



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: Brookwood Estates Subdivision (APN 023-260-034-000) 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 023-260-034-000 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 \$237.58 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 and two Community Facilities Districts (CFDs). 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 and CFDs 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). Brookwood Estates subdivision is approved for a 17-lot detached single-family residential development located on 8.5-acres, in the Dry Creek Community Plan and within the Dry Creek Fire Service Area (Attachment A- Map). The project site is located at 3771 PFE Road.

Condition of Approval #17 for the subdivision requires the property 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.

ENVIRONMENTAL CLEARANCE

This is an administrative action for funding required pursuant to the conditions of approval for

Honorable Board of Supervisors

November 30, 2021

Brookwood Estates Subdivision (APN 023-260-034-000) Inclusion into County Service Area 28,
Zone of Benefit 165 (Dry Creek Fire)

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this project, and therefore is not a project pursuant to California Environmental Quality Act (CEQA) Guidelines sections 15061(b)(3) and 15378. The Brookwood Estates subdivision Mitigated Negative Declaration was adopted by the Planning Commission on April 27, 2006 (PSUB 20040813).

FISCAL IMPACT

The FY 2021-22 assessment within Zone 165 is \$237.58 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 2021-2022 fiscal year, which shall not exceed 5% in any one year. The assessment is to be first collected in FY 2022-23. These charges are supported by a detailed Engineer's Report prepared during the ZOB original formation.

PCF is a system of six separate ZOBs and two CFDs, 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 implementing a comprehensive strategy to address fiscal sustainability issues associated with PCF.

