

# The County Service Area F Fire Protection and Emergency Response Services Funding Initiative

Initiative Measure to be Submitted Directly to the Voters of County Service Area F (CSA-F), Sutter County, California

## SECTION 1. TITLE

This measure shall be known and may be cited as the CSA-F Fire Protection Funding Act of 2026.

## SECTION 2. FINDINGS AND DECLARATIONS

1. Fire protection and emergency response services are essential to the safety, health, and welfare of the community.
2. CSA-F currently has one of the lowest per-parcel fire funding rates in California, leaving the area vulnerable to inadequate staffing, outdated equipment, and slower emergency response times.
3. Rising costs for personnel, equipment, and training have outpaced existing revenues.
4. Without a dedicated, sustainable source of funding, CSA-F's ability to respond to emergencies, wildfires, medical incidents, and natural disasters will be severely compromised.
5. To address these challenges, the People of CSA-F propose a stable, voter-approved parcel assessment dedicated solely to maintaining and improving local fire and emergency response services.

## SECTION 3. PURPOSE AND INTENT

- Provide consistent, reliable funding for local fire and emergency services.
- Ensure that every parcel contributes fairly based on its service demand.
- Preserve and improve response times, staffing, and equipment readiness.
- All Funds raised by this special tax will be deposited and kept in Service Area F and not used for the county general fund.
- Allow for annual adjustments tied to inflation, not to exceed the lower of 3% or the Consumer Price Index for the San Francisco Bay Area.
- Remove and replace current fire tax measure.

## SECTION 4. DEFINITIONS

For purposes of this measure, "Parcel Type" classifications shall be as defined by the Sutter County Assessor's Office and consistent with existing CSA-F parcel designation records.

## SECTION 5. ANNUAL ASSESSMENT

A. Assessment Amounts: Beginning in Fiscal Year 2026-27, each parcel in CSA-F shall be assessed annually according to the following schedule:

Parcel Type	Description	Annual Assessment
-------------	-------------	-------------------

Residential	Single-family homes, mobile homes, condos, rural homes	\$512.24
Agricultural	Orchards, grazing land, duck clubs, open farmland	\$256.12
Commercial/Industrial	Apartments, commercial or industrial buildings	\$1,024.49
Churches/Cemeteries	Religious institutions, cemeteries, nonprofit properties	\$512.24

B. Inflation Adjustment: The assessment may be increased annually by the Board of Supervisors by an amount not to exceed the lower of 3% or the CPI for the San Francisco Bay Area.

### **SECTION 6. USE OF FUNDS**

- Staffing of firefighters and emergency medical personnel.
- Purchase, maintenance, and replacement of fire apparatus, rescue vehicles, and equipment.
- Fire station maintenance and improvements.
- Training and safety programs.

### **SECTION 7. ACCOUNTABILITY AND TRANSPARENCY**

An annual independent audit shall be conducted and made available to the public.

A Citizen Oversight Committee shall review expenditures to ensure compliance with this measure.

### **SECTION 8. SEVERABILITY**

If any provision of this measure is held invalid, the remaining provisions shall remain in full force and effect.

### **SECTION 9. ELECTION**

This measure shall be submitted to the registered voters of CSA-F at the next available general election or a special election called for that purpose, in accordance with the California Elections Code.

## Appendix: Detailed Assessment Breakdown by Parcel Classification

Parcel Classification	Parcel Count	Parcel Type	Updated Rate	Updated Revenue
Dry Farming/Grazing Land	127	Agricultural	\$256.12	\$32527.24
Duck Club	43	Agricultural	\$256.12	\$11013.16
OPEN LAND GT 15-w Imp/No SFR	439	Agricultural	\$256.12	\$112436.68
ORCHARD OVER 15 W/(5+) SFR	171	Agricultural	\$256.12	\$43796.52
ORCHARD OVER 15-w Imp/No SFR	48	Agricultural	\$256.12	\$12293.76
Orchard/Farming - <10ac with or w/o Misc. Improvements	164	Agricultural	\$256.12	\$42003.68
Orchard/Farming - =>10ac w/2-4 SFR	36	Agricultural	\$256.12	\$9220.32
Orchard/Farming - =>10ac with or w/o Misc. Improvements	927	Agricultural	\$256.12	\$237423.24
Cemetary or Mausoleum	15	Churches/Cemeteries	\$512.24	\$7683.60
Churches & Temples	11	Churches/Cemeteries	\$512.24	\$5634.64
Apartment Complex	114	Commercial/Industrial	\$1024.49	\$116791.86
Commercial - Improved	78	Commercial/Industrial	\$1024.49	\$79910.22
Industrial - Improved	68	Commercial/Industrial	\$1024.49	\$69665.32
Multiple Res. - 2-4 Units	129	Commercial/Industrial	\$1024.49	\$132159.21
Multiple Res. - 5+ Units	5	Commercial/Industrial	\$1024.49	\$5122.45
Vacant Land - Commercial	11	Commercial/Industrial	\$1024.49	\$11269.39
Vacant Land - Industrial	7	Commercial/Industrial	\$1024.49	\$7171.43
Vacant Land - MFR	2	Commercial/Industrial	\$1024.49	\$2048.98
Condominium	1	Residential	\$512.24	\$512.24

HOMESITE < 15-w/Impr/No SFR	6	Residential	\$512.24	\$3073.44
HOMESITE UNDER 15 W/(5)SFR	5	Residential	\$512.24	\$2561.20
MH - Licensed	10	Residential	\$512.24	\$5122.40
MH - On Land owned by MH Owner	2	Residential	\$512.24	\$1024.48
MH - on a Permanent Foundation	1	Residential	\$512.24	\$512.24
OPEN LAND GT 15 W/(1) SFR	1	Residential	\$512.24	\$512.24
Orchard/Farming - =>10ac w/(1) SFR	1	Residential	\$512.24	\$512.24
Orchard/Farming - =>10ac w/1 SFR	326	Residential	\$512.24	\$166990.24
Rural - <10ac w/1 SFR	570	Residential	\$512.24	\$291976.80
Rural - <10ac w/2-4 SFRs	40	Residential	\$512.24	\$20489.60
Rural - => 10ac w/1 SFR	126	Residential	\$512.24	\$64542.24
Rural Mixed Use	1	Residential	\$512.24	\$512.24
SFR w/ADU	3	Residential	\$512.24	\$1536.72
Single Family Residence	1835	Residential	\$512.24	\$939960.40
Vacant Land - SFR	119	Residential	\$512.24	\$60956.56
Vacant Land - Zoned Residential w/Misc. Improvements	2	Residential	\$512.24	\$1024.48
Common Area - HOA	1	nan	\$0.00	\$0.00
Government Non-Taxable	177	nan	\$0.00	\$0.00
Government Taxable	16	nan	\$0.00	\$0.00
Water Company	17	nan	\$0.00	\$0.00

