

**BEFORE THE BOARD OF SUPERVISORS  
OF THE COUNTY OF YUBA**

**RESOLUTION OF SUPPORT FOR )  
ANNEXATION OF NORTHPOINT )  
VILLAGES 1 & 2 INTO COUNTY )  
SERVICE AREA NO. 66 )**

**RESOLUTION NO. 2025-008**

**WHEREAS**, CSA 66 was established in 2004 to provide extended services consisting of structural fire protection, local park, recreation and parkway facilities and services; and miscellaneous extended services including street and highway maintenance/sweeping; street and highway lighting; landscape maintenance; park and open space maintenance; drainage system maintenance; and emergency services; and

**WHEREAS**, one of the conditions imposed by Yuba County in its approval of the Northpoint Villages 1 & 2 project, identified on Exhibit "A" attached hereto, requires the project to annex to CSA 66 to fund the annual costs of providing urban services in this Planning Area; and

**WHEREAS**, the above described project is within the established Sphere of Influence for County Service Area No 66 as it was approved by the Yuba County Local Agency Formation Commission; and

**WHEREAS**, a report was prepared by Economic & Planning Systems indicating that the appropriate annual assessment per parcel for the extended services desired by the property owners in this planning area adjusted for the Consumer Price Index, for fiscal year 2024/25 is \$709.80; and

**WHEREAS**, the sole owner of all parcels of property within the above described project has filed a written waiver and consent, identified on Exhibit "B" attached hereto, with the Yuba County Public Works Director and agrees to the imposition of the assessment and waives any and all entitlement to a public hearing and the right to protest the assessment and annual adjustments as other required by law including, but not limited to, any and all rights pursuant to Article XIII C and D of the California Constitution and California Government Code sections 53750 through 53756.

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**NOW, THEREFORE, BE IT RESOLVED**, the Yuba County Board of Supervisors hereby supports the annexation of Northpoint Villages 1 & 2 into County Service Area 66.

**BE IT FURTHER RESOLVED**, that the annual assessment is hereby imposed for each parcel in County Service Area 66 at a rate of \$709.80 per year per single family residential parcel created by a small lot final subdivision map existing as of June 30 of each year beginning in fiscal year 2024/25. This assessment is subject to adjustment based on increases not to exceed two percent (2%) per annum or decreases in the Consumer Price Index (All Urban Consumers) (Base Year 1982-1984 = 100) for San Francisco- Oakland- San Jose CMSA, published by the U.S. Dept. of Labor, Bureau of Labor Statistics, which actions may be taken without notice or public hearing.

**BE IT FURTHER RESOLVED**, that collection of the assessment shall be made at the same time and in the same manner, and subject to the same penalties and priority of lien as the ad valorem property taxes fixed and collected by or on behalf of the County of Yuba.


**PASSED AND ADOPTED** at a regular meeting of the Board of Supervisors of the County of Yuba, State of California on the 28 day of January, 2025 by the following vote:

