildfires, are capable of destroying roads over a large area and significantly  
20 decreasing serviceability; and

21 WHEREAS, the County of Lake has experienced nine (9) major disasters in a three-year  
22 period which, in addition to the catastrophic losses to County residents, has also resulted in  
23 significant damage to public infrastructure due to wildfires, including County-maintained roads and  
24 guardrails, with cumulative costs for those damages alone approaching one million dollars; and

25 WHEREAS, wildfires are driven by weather, topography, and fuel load and only fuel load  
26 is susceptible to some level of preventative action; and

27 WHEREAS, the County of Lake is aware that a number of communities within County  
28 Service Area No. 23 are endangered by a proliferation of hazardous vegetation which facilitates

1 contagious fire spread, essentially fueling and propelling such spread, and puts County-maintained  
2 roads at considerable risk of harm; and

3 WHEREAS, the County wants to implement a pilot program to take a proactive approach  
4 to protect the County-maintained roads of County Service Area No. 23 and reduce the risk to the  
5 residents of County Service Area No. 23 of incurring extraordinary costs for road maintenance  
6 due to wildfire by taking steps to reduce the fuel load; and

7 WHEREAS, the Board of Supervisors has the authority pursuant to County Service Area  
8 Law to establish a Zone of Benefit and impose assessments in a Zone of Benefit within County  
9 Service Area No. 23 for enhanced road maintenance in the form preventative measures to avoid  
10 road damage and excessive repairs due to wildfires; and

11 WHEREAS, Proposition 218, enacted by the voters of California in November of 1996,  
12 added Article XIID to the California Constitution requiring certain processes and procedures to  
13 levy new assessments on property; and

14 WHEREAS, the majority of residents and property owners within this proposed Zone of  
15 Benefit have requested additional protection for the road maintenance services which they already  
16 receive in County Service Area No. 23 through the formation of a zone for the implementation of  
17 the County's program to protect County-maintained roadways from the risk of wildfires and the  
18 resulting significant damage caused by said fires, requiring extensive repairs and/or replacement of  
19 existing roadways; and

20 WHEREAS, it is the intention of this Board to consider the creation of a Zone of Benefit  
21 within County Service Area No. 23 in the unincorporated area of the County, the boundaries of  
22 which are described in Exhibit "A" attached hereto and incorporated herein by reference, if an  
23 assessment is approved by a majority of the record owners; and

24 WHEREAS, the name of the proposed Zone of Benefit is Zone Buckingham of County  
25 Service Area No. 23; and

26 WHEREAS, the extended service to be provided by the proposed Zone of Benefit is  
27 enhanced road maintenance through weed and vegetation abatement within the designated zone  
28

1 and prevent the consequential significant damage to County roadways and appurtenances; and

2 WHEREAS, the Board will conduct a public hearing on the creation of this proposed  
3 Zone of Benefit.

4 NOW THEREFORE, BE IT RESOLVED by the Board of Supervisors, County of Lake,  
5 State of California, that it finds, determines and hereby declares that:

- 6 1. That the Recitals hereinabove are adopted as true and correct.
- 7 2. That this Board intends to establish as a pilot program a Zone of Benefit for those lands  
8 benefitted by the enhanced road maintenance as described herein and impose  
9 corresponding assessments based upon said benefit, all as set forth in the Engineer's  
10 Report, which is attached hereto and incorporated by reference herein as Exhibit "B".
- 11 3. That this Board hereby has approved said Engineer's Report.
- 12 4. That this Board does hereby commit to making a loan of \$100,000 from the County  
13 General Fund to be shared proportionately by this proposed Zone of Benefit and any other  
14 Zones of Benefit created for this purpose within County Service Area No. 23.
- 15 5. That this Board does hereby approve the form of ballot and notice for the proposed  
16 assessments, which are attached hereto as Exhibits "C" and "D" respectively, which will be  
17 mailed to the record owners of the parcels upon which the assessments will be imposed, as  
18 required by Proposition 218.
- 19 6. That a public hearing on forming Zone of Benefit Buckingham within County Service Area  
20 23 be held on March 26, 2019, to consider the assessments and to consider protests  
21 against the proposed Zone creation and assessment, and to tabulate the ballots for said  
22 proposed assessment.
- 23 7. Maps describing the proposed Zone are available for public viewing at the Department of  
24 Public Works, 255 North Forbes Street, Room 309, Lakeport, California, 95453.

