

**PLACER COUNTY  
OFFICE OF EMERGENCY SERVICES**

**MEMORANDUM**

**TO:** Honorable Board of Supervisors

**FROM:** David Boesch, County Executive Officer  
by John McEldowney, Program Manager, Office of Emergency Services

**DATE:** June 3, 2014

**SUBJECT:** Approve a Resolution imposing a charge for fire protection and emergency medical services for parcels in the Hidden Crossing subdivision of Dry Creek.

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**ACTION REQUESTED:**

Conduct a public hearing, consider all protests, tabulate ballots, and adopt a Resolution imposing a charge to fund fire protection and emergency medical services for all parcels that are, or will be, a part of the Hidden Crossing subdivision.

**BACKGROUND:**

The State of California County Service Area (CSA) Law [Government Code §25210.1 *et seq*] creates a means of providing expanded service levels in areas where residents are willing to pay for the extra service. Zones of Benefit (ZoB) are created within a CSA (unincorporated Placer County is designated "CSA 28") to fill the services funding gap between general county services and special services. ZoB 165, Dry Creek Fire, covers 19,800 acres in the southwest corner of the county and was established in September, 2001 when its residents voted to dissolve Dry Creek Fire. Placer County subsequently assumed responsibility for providing fire protection and emergency medical services within ZoB 165, and it is within that ZoB that the Hidden Crossing Project is located.

The Hidden Crossing subdivision (APNs 023-221-016 & 023-221-050) is located at the intersection of PFE and Walerga Road and is tentatively approved for 78 residential units on 28.6 acres.

Pursuant to Proposition 218, the owner of record of the existing properties of the Hidden Crossing subdivision (Standard Pacific) has approved by way of this ballot an annual charge of \$189.98 per parcel and/or dwelling unit beginning in the 2013/14 fiscal year, subject to an annual cost of living adjustment, for existing parcels and each new parcel and/or dwelling unit created in these areas as final maps are recorded. In lieu of mailed notice of this hearing, Standard Pacific has executed a waiver of notice. Your Board is required to conduct a Public Hearing to consider all protests and tabulate the ballots, and must also adopt a Resolution to impose the parcel/dwelling unit charge.

**ENVIRONMENTAL CLEARANCE:**

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

**FISCAL IMPACT**

The charge will be levied on each existing parcel/dwelling unit and each new parcel created by each new final map commencing in the 2014/15 fiscal year. The ballot executed by the property owner provides for an annual cost of living increase for the CSA charge based on the percent change in the Consumer Price Index for All Urban Consumers (CPI-U) for the San Francisco-Oakland-San Jose metropolitan area, which shall not exceed 5% in any one year. The base 2013/14 fiscal year charge of \$189.98 per parcel and/or dwelling unit has been modified to \$194.16 for the 2014/15 fiscal year, which equates to a 2.20% CPI adjustment. These charges are supported by an engineer's report prepared by a registered professional engineer.

**Attachment**

Resolution

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

IN THE MATTER OF A RESOLUTION CONFIRMING  
INCLUSION OF THE HIDDEN CROSSING SUBDIVISION  
INTO CSA 28 ZONE OF BENEFIT 165 AND ESTABLISHING  
A CHARGE ON PARCELS WITHIN SAID ZONE.

Resolution No: \_\_\_\_\_

The following RESOLUTION was duly passed by the Board of Supervisors of the County of Placer at a regular meeting held, JUNE 3, 2014 by the following vote on roll call:

Ayes:

Noes:

Absent:

Signed and approved by me after its passage.

\_\_\_\_\_  
Chair, Board of Supervisors

Attest:  
Clerk of said Board

\_\_\_\_\_  
**WHEREAS**, a condition of approval of the Hidden Crossing subdivision was its annexation into existing County Service Area 28, Zone of Benefit 165, Dry Creek Fire, to provide fire protection and emergency medical services for the benefit of properties within the subdivision; and

**WHEREAS**, the property comprising the Hidden Crossing subdivision (APNs 023-221-016 & 023-221-050) was at the time of the project's approval, and remains, located within the boundaries of County Service Area 28, Zone of Benefit 165, Dry Creek Fire.