ATTACHMENTS

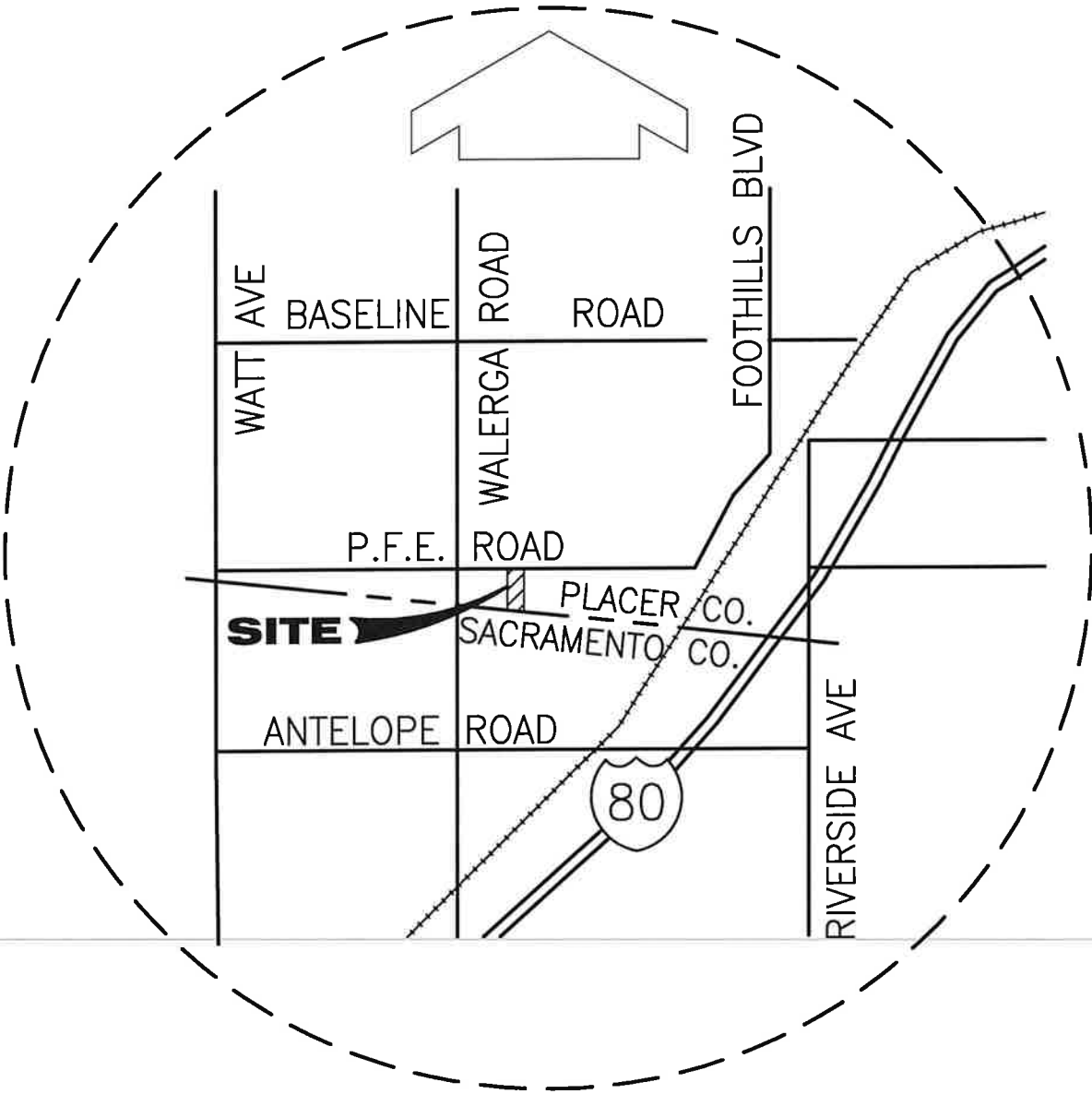
Attachment A: Vicinity Map

Attachment B: Resolution

Exhibit 1: Legal Description

Exhibit 2: Map

ATTACHMENT A



VICINITY MAP

NO SCALE

BROOKWOOD ESTATES
COUNTY SERVICE AREA No. 28, ZONE 165
COUNTY OF PLACER, STATE OF CALIFORNIA

ATTACHMENT B

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 023-260-034-000 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 Brookwood Estates Subdivision (PSUB 20040812) (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 A and Exhibit B into Zone of Benefit 165 Dry Creek Fire within County Service Area 28, which comprises the Brookwood Estates subdivision (APN 023-260-034-000), 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 XIID of the California Constitution and pursuant to Government Code section 25210 *et seq.*, a charge against Assessor Parcel Number 023-260-034-000 and against each residential lot that may now exist, or which may be created by any final map; an annual assessment not to exceed \$237.58 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 2022-23.
3. Effective Date. This resolution shall take effect upon its adoption.

Exhibit 1 – Legal Description

Exhibit 2 – Map

ATTACHMENT B, Exhibit 1

EXHIBIT "A"
ANNEXATION TO CSA 28, ZOB 165
BROOKWOOD ESTATES
PLACER COUNTY, CA, APN 023-260-034

ALL THAT PORTION OF THE WEST ONE-HALF OF THE NORTHWEST ONE-QUARTER OF SECTION 17, TOWNSHIP 10 NORTH, RANGE 6 EAST, M.D.B. & M., IN THE COUNTY OF PLACER, STATE OF CALIFORNIA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

1. **BEGINNING** AT THE NORTHEAST CORNER OF SAID WEST ONE-HALF, SAID NORTHEAST CORNER BEING ON THE CENTERLINE OF P.F.E. ROAD; THENCE ALONG THE NORTH LINE OF SAID SECTION 17, SOUTH 87°49'54" WEST 330.01 FEET;
2. THENCE SOUTH 01°40'35" EAST 1110.12 FEET TO THE COUNTY LINE BETWEEN PLACER COUNTY AND SACRAMENTO COUNTY;
3. THENCE ALONG SAID COUNTY LINE, SOUTH 86°13'26" EAST 330.96 FEET TO THE EAST LINE OF SAID WEST ONE-HALF;
4. THENCE ALONG SAID EAST LINE, NORTH 01°38'58" WEST 1144.39 FEET TO THE **POINT OF BEGINNING**.

CONTAINING A TOTAL AREA OF 8.53 ACRES, MORE OR LESS.

THE BASIS OF BEARINGS FOR THIS DESCRIPTION IS IDENTICAL TO THE NORTH LINE OF SAID SECTION 17, AS SHOWN ON THAT CERTAIN FINAL MAP OF "MORGAN RANCH PHASE 1" FILED IN BOOK DD OF PARCEL MAPS AT PAGE 1, PLACER COUNTY RECORDS, SHOWN THEREON TO BE NORTH 87°49'54" EAST.

THE ATTACHED PLAT ENTITLED "EXHIBIT B" IS MADE A PART OF THIS LEGAL DESCRIPTION.

THIS DESCRIPTION WAS PREPARED BY ME OR UNDER MY DIRECTION PURSUANT TO THE REQUIREMENTS OF THE PROFESSIONAL LAND SURVEYOR'S ACT.

