

May 16, 2023

**TO:** Clerk of the Board

**FROM:** Marshall Bennett, EMS Director *MB*

**SUBJ:** Filing of Tentative Report for CSA EM-1, FY 2023-24

Attached is the tentative report for CSA EM-1 for FY 2023-24 filed pursuant to Ordinance Code Section 1012-2.602. Also attached is a copy of the notice of the Board Hearing, which you have set for June 13, 2023, at 9:30 a.m. This notice is being published pursuant to Government Code Section 6066 and the appropriate affidavit of publication will be forwarded to you.

A Board Resolution and Board Order have been prepared and will be submitted with the required number of copies through the normal channels.

Thank you.

Attachments

cc: County Administrator  
Health Services Director

May 16, 2023

The attached Tentative Report for County Service Area EM-1 (Zones A and B) for Fiscal Year 2023-24 is hereby filed pursuant to Ordinance Code Section 1012-2.602.



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Marshall Bennett, EMS Director

**CONTRA COSTA HEALTH SERVICES  
Emergency Medical Services Agency**

May 16, 2023

County Service Area EM-1 (Zones A and B)

Tentative Report

Fiscal Year 2023-24

County Service Area EM-1 has been established to provide enhanced emergency medical services as a miscellaneous extended service within two designated zones:

Zone A: Those parcels located within the territory of the San Ramon Valley Fire Protection District.

Zone B: Those parcels located within Contra Costa County, but not within Zone A, above.

ASSESSMENTS will be levied on each parcel based upon a formula using the following factors:

**BENEFIT UNIT:** A number of BENEFIT UNITS has been assigned to each parcel based upon the Assessor's Use Code classification. For example, a single-family residence (Use Code 11) is assigned one BENEFIT UNIT. Parcels with other Use Code classifications are assigned a number of BENEFIT UNITS based upon the relative benefit from the miscellaneous extended services provided under CSA EM-1. Exhibit A is a Table of BENEFIT UNITS showing the number of BENEFIT UNITS assigned parcels for each Use Code classification.

**RATE:** The RATE is the dollar amount of the ASSESSMENT levied per BENEFIT UNIT. Separate RATES have been established for each zone based upon the miscellaneous extended services to be provided within that zone.

The formula for calculating the ASSESSMENT on each parcel is as follows:

$$\text{ASSESSMENT} = \text{BENEFIT UNITS} \times \text{RATE}$$

### Zone A

The RATE which has been established for Zone A is:

\$3.94 per BENEFIT UNIT

Exhibit B is the "Zone A - Table of Assessments," showing the ASSESSMENT established for each parcel according to its USE CODE. A description of each parcel and the USE CODE number assigned thereto is contained in Exhibit C.

The total ASSESSMENTS for Zone A are \$238,523.66 based upon 51,995 ASSESSED PARCELS.

### Zone B

The RATE which has been established for Zone B is:

\$10.00 per BENEFIT UNIT

Exhibit D is the "Zone B - Table of Assessments," showing the ASSESSMENT established for each parcel according to its USE CODE. A description of each parcel and the USE CODE number of assigned thereto is contained in Exhibit E.

The total ASSESSMENTS for Zone B are \$4,621,355.00 based upon 301,628 ASSESSED PARCELS.

**COUNTY SERVICE AREA EM-1  
(ZONES A AND B)**

**Table of Benefit Units**

<b>Benefit Units</b>	<b>Use Code</b>	<b>Description</b>
RESIDENTIAL:		
0.0	10	Vacant, unbuildable
1.0	11	Single family, 1 residential on 1 Site and Duets w/o minor common areas
1.0	12	Single family, 1 residential on 2 or more sites
2.0	13	Single family, 2 or more residential on 1 or more sites
1.0	14	Single family on other than single family land
0.0	15	Miscellaneous improvements, 1 or more site, incl. trees and vines
0.0	16	Single family attached residence, townhouse, and duets
0.0	17	Vacant, 1 site (includes PUD sites)
0.5	18	Vacant, 2 or more sites
1.0	19	Single family detached res. with major common area (pool, tennis, clubhouse, or other amenities), Cluster Homes
MULTIPLE:		
0.5	20	Vacant
2.0	21	Duplex
3.0	22	Triplex
4.0	23	Fourplex
3.0	24	Combinations, e.g., single and a double
5.0	25	Apartments, 5-12 units, inclusive
13.0	26	Apartments, 13-24 units, inclusive
25.0	27	Apartments, 25-59 units, inclusive
60.0	28	Apartments, 60 units or more
1.0	29	Condos, cooperatives (-1 Single Family) (-2 Rossmoor)
COMMERCIAL:		
0.5	30	Vacant
3.0	31	Commercial stores (not supermarkets)
3.0	32	Small grocery stores (7-11, mom and pop, quick stop)
3.0	33	Office buildings
10.0	34	Medical, dental
3.0	35	Service stations; car washes; bulk plants; mini lube
3.0	36	Auto repair
3.0	37	Community facilities; recreational; swim pool association
3.0	38	Golf courses
3.0	39	Bowling alleys

