

# Proposition 218

## Notice of Public Hearing on Solid Waste Parcel Fee



### Calaveras County

### Department of Integrated Waste Management

891 Mountain Ranch Rd, San Andreas, CA 95249

May 1<sup>st</sup>, 2025

Notice is hereby given that the Calaveras County Board of Supervisors will hold a public hearing during its regularly scheduled meeting on Tuesday, June 24<sup>th</sup>, 2025 at 9:00 a.m., or as soon thereafter as the matter may be heard, at 891 Mountain Ranch Road, San Andreas, CA 95249 to consider the adoption of a proposed increase to the parcel fee for solid waste services that is charged to the property for which you appear in County records as the owner of record.. You are receiving this notification consistent with the California Constitution, Article XIII D, Section 6 (Proposition 218) requirements that all affected parcel owners are mailed notice of proposed rate changes at least forty-five (45) days prior to a public hearing.

### Background

Calaveras County's Integrated Waste Management Division (IWM) operates a comprehensive solid waste disposal system including full service, 7-day per week landfill operations, a municipal recycling facility and 6 transfer stations placed within 10 miles from each community. Use of this system is restricted to County residents (and to a portion of western Alpine County through a paid contractual arrangement). The Rock Creek Landfill opened in 1990 and is permitted for 5 landfill expansion phases. After one cell nears capacity, a new cell must be constructed in accordance with state law and permit requirements. A cost of service study was commissioned to evaluate the need to adjust rates to fully fund operations including expansion of the landfill for the Fiscal Year 2024 (the "2024 COS Study"). The study recommended and the Board of Supervisors adopted and implemented parcel fee increases in 2024 for the residential and commercial parcels within the County. The reason for the fee is to cover the County's costs of providing its residents with solid waste services.

Parcels are categorized based on how the land is used and the volume of waste that the associated land use category generates each year compared to the average single-family residential parcel.

These comparative projections are then used to assign a multiplier (known as an "equivalent residential unit" or "ERU") to each category of parcels to ensure that each category is charged a fee that is proportional to its impact on the County's costs of operating and maintaining its solid waste disposal sites. The 2024 COS Study included recommendations to the Board of Supervisors to perform a review and update of the waste generation factors relied upon in calculating the commercial parcel fee ERU factors. The County has now completed this additional evaluation based on local franchise hauler collection data (the "2025 Commercial ERU Study").

Use of the transfer stations and landfill is included in the annual parcel fee.

- Over 4,000 residents visit the Rock Creek Landfill monthly.
- Over 26,000 residents visit the County owned transfer stations monthly.

For more information please visit our website at [intwaste.calaverasgov.us](http://intwaste.calaverasgov.us)

### Reason for the Fee

The proposed fee modifications and rate increases will enable the County to cover its costs of providing solid waste services as authorized under Government Code §25830, including but not limited to its costs to fund: (1) ongoing operations and maintenance; (2) capital improvements necessary to maintain operations (including replacement of aging equipment and infrastructure); (3) repayments of any loans or transfers from other County funds used to finance IWM's system costs; (4) fund deposits associated with the cost to replace landfill capacity as capacity is used; (5) fund landfill closure expenses in accordance with federal and state law; and (6) fund deposits for necessary working capital reserves to pay for IWM system costs at the outset of the fiscal year, prior to receipt of revenues collected by the County Tax Collector.

### Basis on Which Fee is Calculated

Calaveras County is authorized by state law (Government Code §25830) to establish a schedule of fees to be charged to properties within the unincorporated area of the county and any incorporated cities without their own waste disposal sites. This statute also provides for properties to be divided into categories based on their types of uses and associated volume of waste generation, with different fees assigned to different categories. Revenue from the fees is used for the acquisition, operation, and maintenance of county waste disposal sites as authorized by this statute. These revenues allow IWM to ensure the proper handling and disposal of waste within the County in compliance with all applicable laws and regulations. Additionally, the proposed fees have been vetted for compliance with the California Constitution, Article XIII D, Section 6 (Proposition 218) to ensure that revenues derived from the fee do not exceed the funds required to provide the services, and that the amount of the fee charged to parcels does not exceed the proportional cost of the services attributable to those parcels.

The IWM’s current solid waste parcel fee is a property-related fee for service, and properties are categorized in accordance with Government Code §25830 via Resolution No. 20240625r056. These fees are charged to all properties within Calaveras County on which there is a dwelling unit, commercial building, or other site improvement which would typically generate solid waste. The parcel fee is billed and collected by the County Tax Collector at the same time and manner as property taxes and as part of the regular Calaveras County secured tax roll billing system.

Pursuant to Government Code § 25830 and Resolution No. 20240625r056, fee exemptions are authorized for (a) all unimproved properties; and (b) any additional properties owned by Calaveras County residents (other than the one containing their primary residence) that are used solely for personal use (e.g. not commercial or income-generating).