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THIS RESOLUTION was passed by the Board of Supervisors of the County of Lake at a regular meeting thereof on the \_\_\_\_\_ day of \_\_\_\_\_, 2019, by the following vote:

AYES:

NOES:

ABSENT OR NOT VOTING:

CHAIR, Board of Supervisors

ATTEST: Carol J. Huchingson  
Clerk to the Board

APPROVED AS TO FORM:

Anita L. Grant

County Counsel

By: \_\_\_\_\_

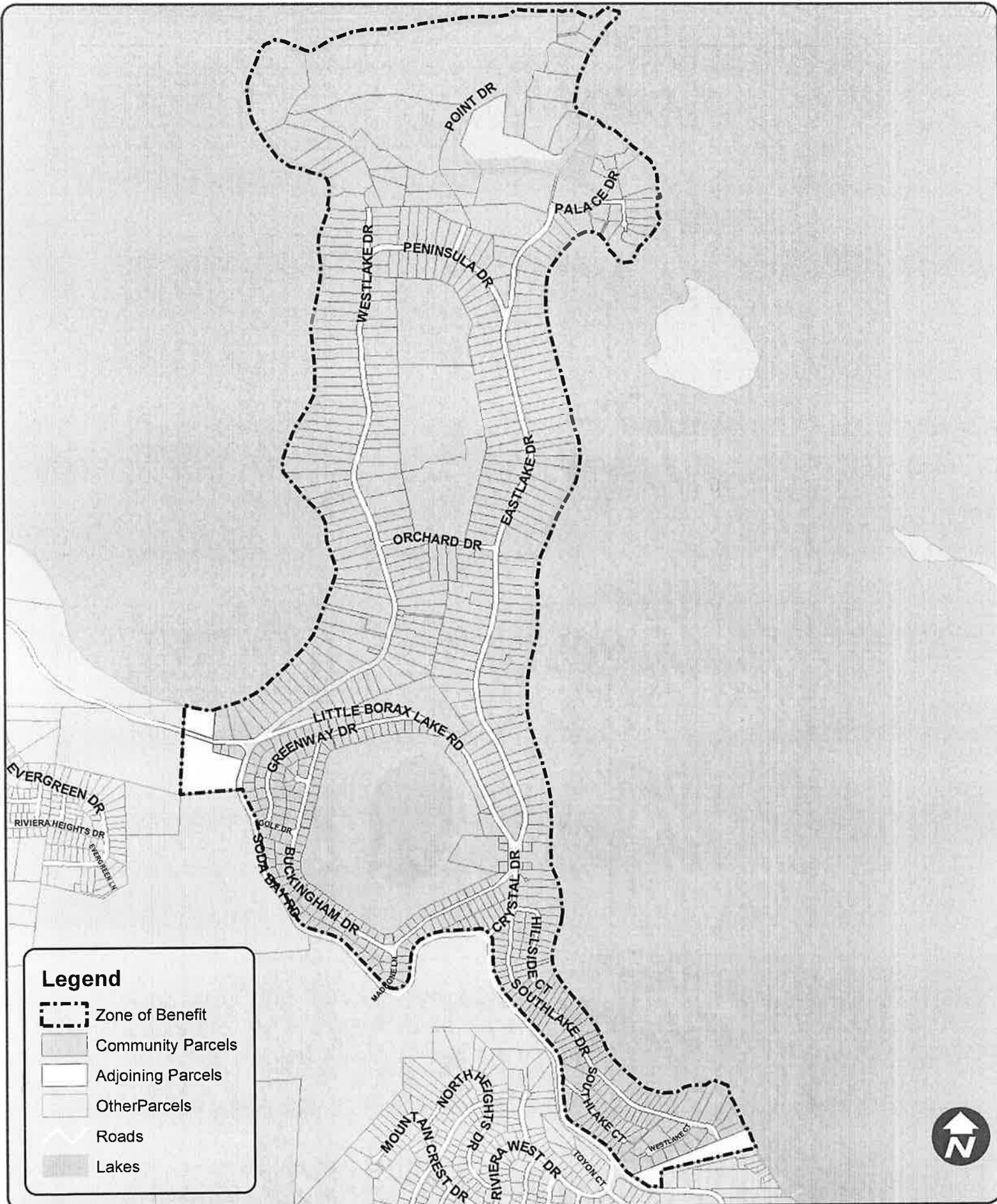
By: \_\_\_\_\_

EXHIBIT "A"