AYES: Supervisors Vasquez, House, Fuhrer, Bradford, Messick

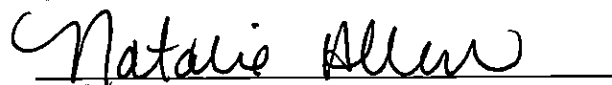
NOES: None

ABSENT: None

ABSTAIN: None

  
\_\_\_\_\_  
Chair, Gary Bradford

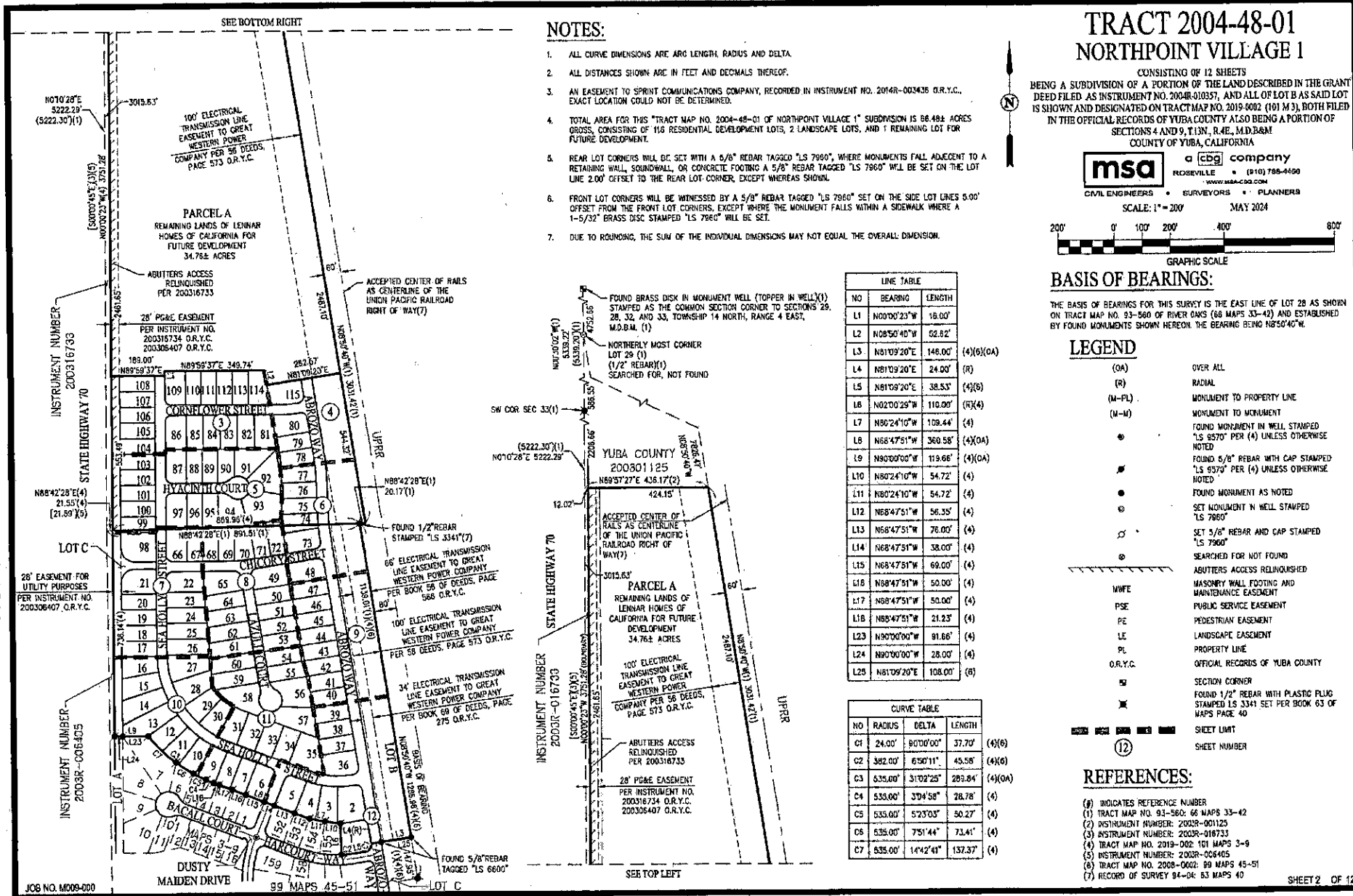
ATTEST: MARY PASILLAS  
CLERK OF THE BOARD OF SUPERVISORS

  
\_\_\_\_\_  
Natalie Allen, Board Clerk

JANET E. BENDER  
YUBA COUNTY COUNSEL  
APPROVED AS TO FORM:

  
\_\_\_\_\_

EXHIBIT "A"  
NORTHPOINT VILLAGES 1 & 2

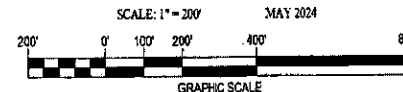
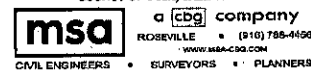