As previously noted, parcels are categorized based on how the land may be lawfully used and the estimated volume of waste that use category is expected to generate each year compared to the average single-family residential parcel known as an “ERU”. The amount of the fee is calculated based on the identified IWM system costs to provide solid waste services after subtracting income and funds received from other sources. These net costs are then divided by the ERUs assigned each parcel based on its category (single family residential, multi-family residential, or commercial/non-residential). All Single Family Residential (SFR) and Multi-Family Residential (MFR) parcels are charged 1.0 ERU per residential unit. Our records indicate your property is classified as **[insert class here]**. The following table presents the ERU Factor pursuant to the 2025 Commercial ERU Study. The commercial parcel fees will be applied in proportion to the following ERU factors:

Fiscal Year 2024 Cost of Service	Total Costs
Operating Expenses	\$7,432,458
County Capital Fund Repayment	\$500,000
Deposits to Capital Fund	\$1,155,476
Airspace Capacity Replacement	\$422,517
Landfill Closure	\$90,537
Working Capital Deposits	\$740,554
Gross Cost of Service	\$10,341,542
Less Other Revenues:	
Investments/Recycling/Rents	(\$274,742)
Tip Fees	(\$508,800)
Net Cost of Service	\$9,558,000
Equivalent Residential Units (ERU)	
SFR - Equivalent Units	25,647
MFR - Equivalent Units	2,032
Com/Other - Equivalent Units	6,790
Total ERUs	34,469
Unit Cost per ERU	\$277.30

Summary by New Class	Weekly Trash CY Collected	Total Annual Tons <sup>(1)</sup>	Commercial Parcels <sup>(2)</sup>	Lbs per Unit	Proposed ERU Factor	Proposed Parcel Fee
	(a)	(b)	(c)	(d) = [(b)*2000]/(c)	(e) = (d) / 1814.13 <sup>(3)</sup>	(f) =(e)*\$277.30 <sup>(4)</sup>
General	251	1,512	279	10,837	6.0	\$1,663.80
Vacant	27	162	-	-	0.0	\$0
Store/Retail	386	2,319	260	17,841	9.8	\$2,717.54
Office	135	813	136	11,955	6.6	\$1,830.18
Restaurant	52	315	42	15,009	8.3	\$2,301.59
Industrial	100	601	65	18,495	10.2	\$2,828.46
Public Space	86	515	97	10,619	5.9	\$1,636.07
School	10	62	8	15,613	8.6	\$2,384.78
Land/Growing	2	12	27	891	0.5	\$138.65
Total	1,050	6,312	914	13,812	7.6	

(1) The annual tonnage data is based on information from the 2024 COS Study.  
(2) Represents current year commercial parcels by category charged a solid waste parcel fee.  
(3) Value represents the calculated residential waste generation per unit in lbs assumed per ERU.  
(4) Value represents the existing fee for one residential unit.

Commercial properties are classified based on their land use code. The table on the following page presents a summary of all commercial land use codes and their corresponding categorization.

