



M E M O R A N D U M
COMMUNITY DEVELOPMENT RESOURCE AGENCY
ADMINISTRATION
County of Placer

TO: Honorable Board of Supervisors DATE: April 27, 2021

FROM: Steve Pedretti, Director, Community Development Resource Agency

BY: Michele Kingsbury, Principal Management Analyst

SUBJECT: Cabral Ranch Subdivision (APN 023-240-086-000) Inclusion into
County Service Area 28, Zone of Benefit 165 (Dry Creek Fire)

ACTIONS REQUESTED

1. Conduct a public hearing to consider all protests and tabulate ballots to confirm inclusion of Assessor Parcel Number 023-240-086-000 into Zone of Benefit 165, Dry Creek Fire, within County Service Area No. 28.
2. Adopt a resolution confirming inclusion of the property and imposing an annual assessment of \$233.62 per residential lot, plus a cost-of-living modification 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 commencing with the 2021-2022 fiscal year.

BACKGROUND

Placer County Fire (PCF) is a countywide system which provides fire prevention, fire suppression, and emergency medical response in the areas of Placer County not served by independent fire districts or cities. The PCF service areas are identified as Zones of Benefit within County Service Area (CSA) 28. Pursuant to Government Code §25210 *et seq.*, CSA 28, encompassing unincorporated Placer County, is utilized to fill the services funding gap between general County services and special services. The fire ZOBs cover approximately 475 square miles. Placer County outsources fire service and emergency medical response staffing, administration, and dispatch services under the *Cooperative Fire Protection Agreement* with CAL FIRE.

On September 19, 2000, the Board of Supervisors (Board) adopted resolution 2000-211, establishing Zone 165 in CSA 28 (Dry Creek Fire). Cabral Ranch subdivision is approved for a 12-lot detached single-family residential development, a 12.55-acre area, is located on the west side of Cook Riolo Road 200 yards south of the intersection of Cook Riolo Road and Vineyard Road within the Dry Creek Fire Service Area.

Mitigation Measure #18 for the subdivision requires a Will Serve letter from the Placer County Fire Department. As a condition to serve, the project is required to annex into ZOB 165 (Dry Creek Fire) to provide enhanced revenues to serve the development.

The property owners of record for the property (Owners) have executed a Waiver of Notice in lieu of receipt of a mailed notice. In accordance with Proposition 218, the Owners have signed a ballot approving the annual assessment and the ballot has been submitted to the Clerk of the Board prior to the Board hearing. The Board is being asked to consider all protests, tabulate the ballots, and adopt a resolution to impose the assessment. The property was previously identified as APN 023-240-079, but since the signing of the Waiver and Ballot by the Owners, the APN has changed to APN 023-240-086, although the boundaries remain the same. Given this, the annexation map attached to the resolution reflects the most current APN. Owners remain the same.

ENVIRONMENTAL CLEARANCE

This is an administrative action for funding required pursuant to the conditions of approval for this project, and therefore is not a project pursuant to California Environmental Quality Act (CEQA) Guidelines sections 15061(b)(3) and 15378. The Cabral Ranch subdivision Mitigated Negative Declaration was adopted by the Planning Commission on December 11, 2008. An addendum was prepared and adopted by the Planning Commission on May 9, 2019.

FISCAL IMPACT

The FY 2020-21 assessment within Zone 165 is \$233.62 per residential lot created, plus a cost-of-living modification 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 commencing with the 2020-2021 fiscal year, which shall not exceed 5% in any one year. The assessment is to be first collected in FY 2021-22. These charges are supported by a detailed Engineer's Report prepared during the ZOB original formation.

PCF is a system of ten separate ZOBs, each with its own dedicated local revenue stream and budget. Placer County management identified Placer County Fire services to be financially unsustainable, particularly within three ZOBs: ZOB 76 – Western Placer Fire, ZOB 165 - Dry Creek Fire, and ZOB 193 - North Auburn/Ophir Fire. The County Executive Office is currently working on a comprehensive strategy to address fiscal sustainability issues associated with PCF.

