

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

**RESOLUTION ASSIGNING )  
TERRITORY TO COUNTY )  
SERVICE AREA CSA-66 )  
ZONE OF BENEFIT E, )  
PORTION OF NORTHPOINT )  
VILLAGE 1 )**

**RESOLUTION NO. 2025-018**

**WHEREAS**, the owners of certain real properties shown on the plat map attached hereto and marked Exhibit "A" and described in the legal description attached hereto and marked Exhibit "B", have requested assignment to County Service Area (CSA) 66 Zone of Benefit E, for the purpose of receiving extended services provided by the CSA, including fire protection services, local park, recreation or parkway facilities and services, and miscellaneous extended services including street and highway sweeping and maintenance, street and highway lighting, landscape maintenance, park and open space maintenance, drainage system maintenance, fire services, and emergency services; and

**WHEREAS**, the proposed territory to be assigned into CSA 66 Zone of Benefit E is currently within the existing boundaries of CSA 66 (no zone of benefit); and

**WHEREAS**, the fiscal year 2024/2025 annual assessment rate for CSA 66 Zone of Benefit E is \$709.80; and

**WHEREAS**, the property owner of the parcels within the above described project has filed a written waiver and consent, identified on Exhibit "C" 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.

**WHEREAS**, the County Surveyor has confirmed that the real properties to be assigned are adequately described for the purposes of this Resolution in the legal description and accurately shown on the plat map attached hereto.

**NOW, THEREFORE, BE IT RESOLVED**, the Yuba County Board of Supervisors hereby determines and orders that:

1. The above Recitals are true and correct.
2. The property described in Exhibits A and B is hereby assigned to County Service Area 66 Zone of Benefit E.
3. An annual assessment for each parcel included, or to be created, within the property described in Exhibits A & B is hereby established at the rate of \$709.80 for fiscal year 2024/2025, matching the assessment rate for existing CSA 66 Zone of Benefit E. This assessment shall be subject to adjustment based on increases 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.
4. Collection of the assessment shall be done 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.

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5. The Director of Public Works is authorized to send a certified copy of this Resolution to the State Board of Equalization, together with any additional documents required pursuant to Government Section 54901 for the designation of the property described herein as a tax code area and the statement of boundary change.

PASSED AND ADOPTED at a regular meeting of the Board of Supervisors of the County of Yuba, State of California, on the 11 day of March, 2025 by the following vote:

AYES: Supervisors Vasquez, House, Fuhrer, Bradford, Messick  
NOES: None  
ABSENT: None  
ABSTAIN: None



Gary Bradford, Board of Supervisors

ATTEST: Mary Pasillas  
Clerk of the Board of Supervisors

By:   
Natalie Allen, Board Clerk

Janet E. Bender, County Counsel  
Approved as to Form:

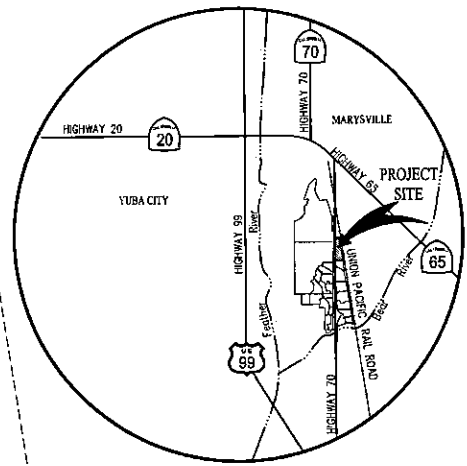
By: 

