

**MEMORANDUM
DEPARTMENT OF FACILITY SERVICES
COUNTY OF PLACER**

TO: **BOARD OF SUPERVISORS**

DATE: **JUNE 13, 2006**

FROM: *MD for* **JAMES DURFEE / ALBERT RICHIE**

SUBJECT: **APPROVE COUNTY SERVICE AREA ASSESSMENT AND FEE REPORT FOR FISCAL YEAR 2006/2007**

ACTION REQUESTED/RECOMMENDATION: Conduct a public hearing, adopt a Resolution to confirm the County Service Area Assessment and Fee Report for Fiscal Year 2006/2007 and authorize the collection of assessments on the 2006/2007 tax roll.

BACKGROUND: Since 1983, the County has required that most new subdivisions form a County Service Area (CSA) Zone to fund the operation and maintenance of infrastructure improvements. These services include street lighting, road rehabilitation, drainage maintenance, snow removal, fire water systems, and parks and landscape maintenance. An annual charge is placed on each parcel within the subdivision to finance the services. Attachment "A" provides additional background and a departmental overview of the CSA program.

Pursuant to Government Code Section, 25210.77a, it is necessary for your Board to conduct a public hearing and, by Resolution, confirm the annual report that details all CSA Zone charges to be placed on the tax roll. Furthermore, County Code, Chapter 33, Division I, Section 33.05(b), states that your Board shall receive, on an annual basis, a report of CSA fees and assessments for your confirmation and, if confirmed at a public hearing, authorize collection on the tax roll.

This annual Assessment and Fee Report, Exhibit "A", is on file with the Clerk of the Board and at the Department of Facility Services. This Fee Report contains 32,107 direct charges. A summary of the Assessment and Fee Report is attached as Exhibit "B" titled Budget Summary For County Service Areas and Special Districts Fiscal Year 2006-2007.

ENVIRONMENTAL CLEARANCE: Continuing administrative activities such as approving the annual fee report are statutorily exempt from the California Environmental Quality Act pursuant to Section 15378(b)(2).

FISCAL IMPACT: The annual parcel fees collected funds all costs associated with the CSA program. There will be no fiscal impact to the General Fund as a result of this Resolution.

AVAILABLE FOR REVIEW AT THE CLERK OF THE BOARD'S OFFICE: EXHIBIT "A" - ANNUAL ASSESSMENT AND FEE REPORT
EXHIBIT "B" - BUDGET SUMMARY

ATTACHMENTS: RESOLUTION
ATTACHMENT "A" - COUNTY CSA FEE REPORT - SUPPLEMENTAL INFORMATION
EXHIBIT "B" - BUDGET SUMMARY

MD/AR/js

cc: COUNTY EXECUTIVE OFFICE
DEPARTMENT OF PUBLIC WORKS
EMERGENCY SERVICES
AUDITOR-CONTROLLER
TREASURER-TAX COLLECTOR

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**2006/2007 COUNTY SERVICE AREA FEE REPORT
SUPPLEMENTAL INFORMATION**

BACKGROUND:

Initial CSA charges are generally developed in cooperation with various developers as part of the CSA formation process and then updated annually, as required, to fund administration and maintenance of the facilities. The County Departments of Facility Services, Public Works and Emergency Services administer the CSA's, and their comments and rate proposals are included in this report.

Approximately 32,107 direct charges to parcels are included in this year's Assessment and Fee Report, Exhibit "A". All fees are included on the annual property tax bill for parcels within the individual CSA zones. Exhibit "A" is on file with your Clerk's office and at Facility Services.

CSA's that were formed in the 1960's could receive revenue from a prorated share of the 1% ad-valorem property tax. There are several districts in the County that have this status. These districts provide various services ranging from park maintenance to lighting to perimeter fence maintenance.

Fees approved prior to passage of Proposition 218, cannot be increased without first going through a voter approval process. Subsequent to the passage of Proposition 218, a cost of living adjustment has been included as part of this voter approval process. The Attached Exhibit "B" titled "Budget Summary for County Service Areas and Special Districts, Fiscal Year 2006/2007", is a summary of the CSA fees and budgets.

To inform the public of the CSA rate proposals and of the Board's hearing date, staff published hearing notices in the Auburn Journal, Roseville Press Tribune and the Tahoe World.

ADMINISTERING DEPARTMENTS' OVERVIEW OF THE 2006/2007 REPORT:

EMERGENCY SERVICES:

Currently, there are eight separate fire protection zones; Sheridan, Zone 6; Serene Lakes, Zone 16; Summit Area Fire, Zone 143; Dutch Flat Fire, Zone 150; Dry Creek Fire, Zone 165; Sunset Industrial Area, Zone 97, Western Placer Fire, Zone 76 and North Auburn/Ophir Fire, Zone 193 administered by the County Office of Emergency Services.

