

COUNTY OF NAPA, CSA NO. 4
FARMWORKER HOUSING ASSESSMENT DISTRICT

OFFICIAL ASSESSMENT BALLOT

This ballot is for the use of the property owner of the parcel(s) identified below, which parcel(s) is/are located within the Napa County Service Area No. 4 Assessment District. Please advise Cathy Kisler-Caravantes of the Napa County Counsel's Office at (707) 251-1090 if the name set forth below is incorrect or if you are no longer the owner of the parcel or parcels.

This ballot may be used to express either support for, or opposition to, the reauthorization of the imposition of assessments by the District for an additional five-year period through Fiscal Year 2021/2022. The assessments are utilized to provide funding for farmworker housing in Napa County. The annual assessment may not exceed \$15.00 per planted vineyard acre, and the Fiscal Year 2017/2018 assessment is proposed at \$10.00 per assessable, planted acre. In order for the vote to be counted, this ballot must be signed below by an owner or, if the owner is not an individual, by an authorized representative of the owner. The ballot must then be delivered to the Clerk of the Board, either by mail or in person, as follows:

- By Mail:** If by mail, place in the return envelope provided, provide stamps for first class postage, seal the envelope and place in the mail not later than one calendar week prior to July 11, 2017. Mailing later than this deadline creates the risk that the ballot may not be received in time to be counted.
- Personal Delivery:** If in person, place in the return envelope, seal and deliver to the Clerk of the Board at any time up to the close of the public hearing on July 11, 2017 at the Clerk's office, 1195 Third Street, Ste. 310, Napa, California, or at the protest hearing itself on that date at the Board of Supervisors Chambers at the same street address.

However delivered, the ballot must be received by the Clerk of the Board prior to the close of the public hearing, whether on July 11, 2017 or any date to which the public hearing is continued, to be counted.

**TO CAST THIS BALLOT, RETURN THIS ENTIRE PAGE
OFFICIAL ASSESSMENT BALLOT**

RECORD OWNER: NAPA SANITATION DISTRICT

APN:	Parcel Assessment
057-060-007-000	\$57.15
057-070-001-000	\$126.75
	<hr/> Total \$183.90

ASSESSMENT BALLOT MEASURE

Shall Napa County Service Area No. 4 be reauthorized to impose an assessment not to exceed \$15.00 per planted vineyard acre per year for an additional five year period commencing Fiscal Year 2017/2018 through Fiscal Year 2021/2022 for the purpose of providing funding for farmworker housing in Napa County?

YES _____ NO _____

I hereby declare, under penalty of perjury of the laws of the State of California, that I am authorized to submit a ballot on behalf of the parcel(s) identified above.

Signature _____

Date _____

Print Name _____

**NOTICE OF PROPOSED ASSESSMENT
COUNTY OF NAPA, CSA No. 4
FARMWORKER HOUSING**

The Napa County Board of Supervisors approved the formation of County Service Area No. 4 (CSA No. 4) as a mechanism to assist in providing services related to Farmworker Housing in 2002. The services which may be provided by CSA #4 are any or all of the following:

- (1) Acquiring farmworker housing
- (2) Building farmworker housing
- (3) Leasing farmworker housing
- (4) Providing maintenance or operations for farmworker housing owned or leased by a public agency whose principal purpose is to develop or facilitate the development of farmworker housing in the County of Napa.

Government Code section 25213.2 authorizes establishing a funding source for providing these services and facilities by assessing properties within Napa County containing one or more planted vineyard acres. The annual assessment amount is reviewed and set each year by the Napa County Board of Supervisors. For purposes of the next fiscal year, FY 2017/2018, the applicable statute presently limits the assessments to ten dollars per planted vineyard acre per year. New legislation is pending that may increase the maximum assessment amount to 15 dollars per planted vineyard acre. Such an increase in the maximum assessment level, however, will not become effective and available to the Board of Supervisors for implementation until Fiscal Year 2018/2019.

Eligible property owners approved an initial assessment in 2002. Applicable law provides that in order for the assessment to continue, the owners of planted vineyard properties to whom the assessment applies must be given an opportunity to vote to re-authorize and extend the assessment every five years for another five-year period. Those affected by the assessments voted to reauthorize the assessment in 2007 and in 2012 and are now being asked to consider another five-year reauthorization and extension through Fiscal Year 2021/2022. Please take notice that if the assessment is reauthorized and extended for another five-year period, although assessments for FY 2017/2018 will remain at the current level of \$10 per planted vineyard acre per year, if the pending legislative change is enacted by the State, then assessments in the four fiscal years thereafter may be as high as \$15 per planted vineyard acre per year.