## NORTHPOINT VILLAGE 1 – LIST OF APNs

### (Southerly portion of Village 1)

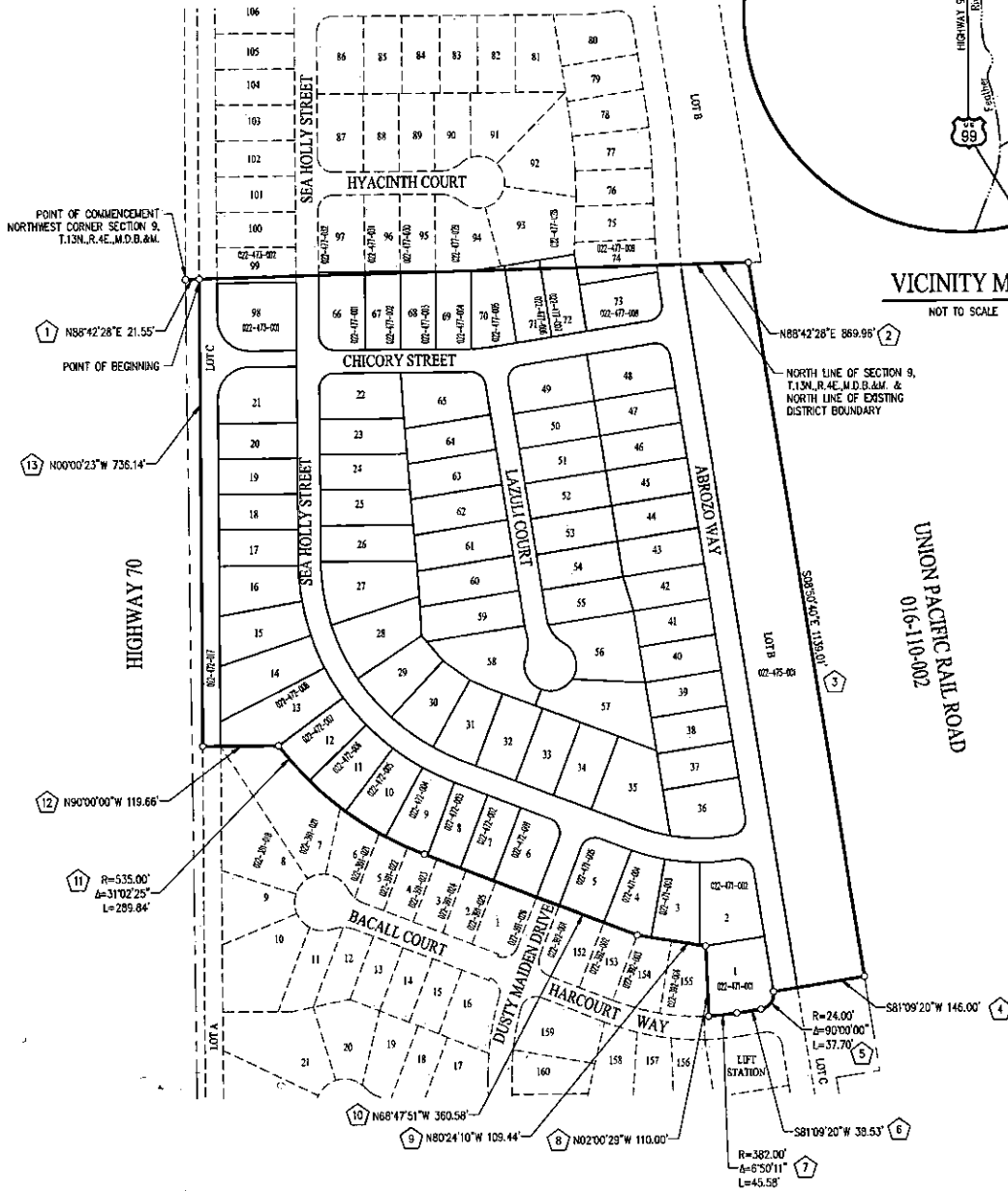
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022-471-004	022-476-007	022-476-032
022-471-005	022-476-008	022-476-033
022-472-001	022-476-009	022-476-034
022-472-002	022-476-010	022-476-035
022-472-003	022-476-011	022-476-036
022-472-004	022-476-012	022-476-037
022-472-005	022-476-013	022-476-038
022-472-006	022-476-014	022-476-039
022-472-007	022-476-015	022-476-040
022-472-008	022-476-016	022-476-041
022-472-009	022-476-017	022-476-042
022-472-010	022-476-018	022-476-043
022-472-011	022-476-019	022-476-044
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022-472-014	022-476-022	022-477-003
022-472-015	022-476-023	022-477-004
022-472-016	022-476-024	022-477-005
022-473-001	022-476-025	022-477-006
022-476-001	022-476-026	022-477-007
022-476-002	022-476-027	022-477-008
022-476-003	022-476-028	

# EXHIBIT A



## VICINITY MAP

NOT TO SCALE



POINT OF COMMENCEMENT  
NORTHWEST CORNER SECTION 9,  
T.13N.,R.4E.,M.D.B.&M.

1 N88°42'28"E 21.55'  
POINT OF BEGINNING

13 N00°00'23"W 736.14'

12 N90°00'00"W 119.66'

11 R=535.00'  
Δ=31°02'25"  
L=289.84'

10 N68°47'51"W 360.58'

9 N80°24'10"W 109.44'

8 N02°00'23"W 110.00'

7 R=382.00'  
Δ=6°50'11"  
L=45.58'

4 S81°09'20"W 146.00'

6 S81°09'20"W 39.53'

5 R=24.00'  
Δ=90°00'00"  
L=37.70'

**DISCLAIMER:**  
FOR ASSESSMENT PURPOSES ONLY. THE DESCRIPTION OF LAND IS NOT A LEGAL PROPERTY  
DESCRIPTION AS DEFINED IN THE SUBDIVISION MAP ACT AND MAY NOT BE USED AS THE BASIS FOR  
AN OFFER FOR SALE OF THE LAND DESCRIBED.