**EXHIBIT "A" – BOUNDARY DESCRIPTION  
COUNTY SERVICE AREA NO. 23  
BENEFIT ZONE BUCKINGHAM**

Being a portion of the East half of Section 5, a portion of Section 4 and a portion of the North half of Section 9, Township 13 North, Range 8 West, and being a portion of the East half of Section 32 and a portion of Section 33, Township 14 North, Range 8 West, Mount Diablo Base and Meridian in the County of Lake, State of California, described as follows:

All those parcels located within the boundary shown on the attached map entitled "Buckingham", said parcels also listed in Exhibit 2 of the Engineers Report.



**Lake County, CA**

**Buckingham**



All parcel boundaries are approximate. Discrepancies in acreage, shape and location are common.  
This map is not the legal survey document to be used in single site determinations. Consult your deed for a legal parcel description.

Print Date: 1/24/2019  
File: buckingham.mxd

EXHIBIT “B”



## ENGINEER'S REPORT

### ENGINEER'S REPORT SUPPORTING A ROAD PREVENTATIVE MAINTENANCE ASSESSMENT FOR COUNTY OF LAKE, COUNTY SERVICE AREA NO. 23, ZONE - BUCKINGHAM

The undersigned submits this written Engineer's Report to the Public Works Department as follows:

1. **Engineer's Report.** This Engineer's Report supports a proposed road preventative maintenance assessment for the County of Lake, County Service Area No. 23, Zone – Buckingham.
2. **Authorization.** This Engineer's Report is submitted pursuant to the County Service Area statutes found in Government Code Section 25210.1 and following and Article XIID, Section 4 of the Constitution.
3. **Purpose of the Assessment.** The express purpose for which this benefit assessment is proposed is to establish a source of funding to provide enhanced road maintenance through weed and vegetation abatement within the designated zone and prevent the consequential significant damage resulting from wildfires for the following County maintained roads dedicated for public use: Buckingham Court, Buckingham Drive, Crystal Drive, Eastlake Drive, Greenway Drive, Golf Drive, Madrone Lane, Hillside Court, Orchard Drive, Peninsula Drive, Southlake Drive, Westlake Drive, and Westlake Court. The roads to receive enhanced road maintenance through weed and vegetation abatement serve 630 existing parcels which receive benefit from these roads. The property owners of the parcels being served by these roads to receive enhanced road maintenance through weed and vegetation abatement have requested the formation of the zone and the provision of a benefit assessment to pay the cost of enhanced road maintenance through weed and vegetation abatement to provide additional protection to County-maintained roadways from the risk of damages due to wildfires.
4. **Current Funding.** There is no current funding from the County for enhanced road maintenance through weed and vegetation abatement of the County maintained roads proposed to receive enhanced road maintenance by this County Service Area No. 23 road zone. The County cannot provide further funding from the General Fund or the Road Fund for additional enhanced road maintenance through weed and vegetation abatement to this benefit zone.
5. **Determination of Necessity.** The level of enhanced road maintenance through weed and vegetation abatement services which can be provided by the revenue raised from the benefit assessment is estimated to be adequate to meet the requirements of providing the enhanced road maintenance through weed and vegetation abatement of these County maintained roads within the proposed road zone.