**NOTES:**

1. ALL CURVE DIMENSIONS ARE ARC LENGTH, RADIUS AND DELTA.
2. ALL DISTANCES SHOWN ARE IN FEET AND DECIMALS THEREOF.
3. AN EASEMENT TO SPRINT COMMUNICATIONS COMPANY, RECORDED IN INSTRUMENT NO. 2014R-003436 O.R.Y.C., EXACT LOCATION CANNOT BE DETERMINED.
4. TOTAL AREA FOR THIS "TRACT MAP NO. 2004-48-01 OF NORTHPOINT VILLAGE 1" SUBDIVISION IS 88.48± ACRES GROSS, CONSISTING OF 116 RESIDENTIAL DEVELOPMENT LOTS, 2 LANDSCAPE LOTS, AND 1 REMAINING LOT FOR FUTURE DEVELOPMENT.
5. REAR LOT CORNERS WILL BE SET WITH A 5/8" REBAR TAGGED "LS 7960", WHERE MONUMENTS FALL ADJACENT TO A RETAINING WALL, SOUNDWALL, OR CONCRETE FOOTING A 5/8" REBAR TAGGED "LS 7960" WILL BE SET ON THE LOT LINE 2.00' OFFSET TO THE REAR LOT CORNER, EXCEPT WHEREAS SHOWN.
6. FRONT LOT CORNERS WILL BE WITNESSED BY A 5/8" REBAR TAGGED "LS 7960" SET ON THE SIDE LOT LINES 5.00' OFFSET FROM THE FRONT LOT CORNERS, EXCEPT WHERE THE MONUMENT FALLS WITHIN A SIDEWALK WHERE A 1-5/32" BRASS DISC STAMPED "LS 7960" WILL BE SET.
7. DUE TO ROUNDING, THE SUM OF THE INDIVIDUAL DIMENSIONS MAY NOT EQUAL THE OVERALL DIMENSION.

**TRACT 2004-48-01  
NORTHPOINT VILLAGE 1**

CONSISTING OF 12 SHEETS  
BEING A SUBDIVISION OF A PORTION OF THE LAND DESCRIBED IN THE GRANT DEED FILED AS INSTRUMENT NO. 2004R-010357, AND ALL OF LOT B AS SAID LOT IS SHOWN AND DESCRIBED ON TRACT MAP NO. 2019-0002 (101) M 3, BOTH FILED IN THE OFFICIAL RECORDS OF YUBA COUNTY ALSO BEING A PORTION OF SECTIONS 4 AND 9, T13N, R4E, M.D.B.M. COUNTY OF YUBA, CALIFORNIA



**BASIS OF BEARINGS:**

THE BASIS OF BEARINGS FOR THIS SURVEY IS THE EAST LINE OF LOT 28 AS SHOWN ON TRACT MAP NO. 93-560 OF RIVER DAKS (68 MAPS 33-42) AND ESTABLISHED BY FOUND MONUMENTS SHOWN HEREON. THE BEARING BEING N85°04'00"W.

**LEGEND**

- (OA) OVER ALL
- (R) RADIAL
- (M-PL) MONUMENT TO PROPERTY LINE
- (M-M) MONUMENT TO MONUMENT
- FOUND MONUMENT IN WELL STAMPED "LS 9370" PER (4) UNLESS OTHERWISE NOTED
- FOUND 5/8" REBAR WITH CAP STAMPED "LS 9370" PER (4) UNLESS OTHERWISE NOTED
- FOUND MONUMENT AS NOTED
- SET MONUMENT IN WELL STAMPED "LS 7960"
- SET 5/8" REBAR AND CAP STAMPED "LS 7960"
- SEARCHED FOR NOT FOUND
- ABUTTERS ACCESS RELINQUISHED
- MWFE MASONRY WALL FOOTING AND MAINTENANCE EASEMENT
- PSE PUBLIC SERVICE EASEMENT
- PE PEDESTRIAN EASEMENT
- LE LANDSCAPE EASEMENT
- PL PROPERTY LINE
- O.R.Y.C. OFFICIAL RECORDS OF YUBA COUNTY
- ⊕ SECTION CORNER
- ⊕ FOUND 1/2" REBAR WITH PLASTIC FLAG STAMPED "LS 3341" SET PER BOOK 63 OF MAPS PAGE 40
- ⊕ SHEET LIMIT
- ⊕ SHEET NUMBER

**REFERENCES:**

- (#) INDICATES REFERENCE NUMBER
- (1) TRACT MAP NO. 93-560: 66 MAPS 33-42
- (2) INSTRUMENT NUMBER: 2003R-001125
- (3) INSTRUMENT NUMBER: 2003R-016733
- (4) TRACT MAP NO. 2019-000: 101 MAPS 3-9
- (5) INSTRUMENT NUMBER: 2003R-006405
- (6) TRACT MAP NO. 2008-0002: 89 MAPS 45-51
- (7) RECORD OF SURVEY 94-04: 53 MAPS 40

