

MEMORANDUM
OFFICE OF EMERGENCY SERVICES
COUNTY OF PLACER

To: **Honorable Board of Supervisors**

From: Thomas Miller, County Executive Officer
by Rui Cunha, Emergency Services Program Manager

Date: June 26, 2007

Subject: **BICKFORD RANCH LARGE LOT SUBDIVISION (PHASE 1) – ESTABLISH ZONE OF BENEFIT NO. 189 IN COUNTY SERVICE AREA 28 FOR FIRE AND EMERGENCY SERVICES**

ACTION REQUESTED / RECOMMENDATION

Conduct a public hearing, consider all protests, tabulate ballots, and adopt a resolution creating Zone of Benefit No. 189 and setting assessment charges to provide fire and emergency services within the Bickford Ranch development.

BACKGROUND

Zones of benefit are created within County Service Area (CSA) No. 28 to fill the services funding gap between general County services and special services within a new development. The conditions of approval for Bickford Ranch require formation of a Zone of Benefit to fund the development's share of annual fire and emergency services costs. In addition, the developer is obligated to fund and equip a new fire station that will include space and furnishings for a Sheriff's Service Center.

Bickford Ranch consists of approximately 1,942 acres which at build out will comprise 1,964 equivalent dwelling units (EDU). The area is specifically described in the engineer's report that is available for review at the office of the Clerk of the Board.

Pursuant to Proposition 218, the owner of record of the existing parcels of the Bickford Ranch development has signed a ballot. By way of this ballot, the property owner approved an annual charge of \$384.62 per EDU created by the large lot final map, and \$305.36 per each new EDU created by subsequent small lot final maps as they are recorded. For all structures (other than residential dwelling units) that are greater than 500 square feet, each 4,000 square feet of structure or portion thereof shall be charged as one EDU.

The proposed charges, as approved by the property owner, result in an initial assessment of \$384.62 on each of 39 EDU consisting of parcels created by the large lot map in Phase 1. At project build out, assuming the full entitlement is realized, the total assessment would be \$599,727 at current rates, as depicted in the Engineer's Report For Zone of Benefit 189.

The owner of the existing parcels has executed a waiver in lieu of receipt of mailed notice of this public hearing. Your Board is required to conduct this public hearing to consider all protests, tabulate the ballots, and if approved, adopt a Resolution to impose the parcel/dwelling unit equivalent charge.

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ENVIRONMENTAL CLEARANCE

This is an administrative action required pursuant to the conditions of approval for this subdivision. As it is not a separate project, it is not subject to further environmental review.

FISCAL IMPACT

The \$384.62 charge will be levied on each existing EDU, and \$305.36 on any subsequent EDU created by each new final map as depicted in the Engineer's Report for Zone of Benefit 189 dated June 14, 2007. The assessment will be increased annually based on a cost of living adjustment, not to exceed 5% annually as noted in the Resolution. The assessment charges are supported by a detailed report prepared by a registered professional engineer.

Available for Review at the Office of the Clerk of the Board:

Engineer's Report For Zone of Benefit 189, County Service Area 28 (Bickford Ranch Fire and Emergency Services) dated June 14, 2007.

Attachments: Resolution

Assessment Ballot (to be submitted prior to hearing)

Waiver of Notice (to be submitted prior to hearing)

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

In the matter of:

Resol. No: _____

**A RESOLUTION ESTABLISHING ZONE OF BENEFIT
NO. 189 (BICKFORD RANCH FIRE) AND ESTABLISHING
A CHARGE ON PARCELS WITHIN SAID ZONE**

The following **RESOLUTION** was duly passed by the Board of Supervisors of the County of Placer at a regular meeting held **JUNE 26, 2007** by the following vote on roll call:

Ayes:

Noes:

Absent:

Signed and approved by me after its passage.

Chairman, Board of Supervisors

Attest:

Clerk of said Board _____

WHEREAS, a condition of approval for Bickford Ranch Subdivision was the creation of a Zone of Benefit in County Service Area 28 to support the cost of extended fire and emergency services for the benefit of the properties within the boundaries of the subdivision, and provide certain services for the benefit of the properties within the subdivision; and

WHEREAS, the owners of record of said subdivision desire the creation of a Zone of Benefit for said subdivision to satisfy the conditions to obtain a final map; and

WHEREAS, an Engineer's Report has been prepared which calculates the special benefit to be received by each parcel within the new zone of benefit and the owners of record of Assessor Parcel Numbers 031-101-022-000, 031-101-025-000, 031-101-030-000, 031-101-036-000, 031-101-037-000, 031-180-020-000, 031-180-021-000, 031-180-022-000, 031-180-023-000, 031-190-005-000, 031-190-010-000, 031-190-011-000, 031-200-001-000, 031-200-008-000, 032-010-012-000, 032-020-019-000, 032-020-023-000, 032-020-028-000, 032-020-035-000, 032-041-005-000, 032-041-072-000, 032-041-073-000, 032-041-074-000, of said subdivision have consented to the imposition of assessments to satisfy the conditions to obtain a large lot final map for the subdivision, and

WHEREAS, the owners of record of the properties have approved ballots to set an assessment on parcels within said subdivision based upon equivalent dwelling units, and

WHEREAS, the Board finds that said ballots constitute unanimous approval by the property owners within said Zone of Benefit of assessments after proper notice had been given of the right to protest.

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

(1) The Board of Supervisors does hereby create Zone of Benefit No. 189 within County Service Area No. 28 with a boundary to be coterminous with the boundaries of the Bickford Ranch large lot final map, a copy of which is attached as Exhibit B and incorporated herein by reference, which zone shall be for the purposes of providing extended fire and emergency services to properties within said subdivision.

(2) The Board of Supervisors does hereby establish with the consent of the property owners and in conformance with Section 4 of the Article XIID of the California Constitution and pursuant to Government Code Section 25210 *et seq.*, assessments for the purposes of supporting extended fire and emergency services against each parcel or remainder parcel of the Bickford Ranch large lot final map and each parcel subsequently created there from. The assessments shall be established in the annual amount not to exceed \$384.62 per equivalent dwelling unit for "pre-development" services as shown in the attached Exhibit D, incorporated herein by reference, based upon the number of equivalent development units per large lot parcel as shown therein and in the annual amount not to exceed \$305.36 per equivalent dwelling unit for "post-development" services as shown in the attached Exhibit D, based upon the anticipated number of equivalent development units as shown therein. For the purposes of establishing the amount of the assessment, equivalent dwelling units have been assigned to each large lot parcel or remainder parcel on a "pre-development" and "post-development" basis. The "post-development" assessments as referenced in Exhibit D refers to the estimated number of individual parcels anticipated to be created upon further subdivision of each large lot or remainder and the total number of individual equivalent dwelling units anticipated to be assessed under this zone of benefit for said parcels. Each such parcel created by further subdivision of each large lot or remainder will be subject to an annual assessment not to exceed \$305.36 per equivalent dwelling unit as shown in Exhibit D.

(3) The assessments shall commence with the 2007-2008 tax year.

(4) The maximum assessment amount established hereunder shall be subject to automatic adjustment each year in an amount not to exceed the change in the State of California San Francisco/Oakland/San Jose Metropolitan Area Consumer Price Index for All Urban Consumers, commencing with the 2008-2009 tax year, not to exceed 5% in any year