6. **Limitation upon Expending Assessment Proceeds.** Any funds collected from the benefit assessment proposed herein shall be expended only for such enhanced road maintenance through weed and vegetation abatement services to benefit property within the County Service Area No. 23, Zone - Buckingham. Any unexpended funds raised by the assessment remaining at the end of the fiscal year shall be carried over for the same purpose in the next fiscal year.
7. **Levy.** A benefit assessment to raise revenue to fund road maintenance services is hereby proposed to be levied upon real property within proposed Zone - Buckingham of County Service Area No. 23.
8. **Assessment Rate.** The rate of assessment for fiscal year 19/20 is proposed to be as follows:
  - a. The parcels within proposed Zone - Buckingham will pay in Fiscal Year 2019/20 \$100 for lots under one (1) acre in size, \$200 for lots between one (1) acre and five (5) acres in size, and \$300 for lots greater than five (5) acres in size for the costs associated with the enhanced road maintenance through weed and vegetation abatement to protect the consequential significant damage resulting from wildfires of all Rural/Local roadways dedicated for public use that serve the 630 parcels within Zone - Buckingham: Buckingham Court, Buckingham Drive, Crystal Drive, Eastlake Drive, Greenway Drive, Golf Drive, Madrone Lane, Hillside Court, Orchard Drive, Peninsula Drive, Southlake Drive, Westlake Drive, and Westlake Court. No additional payments in subsequent fiscal years will be required unless the property owners approve an additional assessment.
  - b. Benefit Assessment Schedule (Exhibit "2")
    - i. The Benefit Assessment Schedule is based on the existing potential fire hazard impact for each of the 630 parcels within County Service Area No. 23, Zone - Buckingham having access to County maintained roads: Buckingham Court, Buckingham Drive, Crystal Drive, Eastlake Drive, Greenway Drive, Golf Drive, Madrone Lane, Hillside Court, Orchard Drive, Peninsula Drive, Southlake Drive, Westlake Drive, and Westlake Court. The total number of parcels receiving benefit within Zone - Buckingham is 630.
    - ii. Each parcel will receive a proportional special benefit by the service being provided for the enhanced road maintenance through weed and vegetation abatement to prevent the consequential significant damage resulting from wildfires based directly on the proportionate size of the parcel and its relative threat to the proliferation of wildfire.
    - iii. There is no general benefit derived by the proposed road maintenance. The assessment is proportional to the special benefit

derived by each identified parcel in relationship to the entirety of the cost of the enhanced road maintenance through weed and vegetation abatement service being provided. No assessment exceeds the reasonable cost of the proportional special benefit conferred on each parcel.

- iv. The enhanced road maintenance through weed and vegetation abatement plan is shown in detail in Exhibit "1" with budget information provided for each fiscal year.
- v. The rate of assessment per parcel is proposed to be \$100 for lots under one (1) acre in size, \$200 for lots between one (1) acre and five (5) acres in size, and \$300 for lots greater than five (5) acres in size for fiscal year 19/20, with no additional payments in subsequent fiscal years required unless the property owners approve an additional assessment. See attached Exhibits "1" and "2" for the proposed Zone - Buckingham road maintenance budget and yearly assessment schedule.
- vi. The amount of property assessments chargeable to the entire zone is \$81,300 in fiscal year 19/20 with no additional assessments thereafter unless the property owners approve an additional assessment.

b. The lien date shall be that prescribed by law.

- 9. **Collection.** The collection of the proposed assessment shall be by the County of Lake on behalf of County Service Area No. 23, Zone - Buckingham, in the same manner, and subject to the same penalties, as other fees, charges, and taxes fixed and collected by the County. The County's reasonable cost to collect the assessment is included in the enhanced road maintenance through weed and vegetation abatement budget attached as Exhibit "1" and is part of the County Administrative Fee line item shown in the budget.
- 10. **Additional Information.** Interested persons may receive additional information concerning the proposed assessment and establishment of Zone - Buckingham of County Service Area No. 23 by contacting Supervisor Rob Brown, County of Lake, 255 North Forbes Street, Lakeport, CA 95453, telephone (707) 263-2580.
- 11. **Majority Protest.** A majority protest will cause the proposed assessment, and establishment of Zone - Buckingham of County Service Area No. 23 to be abandoned.
- 12. **Contents: Article XIID.** This written Engineer's Report, pursuant to Article XIID, Section 4 of the Constitution, contains all of the following:
  - a. The attached Exhibit "1" identifies the budget and yearly assessment schedule for Zone - Buckingham of County Service area No. 23.

- b. The attached Exhibit "2" identifies and describes all parcels which have a special benefit conferred on them and on which the assessment will be imposed.
- c. It is my determination that the proportionate special benefit derived by each identified parcel in relationship to the entirety of the cost of the road maintenance service to be provided is as set forth on the attached schedule.
- d. It is my determination that no assessment is imposed on any parcel which exceeds the reasonable cost of the proportional special benefit conferred on that parcel.
- e. It is my determination that the only benefits assessed are special and that general benefits have been separated from the special benefits conferred on each parcel.
- f. It is my determination that no parcel owned by any public agency, the State of California or the United States but not identified and described on the attached Exhibit "2", receives any special benefit from the proposed assessment.