**WHEREAS**, the owners of record of said subdivision have consented to the imposition of fees for said subdivision to satisfy the conditions to obtain a final map for the project; and

**WHEREAS**, the owners of record of the properties have approved ballot(s) to set a charge on parcels and dwelling units within said areas of the subdivision; and

**WHEREAS**, said ballot(s) constitute unanimous approval of the charge by the property owners within said area of the Zone of Benefit after proper notice has 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:**

The Board of Supervisors does hereby confirm the inclusion into Zone of Benefit 165, Dry Creek Fire, within County Service Area 28 the property comprising the Hidden Crossing subdivision (APNs 023-221-016 & 023-221-050), which Zone shall provide fire protection and emergency medical services for the benefit of properties within the subdivision.

The Board of Supervisors does hereby establish with the consent of the property owner(s) and in conformance with Section 4 of the Article XIID of the California Constitution and pursuant to Government Code Section 25210 *et seq.*, a charge against APNs 023-221-016 & 023-221-050 and against each

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Resolution No. \_\_\_\_\_

parcel within Zone of Benefit No. 165 that may now exist or which may be created by any final map of the Hidden Crossing subdivision, in the amount no greater than \$189.98 per parcel/dwelling unit for fiscal year 2013/14, subject to annual cost of living adjustment as provided for herein. Said charge shall commence with the 2014-2015 fiscal year.

The charge established hereunder shall be subject to modification each year in an amount not to exceed the change in the Consumer Price Index for All Urban Consumers (CPI-U) for the San Francisco/Oakland/San Jose Metropolitan Area, commencing with the 2014-2015 tax year, which shall not exceed 5% in any one year. For the 2014-2015 fiscal year, the charge has been modified to \$194.16, which equates to a 2.20% CPI adjustment.

Attachments:

- Exhibit A – Official Ballot – Hidden Crossing
- Exhibit B – Waiver of Notice – Hidden Crossing



**County of Placer  
Office of Emergency Services**

May 21, 2014

**OFFICIAL ASSESSMENT BALLOT**

Standard Pacific Corp.  
3650 Industrial Blvd., Suite 140  
West Sacramento, CA 95691

ZONE OF BENEFIT No. 165 (Dry Creek Fire)  
COUNTY SERVICE AREA No. 28

Do you approve of the imposition of an assessment to provide fire and emergency medical services on all parcels and subsequent parcels and/or dwelling units and/or assessment units in the amount of \$189.98 per parcel and/or dwelling unit and/or assessment unit within Assessor Parcel Number 023-221-016 & 023-221-050. Said fee shall be subject to modification 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 2014-2015 tax year.

**ASSESSOR PARCEL NUMBER**

**ANNUAL ASSESSMENT  
AMOUNT PER PARCEL**

023-221-016 & 023-221-050

\$189.98



**YES**



**NO**

X We declare that we are the owners of record of the above-described Parcels.

       We declare that we are the representatives of the owner of record of the above-described Parcels and that we are lawfully authorized to execute this ballot on behalf of said owner of record.

**OFFICIAL ASSESSMENT BALLOT**  
**CSA 28, Zone of Benefit 165 (Dry Creek Fire)**  
May 21, 2014  
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Standard Pacific Corp.,  
a Delaware corporation

By:   
Eric Anderson, Authorized Representative

Please return to the County Executive Office, Attention Dorothy Walsh or John McEldowney, 2968 Richardson Dr., Auburn CA 95603 by May 20, 2014

**(Signature(s) must be notarized)**

**ACKNOWLEDGMENT**

State of California  
County of Yolo )

On 5/21/14 before me, Trina Johnson, Notary Public  
(insert name and title of the officer)

personally appeared Eric Anderson  
who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are  
subscribed to the within instrument and acknowledged to me that he/she/they executed the same in  
his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the  
person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing  
paragraph is true and correct.