LINE TABLE		
NO	BEARING	LENGTH
L1	N00°00'23"W	18.00'
L2	N08°50'40"W	52.82'
L3	N01°09'20"E	146.00' (4)(6)(OA)
L4	N81°09'20"E	24.00' (R)
L5	N81°09'20"E	38.53' (4)(6)
L6	N02°00'29"W	110.00' (R)(4)
L7	N80°24'10"W	109.44' (4)
L8	N68°47'51"W	360.58' (4)(OA)
L9	N90°00'00"W	119.66' (4)(OA)
L10	N80°24'10"W	54.72' (4)
L11	N80°24'10"W	54.72' (4)
L12	N68°47'51"W	56.35' (4)
L13	N68°47'51"W	78.00' (4)
L14	N68°47'51"W	38.00' (4)
L15	N68°47'51"W	69.00' (4)
L16	N68°47'51"W	50.00' (4)
L17	N68°47'51"W	50.00' (4)
L18	N68°47'51"W	21.23' (4)
L23	N90°00'00"W	91.66' (4)
L24	N90°00'00"W	28.00' (4)
L25	N81°09'20"E	108.00' (6)

CURVE TABLE		
NO	RADIUS	DELTA
C1	24.00'	97°00'00"
C2	382.00'	6°50'11"
C3	535.00'	31°02'25"
C4	535.00'	37°45'58"
C5	535.00'	52°37'03"
C6	535.00'	75°14'44"
C7	535.00'	14°42'41"

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# EXHIBIT "B"

## WAIVER AND CONSENT

**by owner of property proposed to be include  
Northpoint Villages 1 & 2 Subdivisions  
into County Service Area No. 66  
regarding time limits and procedural requirements**

1. **Ownership.** Landowner is the owner of the real property shown in "ATTACHMENT A," attached hereto and incorporated herein by reference (the "Real Property:), which is proposed to be included in the Northpoint Villages 1 & 2 Subdivisions into County Service Area No. 66.
2. **Adequate Time.** Landowner acknowledges the Yuba County Board of Supervisors is considering formation of the Northpoint Villages 1 & 2 Subdivisions into County Service Area No. 66 in order to provide additional services described in the Engineer's Report attached as "ATTACHMENT B." Landowner has had sufficient time to consider and reflect on Landowner's vote in this matter. Landowner has had sufficient time and opportunity to seek independent legal advice.
3. **Consent to Formation and Assessment.** Landowner hereby consents to the formation of the Northpoint Villages 1 & 2 Subdivisions into County Service Area No. 66 and the imposition of the assessment ("Assessment") described in the Engineer's Report with the current rate of \$709.80 for fiscal year 2024-2025.
4. **Waiver of Time Limits.** Landowner waives all time limits applicable to the formation of the Northpoint Villages 1 & 2 Subdivisions into County Service Area No. 66 and imposition of the Assessment; including, but not limited to, time limits provided under County Service Area Law {Gov. Code §§ 25210 et seq.}, Proposition 218, and the Proposition 218 Omnibus Implementation Act (Gov. Code §§ 53750 et seq.).
5. **Waiver of Notice.** Landowner waives all notice requirements with respect to the Assessment, whether published, mailed, or otherwise provided, and whether contained in the Government Code, Elections Code, Streets & Highways Code, or elsewhere.
6. **Waiver of Hearings.** Landowner waives any and all entitlement to notice of hearing, a public hearing and the right to protest the assessment and annual adjustments as otherwise required by law including, but not limited to, any and all rights pursuant to Article XIII C and D of the California Constitution and California Government Code sections 53750 through 53756.
7. **Tabulating Ballots.** Landowner hereby consents to the election official's unsealing and tabulating of the Landowner's assessment ballot upon its receipt and waives any rights Landowner may have related to concealment of the ballot.
8. **Designation of Authorized Representative.** Landowner hereby designates Larry Gualco its authorized representative for the purpose of voting its interests with respect to the Assessment. The mailing address of the designated representative is:  
1025 Creekside Ridge Drive, Suite 240, Roseville, CA 95678
9. **Formation Process.** Landowner waives any and all claims based on, and hereby consents to, any error, irregularity, or departure from the provisions of the County Service Area Law, Proposition 218, or the Proposition 218 Omnibus Implementation Act, and any and all law

incorporated therein, in the formation process and acknowledges that the formation of the Northpoint Villages 1 & 2 Subdivisions into County Service Area No. 66 is valid and shall not be affected by any such error, irregularity, or departure.

10. **Successors.** Landowner agrees that the waivers provided above shall be binding upon Landowner and Landowner's successors-in-interest and shall run with the land.

The person executing this Waiver and Consent on behalf of the Landowner hereby certifies that he or she is authorized to execute this document on behalf of that legal entity.

I affirm under penalty of perjury under the laws of the State of California that the foregoing is true and correct. Executed on December 31, 2024, California.