The total amount of the proposed assessment for the entire district for Fiscal Year 2017/2018 is \$457,330. Annual assessments are based upon an allocation of program costs over all properties subject to assessment in CSA No. 4 (i.e. all parcels of one or more planted vineyard acres within Napa County - a total of approximately 45,733 qualifying acres), and an assessment rate applied per planted vineyard acre. The enclosed mail ballot indicates the amount of proposed assessment for each parcel that you own.

Vineyard property owners who present proof to the County that they are providing housing for their own workers shall be exempt from the assessment or a portion thereof.

Under the requirements of Article XIII D of the California Constitution (California State Proposition 218), the County is required to mail this notice and enclosed ballot. Pursuant to Article XIII D, the record owner of each parcel must be:

- Notified of the proposed assessment;
- Notified of the date, time and place of a public hearing set by the Napa County Board of Supervisors to consider the proposed assessment; and,
- Provided the opportunity to complete a ballot whereby each owner may indicate his or her support or opposition to the proposed assessment.

To consider reauthorization of the proposed assessment, the Napa County Board of Supervisors is scheduled to hold a public hearing on July 11, 2017, beginning at 9:30 a.m. in the Board of Supervisors' Meeting Room (Ste. 305) of the Napa County Administration Building, 1195 Third Street, Napa, California.

Additional ballots will be made available in the Board of Supervisors' meeting room, prior to the closure of the public hearing. If you misplace the enclosed ballot, please call (707) 251-1090 to receive a replacement ballot.

The Napa County Clerk of the Board will tabulate the ballots in accordance with Article XIII D of the California Constitution. Your mail ballot is enclosed and includes a pre-addressed return envelope. Instructions for completing and returning the ballot follow.

COMPLETION, RETURN AND TABULATION OF MAIL BALLOTS

The enclosed mail ballot may be completed by the persons or firms owning property consisting of one or more planted vineyard acres within the County Service Area. An explanation of who may complete the ballot(s) on behalf of the recorded property owner is provided at the bottom of this page.

To complete the mail ballots, property owners should complete the following steps:

- Verify that the parcel numbers, recorded owner and addresses listed on the mail ballot are correct. If they are not correct, telephone Cathy Kisler-Caravantes of the Napa County Counsel's Office at (707) 251-1090.
- Review the two ballot options to approve or disapprove of the proposed CSA#4/Farmworker Housing assessment. Ballots will be weighted according to the proportional financial obligation of the affected property. Mark your option to approve or disapprove of the proposed assessment with an "X", check, or other verifiable mark.
- Sign the ballot.

The completed mail ballot must be returned to the Napa County Clerk of the Board in the pre-addressed envelope prior to the conclusion of the public hearing by the Napa County Board of Supervisors that is scheduled for 9:30 a.m. on July 11, 2017. The Board of Supervisors will consider implementing the proposed assessments at this meeting. The Clerk of the Board will tabulate the ballots.

The Board of Supervisors shall not impose an assessment if, upon the conclusion of the hearing, the ballots submitted in opposition to the assessment, and not withdrawn, exceed 1/2 of all ballots submitted. Ballots will be weighted according to the proportional financial obligation of the owners of assessed properties. If you have any questions regarding the protest proceedings, contact Cathy Kisler-Caravantes of the Napa County Counsel's Office at (707) 251-1090.

WHO MAY COMPLETE MAIL BALLOTS

Mail Ballots may be signed by the following parties:

1. If an individual owns the property, the individual may sign.
2. If a corporation owns the property, the ballot may be signed for the corporation by any officer or officers authorized to make contracts by the corporate by-laws or by resolution of the corporation's Board of Directors.
3. If the property is owned by a partnership, any general partner may sign.
4. If two or more persons own the property as tenants-in-common, any one tenant-in-common may sign for all.
5. If two or more persons own the property in joint tenancy, any one joint tenant may sign for all.
6. If a property is held by a husband and wife, but not as tenants-in-common or as joint tenants, both must sign the ballot. The only exception is where the County Assessor's records show that they own the property as husband and wife (for example, "John Jones and Mary Jones"), in which case either may sign for both.