WITNESS my hand and official seal.

Signature 

(Seal)



**WAIVER OF NOTICE**  
**Zone of Benefit No. 165**  
**Hidden Crossing**

THIS WAIVER is executed this 21 day of May 2014, by Standard Pacific Corp., a Delaware corporation ("OWNER").

WHEREAS, OWNER is the owner of record in fee of the real property identified as Hidden Crossing PD (PSUB – 20060389), Assessor Parcel Numbers 023-221-016 and 023-221-050 (property), document No. 2013-0032534, Official Records of Placer County, and

WHEREAS, County Service Area No. 28, Zone of Benefit No. 165 was formed to provide fire and emergency medical services for the benefit of the project, and

WHEREAS, the OWNER desires to record a final map for the project, and in order to facilitate said process consents to the imposition of assessments and/or fees as may be required which would provide funding to provide the services described and the OWNER desires to waive the specific requirements under Proposition 218 for notice of the protest hearing to facilitate recording of said final maps,

NOW, THEREFORE:

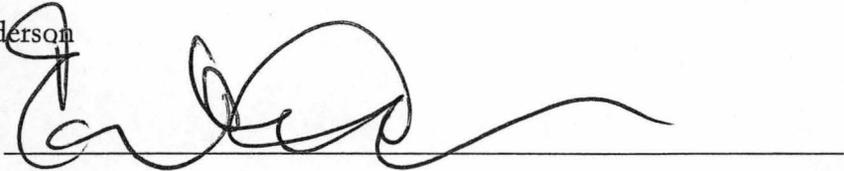
1. The OWNER hereby waives any and all requirements of subsection (c) of Section 4 or subsection (a)(1) of Section 6 of Article XIID of the California Constitution requiring the preparation and mailing of individualized notice for the property owned by OWNER, or for any parcel and/or dwelling unit and/or assessment unit as may be created upon recordation of the final map(s) of the project from the property, for the imposition of a special assessment, and waives receipt of the same.
2. The OWNER hereby waives any and all requirements of subsection (e) of Section 4 or subsection (a)(2) of Section 6 of Article XIID of the California Constitution requiring the sending or receipt of notice of the holding of a public hearing for the imposition of a special assessment upon the property owned by OWNER or for any parcel/dwelling/assessment unit as may be created upon recordation of the final map(s) of the project.
3. The OWNER hereby agrees and acknowledges that the assessments and/or fees imposed by the County under Zone of Benefit No. 165 or any successor thereto are being lawfully imposed in accordance with the County Service Area Law (Government Code section 25210 et seq.) and Proposition 218 and all other applicable law to provide fire and emergency medical services.
4. The OWNER warrants and represents that he is the owner of record of the property, and has full authority to execute this waiver. This waiver shall be binding upon OWNER and OWNER's successors-in-interest, heirs, and assigns, and shall run with the property and all separate legal parcels/assessment units therefrom as may be created upon recordation of the final map for the project.

Dated: May 21, 2014:

OWNER:

Standard Pacific corp.  
3950 Industrial Blvd, Suite 140  
West Sacramento, CA 95691

By: Eric Anderson

By:  \_\_\_\_\_

Its: Authorized Representative  
Corporate Title

**Please return to the County Executive Office, Attention Dorothy Walsh or John McEldowney  
2968 Richardson Dr., Auburn CA 95603 by May 20, 2014.**

**(Signature(s) must be notarized)**

**ACKNOWLEDGMENT**

State of California  
County of Yolo

On 5/21/14 before me, Trina Johnson, Notary Public  
(insert name and title of the officer)

personally appeared Eric Anderson  
who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/~~are~~  
subscribed to the within instrument and acknowledged to me that he/~~she/they~~ executed the same in  
his/~~her/their~~ authorized capacity(~~ies~~), and that by his/~~her/their~~ signature(~~s~~) on the instrument the  
person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing  
paragraph is true and correct.

WITNESS my hand and official seal.

Signature 



(Seal)