LANDOWNER:

By: \_\_\_\_\_

Larry Gualco  
Print Name

### ACKNOWLEDGMENT

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of California  
County of Placer

On December 31, 2024 before me, Jessica D. Granzella, Notary Public,  
(insert name and title of the officer)

personally appeared Larry Gualco  
who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Signature \_\_\_\_\_

(Seal)



ATTACHMENT A  
NORTHPOINT VILLAGES 1 & 2

TRACT 2004-48-01  
NORTHPOINT VILLAGE 1

CONSISTING OF 12 SHEETS  
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**msa** a **cbg** company  
ROSEVILLE • (916) 788-4158  
WWW.MSA-CBG.COM  
CIVIL ENGINEERS • SURVEYORS • PLANNERS  
SCALE: 1" = 200' MAY 2024



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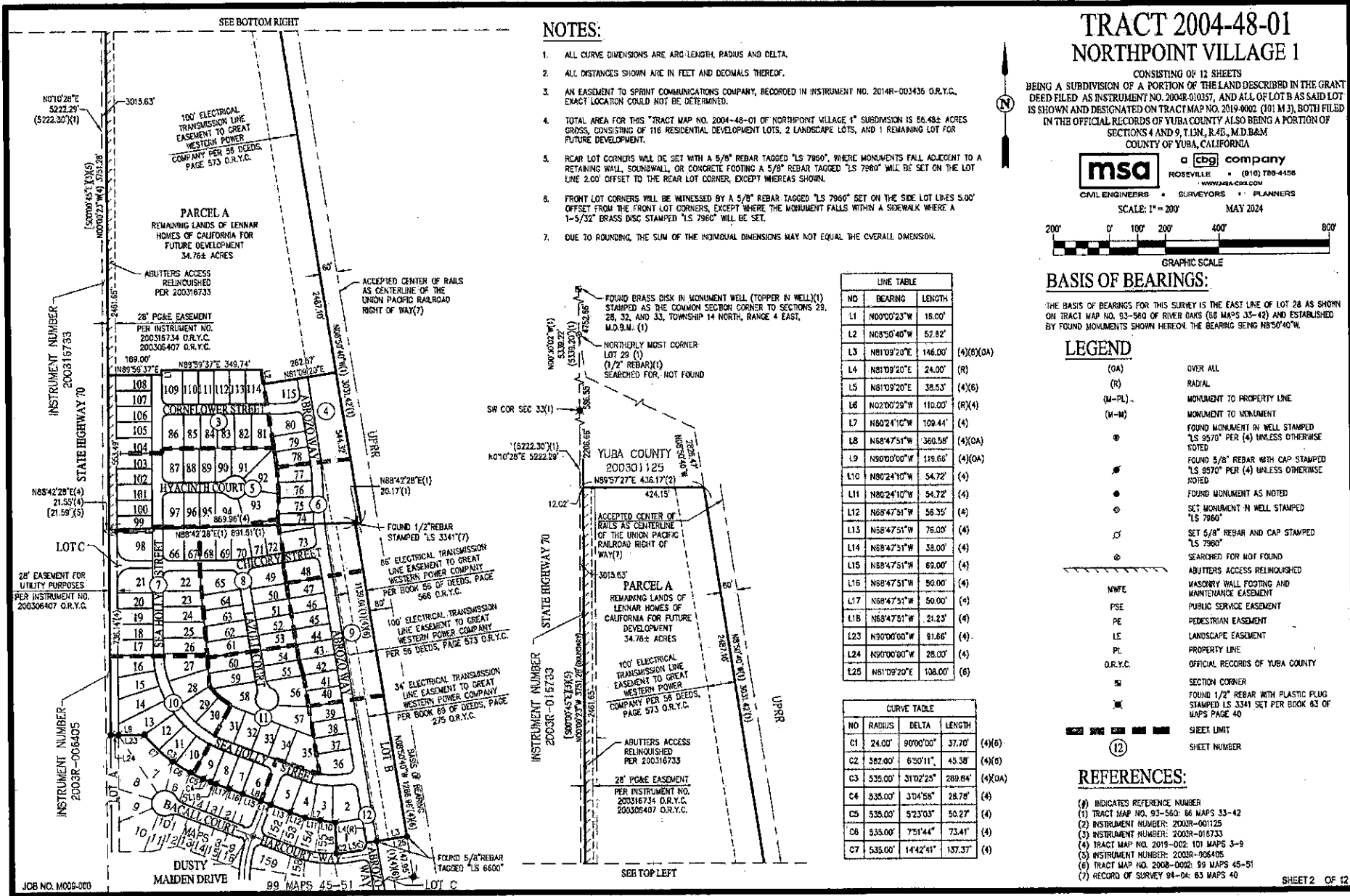
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L3	N81°09'20"E	146.00'	(4)(R)(OA)
L4	N81°09'20"E	24.00'	(R)
L5	N81°09'20"E	38.53'	(4)(R)
L6	N02°00'29"W	110.00'	(R)(4)
L7	N80°24'10"W	109.44'	(4)
L8	N88°47'51"W	360.58'	(4)(OA)
L9	N90°00'00"W	118.66'	(4)(OA)
L10	N90°24'10"W	54.72'	(4)
L11	N80°24'10"W	54.72'	(4)
L12	N88°47'51"W	58.35'	(4)
L13	N88°47'51"W	76.00'	(4)
L14	N88°47'51"W	38.00'	(4)
L15	N88°47'51"W	69.00'	(4)
L16	N88°47'51"W	50.00'	(4)
L17	N88°47'51"W	50.00'	(4)
L18	N88°47'51"W	21.23'	(4)
L23	N90°00'00"W	81.66'	(4)
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L25	N81°09'20"E	108.00'	(6)

