

Clarksburg Fire Protection District  
52902 Clarksburg Avenue  
P. O. Box 513  
Clarksburg, CA 95612



April 25, 2025

YOLO COUNTY OF  
292 W BEAMER ST  
WOODLAND, CA 95695

**IMPORTANT NOTICE TO LANDOWNERS  
PROPOSITION 218 ASSESSMENT BALLOT PROCEEDING**

Dear District Landowner:

The Board of Directors of the Clarksburg Fire Protection District is initiating an Assessment Ballot Proceeding to repeal and replace the District's current annual special benefit assessment for fire protection and related emergency services. Your current Fire District Assessment is shown on your annual property tax statement. The reason for this proposed replacement assessment is to ensure the District remains well-prepared and equipped into the future.

The proposed assessment is projected to initially generate \$95,605.84. The current assessment (to be repealed) generates \$88,193.00 annually. Because the proposed methodology results in an increased assessment for at least one parcel, Proposition 218 requires approval by a majority of voting property owners, with votes weighted by dollars assessed, before the new assessment can be adopted.

Details about the special benefit methodology, assessment values, and parcel-specific calculations can be found in the Fire Protection and Related Emergency Services Assessment Engineer's Report and Assessment Roll, available for public review at the Clarksburg Community Library, 52915 Netherlands Avenue, during its posted hours, and on the Fire District's website: [www.clarksburgfire.specialdistrict.org](http://www.clarksburgfire.specialdistrict.org).

Using this methodology, your parcel(s) has/have been calculated at \$232.90 annual special benefit assessment starting in Fiscal Year 2025–2026. By comparison, the current benefit assessment on your parcel(s) is \$0.00. As may be needed to account for inflation and support consistent and effective service delivery, the Board is also requesting authorization to adjust the assessment by no more than 5% annually, with a maximum

increase of no more than 15% over any five-year period. The proposed assessment will exist in perpetuity, unless repealed.

Here are the parcel number, acreage, assessed valuation, and final assessment for each parcel listed in your name on the Yolo County records:

APN	UNITS	ACRES	USE CODE	PROPOSED ASSESSMENT	2025 ASSESSMENT
043-160-043-000	1	0.77	I	232.90	0.00

Please review your enclosed Ballot to ensure all information is accurate, including the assessor's parcel number(s). If any information is wrong, please call the District's Engineer, Emily Pappalardo, PE, at 916-776-9126 and a corrected ballot will be sent to you.

**A public hearing will be held to review the proposed assessment:**

**Date: Tuesday, June 10, 2025**

**Time: 1:00 p.m.**

**Location: Clarksburg Fire Station, 52902 Clarksburg Avenue, Clarksburg, CA**

At the hearing, written and verbal testimony will be accepted, and, after the close of testimony, ballots will be counted. The outcome of this assessment depends on the majority of ballots, weighted by dollars assessed, returned by property owners. Please complete and return your Ballot in accordance with the instructions below:

1. Mark your Ballot(s) "YES" or "NO".
2. Sign and date the Ballot(s).
3. Fill in the landowner's name in the space provided on the front, bottom left, of the pink return envelope.
3. Return Ballot(s) in the self-addressed pink envelope by one of the following methods:
  - o Mail to: Clarksburg Fire Protection District, P.O. Box 513, Clarksburg, CA 95612.
  - o Drop off in person at the Fire Station, 52902 Clarksburg Avenue (in locked drop box).
4. Submit at the public hearing.

**Ballots must be received by the close of the public hearing on June 10, 2025. Postmarks will not be accepted.**

Only one vote, weighted by dollars assessed, will be counted per parcel. If you own multiple parcels, all your voting entitlements are consolidated on a single ballot. By signing, you certify that you are authorized to vote on behalf of any co-owners.

If the assessment increase is approved through this vote, the District Board of Directors will determine whether to adopt the assessment. If the assessment is adopted, the Board of Directors will be authorized to levy a rate of up to the approved level for the foreseeable future and you will be billed for your portion of the assessment annually. If the assessment increase is not approved through this vote, a majority protest will exist and the District will continue to charge landowners under the current assessment.

We encourage all property owners to review the enclosed materials (including the enclosed further description of the proposed replacement fire assessment (see the back of this page) and the information in the enclosed brochure) and participate in this assessment process by submitting their ballots. If you have any questions or would like additional information, please contact the District through Mark Pruner, Board chair, at 916-204-9097 or by email at [mpruner@prunerlaw.com](mailto:mpruner@prunerlaw.com), contact any of the Board members, or visit the Clarksburg Fire Station during posted business hours. We are also hosting a public forum to answer any questions on Monday, May 19th at 6:00 p.m. at the Clarksburg Fire Station, 52902 Clarksburg Avenue, Clarksburg, CA.

Thank you for your attention and engagement in this important matter.

Sincerely,

**CLARKSBURG FIRE PROTECTION DISTRICT**  
**Board of Directors/Fire Commissioners**



Mark Pruner, Chairman  
[mpruner@prunerlaw.com](mailto:mpruner@prunerlaw.com)



Nancy Kirchhoff, Member  
[kirchhoffphoto@gmail.com](mailto:kirchhoffphoto@gmail.com)



Bob Webber, Vice Chairman  
[webberjrjr@yahoo.com](mailto:webberjrjr@yahoo.com)



Steve Pylman, Member  
[stevep@rivergrovewinery.com](mailto:stevep@rivergrovewinery.com)



Joseph Gomes, Member  
[111jgomes@gmail.com](mailto:111jgomes@gmail.com)

## **Proposed Replacement Fire Assessment Basis Description**

The District provides dedicated, all-volunteer fire protection and emergency response services to the Clarksburg community. As service demands grow, staffing needs evolve, and training standards advance, the District is planning ahead to remain strong and responsive. This proposed replacement assessment will help ensure continued delivery of reliable, high-quality service to your property - supporting essential equipment upgrades, facility improvements, and the long-term readiness of our volunteers.

The proposed replacement assessment reflects the proportional special and direct benefits your parcel receives from District fire suppression services. These benefits are separate from any general benefit to the public at large and are calculated based on factors specific to your parcel, including land use type, structural and population densities. These special benefits include fire suppression and protection that help safeguard your structures and land from damage or loss, ongoing fire prevention efforts and the upkeep of equipment and training, as well as related emergency medical and disaster response. These services are especially critical in our rural area where the District is often the first on scene.

To ensure fairness and transparency, the proposed assessment is based on a benefit-driven methodology that assigns a value to each parcel according to the level of service it receives. Properties are grouped by land use type and assigned "Assessment Units" using a formula that factors and weighs fire risk, historical service demand, population density, operational complexity, and proximity to the fire station.

This methodology formed the basis for the proposed Fire Protection and Related Emergency Services Assessment Roll, which distributes the District's annual costs proportionally based on the direct benefits provided to each parcel. Single-family residential parcels serve as the baseline for comparison due to their consistent structure size and moderate, well-understood fire risk. The proposed base rate for a single-family parcel is \$98.27, with other land use categories scaled from this benchmark according to their relative demand for service.

Parcel splits, changes in land-use, or lot line adjustments may well reflect factors other than the proposed revision and apportionment of District's special benefits assessment valuations.