



**MEMORANDUM**  
**COMMUNITY DEVELOPMENT RESOURCE AGENCY**  
**COMMUNITY DEVELOPMENT SERVICES DIVISION**  
County of Placer

**TO:** Honorable Board of Supervisors **DATE:** November 30, 2021  
**FROM:** Steve Pedretti, Community Development Resource Agency Director  
**BY:** Michele Kingsbury, Principal Management Analyst  
**SUBJECT:** Dissolution of County Service Area 28 Zone of Benefit 184 (Bickford Ranch Parks, Median Landscaping and Trail Maintenance) and 189 (Bickford Ranch Fire and Emergency Services)

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**ACTIONS REQUESTED**

1. Conduct a public hearing to receive comments and consider all protests;
2. Adopt a Resolution to Dissolve County Service Area 28, Zone of Benefit 184 (Bickford Ranch Parks, Median Landscaping and Trail maintenance) and 189 (Bickford Ranch Fire and Emergency Services), ceasing all related charges; and
3. Direct any remaining balance held at the end of fiscal year 2021-2022 and after final apportionments of assessments have occurred in Zone of Benefit 184 to be transferred to the fund established for the Community Facilities District 2021-3 (Parks, Open Space, Trails, and Landscaping) and direct any remaining balance held in Zone of Benefit 189 to be transferred to the fund established for the Community Facilities District 2021-2 (Fire and Emergency Services).

**BACKGROUND**

On October 26, 2021, the Board of Supervisors Adopted Resolutions of Intention No. 2021-335 and 2021-336, setting a hearing on this date to consider elimination of extended services and annual assessments within the Bickford Ranch Specific Plan (BRSP). A Public Hearing is set on November 30, 2021, at 9:00 a.m., or as soon thereafter, to consider the dissolution of County Service Area 28, Zone of Benefit (ZOB) No. 184 (Bickford Ranch Parks, Median Landscaping and Trails Maintenance) and 189 (Bickford Ranch Fire and Emergency Services), and elimination of extended services and related charges.

This action was in response to requirements set forth in the BRSP Corrected Amended and Restated Development Agreement and associated first and second amendments, section 3.4.2 and 3.5.1.4.

Since these ZOBs were established on June 26, 2007, and updated on December 12, 2017, funds have been collected annually from the property owners. To date, only administrative costs have been charged to the accounts. The current fund balance in ZOB 184 is \$255,187.98 and in ZOB 189 is \$312,814.34.

A separate item on this Board agenda is a request to adopt resolutions of formation to establish Community Facilities District (CFD) No. 2021-2 (Fire Protection Services) and CFD 2021-3 (Parks, Open Space and Landscaping) to replace the dissolved ZOBs. Upon approval of dissolution and after final apportionment of assessments for fiscal year 2021-22 have occurred for these ZOBs the assessment will cease and the unused reserve funds will be transferred to

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the corresponding CFD funds established for parks, open space, trails and landscaping and fire protection services.

To dissolve the Bickford ZOBs the Board must hold a Public Hearing and, if a majority protest does not exist, adopt a Resolution dissolving the Bickford ZOBs. On October 26, 2021, in accordance with California Government Code Sections 25217, 25217.1 and 25217.2, the Board adopted Resolutions of Intention 2021-335 and 2021-336 establishing the time and date for a Public Hearing. The Public Hearing for the proposed dissolutions was advertised and posted pursuant to Government Code Section 25217(d)1-4.

### **ENVIRONMENTAL IMPACT**

The proposed action is not a project as defined in Section 15378 of the California Environmental Quality Act (CEQA) and is exempt from CEQA requirements. In addition, CEQA categorically exempts from environmental review pursuant to Section 15320(b) "Changes in Organizational of Local Agencies" for the consolidation of two or more districts having identical powers.

### **FISCAL IMPACT**

The requested action will have no fiscal impact to the County General Fund. County extended services provided under the ZOBs are fully funded through the charges levied to the landowners; therefore, there would be no impact to County Parks or Fire Funds if such services were eliminated. Upon dissolution and after payment of all costs of administration and services for ZOB 184 and 189, the First Amendment to the Corrected Amended and Restated Development Agreement, Section 3.4.2 indicates disbursement and utilization of any unexpended funds collected by the County shall transfer immediately upon establishment of the services CFD for Parks established pursuant to Section 4.7, any fund balance in the County Service Area 28, Zone of Benefit 184 for Bickford Ranch Park Maintenance to the newly created Parks Community Facilities District described in Section 4.6.

In addition, Section 3.5.1.4 of the Corrected Amended and Restated Development Agreement for BRSP states that any funds previously collected under ZOB 189 shall transfer to the corresponding CFD for fire and emergency services upon dissolution as well.

A separate item on this Board's agenda is to replace these ZOBs with a CFD for the same services.

### **ATTACHMENTS**

Attachment A – Resolution

# ATTACHMENT A

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

**In the matter of:**

A Resolution of Dissolution of County Service Area 28 Zone of Benefit 184 (Bickford Ranch Parks, Median Landscaping, and Trails Maintenance) and 189 (Bickford Ranch Fire and Emergency Services) within the Bickford Ranch Specific Plan.

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

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

Ayes:

Noes:

Absent:

Signed and approved by me after its passage.