**13. The Property Owner Ballot Procedure.**

As required by Section 4 of Article XIID of the California Constitution, a Property Owner Ballot must be enclosed with the notice, along with a self-addressed, return envelope by which the ballot may be returned to the Clerk to the Board of Supervisors. This ballot may be used by the owner or owners of any parcel to express either support for or opposition to the proposed assessment. The ballot instructions will describe the alternative methods for submitting the ballot either by mail or by personal delivery, either prior to or at the time of the public hearing of protests.

Immediately following the close of the public hearing of protest, the returned ballots will be tabulated, both in support of and in opposition to the assessment, with ballots being weighted in accordance with the amount of proposed assessment, and the results will be announced; provided that, in the event the Clerk requires opportunity to determine whether any ballot has been properly signed by an owner or authorized representative of any owner, the Board of Supervisors reserves the right to continue the matter of announcing results to provide the Clerk with such opportunity.

In the event that ballots in opposition exceed ballots in support, there will be a "majority protest", and the Board of Supervisors will be precluded from proceeding with the proposed assessment.

**14. General Rules Regarding Protests.**

Property owners wishing to preserve the opportunity to file a lawsuit challenging the assessment, if levied, must file a written protest and state therein the specific grounds of protest. Any grounds of protest not stated in a written protest filed prior to the close of the public hearing of protests are deemed waived in any subsequent lawsuit and may not be raised in such lawsuit.

Based on the foregoing the undersigned registered engineer submits this written Engineer's Report and recommends adoption of the assessment proposed in it.

Prepared by Scott De Leon, Public Works Director, Lake County Public Works Department, January 25, 2019



## ENGINEER'S REPORT EXHIBIT "1"

### Estimated Cost of Road Work Required for Zone Buckingham of County Service Area No. 23

The County of Lake Public Works Department staff has reviewed the roads included for enhanced road maintenance in Zone Buckingham of County Service Area No. 23, specifically the current cost of repairs as determined in the Pavement Management Program Update (Report) prepared by NCE dated September, 2018. Using information from the Report, the following table illustrates the estimated cost of repairing each road, using the surface area of the roadway and the appropriate unit price for the type of repair to be performed.

Road	Area (sq yd)	PCI	Repair Unit Cost (\$/sy)	Total
Buckingham Court	334	64	6	\$2,004.00
Buckingham Drive	10,970	72	9	\$98,730.00
Crystal Drive	2,667	87	9	\$24,003.00
Eastlake Drive	16,426	77	21	\$344,946.00
Golf Drive	1,277	76	6	\$7,662.00
Greenway Drive	5,678	67	6	\$34,068.00
Hillside Court	4,133	89	6	\$24,798.00
Madrone Lane	1,111	77	9	\$9,999.00
Orchard Drive	2,600	83	6	\$15,600.00
Peninsula Drive	4,400	90	9	\$39,600.00
Southlake Drive	8,311	76	6	\$49,866.00
Westlake Court	1,236	39	21	\$25,956.00
Westlake Drive	14,667	88	9	\$132,003.00
				\$809,235.00

FDR with 2" overlay	\$33/sy
2" overlay with dig outs	\$21/sy
Double chip seal w/ dig outs	\$9/sy
FDR with double chip seal	\$6/sy

The purpose of this Zone of Benefit is to perform enhanced road maintenance, in the form of preventative maintenance, through weed and vegetation abatement to protect against consequential significant damage resulting from wildfires. As a general rule, preventative maintenance costs, on average, are between three and four times less than reconstruction costs. This is supported by the numbers used in the aforementioned Report. Chip seal for example – a preventative maintenance technique – is estimated at \$6/square yard, while Full Depth Reclamation and resurfacing – a reconstruction technique – is estimated at \$21/square yard. The special benefit derived by each parcel in the Zone is the

significantly reduced cost of damage to public infrastructure through the reduction of risk from wildfires.