**COUNTY SERVICE AREA EM-1  
(ZONES A AND B)**

**Table of Benefit Units  
(Continued)**

<b>Benefit Units</b>	<b>Use Code</b>	<b>Description</b>
COMMERCIAL		
3.0	40	Boat Harbors
3.0	41	Supermarkets (not in shopping centers)
15.0	42	Shopping centers (all parcels include vacant for future shopping center)
3.0	43	Financial buildings (insurance and title companies, banks, savings, and loans)
20.0	44	Motels, hotels, and mobile home parks
3.0	45	Theaters
3.0	46	Drive-in restaurants (hamburgers, taco, etc.)
3.0	47	Restaurants (not drive-in; inside service only)
3.0	48	Multiple and commercial; miscellaneous improved
3.0	49	New car auto agencies
INDUSTRIAL:		
0.5	50	Vacant Land
20.0	51	Industrial Park (with structures)
3.0	52	Research and Development, with or without structures
20.0	53	Light industrial
500.0	54	Heavy industrial
3.0	55	Mini-warehouse (public storage)
3.0	56	Miscellaneous improvements, including trees & vines on light or heavy industrial
0.0	57	(unassigned)
0.0	58	(unassigned)
0.0	59	Pipeline rights-of-way
LAND:		
0.0	60	(unassigned)
1.0	61	Rural, residential improved; 1 to 10 acres
1.0	62	Rural, with or without miscellaneous structures, 1 to 10 acres
1.0	63	Urban acreage, 10 to 40 acres
2.0	64	Urban acreage, more than 40 acres
1.0	65	Orchards, vineyards, row crops, irrigated pastures, 10 to 40 acres
2.0	66	Orchards, vineyards, row crops, irrigated pastures over 40 acres
1.0	67	Dry farming, grazing and pasturing, 10 to 40 acres
2.0	68	Dry farming, grazing and pasturing, over 40 acres
1.0	69	Agricultural preserves

**COUNTY SERVICE AREA EM-1  
(ZONES A AND B)**

**Table of Benefit Units  
(Continued)**

<b>Benefit Units</b>	<b>Use Code</b>	<b>Description</b>
INSTITUTIONAL:		
50.0	70	Convalescent hospitals and rest homes
0.0	71	Churches
1.0	72	Schools & colleges, public or private, with or without improvements
100.0	73	Hospitals, with or without improvements
1.0	74	Cemeteries, mortuaries
1.0	75	Fraternal and service organizations, group homes, shelters
25.0	76	Retirement housing complex
0.0	77	Cultural uses (libraries, museums)
3.0	78	Parks and playgrounds
0.0	79	Government- owned, with or without buildings (federal, state, city, BART)
MISCELLANEOUS:		
0.0	80	Mineral rights (productive/nonproductive)
0.0	81	Private roads
3.0	82	Pipelines and canals
0.0	83	State board assessed parcels
1.0	84	Utilities, with or without buildings (not assessed by SBE)
1.0	85	Public and private parking
1.0	86	Taxable municipally- owned property
0.0	87	Common area parcels in PUD's (open spaces, recreational facilities)
0.0	88	Mobile home
0.0	89	Other, split parcels in different Tax Code Areas
1.0	99	Awaiting assignment

