

**MEMORANDUM  
DEPARTMENT OF FACILITY SERVICES  
COUNTY OF PLACER**

**TO: BOARD OF SUPERVISORS**

**DATE: JUNE 26, 2007**

**FROM: JAMES DURFEE / ALBERT RICHIE**

**SUBJECT: BICKFORD RANCH LARGE LOT SUBDIVISION (PHASE 1) – ESTABLISH ZONE OF BENEFIT NO. 184 IN COUNTY SERVICE AREA 28 FOR PARKS, RECREATIONAL FACILITIES, AND PUBLIC TRAILS**

**ACTION REQUESTED/RECOMMENDATION:** Conduct a public hearing, consider all protests, tabulate ballots, and adopt a Resolution Creating Zone of Benefit No. 184 and setting assessment charges to provide park and recreational facilities and public trails within the Bickford Ranch development.

**BACKGROUND:** Zones of benefit are created within County Service Area No. 28 to fill the services funding gap between general County services and special services. This project's conditions of approval require the formation of a CSA Zone of Benefit to fund maintenance and operation of recreational facilities and public trails within the development. The project as proposed will include approximately 60 acres of parkland with approximately 28.5 acres of developed parks and a total of 498,432 square feet of natural surface, decomposed granite and paved trails.

Bickford Ranch consists of approximately 1,942 acres and at build out will consist of 1,890 residential dwelling units being assessed for park and recreation facility maintenance. The area is specifically described in the attached engineer's report. The action before your Board today will create 29 "Large Lot" parcels to be further divided into residential lots as a result of subsequent Final Maps at a future date.

Pursuant to Proposition 218, the property owner of record of the existing parcels of the Bickford Ranch development has signed a ballot. The property owner approved, by way of this ballot, an annual charge of \$334.00 per parcel and/or dwelling unit for each existing parcel and each new parcel and/or dwelling unit created by subsequent final maps.

The proposed charges, as approved by the property owner, would result in an initial assessment of \$334.00 on each of the 29 residential large lot parcels, as well as a charge of \$334.00 for the proposed remainder parcel. At project buildout, assuming the full entitlement is realized, the total assessment would be \$631,260.00 at current rates, as depicted in Exhibit B of the Board Memo submitted with the large lot final map.

In lieu of receipt of mailed notice of this hearing, the owner of the existing parcel has executed a waiver. Your Board is required to conduct a Public Hearing to consider all protests and tabulate the ballots. Your Board 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 \$334.00 charge will be levied on each existing parcel/dwelling unit and each new parcel created by each new final map. The assessment will be increased annually based on a cost of living adjustment noted in the Resolution. The assessment charges are supported by a detailed report prepared by a registered professional engineer.

JD/AR

CC: COUNTY EXECUTIVE OFFICE

ATTACHMENTS: RESOLUTION  
EXHIBIT A – ASSESSMENT BALLOT  
EXHIBIT B – WAIVER OF NOTICE

AVAILABLE FOR REVIEW AT THE CLERK OF THE BOARD'S OFFICE: ENGINEER'S REPORT FOR PARKS

T:\fac\bsmemo2007\Bickford Ranch Large CSA 0626

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

In the matter of:

Reso. No: \_\_\_\_\_

**A RESOLUTION ESTABLISHING ZONE OF BENEFIT  
NO. 184 WITHIN COUNTY SERVICE AREA NO. 28  
AND ESTABLISHING AN ANNUAL ASSESSMENT  
ON PARCELS WITHIN SAID ZONE  
(BICKFORD RANCH PARKS)**

The following RESOLUTION was duly passed by the Board of Supervisors of the  
County of Placer at a regular meeting held \_\_\_\_\_ 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 the Bickford Ranch large lot subdivision was the creation of a Zone of Benefit under County Service Area No. 28 to support the cost of extended parks, trails and recreation facility maintenance services for the benefit of the properties within the boundaries of 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, have consented to the

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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 dwelling unit equivalents, 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. 184 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 parks, trails and recreational facility maintenance 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 parks, trails and recreational facility maintenance 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 amount not to exceed \$334.00 per equivalent dwelling unit as shown in the attached Exhibit D, incorporated herein by reference, based upon the number of equivalent development units per parcel 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 assessment not to exceed \$334.00 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.

