

**PARADISE RANCH ESTATES PERMANENT ROAD DIVISION
MEASURE N**

N Shall a special tax of up to \$275.00 in the first year and \$185.00 per parcel per year for a period of the next nine (9) years be confirmed and the appropriations limit of Paradise Ranch Estates Permanent Road Division be increased by the proceeds of such tax?

**COUNTY COUNSEL'S IMPARTIAL ANALYSIS
OF MEASURE N**

**PARADISE RANCH ESTATES
PERMANENT ROAD DIVISION
MEASURE N**

If this measure is approved by a two-thirds vote, a special tax of up to two hundred seventy five dollars (\$275.00) in the first year and one hundred eighty five dollars (\$185.00) per parcel per year for a period of the next nine (9) years will be imposed, and the appropriations limit established for the Paradise Ranch Estates Permanent Road Division, pursuant to Article XIIB of the California Constitution will be increased by an amount equal to the proceeds of such tax.

Dated: August 24, 2006

s/PATRICK K. FAULKNER
County Counsel

ARGUMENT IN FAVOR OF MEASURE N

**ARGUMENT IN FAVOR OF PARADISE RANCH
ESTATES EMERGENCY ROAD REPAIRS &
ROADSIDE BRUSH CLEARING**

Last winter's storms seriously damaged and destroyed parts of our private road system. We urgently need to pay for critical repairs, remove brush from road edges to reduce fire hazards and improve driving sight lines. Funds are also needed to improve the quality of our road maintenance and to increase our reserves to better remedy emergencies and road hazards.

This measure, which requires a 2/3rds majority vote to pass, proposes a \$275 parcel tax in 2007, then reduces to \$185 annually through 2016. While the County does allot about \$25,000 from annual tax revenues for our use in routine road maintenance, these funds provide only limited ability to cope with most emergencies and extraordinary repairs.

The proposed revenues will be used for:

- I. One-Time Emergency Storm Repairs – \$27,525 for Lower & Upper Robert, Dover, Sunnyside, Elizabeth, Buck Point and Douglas Drive.
- II. Roadside Fire Prevention & Improved Sight Lines – \$20,000 per year.
Perform annual roadside and emergency turnout brush clearing and reduce fire hazards and improve driving safety.
- III. Future Non-routine Repairs & Maintenance – \$12,175 annual average.

This will enhance our effective response to future winter emergency needs. Any annual funds not used will be retained in reserve for future emergency road needs.

Drakes View Drive was last paved in 1992 and will need repaving in 3 to 5 years. The repaving cost is not included in this measure. It is too soon to accurately estimate how much this will be.

The road repair and maintenance needs described must be faced now and cannot be safely deferred. To ensure a safer road system for all of us, vote yes.

s/ELEANOR STERN
s/IGOR SAZEVICH
s/RUSSELL RIDGE
s/RONALD G. BAYLO
s/RICHARD B. LYTTLE

**NO ARGUMENT AGAINST MEASURE N
WAS FILED.**