The North Auburn/Ophir Fire zone of benefit was established on April 10th 2006 with the dissolution of the Placer Consolidated FPD. All revenues attributable to the former Placer Consolidated FPD were transferred to Zone 193.

The County provides fire protection and emergency medical services for the zones listed above. Exhibit B shows the types of charges, estimated revenues and whether charges are subject to COLA adjustments.

FACILITY SERVICES:

The Department of Facility Services administers approximately 20 CSA zones. The services being provided include drainage maintenance, landscape, and trail and park maintenance.

The Department of Facility Services also administers six CSA's for sewer service and three Sewer Maintenance Districts. These items will be addressed under a separate agenda item before your Board and are not included in Exhibit "A" or the attached Exhibit "B".

DEPARTMENT OF PUBLIC WORKS:

The Department of Public Works administers approximately 115 Zones. The services being provided include road rehabilitation, drainage maintenance, street lighting, fire/water systems and snow removal.

Ordinance No. 4473-B (12/15/92) established the Dry Creek Watershed Flood Control CSA, Zone #22, and the CSA zone was created by Resolution 93-45 (2/9/93). The fee amount was set by ordinance with no changes proposed at this time.

Funding collected from new development will be used to implement strategies identified in the Dry Creek Watershed Flood Control Plan. The fee amount is set by ordinance. The one time fee for new development has been increased from time to time by the Board to reflect inflationary changes.

In addition, the County has formed six Permanent Road Divisions (PRD's) under the Streets and Highways Code. An annual assessment on each parcel within the PRD's was approved by the property owners to fund maintenance on non-maintained public roads. These assessments will be placed annually on each parcel and will be confirmed by your Board at the same hearing your Board sets the charges for the county service areas.

CONCLUDING COMMENTS:

It should be noted that the Fiscal Year 2006/2007 budget amounts are Proposed Budget amounts. Once final fund balance amounts are determined, after the close of the current fiscal year, adjustments to these amounts may be made as part of the Final Budget, but no change will be made to parcel fee amounts.

Before the Board of Supervisors County of Placer, State of California

In the matter of: A RESOLUTION TO
CONFIRM THE COUNTY SERVICE AREA,
LIGHTING DISTRICT AND PERMANENT
ROAD DIVISION FEE REPORT FOR FISCAL
YEAR 2006/2007

Resol. No. _____
Ord. No. _____
First Reading _____

The following RESOLUTION was duly passed by the Board of
Supervisors of the County of Placer at a regular meeting held _____
by the following vote on roll call:

Ayes:

Noes:

Absent:

Signed and approved by me after its passage.

Bill Santucci, Chairman,
Placer County Board of Supervisors

Attest:
Clerk of said Board

WHEREAS, the State of California, Government Code, Section 25210.77a and Placer County Code, Section 33.05 provide for procedures for collection of County Service Area charges on the tax roll; and

WHEREAS, once a year the Board of Supervisors shall cause to be prepared a written report which shall contain a description of each parcel of real property receiving the particular extended service and the amount of the charge for each parcel; and

WHEREAS, the Board of Supervisors also wishes to confirm the assessments of permanent road divisions and place the same on the tax rolls for the 2006/2007 fiscal year.

NOW THEREFORE, BE IT RESOLVED, by the Board of Supervisors of the County of Placer, State of California, as follows:

1. The Fee Report called for in Chapter 33, Division I, Section 33.05(b), detailing fees necessary to provide the authorized services specific to each parcel in a County Service Area Zone is on file at the Clerk of the Board of Supervisors Office and the Department of Facility Services as Exhibit "A".
2. A summary narrative of this report is attached as Exhibit "B".
3. Revenues derived from the assessments, fees, or charges for each parcel in each Zone of Benefit identified in Exhibit "A" do not exceed the funds required to provide the related service to the parcel.
4. Revenues derived from the assessments, fees, or charges for each parcel in each Zone of Benefit identified in Exhibit "A" shall only be used for the purpose for which the assessment, fee or charge is being imposed.
5. The amount of assessment, fee, or charge being imposed upon each parcel in each Zone of Benefit identified in Exhibit "A" does not exceed the proportional cost of service attributable to the parcel.
6. The services being funded by the assessment, fee or charges are actually being used by, or immediately available to, the owner of the parcel being charged.
7. The services described provide a special benefit to the parcels affected and the assessments, costs, and charges do not exceed the reasonable cost of the proportional special benefit conferred on each parcel.
8. Pursuant to Chapter 33, Division I, Section 33.05 (b), of the Placer County Code, the Board of Supervisors does hereby confirm the County Service Area Fee Report for the 2006/2007, Exhibit "A", and does hereby authorize collection of the fees as set forth herein for each parcel on the County Tax Roll.

BE IT FURTHER RESOLVED, that the Board of Supervisors does hereby confirm the annual assessment for the Permanent Road Districts as also set forth in Exhibit "A".

**2006/2007 COUNTY SERVICE AREA FEE REPORT
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