



NOTICE OF PUBLIC HEARING

PROPOSED SERVICE CHARGE INCREASE FOR CASTLE HOMES COUNTY SERVICE AREA, ZONE 3, STAR RIDGE ROAD/CLOVER RD (CSA R-1982-1)

April 25, 2023, Board Meeting Room, 5th Floor, 1221 Oak Street, Oakland, CA 94612

11:00 AM, or as soon thereafter as the matter may be heard.

The County of Alameda is allowing both in-person and remote observation and participation at the hearing location. More information, including updates and any health and safety protocols, will be on the agenda. The agenda will be posted 72 hours before the hearing at <https://bos.acgov.org/regular-meetings>.

This notice is being provided by the County of Alameda Board of Supervisors, as the governing body of the Castle Homes County Service Area, pursuant to Article XIII of the California Constitution (Proposition 218).

This notice pertains only to Zone 3 of the Castle Homes County Service Area. The Castle Homes County Service Area, Zone 3, which includes Star Ridge Road and Clover Road (the "CSA"), is considering an increase to the annual service charge for properties in the CSA. If approved, the new service charge will annually appear on your property tax bill, beginning with the fiscal year (FY) 2023-24. A public hearing will be held to accept public comment and receive protests on the proposed service charge increase.

This notice provides information on (1) why the proposed service charge increase is needed, (2) the amount of the service charge increase, (3) the basis upon which the service charge increase was calculated, (4) how you can receive more information, and (5) the date, time, and location of a public hearing on the service charge, at which protests will be considered.

Why the proposed service charge increase is needed. The roadways within the CSA have deteriorated to a point where re-construction/re-paving of the roadways is warranted. The County estimates that it will cost \$355,685 to perform the recommended work. The CSA balance of \$72,000, is insufficient to complete the recommended roadway maintenance.

Proposed service charge increase. The service charge increase that was recommended by the CSA Advisory Committee was for an increase of \$700 per fiscal year for developed parcels and \$350 per fiscal year for undeveloped parcels, resulting in a total service charge of \$1,000 per fiscal year for developed parcels and \$500 per fiscal for undeveloped parcels. The service charge increase would take place over a 4-year period of time starting July 1, 2023. After fiscal year

26/27 the annual service charge would revert back to \$300 per developed parcel and \$150 per undeveloped parcel.

Current Service Charge per Developed/ Undeveloped Parcel	Proposed Additional Service Charge per Developed/ Undeveloped Parcel	Total Service Charge per Developed/ Undeveloped Parcel for FY 2023/24	Total Service Charge per Developed/ Undeveloped Parcel for FY 2024/25	Total Service Charge per Developed/ Undeveloped Parcel for FY 2025/26	Total Service Charge per Developed/ Undeveloped Parcel for FY 2026/27	Years to Accumulate \$265,685
\$300/\$150	\$700/\$350	\$1,000/\$500	\$1,000/\$500	\$1000/\$500	\$1000/\$500	4 years

The basis upon which the service charge increase was calculated. The additional amount of service charge needed was determined based on the following quantities:

Bid Item	Unit Amount	Cost per unit	Total Cost
Milling	13,600 SY	\$5/SY	\$68,000
Asphalt pavement	1,530 Ton	\$135/Ton	\$206,550
Digout Repair	4,880 SF	\$10/SF	\$48,800
Total Cost			\$323,350

This is construction costs only. The breakdown in costs required to complete the project include:

Construction Costs	\$323,350
Engineering/Construction Management	\$32,335
Total Costs	\$355,685
Less Accumulated Funds in CSA	\$72,000
Amount required to complete Project	\$265,685

The proposed service charge reflects the estimated cost of the maintenance, divided equally by the number of developed and undeveloped parcels, according to the longstanding approved proportionality between the developed and undeveloped parcels. Should the actual bids for the maintenance project come in lower than estimated, then any remainder will be used to replenish the capital replacement fund.

How you can receive more Information. Detailed information regarding the proposed service charge increase is available at <http://bit.ly/3SE0ewB>. Reference is made to the engineer's report, available at this website, and incorporated herein by reference, for a complete description of the maintenance services and the calculation of the service charge.

How to participate in the Public Hearing. The County of Alameda Board of Supervisors will conduct a public hearing at the date, time, and location identified above. You are invited, but not required, to attend the public hearing. At the public hearing, the Board will consider any written protests. Any property owner or tenant may submit a written protest. Only one protest per parcel will be counted, even if there are co-owners. The written protest must include: (i) a statement that it is a protest against the proposed charge that is the subject of the hearing; (ii) the name of the record owner or tenant who is submitting the protest; (iii) identification of the assessor's parcel number or street address of the parcel with respect to which the protest is made; and (iv) an original signature and legibly printed name of the record owner or tenant who is submitting the protest.

The written protest must be received by delivery or mail to Alameda County Public Works Agency at 399 Elmhurst Street, Hayward, CA 94544, Attn: Anita Franklin, or at the public hearing. Protests will be received at 399 Elmhurst by delivery or mail through April 24th. Written protests submitted on April 25th will be accepted by in-person delivery at the public hearing (1221 Oak Street, Oakland).

If a majority of the parcels submit a protest, the increased service charge will not be imposed. If there is no majority protest, the increased service charge will be subject to approval by a majority vote of the property owners through a ballot proceeding. The ballot proceeding will take place at a later date, which you will be notified of in advance.