The proportionate benefit or share for each parcel in the Zone may not exceed the general benefit of the zone, which is the cost of preventative maintenance costs. This is determined as follows:

Total cost of roadway reconstruction = \$809,235.00 / 4 (the upper limit of preventative maintenance costs) = \$202,308.75 (the acceptable cost of preventative maintenance)

\$202,309 / 630 Parcels = \$321/parcel

The following budget was prepared based on a fixed fee for each parcel that does not exceed the general benefit of the zone, along with the estimated cost of Administrative costs:

**BUDGET**  
Fiscal Year 2019/20

Revenue of the Zone

1.	459 parcels under 1 acre @ \$100/parcel	\$45,900
2.	159 parcels 1-5 acres @ \$200/parcel	\$31,800
3.	12 parcels 5+ acres @ \$300/parcel	\$3,600
<b>TOTAL REVENUE</b>		<b>\$81,300</b>

Expenditures of the Zone

Direct Charge set-up fee @ \$175/zone	\$175
Direct Charge parcel fee @ 0.25/parcel	\$157
County Counsel Administration (estimated)	\$2,000
CDD Accounting	\$1,050
CDD Code Enforcement	\$1,800
CDD Administration	\$1,500

**TOTAL ADMINISTRATIVE COST      \$6,682**  
**TOTAL AVAILABLE REVENUE = \$81,300 - \$6,682 = \$74,618**

## ENGINEER'S REPORT EXHIBIT "2"

### IDENTIFICATION OF EACH PARCEL TO RECEIVE AN ASSESSMENT AND THE AMOUNT OF THE ASSESSMENT PER PARCEL PER YEAR ZONE BUCKINGHAM

<b>Parcel Identification by Assessor's Parcel Number</b>	<b>Fiscal Year 2019/20</b>
009-002-45	300
009-020-08	200
009-020-37	300
044-161-01	100
044-161-02	200
044-161-03	200
044-161-04	200
044-161-08	200
044-161-12	200
044-161-13	200
044-161-14	200
044-161-17	200
044-161-18	200
044-161-19	200
044-161-21	200
044-161-22	200
044-161-23	200
044-161-24	200
044-161-25	200
044-162-01	100
044-162-02	100
044-162-03	100
044-162-04	100
044-162-05	100
044-162-06	100
044-162-07	200
044-162-08	200
044-162-09	100
044-162-10	100
044-162-12	100
044-162-14	100
044-162-16	100
044-162-18	100
044-162-20	100
044-162-22	200
044-162-23	100
044-162-24	100



044-163-01	300
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044-163-17	100
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044-172-08	100
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044-172-13	100
044-172-14	100
044-172-15	100
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440-042-06	100
440-042-07	200
	81300

Prepared by Scott De Leon, Public Works Director, Lake County Public Works Department, January 25, 2019.

EXHIBIT “C”



255 N. Forbes Street  
Lakeport, California 95453  
Telephone 707-263-2382  
Fax 707-263-5843

**COUNTY OF LAKE, COUNTY SERVICE AREA #23  
ZONE OF BENEFIT BUCKINGHAM BENEFIT ASSESSMENT BALLOT**

# IMPORTANT – OFFICIAL PROPERTY OWNER BENEFIT ASSESSMENT BALLOT

The ballot must be mailed or delivered in person to the Clerk to the Board and must be received no later than the close of the Public Hearing on March 26, 9:30 a.m., to be counted. Postmarks are not sufficient. An addressed, postage paid envelope is enclosed for your use.

Clerk to the Board  
c/o County of Lake  
Board of Supervisors Office  
255 North Forbes Street  
Lakeport, California 95453

[illegible]

**TO CAST THIS BALLOT, RETURN EITHER THIS ENTIRE PAGE OR THE PORTION BELOW THIS  
LINE**

**OFFICIAL ASSESSMENT BALLOT  
For Zone of Benefit Buckingham  
Benefit Assessment**

Proposed One-Time Assessment in  
FY 2019/2020 of:

\$100 for lots under 1 acre

\$200 for lots between 1 and 5 acres

\$300 for lots greater than 5 acres

Assessor's Parcel  
Number \_\_\_\_\_

**COMPLETE AND RETURN BEFORE THE END  
OF THE PUBLIC HEARING ON  
March 26, 2019, 9:30 A.M.**

- ☐ YES, I (We) approve the proposed one-time assessment calculated as described hereon for the parcel identified on this ballot.
- ☐ NO, I (We) do not approve the proposed one-time assessment calculated as described hereon for the parcel identified on this ballot.