NO	RADIUS	DELTA	LENGTH	
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C3	535.00'	31°02'25"	289.84'	(4)(OA)
C4	835.00'	3°04'58"	28.78'	(4)
C5	535.00'	52°3'03"	50.27'	(4)
C6	835.00'	7°51'44"	73.41'	(4)
C7	535.00'	144°2'41"	137.37'	(4)

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## ATTACHMENT B

### ENGINEER'S REPORT COUNTY SERVICE AREA 66 ASSESSMENTS FOR FY 2004-05 (Pursuant to the County Service Area Law)

#### YUBA COUNTY

### ENGINEERS REPORT FOR LEVY OF FISCAL YEAR 2004-05 ASSESSMENTS

#### INTRODUCTION

The boundaries of County Service Area (the "CSA") are shown on Exhibit A. The CSA will consist of one zone of benefit. As new territories are annexed to the CSA, new zones of benefit may be formed, as needed or required. The County will separate the accounting for each of the zones of benefit, therefore, any noticing and balloting requirements for each of the zones will be treated independently in the future.

#### DISTRICT FINANCING/ASSESSMENT

The funding for the CSA will be from annual assessments levied on property within the District pursuant to the County Services Law. The Summary of Analysis for the CSA more completely describes the funding and is part of this engineer's report.

After the initial year of the formation of the CSA and assessment levy, the County may be required to increase the assessment on each assessed parcel within the District because of the rise in the cost of living. Each annual increase, if any, will be the amount of increase in the Consumer Price Index, San Francisco Bay CPI, All Urban Consumers for the previous calendar year next preceding the fiscal year for which assessments are to be levied. The annual increase may be first applied in Fiscal Year 2005-06.

#### AREA OF BENEFIT

The CSA consists of approximately 1,236.60 of land primarily zoned for single family residential uses. This area is planned for 3,314 single family residential units. The ultimate area of benefit will consist of approximately 1,880.60 acres and 5,408 planned single family units. Costs are calculated based on the assumption of providing services and maintenance program listed below to 5,408 single family residential units. Assessment proposed in this

report is calculated to cover the costs of providing all required services and maintenance programs.

Development of the CSA was conditioned upon establishing a funding source to provide for ongoing maintenance of landscaping, lighting, drainage, open space, pedestrian/bike trails, sound walls, parks (including costs of recreation programming in parks), roads, and related appurtenances.

Development of the CSA was also conditioned upon establishing a funding source for fire protection services, and early emergency warning services, as provided by the Office of Emergency Services. The CSA may be amended at a future date to include the extension of police services.

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The costs of administering the above-mentioned services and maintenance programs are included in the estimated costs in Exhibit B – Summary of Analysis.

The non-public land uses within the boundaries of the CSA will receive 100% special benefit from the extended services of the CSA funded by the assessment proposed to be levied on real property each fiscal year by the CSA.

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#### **BOUNDARY DESCRIPTION**

All that territory situated in the County of Yuba, State of California being 24 Assessor's Parcel Numbers described in Exhibit A, Assessment District Diagram.