ATTACHMENTS: EXHIBIT B – BICKFORD RANCH LARGE LOT FINAL MAP  
EXHIBIT D – BICKFORD RANCH PRE AND POST DEVELOPMENT  
ASSESSMENT ALLOCATION



**COUNTY OF PLACER  
FACILITY SERVICES DEPARTMENT**

Phone 530-886-4900 Fax 530-889-6809  
www.placer.ca.gov

**EXHIBIT A**

**JAMES DURFEE, DIRECTOR  
MARY DIETRICH, ASSISTANT DIRECTOR  
ALBERT RICHIE, DEPUTY DIRECTOR  
WILL DICKINSON, DEPUTY DIRECTOR**

June 12, 2007

**OFFICIAL ASSESSMENT BALLOT**

SUNCAL BICKFORD RANCH LLC,  
A Delaware limited liability company

ZONE OF BENEFIT No. 184 (Bickford Ranch Park/Trails)  
COUNTY SERVICE AREA No. 28

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 parks, trails and recreational facility maintenance 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 amount not to exceed \$334.00 per equivalent dwelling unit as shown in the attached Exhibit D, incorporated herein by reference, based upon the number of equivalent development units per parcel 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 assessment not to exceed \$334.00 per equivalent dwelling unit as shown in Exhibit D.

Do you approve of the imposition of an assessment to provide park maintenance services on the following parcels and subsequent parcels and/or dwelling units in the amount of \$334.00 per parcel and/or dwelling unit? 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 2008-2009 tax year.

11476 C Avenue Auburn CA 95603  
Entrance at 2855 2nd Street

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**OFFICIAL ASSESSMENT BALLOT  
ZONE OF BENEFIT 184 (BICKFORD RANCH PARKS/TRAILS)  
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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

ASSESSMENT AMOUNT

\$334.00 per Parcel and/or Dwelling Unit

**YES**                       **NO**

\_\_\_\_\_ 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.

SUNCAL BICKFORD RANCH LLC,  
a Delaware limited liability company

By: \_\_\_\_\_  
Print: Bill Myers  
Title: Authorized Signatory

**Signature(s) must be notarized**

Please return to the Department of Facility Services, 11476 C Avenue, Auburn, CA 95603 prior to June 22, 2007, or deliver to the Chambers of the Board of Supervisors, 175 Fulweiler Avenue, Auburn, CA 95603 by 9:00 a.m. on June 26, 2007.

WAIVER OF NOTICE--Zone of Benefit No. 184

THIS WAIVER is executed this \_\_\_\_ day of June, 2007, by SUNCAL BICKFORD RANCH LLC, a Delaware limited liability company ("OWNER").

WHEREAS, Owner is the owner of record in fee of the real property described on Exhibit A, attached hereto and incorporated herein by reference (the "Property"), and

WHEREAS, on July 9, 2003, the Placer County Planning Commission approved tentative Subdivision Map (SUB) No. 411A for the development project commonly referred to as the Bickford Ranch (the "Project"), and

WHEREAS, County Service Area No. 28, Zone of Benefit No. 184 will be formed on June 26, 2007 to be coterminous with SUB No. 411A to provide parks, park facilities and public trail maintenance to said Project for the benefit of the Project, and

WHEREAS, the Owner desires acceptance of public improvements for the Project by the County, 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 map,

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 as may be created upon recordation of the final map for 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 as may be created upon recordation of the final map for the Project.

3. The Owner hereby agrees and acknowledges that the assessments and/or fees imposed by the County under Zone of Benefit No. 184 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 road rehabilitation and storm drain maintenance 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 therefrom as may be created upon recordation of the final map for the Project.

5. The Board of Supervisors does hereby establish with the consent of the property 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., assessments for the purposes of supporting extended parks, trails and recreational facility maintenance 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 amount not to exceed \$334.00 per equivalent dwelling unit as shown in the attached Exhibit D, incorporated herein by reference, based upon the number of equivalent development units per parcel 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 assessment not to exceed \$334.00 per equivalent dwelling unit as shown in Exhibit D.