Land use code	Land Use Code Description	New Designation	Land use code	Land Use Code Description	New Designation
0	NON-TAXABLE CODES	General	7931	ORCHARD - CHERRIES	Land
90	FOREST SERVICE	General	7932	ORCHARD - OLIVES	Land
245	RURAL -- RESTRICTED ZONING W/IMPROVEMENTS	General	7970	VINEYARD - VACANT	Vacant
330		General	7971	VINEYARD - PLANTED	Land
700	MINING -- VACANT	Vacant	7990	COMPATIBLE USE - WINERY	Land
900	OTHER -- VACANT	Vacant	7992	COMPATIBLE USE - SPECIAL USE	Land
3000	COMMERCIAL - VACANT	Vacant	8000	MINERAL RIGHTS	Land
3100	RETAIL BUILDINGS	Store/Retail	8100	MINING - VACANT	Vacant
3200	SMALL GROCERY/CONVENIENCE STORE	Store/Retail	8200	MINING - IMPROVED	Industrial
3300	OFFICE BUILDING	Office	8300	QUARRY	Industrial
3400	MEDICAL/DENTAL OFFICE	Office	8400	AIRPORT	General
3500	FINANCIAL BUILDING	Office	8500	LANDFILL/TRANSFER STATION	General
3600	GAS STATION	Store/Retail	8600	TELECOMMUNICATIONS TOWER	General
3610	GAS STATION WITH MINI-MART	Store/Retail	8700	HISTORICAL BUILDING	General
3620	GAS STATION WITH CAR WASH	Store/Retail	8800	CONSERVATION EASEMENT	General
3630	GAS STATION WITH AUTO SERVICE	Store/Retail	8900	TPZ	General
3700	AUTO SERVICE	General	8999	TIMBER RIGHTS	General
3800	CAR WASH	General	9010	COMMON AREA / INDUSTRIAL	Industrial
3900	MIXED USE	General	9020	COMMON AREA / COMMERCIAL	General
4000	LOCAL SHOPPING CENTER	Store/Retail	9100	PIPELINES/CANALS	General
4100	NEIGHBORHOOD SHOPPING CENTER	Store/Retail	9200	SBE ASSESSED	General
4200	SUPERMARKET	Store/Retail	9300	UTILITIES - NOT SBE ASSESSED	Office
4300	MOTEL/HOTEL/B&B	General	9320	WATER	Office
4400	DRIVE-IN RESTAURANT	Restaurant	9330	SEWER	Office
4500	RESTAURANT	Restaurant	9340	ELECTRICITY	Office
4600	CONVALESCENT HOSPITAL/REST HOME	Industrial	9360	TELEPHONE	Office
4700	HOSPITAL	Industrial	9400	PRIVATE WATER COMPANY	Office
4800	MORTUARY	Office	9500	RESERVOIR	General
4900	SPECIAL PURPOSE COMMERCIAL	General	9600	WATER RIGHTS	General
4901	WINERY	General	9700	ROADS NOT COMMON AREA	General
4902	FIRE STATION	General	9710	ROADS PRIVATE	General
5000	INDUSTRIAL - VACANT	Vacant	9720	ROADS PUBLIC	General
5100	INDUSTRIAL PARK	Industrial	9730	RIGHT OF WAY	General
5200	LIGHT INDUSTRIAL	Industrial	9800	TAXABLE GOVERNMENT OWNED	General
5300	HEAVY INDUSTRIAL	Industrial	9801	NON TAXABLE GOVERNMENT OWNED	General
5301	CEMENT PLANT	Industrial	9930	TRA SPLIT REMAINDER - COMMERCIAL	General
5400	RESEARCH & DEVELOPMENT	Office	9950	TRA SPLIT REMAINDER - INDUSTRIAL	Industrial
5500	MANUFACTURING	Industrial	9960	TRA SPLIT REMAINDER - SPECIAL USE	General
5600	MINI STORAGE	General	9970	TRA SPLIT REMAINDER - AGRICULTURAL	General
5800	MISC IMPROVEMENTS ON INDUSTRIAL LAND	Industrial	9990	TRA SPLIT REMAINDER - MISCELLANEOUS	General
5900	SPECIAL PURPOSE INDUSTRIAL	Industrial			
6000	CEMETERY	Public Space			
6100	FRATERNAL/SERVICE ORGANIZATIONS	General			
6200	SCHOOLS	School			
6210	PRESCHOOLS	School			
6220	K-6	School			
6230	MIDDLE SCHOOL	School			
6240	HIGH SCHOOL	School			
6270	COLLEGE	School			
6280	REFORMATORY	School			
6290	K-12	School			
6300	CULTURAL USES	Public Space			
6400	CHURCH	Public Space			
6500	PARK/PLAYGROUND	Public Space			
6600	RECREATIONAL/HEALTH CLUB	Public Space			
6800	GOLF COURSE	Public Space			
6810	EXECUTIVE GOLF COURSE	Public Space			
6820	DRIVING RANGE	General			
6900	BOAT HARBOR	General			
7400	VINEYARD - POTENTIAL	Land			
7402	VINEYARD - PLANTED	Land			
7500	ORCHARD - POTENTIAL	Land			
7510	ORCHARD - NUT TREES	Land			
7520	ORCHARD - FRUIT TREES	Land			
7920	ORCHARD - VACANT	Vacant			
7922	ORCHARD - WALNUTS	Land			

## **DATA AVAILABILITY**

The data supporting the fee is publicly available at the County IWM website <https://intwaste.calaverasgov.us>. Interested parties and affected property owners may also call (209) 754-6403 or visit the Calaveras County's Administration Office located at 891 Mountain Ranch Road, San Andreas, California 95249 for more details.

## **PUBLIC NOTICE AND MAJORITY PROTEST**

Calaveras County has elected to submit the proposed property-related parcel fee increase to Proposition 218 notice and protest procedures (*see also* Government Code §§ 53750 et. seq). Any property owner of record subject to the proposed charges may submit a written protest against the proposed fees, although only one written protest per parcel will be counted. If the owners of a majority of the affected parcels submit valid protests, Calaveras County may not adopt the fees as proposed. Absent a majority protest, the fees may be adopted by the Calaveras County Board of Supervisors and implemented after the public hearing. A valid written protest must: 1) identify the property owner and state that the property owner opposes the proposed fees; 2) provide the location of the identified parcel (by assessor's parcel number (APN) or street address); and 3) include the name and signature of the property owner submitting the protest. Written protests may be submitted by mail or in person to the Calaveras County IWM office at 891 Mountain Ranch Road, San Andreas, California 95249. All written protests must be received prior to the conclusion of the public comment portion of the public hearing. Any protest submitted via e-mail, fax, or other electronic means will not be accepted. The Board of Supervisors will hear and consider all written and oral protests to the proposed charges at the Public Hearing. Oral comments at the public hearing will not qualify as formal protests unless accompanied by a written protest meeting the above criteria. Upon conclusion of the public hearing, the Board of Supervisors will consider adoption of the proposed charges. If valid written protests against the proposed rates and charges as outlined above are not presented by owners of a majority of the identified parcels upon which the fees are proposed to be imposed, Calaveras County may proceed to adopt and implement the charges at the public hearing.