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#### **METHOD OF SPREAD**

The methods used to spread the assessments for each zone are the following:

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The CSA consists of 1,236.60 acres with 3,314 single family residential units on approximately 947.63 acres. The average residential density for parcels 3.83 dwelling units to an acre of land for the area ultimately to be included in the CSA (5,408 dwelling units/1,880.60 acres).

The cost to maintain the improvements within the CSA is to be allocated as follows:

1. The assessment for each Assessor's Parcel Number is calculated by applying the amount of \$380.00 to each single family residential unit with a building permit or a small lot final map parcel as of June 30, 2004, and as escalated by the Consumer Price Index, San Francisco Bay CPI, All Urban Consumers in each following Fiscal Year starting with Fiscal Year 2005-06. The
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estimation of the cost per unit, and the assigned Fiscal Year 2004-05 assessment is shown in the Summary of Analysis in Exhibit B.

2. For parcels with a building permit for land uses other than single family residential land uses, which are not specifically exempt from the levy of the CSA assessment, the assessment amount is calculated by multiplying the acres of the parcel by the Fiscal Year 2004-05 assessment rate of \$380 (as escalated by the Consumer Price Index, San Francisco Bay CPI, All Urban Consumers in each following Fiscal Year starting with Fiscal Year 2005-06) per dwelling unit, then multiplying the result by the average dwelling unit factor per acre of 3.83. The calculation is shown below.

Annual Assessment = acres \* \$380 (as escalated) \* 3.83

# Exhibit A – Assessment District Diagram

## COUNTY SERVICE AREA 66

### LIST OF ASSESSMENT PARCELS

<u>APN</u>	<u>Owner of Record</u>
016-040-071	RIO DEL ORO FARMS #2 LLC
016-040-072	RIO DEL ORO FARMS #3 LLC
016-040-073	BEAZER HOMES HOLDINGS COR
016-040-074	RIO DEL ORO FARMS #4 LLC
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016-060-029	RIO DEL ORO FARMS #2 LLC
016-060-030	RIO DEL ORO FARMS #3 LLC
022-010-001	ELLIOTT HOMES INC
022-010-003	ELLIOTT H C
022-010-004	ELLIOTT H C
022-020-001	ELLIOTT H C
022-020-002	ELLIOTT H C
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022-020-003	ELLIOTT H C
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022-020-004	ELLIOTT H C
022-020-005	PLUMAS LAKE LLC
022-020-006	PLUMAS LAKE LLC
022-030-001	PLUMAS LAKE LLC
022-030-002	PLUMAS LAKE LLC
022-030-003	PLUMAS LAKE LLC
022-030-004	PLUMAS LAKE LLC
022-030-005	PLUMAS LAKE LLC
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022-040-007	LENNAR RENAISSANCE INC
022-040-008	LENNAR RENAISSANCE INC
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022-050-003	RUE MICHAEL E
022-050-004	RUE MICHAEL E
<hr/>	
<b>Total Parcels:</b>	<b>24</b>

**Exhibit B**  
Summary of Analysis

**Table 4**  
**County Service Area 66**  
**Summary of Estimates of Annual CSA Costs (2004\$)**

<b>Item</b>	<b>Total Annual Cost</b>	<b>Cost Per Unit [1]</b>
<b>Total Units</b>		<b>5,408</b>
<b>Maintenance Items</b>		
Roads	\$301,392	\$55.73
Streetlight	\$119,497	\$22.10
Landscape	\$237,150	\$43.85
Parks	\$685,020	\$126.67
Drainage	\$137,049	\$25.34
Soundwall	\$34,990	\$6.47
<b>Other Items</b>		
Fire Protection	\$432,640	\$80.00
OES Costs	\$10,816	\$2.00
County Administrative Fee	\$59,488	\$11.00
Contingency	\$36,991	\$6.84
<b>Total Cost per Unit</b>	<b>\$2,055,033</b>	<b>\$380.00</b>

[1] May not add due to rounding. When you multiply \$380 times 5,408 units the result is \$2,055,040. The costs per unit are calculations that are not rounded to the nearest penny. When these costs are applied as assessments per unit, the amount will be rounded to the nearest penny, and will therefore generate additional revenues. All costs are allocated to single family residential uses as this will be the only land use included in the initial boundaries of the proposed CSA.