WAIVER OF NOTICE  
CSA 28 ZONE OF BENEFIT 184  
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Dated: June \_\_\_\_\_, 2007

OWNER:

SUNCAL BICKFORD RANCH LLC,  
A Delaware limited liability company

By: \_\_\_\_\_  
Print: Bill Myers  
Title: Authorized Signatory

**SIGNATURE MUST BE NOTARIZED**



**EXHIBIT "D"**  
**Bickford Parks , Trails and Open Space**  
**Proposed Maintenance and Recreation Zone of Benefit**  
**Projected Maintenance Costs Fiscal Year 2007-2008**

| LARGE LOT FINAL MAP PARCEL #'S | Pre-Development |   | Post-Development |   |              |
|--------------------------------|-----------------|---|------------------|---|--------------|
|                                | Assessed EDU's  | \$334.00/EDU Total Annual Assessment Amount | Assessed EDU's   | \$334.00/EDU Total Annual Assessment Amount |              |
| <b>MEADOWS</b>                 |                 |   |                  |   |              |
| M1                             | 1               | \$334.00                                    | 1                | \$334.00                                    |              |
| M2A                            | 0               | \$0.00                                      | 0                | \$0.00                                      |              |
| M2B                            | 1               | \$334.00                                    | 6                | \$2,004.00                                  |              |
| M3                             | 1               | \$334.00                                    | 6                | \$2,004.00                                  |              |
| M4                             | 1               | \$334.00                                    | 4                | \$1,336.00                                  |              |
| M5                             | 1               | \$334.00                                    | 4                | \$1,336.00                                  |              |
|                                | Sub-Total       | 5   | \$1,670.00       | 21  | \$7,014.00   |
| <b>RIDGES</b>                  |                 |   |                  |   |              |
| R6A                            | 1               | \$334.00                                    | 19               | \$6,346.00                                  |              |
| R6B                            | 1               | \$334.00                                    | 24               | \$8,016.00                                  |              |
| R6C                            | 1               | \$334.00                                    | 8                | \$2,672.00                                  |              |
| R6D                            | 1               | \$334.00                                    | 1                | \$334.00                                    |              |
| R6E                            | 1               | \$334.00                                    | 2                | \$668.00                                    |              |
| R7A                            | 1               | \$334.00                                    | 81               | \$27,054.00                                 |              |
| R7B                            | 1               | \$334.00                                    | 18               | \$6,012.00                                  |              |
| R7C                            | 1               | \$334.00                                    | 106              | \$35,404.00                                 |              |
| R8A                            | 1               | \$334.00                                    | 78               | \$26,052.00                                 |              |
| R8B                            | 1               | \$334.00                                    | 16               | \$5,344.00                                  |              |
| R9A                            | 1               | \$334.00                                    | 113              | \$37,742.00                                 |              |
| R9B                            | 1               | \$334.00                                    | 8                | \$2,672.00                                  |              |
| R10                            | 1               | \$334.00                                    | 7                | \$2,338.00                                  |              |
| R11                            | 1               | \$334.00                                    | 39               | \$13,026.00                                 |              |
| R13                            | 1               | \$334.00                                    | 72               | \$24,048.00                                 |              |
| R14                            | 1               | \$334.00                                    | 94               | \$31,398.00                                 |              |
| R15                            | 1               | \$334.00                                    | 48               | \$16,032.00                                 |              |
| R16                            | 1               | \$334.00                                    | 100              | \$33,400.00                                 |              |
| R17A                           | 1               | \$334.00                                    | 26               | \$8,684.00                                  |              |
| R17B                           | 1               | \$334.00                                    | 3                | \$1,002.00                                  |              |
| R18                            | 1               | \$334.00                                    | 77               | \$25,718.00                                 |              |
| R19                            | 1               | \$334.00                                    | 4                | \$1,336.00                                  |              |
| R20                            | 1               | \$334.00                                    | 5                | \$1,670.00                                  |              |
|                                | Sub-Total       | 23  | \$7,682.00       | 949   | \$316,966.00 |
| <b>HERITAGE</b>                |                 |   |                  |   |              |
| REMAINDER                      | 1               | \$334.00                                    | 920              | \$307,280.00                                |              |
|                                | Sub-Total       | 1   | \$334.00         | 920   | \$307,280.00 |
| <b>COMMERCIAL</b>              |                 |   |                  |   |              |
| L37                            | 0               | \$0.00                                      | 0                | \$0.00                                      |              |
|                                | Sub-Total       | 0   | \$0.00           | 0   | \$0.00       |
| <b>FIRE STATION</b>            |                 |   |                  |   |              |
| L38                            | 0               | \$0.00                                      | 0                | \$0.00                                      |              |
|                                | Sub-Total       | 0   | \$0.00           | 0   | \$0.00       |
| <b>WATER TANK</b>              |                 |   |                  |   |              |
| L40                            | 0               | \$0.00                                      | 0                | \$0.00                                      |              |
|                                | Sub-Total       | 0   | \$0.00           | 0   | \$0.00       |
| <b>CLUB HOUSE/MAINT.BLDG.</b>  |                 |   |                  |   |              |
| Public Clubhouse               | 0               | \$0.00                                      | 0                | \$0.00                                      |              |
| AR Clubhouse                   | 0               | \$0.00                                      | 0                | \$0.00                                      |              |
| Golf Maintenance               | 0               | \$0.00                                      | 0                | \$0.00                                      |              |
| AR Pro Shop                    | 0               | \$0.00                                      | 0                | \$0.00                                      |              |
|                                | Sub-Total       | 0   | \$0.00           | 0   | \$0.00       |