**COUNTY SERVICE AREA EM-1**

**Zone A - Table of Assessments**

<b>Use Code</b>	<b>Benefit Units</b>	<b>Zone A Rate</b>	<b>Assessment</b>
10	0.0	\$3.94	\$0.00
11	1.0	\$3.94	\$3.94
12	1.0	\$3.94	\$3.94
13	2.0	\$3.94	\$7.88
14	1.0	\$3.94	\$3.94
15	0.0	\$3.94	\$0.00
16	0.0	\$3.94	\$0.00
17	0.0	\$3.94	\$0.00
18	0.5	\$3.94	\$1.97
19	1.0	\$3.94	\$3.94
20	0.5	\$3.94	\$1.97
21	2.0	\$3.94	\$7.88
22	3.0	\$3.94	\$11.82
23	4.0	\$3.94	\$15.76
24	3.0	\$3.94	\$11.82
25	5.0	\$3.94	\$19.70
26	13.0	\$3.94	\$51.22
27	25.0	\$3.94	\$98.50
28	60.0	\$3.94	\$236.40
29	1.0	\$3.94	\$3.94
30	0.5	\$3.94	\$1.97
31	3.0	\$3.94	\$11.82
32	3.0	\$3.94	\$11.82
33	3.0	\$3.94	\$11.82
34	10.0	\$3.94	\$39.40
35	3.0	\$3.94	\$11.82
36	3.0	\$3.94	\$11.82
37	3.0	\$3.94	\$11.82
38	3.0	\$3.94	\$11.82
39	3.0	\$3.94	\$11.82
40	3.0	\$3.94	\$11.82
41	3.0	\$3.94	\$11.82
42	5.0	\$3.94	\$59.10



**COUNTY SERVICE AREA EM-1**

**Zone A- Table of Assessments**  
(continued)

<b>Use Code</b>	<b>Benefit Units</b>	<b>Zone A Rate</b>	<b>Assessment</b>
43	3.0	\$3.94	\$11.82
44	0.0	\$3.94	\$78.80
45	3.0	\$3.94	\$11.82
46	3.0	\$3.94	\$11.82
47	3.0	\$3.94	\$11.82
48	3.0	\$3.94	\$11.82
49	3.0	\$3.94	\$11.82
50	0.5	\$3.94	\$1.97
51	0.0	\$3.94	\$78.80
52	3.0	\$3.94	\$11.82
53	0.0	\$3.94	\$78.80
54	500.0	\$3.94	\$1,970.00
55	3.0	\$3.94	\$11.82
56	3.0	\$3.94	\$11.82
57	0.0	\$3.94	\$0.00
58	0.0	\$3.94	\$0.00
59	0.0	\$3.94	\$0.00
60	0.0	\$3.94	\$0.00
61	1.0	\$3.94	\$3.94
62	1.0	\$3.94	\$3.94
63	1.0	\$3.94	\$3.94
64	2.0	\$3.94	\$7.88
65	1.0	\$3.94	\$3.94
66	2.0	\$3.94	\$7.88
67	1.0	\$3.94	\$3.94
68	2.0	\$3.94	\$7.88
69	1.0	\$3.94	\$3.94
70	50.0	\$3.94	\$197.00
71	0.0	\$3.94	\$0.00
72	1.0	\$3.94	\$3.94
73	100.0	\$3.94	\$394.00
74	1.0	\$3.94	\$3.94
75	1.0	\$3.94	\$3.94

**COUNTY SERVICE AREA EM-1**

**Zone A - Table of Assessments**  
(continued)

<b>Use Code</b>	<b>Benefit Units</b>	<b>Zone A Rate</b>	<b>Assessment</b>
76	25.0	\$3.94	\$98.50
77	0.0	\$3.94	\$0.00
78	3.0	\$3.94	\$11.82
79	0.0	\$3.94	\$0.00
80	0.0	\$3.94	\$0.00
81	0.0	\$3.94	\$0.00
82	3.0	\$3.94	\$11.82
83	0.0	\$3.94	\$0.00
84	1.0	\$3.94	\$3.94
85	1.0	\$3.94	\$3.94
86	1.0	\$3.94	\$3.94
87	0.0	\$3.94	\$0.00
88	0.0	\$3.94	\$0.00
89	0.0	\$3.94	\$0.00
99	1.0	\$3.94	\$3.94

**COUNTY SERVICE AREA EM-1**

**Zone A - Parcel Descriptions, Use Codes, and Benefit Units**

On file at:

Contra Costa Emergency Medical Services Agency  
777 Arnold Drive, Suite 110, Martinez, CA 94553