ATTACHMENTS

Attachment A: Resolution

Exhibit 1: Legal Description

Exhibit 2: Map

ATTACHMENT A

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

In the matter of:

Resolution No. _____

A RESOLUTION CONFIRMING INCLUSION OF ASSESSOR PARCEL NUMBER 023-240-086-000 INTO, ZONE OF BENEFIT 165, DRY CREEK FIRE, WITHIN COUNTY SERVICE AREA NO. 28, AND ESTABLISHING A CHARGE ON RESIDENTIAL LOTS WITHIN SAID ZONE

The following Resolution was duly passed by the Board of Supervisors of the County of Placer at a regular meeting held on _____, 2021, by the following vote:

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 Cabral Ranch Subdivision (PLN 19-00069) (Subdivision) was the imposition of fees to provide fire and emergency services for the benefit of the Subdivision;

WHEREAS, the Subdivision is located within the boundaries of the existing County Service Area 28, Zone of Benefit 165, which provides fire and emergency services; and

WHEREAS, the property owners of record (Owners) of the Subdivision desire to record a subdivision map; and

WHEREAS, the Owners have consented to the imposition of fees for said Subdivision to satisfy the conditions of approval to obtain a final subdivision map; and

WHEREAS, the Owners has approved ballots to set a charge on the Subdivision; and

WHEREAS, the Board finds said ballots constitute unanimous approval of the charge by the Owners within the Subdivision after proper notice has been given of the right to protest.

NOW THEREFORE BE IT RESOLVED BY THE PLACER COUNTY BOARD OF SUPERVISORS AS FOLLOWS:

1. The Board of Supervisors does hereby confirm the inclusion of the property depicted in Exhibit 1 and Exhibit 2 into Zone of Benefit 165 Dry Creek Fire within County Service Area 28, which comprises the Morgan Knolls subdivision (APN 023-240-086-000), and that the Zone of Benefit shall provide certain fire and emergency services for the parcels.
2. The Board of Supervisors does hereby establish with the consent of the Owners and in conformance with Section 4 of the Article XIII D of the California Constitution and pursuant to Government Code section 25210 *et seq.*, a charge against Assessor Parcel Number 023-240-086 and against each residential lot that may now exist, or which may be created by any final map; an annual assessment not to exceed \$233.62 per residential lot, plus a cost of living modification 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 commencing with the 2021-2022 fiscal year, which shall not exceed 5% in any one year. The assessment is to be first collected in FY 2021-22.
3. Effective Date. This resolution shall take effect upon its adoption.

Exhibit 1 – Legal Description

Exhibit 2 – Map

ATTACHMENT A

Exhibit 1

LEGAL DESCRIPTION ANNEXATION TO CA28, ZOB 165 CABRAL RANCH, LLC (PORTION APN 023-240-086)

ALL THAT CERTAIN LAND DESCRIBED IN THE GRANT DEED RECORDED AS DOCUMENT NO. 2019-0086651, OFFICIAL RECORDS OF PLACER COUNTY, TO CABRAL RANCH LLC, BEING A PORTION OF LOT 20 OF THE HICKEN TRACT, AS FILED IN BOOK "A" OF MAPS, AT PAGE 31, OFFICIAL RECORDS OF PLACER COUNTY, BEING IN THE NORTHEAST ONE-QUARTER OF SECTION 8, TOWNSHIP 10 NORTH, RANGE 6 EAST, M.D.B.& M, COUNTY OF PLACER, STATE OF CALIFORNIA, AND MORE PARTICULARLY DESCRIBED AS FOLLOWS;

BEGINNING AT THE NORTHEAST CORNER OF SAID CABRAL RANCH LLC LANDS, THENCE, ALONG THE BOUNDARY LINES OF SAID LANDS, THE FOLLOWING 7 COURSES,

- 1) SOUTH 89°05'49" WEST, A DISTANCE OF 931.85 FEET,
- 2) SOUTH 00°18'15" EAST, A DISTANCE OF 240.00 FEET,
- 3) SOUTH 89°05'49" WEST, A DISTANCE OF 96.10 FEET'
- 4) SOUTH 88°11'30" WEST, A DISTANCE OF 268.98 FEET'
- 5) SOUTH 00°18'15" EAST, A DISTANCE OF 244.74FEET,
- 6) NORTH 89°09'31" EAST, A DISTANCE OF 1296.23 FEET,
- 7) NORTH 00°13'58" WEST, A DISTANCE OF 490.40 FEET, TO THE POINT OF BEGINNING;

CONTAINING 12.55ACRES, MORE OR LESS, AS SHOWN ON EXHIBIT B, ATTACHED HERETO AND MADE A PART HEREOF:

BASIS OF BEARINGS ARE IDENTICAL TO THOSE FOUND ON RECORD OF SURVEY FILED IN BOOK 21 OF SURVEYS, PAGE 158, OFFICIAL RECORDS OF PLACER COUNTY.