END OF DESCRIPTION

J. C. Koo

WRITTEN BY: JIM C. KOO, PLS 7829
EXP. DATE: DECEMBER 31, 2022
DATE PREPARED: OCTOBER 1, 2021



TECHNICALLY CORRECT

Logan Hansen

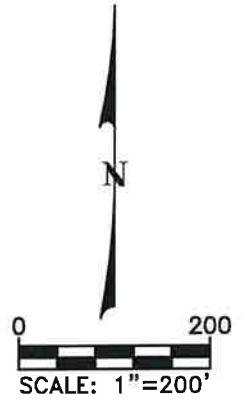
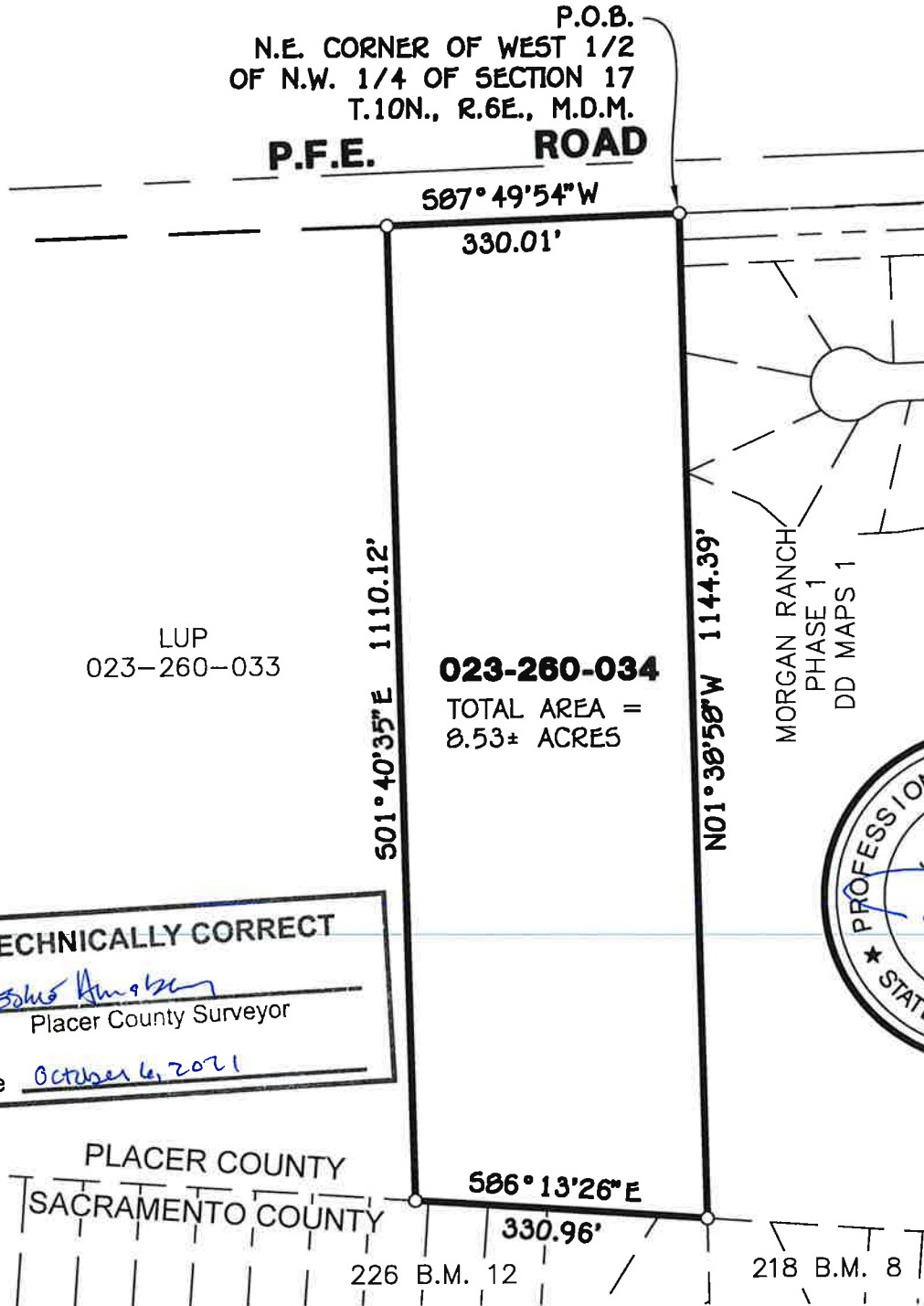
Placer County Surveyor

Date *October 4, 2021*

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ATTACHMENT B, Exhibit 2

EXHIBIT "B" BROOKWOOD ESTATES COUNTY SERVICE AREA No. 28, ZONE 165 COUNTY OF PLACER, STATE OF CALIFORNIA



LUP
023-260-033

023-260-034
TOTAL AREA =
8.53± ACRES

MORGAN RANCH
PHASE 1
DD MAPS 1



TECHNICALLY CORRECT
Joshua Amador
Placer County Surveyor
Date October 6, 2021

PLACER COUNTY
SACRAMENTO COUNTY

SHEET 1 OF 1

B BURRELL CONSULTING GROUP, INC.
1001 Enterprise Way, Suite 100
Roseville, CA 95678 (916) 783-8898

DRAWN BY: DKL	CHECKED BY: JCK
DATE: 10/01/2021	
SCALE: 1" = 200'	
JOB NO. 2420-00-1422	