**EXHIBIT "D"**  
**Bickford Parks , Trails and Open Space**  
**Proposed Maintenance and Recreation Zone of Benefit**  
**Projected Maintenance Costs Fiscal Year 2007-2008**

|                      | Pre-Development |   | Post-Development |   |
|----------------------|-----------------|---|------------------|---|
|                      | Assessed EDU's  | \$334.00/EDU Total Annual Assessment Amount | Assessed EDU's   | \$334.00/EDU Total Annual Assessment Amount |
| <b>PARKS</b>         |                 |   |                  |   |
| L35 Towar Park       | 0               | \$0.00                                      | 0                | \$0.00                                      |
| L36A BR Park North   | 0               | \$0.00                                      | 0                | \$0.00                                      |
| L36B BR Park South   | 0               | \$0.00                                      | 0                | \$0.00                                      |
| Sub-Total            | 0               | \$0.00                                      | 0                | \$0.00                                      |
| <b>PUBLIC PARCEL</b> |                 |   |                  |   |
| L68 Lift Station     | 0               | \$0.00                                      | 0                | \$0.00                                      |
| Sub-Total            | 0               | \$0.00                                      | 0                | \$0.00                                      |
| <b>GOLF COURSE</b>   |                 |   |                  |   |
| Golf Course          | 0               | \$0.00                                      | 0                | \$0.00                                      |
| Sub-Total            | 0               | \$0.00                                      | 0                | \$0.00                                      |
| <b>NOS/OSC</b>       |                 |   |                  |   |
| L39                  | 0               | \$0.00                                      | 0                | \$0.00                                      |
| L48                  | 0               | \$0.00                                      | 0                | \$0.00                                      |
| L49                  | 0               | \$0.00                                      | 0                | \$0.00                                      |
| L50                  | 0               | \$0.00                                      | 0                | \$0.00                                      |
| L51                  | 0               | \$0.00                                      | 0                | \$0.00                                      |
| L52                  | 0               | \$0.00                                      | 0                | \$0.00                                      |
| L53                  | 0               | \$0.00                                      | 0                | \$0.00                                      |
| L54                  | 0               | \$0.00                                      | 0                | \$0.00                                      |
| L55                  | 0               | \$0.00                                      | 0                | \$0.00                                      |
| L56                  | 0               | \$0.00                                      | 0                | \$0.00                                      |
| L57                  | 0               | \$0.00                                      | 0                | \$0.00                                      |
| L58A                 | 0               | \$0.00                                      | 0                | \$0.00                                      |
| L58B                 | 0               | \$0.00                                      | 0                | \$0.00                                      |
| L59                  | 0               | \$0.00                                      | 0                | \$0.00                                      |
| L60                  | 0               | \$0.00                                      | 0                | \$0.00                                      |
| L61                  | 0               | \$0.00                                      | 0                | \$0.00                                      |
| L63                  | 0               | \$0.00                                      | 0                | \$0.00                                      |
| L65                  | 0               | \$0.00                                      | 0                | \$0.00                                      |
| L67                  | 0               | \$0.00                                      | 0                | \$0.00                                      |
| L73                  | 0               | \$0.00                                      | 0                | \$0.00                                      |
| Sub-Total            | 0               | \$0.00                                      | 0                | \$0.00                                      |
| <b>GRAND-TOTAL</b>   | <b>29</b>       | <b>\$9,686.00</b>                           | <b>1890</b>      | <b>\$631,280.00</b>                         |

\* EDU= Equivalent Dwelling Unit