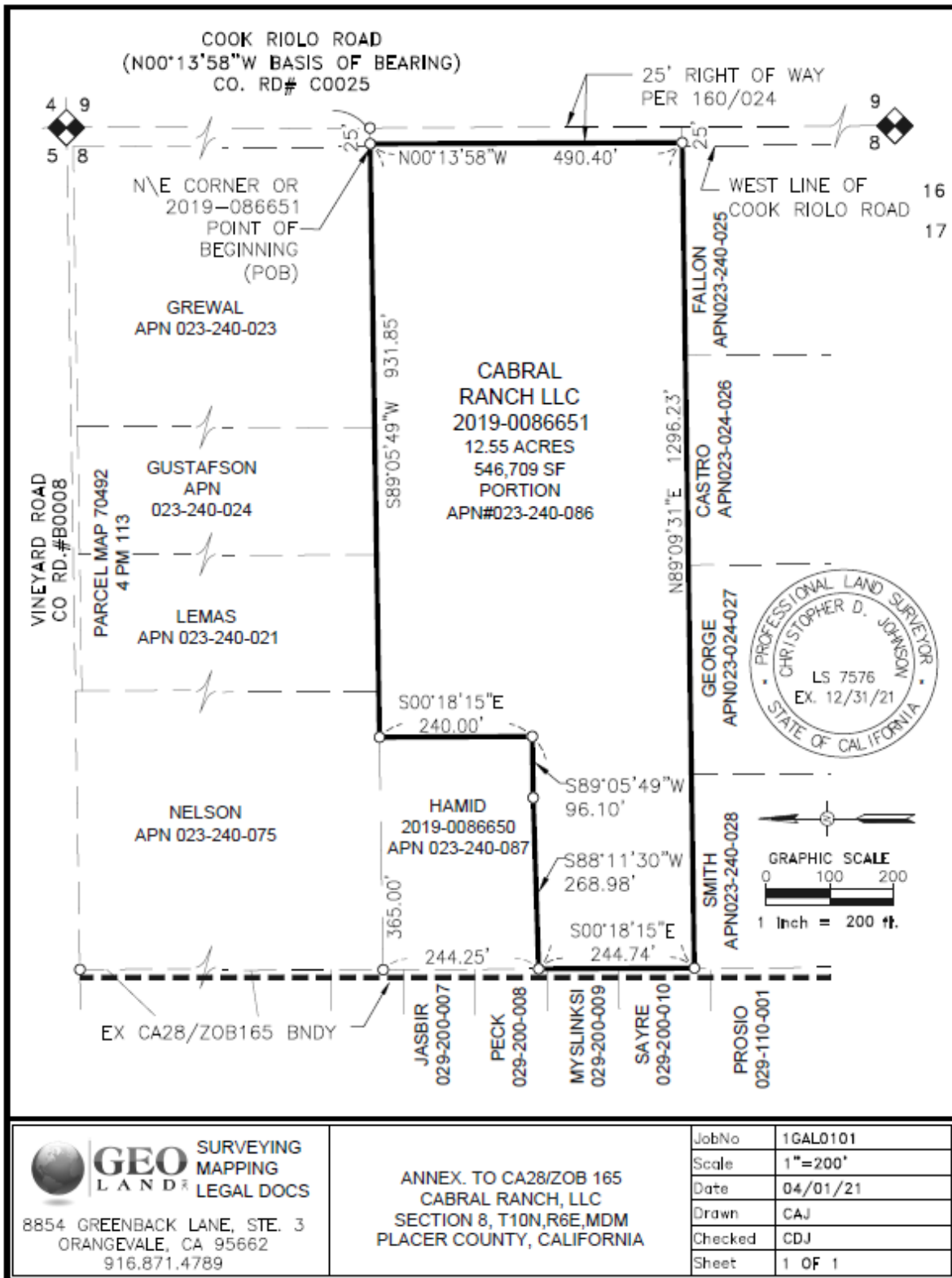
END OF DESCRIPTION

THIS DESCRIPTION WAS PREPARED BY ME
OR UNDER MY DIRECTION:

Christopher D. Johnson, L.S. 7576

ATTACHMENT A

Exhibit 2



GEO SURVEYING
MAPPING
LAND LEGAL DOCS

8854 GREENBACK LANE, STE. 3
ORANGEVALE, CA 95662
916.871.4789

ANNEX. TO CA28/ZOB 165
CABRAL RANCH, LLC
SECTION 8, T10N,R6E,MDM
PLACER COUNTY, CALIFORNIA

JobNo	1GAL0101
Scale	1"=200'
Date	04/01/21
Drawn	CAJ
Checked	CDJ
Sheet	1 OF 1