**COUNTY SERVICE AREA EM-1**

**Zone B - Table of Assessments**

<b>Use Code</b>	<b>Benefit Units</b>	<b>Zone B Rate</b>	<b>Assessment</b>
10	0.0	\$10.00	\$0.00
11	1.0	\$10.00	\$10.00
12	1.0	\$10.00	\$10.00
13	2.0	\$10.00	\$20.00
14	1.0	\$10.00	\$10.00
15	0.0	\$10.00	\$0.00
16	0.0	\$10.00	\$0.00
17	0.0	\$10.00	\$0.00
18	0.5	\$10.00	\$5.00
19	1.0	\$10.00	\$10.00
20	0.5	\$10.00	\$5.00
21	2.0	\$10.00	\$20.00
22	3.0	\$10.00	\$30.00
23	4.0	\$10.00	\$40.00
24	3.0	\$10.00	\$30.00
25	5.0	\$10.00	\$50.00
26	13.0	\$10.00	\$130.00
27	25.0	\$10.00	\$250.00
28	60.0	\$10.00	\$600.00
29	1.0	\$10.00	\$10.00
30	0.5	\$10.00	\$5.00
31	3.0	\$10.00	\$30.00
32	3.0	\$10.00	\$30.00
33	3.0	\$10.00	\$30.00
34	10.0	\$10.00	\$100.00
35	3.0	\$10.00	\$30.00
36	3.0	\$10.00	\$30.00
37	3.0	\$10.00	\$30.00
38	3.0	\$10.00	\$30.00
39	3.0	\$10.00	\$30.00
40	3.0	\$10.00	\$30.00
41	3.0	\$10.00	\$30.00
42	15.0	\$10.00	\$150.00
43	3.0	\$10.00	\$30.00

**COUNTY SERVICE AREA EM-1**

**Zone B - Table of Assessments**  
(continued)

<b>Use Code</b>	<b>Benefit Units</b>	<b>Zone B Rate</b>	<b>Assessment</b>
44	20.0	\$10.00	\$200.00
45	3.0	\$10.00	\$30.00
46	3.0	\$10.00	\$30.00
47	3.0	\$10.00	\$30.00
48	3.0	\$10.00	\$30.00
49	3.0	\$10.00	\$30.00
50	0.5	\$10.00	\$5.00
51	20.0	\$10.00	\$200.00
52	3.0	\$10.00	\$30.00
53	20.0	\$10.00	\$200.00
54	500.0	\$10.00	\$5,000.00
55	3.0	\$10.00	\$30.00
56	3.0	\$10.00	\$30.00
57	0.0	\$10.00	\$0.00
58	0.0	\$10.00	\$0.00
59	0.0	\$10.00	\$0.00
60	0.0	\$10.00	\$0.00
61	1.0	\$10.00	\$10.00
62	1.0	\$10.00	\$10.00
63	1.0	\$10.00	\$10.00
64	2.0	\$10.00	\$20.00
65	1.0	\$10.00	\$10.00
66	2.0	\$10.00	\$20.00
67	1.0	\$10.00	\$10.00
68	2.0	\$10.00	\$20.00
69	1.0	\$10.00	\$10.00
70	50.0	\$10.00	\$500.00
71	0.0	\$10.00	\$0.00
72	1.0	\$10.00	\$10.00
73	100.0	\$10.00	\$1,000.00
74	1.0	\$10.00	\$10.00
75	1.0	\$10.00	\$10.00
76	25.0	\$10.00	\$250.00

**COUNTY SERVICE AREA EM-1**

**Zone B - Table of Assessments**  
(continued)

<b>Use Code</b>	<b>Benefit Units</b>	<b>Zone B Rate</b>	<b>Assessment</b>
77	0.0	\$10.00	\$0.00
78	3.0	\$10.00	\$30.00
79	0.0	\$10.00	\$0.00
80	0.0	\$10.00	\$0.00
81	0.0	\$10.00	\$0.00
82	3.0	\$10.00	\$30.00
83	0.0	\$10.00	\$0.00
84	1.0	\$10.00	\$10.00
85	1.0	\$10.00	\$10.00
86	1.0	\$10.00	\$10.00
87	0.0	\$10.00	\$0.00
88	0.0	\$10.00	\$0.00
89	0.0	\$10.00	\$0.00
99	1.0	\$10.00	\$10.00

**COUNTY SERVICE AREA EM-1**

**Zone B - Parcel Descriptions, Use Codes, and Benefit Units**

On file at:

Contra Costa Emergency Medical Services Agency  
777 Arnold Drive, Suite 110, Martinez, CA 94553