**Table 5**  
**County Service Area 66**  
**Road Maintenance Cost**

Development	2 Lane Parkway				4 Lane Parkway				Total Road Maintenance Cost
	Linear Feet	Total Miles	Cost per Mile	Total Cost	Linear Feet	Total Miles	Cost per Mile	Total Cost	
Riverside Meadows Lineal Feet	28,480	5.39	\$5,000	\$26,970	2,472	0.47	\$10,000	\$4,682	\$31,652
River Oaks North Lineal Feet	8,619	1.63	\$5,000	\$8,162	0	0.00	\$10,000	\$0	\$8,162
River Oaks East Lineal Feet	20,399	3.86	\$5,000	\$19,317	0	0.00	\$10,000	\$0	\$19,317
Creekside Lineal Feet	8,874	1.68	\$5,000	\$8,403	0	0.00	\$10,000	\$0	\$8,403
Woodside Lineal Feet	23,025	4.36	\$5,000	\$21,804	3,050	0.58	\$10,000	\$5,777	\$27,580
Leak Property Lineal Feet	82,159	15.56	\$5,000	\$77,802	4,760	0.90	\$10,000	\$9,015	\$86,817
Rio Del Oro Lineal Feet	95,514	18.09	\$5,000	\$90,449	15,318	2.90	\$10,000	\$29,011	\$119,460
<b>Total</b>	<b>267,070</b>	<b>50.58</b>	<b>\$5,000</b>	<b>\$252,907</b>	<b>25,600</b>	<b>4.85</b>	<b>\$10,000</b>	<b>\$48,485</b>	<b>\$301,392</b>

"road\_costs"

Source for Assumptions: Placer County and MSA.

Prepared by EPS

10251 CSA Costs 3.xls 1/29/2004

**Table 6  
County Service Area 66  
Streetlighting Costs**

Lamps	Watts	Average Lumens	KWH Per Month	Monthly Rate [1]	Number of Lights [3]	Monthly Costs	Estimated Annual Costs
120 Volt Streetlights	150	16,000	60	\$10.404	946	\$9,845	\$118,135
<b>Subtotal</b>					946	\$9,845	\$118,135
Energy Commission Tax [2]						\$114	\$1,363
<b>Total</b>						\$9,958	\$119,497

[1] Based on PG&E LS-1 Schedule

[2] Tax based on \$0.0020 per KWH per month

[3] Number of Lights is based on Rio Del Oro projections of 274 lights to 1,566 units

Source: PG&E

"streetlights"

**Table 7**  
**County Service Area 66**  
**Landscaping Cost Summary**

Road Landscaping	Length	Width	Sqft	Cost per Sqft	Annual Cost
River Oaks Boulevard [1] [2]	46,500	51 feet	2,371,500	\$0.10	\$237,150

"landscape"

[1] Landscaping Cost is \$0.10 per Sq.ft.

[2] Width of Landscaping for River Oaks Blvd is assumed to be 51', with 20' Landscaping for both East and West Side, plus 11' for the Median Landscaping.

Source: MSA Engineering and EPS.

**Table 8**  
**County Service Area 66**  
**Soundwall Costs**

Item	Length of River Oaks Blvd [1]	Cost per Lineal Foot [2]	Total Cost	Years to Allocate Cost	Annual Cost [3]
Replacement Costs	33,000	\$48	\$1,584,000	50	\$31,680
Maintenance Costs (Annual)	33,000	\$0.10	\$3,300	1	\$3,300
<b>Total Annual Soundwall Costs</b>					<b>\$34,980</b>

"soundwall"

- [1] River Oaks Blvd. - Algodon Rd. to Feather River Blvd. for east and west sides.
- [2] Assumes a 6' Masonry wall consistent through the project.
- [3] Masonry Soundwall is assumed to have a 50 year life.

**Table 9**  
**County Service Area 66**  
**Drainage Basin Costs**

Item	Acres [1]	Total Sqft	Annual Cost Per Sqft	Total Annual Costs
Drainage Costs	315	13,704,895	\$0.01	\$137,049

*"drainage"*

Source: MSA Engineering

[1] Approximate Acreage

**Table 10**  
**County Service Area 66**  
**Park Maintenance Costs**

Item	Acres/Units	Cost per Acre/Unit	Annual Cost
Park Maintenance Costs (Per Acre)	71	\$8,000	\$571,280
<b>Other Park Costs</b>			
Administrative Costs Per Unit		\$5	
Recreation Coordinator Costs Per Unit		\$10	
Subtotal Other Park Costs	5,408	\$15	\$81,120
Subtotal			\$652,400
5% County Auditor Charge			\$32,620
<b>Total Park Maintenance Costs</b>			<b>\$685,020</b>

:"parks"