Date: \_\_\_\_\_

Signature: \_\_\_\_\_

Signature: \_\_\_\_\_

I/We certify under penalty of perjury that I/we are entitled to vote because I am the Legal Property Owner(s), or Authorized Representative in the case of property owned by non-individuals.



EXHIBIT “D”

**ZONE OF BENEFIT BUCKINGHAM  
COUNTY SERVICE AREA NO. 23**

**PROPOSITION 218 NOTICE  
BENEFIT ASSESSMENT BALLOT**

Why Did You Receive this Ballot?

This ballot is for the use of the property owner(s) of a parcel which is located within the proposed boundaries of Zone of Benefit Buckingham of CSA No. 23 which has been proposed for enhanced preventative road maintenance through the protection of County-maintained roads by reducing the risks limited serviceability County-maintained roads and of incurring extraordinary costs for road maintenance due to wildfire by taking steps to reduce the proliferation of hazardous vegetation, a significant form of fuel load. This protection is being proposed as a means to protect the following County maintained public roads:

Buckingham Court, Buckingham Drive, Crystal Drive, Eastlake Drive, Greenway Drive, Golf Drive, Madrone Lane, Hillside Court, Orchard Drive, Peninsula Drive, Southlake Drive, Westlake Drive, and Westlake Court.

The reason that an assessment is proposed for your parcel or parcels is that many property owners and/or registered voters within the proposed boundaries of Zone of Benefit Buckingham have asked the County of Lake to provide the above-described additional service. Based on this request, the Board of Supervisors has determined that your parcel or parcels is/are specially benefitted by the proposed enhanced preventative road maintenance service, if provided.

The basis upon which the amount of the proposed assessment was calculated was determined by preparing a budget stating the annual costs to provide the level of enhanced road maintenance service being requested by the property owners. The annual cost was divided between the parcels which receive access from the roads according to parcel size.

How long will the Assessment Last?

This is a pilot program. The assessment is to be levied only once on July 1, 2019, which will contribute to the cost of the preventative maintenance through fuel load reduction in the form of hazardous vegetation abatement. This is a one-time assessment.

**A "YES" Vote Means:**

A "Yes" vote for the assessment means:

The County is authorized to levy a one-time assessment for the enhanced preventative road maintenance through the reduction of wildfire fuel load conditions created by hazardous vegetation. . Said enhance preventative maintenace shall consist of the County abatement of hazardous vegetation

within the Zone of Benefit Buckingham which is determined to put the County-maintained roads within that zone at risk of significant damage and limited serviceability due to wildfire. Assessments cannot be raised or continued beyond this one-time assessment without another vote.

### **A "NO" Vote Means:**

A "No" vote for the assessment means:

This one-time assessment may not be levied and the enhanced preventative road maintenance Zone of Benefit Buckingham will not be formed if a majority of the votes returned oppose the assessment.

### **How is the Vote Counted?**

The voting is weighted by the amount each property owner pays. The weighting of the vote is required by Proposition 218, which passed in 1996. Only property owners can vote and a majority must approve the assessment before it can be imposed. In the event that Assessment Ballots in opposition exceed those in support, there will be a "majority protest", and the proposed assessment will not proceed.

Your vote only counts if the enclosed ballot is:

- Returned by the end of the Public Hearing on March 26, 2019.
- Marked either "Yes" or "No", Dated, and Signed by an owner.

### **Assessment Calculations**

All assessments are calculated in accordance with the Engineer's Report on file with the Lake County Community Development Department. The total of this one-time assessment is as follows:

- \$100 for lots under one (1) acre in size;
- \$200 for lots between one (1) and five (5) acres in size;
- \$300 for lots greater than five (5) acres in size.

### **Want More Information?**

#### **Public Hearing**

The Board of Supervisors will hold a Public Hearing on March 26, 2019 at 9:30 a.m. at the Courthouse, 255 North Forbes Street, Lakeport. During that hearing the Board will receive any last minute ballots and count the ballots. All ballots must be in the Clerk of the Board's possession by the end of the hearing in order to be counted.

### **Contact Us for More Information**

Please consult a copy of the Engineer's Report for more detailed explanation at:  
Community Development Department, County of Lake  
255 N. Forbes Street (Third Floor)  
Lakeport, California 95453  
Or Call (707) 263-2382 to talk to staff.