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

Attest:

\_\_\_\_\_  
Clerk of said Board

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WHEREAS, County Service Area 28, Zone of Benefit 184 (Bickford Ranch Parks, Median Landscaping and Trails Maintenance) (Zone 184) was established by Resolution 2007-211 and subsequently amended by Resolution 2017-241 on December 12, 2017, to provide a funding mechanism for extended public services including parks and trail maintenance within the Bickford Ranch Specific Plan as shown on the attached "Exhibit A"; and

WHEREAS, County Service Area 28, Zone of Benefit 189 (Bickford Ranch Fire and Emergency Services) (Zone 189) was established by Resolution 2007-212 and subsequently amended by Resolution 2017-242 on December 12, 2017, to provide a funding mechanism for extended public services including fire and emergency services within the Bickford Ranch Specific Plan as shown on the attached "Exhibit A"; and

WHEREAS, section 4.7.1 of the Corrected Amended and Restated Development Agreement for the Bickford Ranch Specific Plan indicated that the County may require the dissolution of at a minimum, Zone 184 at its sole discretion; and

WHEREAS, on October 26, 2021, the Placer County Board of Supervisors adopted Resolution number 2021-335 noting its intent to dissolve Zone 184 and establishing the time and date to conduct a public hearing regarding dissolution of ZOB 184; and

WHEREAS, section 3.5.1.4 of the Corrected Amended and Restated Development Agreement for the Bickford Ranch Specific Plan noted that the County and Developer agree in the future to dissolve ZOB 189 and for either a Services Community Facilities District (Services CFD) or other similar organizational structure as may be determined by the County for the same purpose as the exiting annual assessment; and

WHEREAS, on October 26, 2021, the Placer County Board of Supervisors adopted Resolution number 2021-336 noting its intent to dissolve Zone 189 and establishing the time and date to conduct a public hearing regarding dissolution of Zone 189; and

WHEREAS, the dissolution of Zone 184 and Zone 189 will be replaced by Community Facilities Districts covering the same services; and

WHEREAS, the public hearing notice for the proposed dissolutions was advertised and posted in three locations as required by Government Code Section 25217; and

WHEREAS, on November 8, 2021, in accordance with California Government Code Section 25217 a letter was sent to each property owner located within the Bickford Zone 184 and Zone 189 boundaries which explained the need for the dissolution and provided instructions regarding the process to submit an official protest letter; and

WHEREAS, the Clerk of the Board has been designated recipient of any protest letters and verified that a majority protest did not exist against the dissolution of the Bickford Zone 184 and Zone 189; and

WHEREAS, upon dissolution of Zone 184, Section 3.4.2 of the First Amendment to the Corrected Amended and Restated Development Agreement approved by the Board of Supervisors states that "...The County shall transfer immediately upon establishment of the services CFD for Parks established pursuant to Section 4.7, any fund balance in the County Service Area 28, Zone of Benefit 184 for Bickford Ranch Park Maintenance to the newly created Parks Community Facilities District described in Section 4.6; and

WHEREAS, for purposes of implementation, "immediately upon establishment of the services CFD..." shall mean after all apportionments of assessments for Zone 184 for fiscal year 2021-22 have been completed; and

WHEREAS, Section 3.5.1.4 of the Corrected Amended and Restated Development Agreement approved by the Board of Supervisors stated that "...The Services CFD or similar structure shall be formed no later than the recordation of the first final small lot subdivision map, in which case the CSA 28 ZOB 189 shall be dissolved and the annual assessment previously collected thereunder shall be distributed to the Services CFD or to other similar organization structure as may be determined by the County;" and

WHEREAS, Zone 189 shall be dissolved after all apportionments of assessment for Zone 189 for fiscal year 2021-22 have been completed and any funds remaining in Zone 189 reserve shall be transferred to the Services CFD 2021-2 (Fire Protection Services) that shall be established concurrently to this action to cover the cost of similar services as Zone 189.

NOW THEREFORE, BE IT RESOLVED BY THE BOARD OF SUPERVISORS OF THE COUNTY OF PLACER that:

1. The Board of Supervisors does hereby fund that public convenience and necessity no longer require the extended services fund through Zone 184 and Zone 189 within County Service Area No. 28, approves their dissolution and orders the cessation of all related services and charges to all Assessor's Parcel Numbers currently located within the Bickford Zone 184 and Zone 189; and
2. Dissolution of Zone 184 and Zone 189 is contingent upon successful formation of Community Facilities District 2021-2 (Fire Protection Services) and Community Facilities District 2021-3 (Parks, Open Space, Trails and Landscaping).
3. After all apportionments of assessments for Zone 184 have been completed for fiscal year 2021-22 it is directed that all assets, including, but not limited to cash reserves held transfer to Community Facilities District No. 2021-3 (Parks, Open Space, Trails and Landscaping).
4. After all apportionment of assessments for Zone 189 have been completed for fiscal year 2021-22 it is directed that all assets, including but not limited to cash held, transfer to Community Facilities District No. 2021-3 (Fire Protection Services).
5. Each corresponding Community Facilities District will also succeed to the rights, duties and obligations of the dissolved district and authorize the Auditor to transfer the Zone 184 and Zone 189 fund monies into the successor Community Facilities District fund.

BE IT FURTHER RESOLVED that this Resolution shall take full force and effect immediately.

Exhibit A

ATTACHMENT A, EXHIBIT A