TOTAL AREA: 21.1 AC ±

### LEGEND

- PARCEL/LOT LINE WITHIN ZONE OF BENEFIT BOUNDARY
- EXISTING PARCEL/LOT LINE
- EXISTING CSA BOUNDARY
- - - PROPOSED ZONE OF BENEFIT BOUNDARY
- o DIMENSION POINT
- ① LEGAL DESCRIPTION COURSE NUMBER

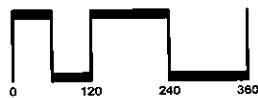
# CSA 66 NORTHPOINT VILLAGE 1 ZONE OF BENEFIT

BEING A PORTION OF SECTION 9, T.13N.,R.4E.,M.D.B.&M

YUBA COUNTY CALIFORNIA

SCALE: 1"=120' DATE: FEBRUARY 2025

SHEET 1 OF 1



SAN RAMON (925) 868-0322  
ROSEVILLE (916) 788-4456  
WWW.CBANDG.COM

CIVIL ENGINEERS • SURVEYORS • PLANNERS

120616029-000 (NORTH POINT) CADADERO #1875 FINANCE DISTRICT AMENDATION VILLAGE 1 ZONE OF BENEFIT

*mk 2/24/25*

EXHIBIT B  
CSA 66  
NORTHPOINT  
VILLAGE 1 ZONE OF BENEFIT  
GEOGRAPHIC DESCRIPTION

All that certain real property, situate in the County of Yuba, State of California, and being a portion of Section 9, Township 13 North, Range 4 East, Mount Diablo Base and Meridian, more particularly described as follows:

Commencing at a point on the existing boundary of County Service Area 66, said point being the northwestern corner of Area 1 of the original district formation (LAFCO 2003-12), said point also being the northwest corner of said Section 9;

Thence, ( 1 ) from said Point of Commencement, along the northern line of said Area 1, North 88°42'28" East 21.55 feet to the Point of Beginning for this description;

Thence, ( 2 ) from said Point of Beginning, continuing along said County Service Area 66 boundary, the following two (2) courses: North 88°42'28" East 869.96 feet;

Thence, ( 3 ) South 08°50'40" East 1,139.01 feet to the southeastern corner of Lot B, as said Lot B is shown and so designated on the official map of "Tract Map No. 2004-48-01 Northpoint Village 1", recorded May 31, 2024, in Book 106 of Maps, at pages 1 through 12, in the Office of the County Recorder of Yuba County;

Thence, ( 4 ) leaving said County Service Area 66 boundary, along the southern line of said Tract Map (106 M 1), the following ten (10) courses: South 81°09'20" West 146.00 feet;

Thence, ( 5 ) along a non-tangent curve to the right with  
Radius 24.00 feet  
Delta 90°00'00"  
Arc Length 37.70 feet  
Chord Length 33.94 feet  
Chord Bearing South 36°09'20" West  
Radial Bearing South 81°09'20" West;

Thence, ( 6 ) South 81°09'20" West 38.53 feet;

*Handwritten signature or initials*

EXHIBIT B  
CSA 66  
NORTHPOINT  
VILLAGE 1 ZONE OF BENEFIT  
GEOGRAPHIC DESCRIPTION

- Thence, ( 7 ) along a non-tangent curve to the right with  
Radius 382.00 feet  
Delta 06°50'11"  
Arc Length 45.58 feet  
Chord Length 45.55 feet  
Chord Bearing South 84°34'25" West  
Radial Rearing North 08°50'40" West;
- Thence, ( 8 ) North 02°00'29" West, 110.00 feet;
- Thence, ( 9 ) North 80°24'10" West 109.44 feet;
- Thence, ( 10 ) North 68°47'51" West 360.58 feet;
- Thence, ( 11 ) along a tangent curve to the right with  
Radius 535.00 feet  
Delta 31°02'25"  
Arc Length 289.84 feet  
Chord Length 286.31 feet  
Chord Bearing North 53°16'38" West  
Radial Rearing North 21°12'09" East;
- Thence, ( 12 ) West, 119.66 feet;
- Thence, ( 13 ) North 00°00'23" West 736.14 feet to said Point of Beginning.

Containing 21.1 acres, more or less.

For assessment purposes only. This description of land is not a legal property description as defined in the Subdivision Map Act and may not be used as the basis for an offer of sale of the land described.

END OF DESCRIPTION

*AL*  
*2/2/15*

**WAIVER AND CONSENT**  
**by owner of property proposed to be included in**  
**Northpoint Village 1 Subdivision (southerly portion) Zone of Benefit E**  
**within County Service Area No. 66**  
**regarding time limits and procedural requirements**

1. **Ownership.** Landowner is the owner of the real property shown in Exhibit A, attached hereto and incorporated herein by reference, County Assessor's Parcel Numbers on attached list (the "Real Property"), which is proposed to be included in the Northpoint Village 1 Subdivision (southerly portion) Zone of Benefit E within County Service Area No. 66.

2. **Adequate Time.** Landowner acknowledges the Yuba County Board of Supervisors is considering formation of the Northpoint Village 1 Subdivision (southerly portion) Zone of Benefit E within County Service Area No. 66 in order to provide additional services described in the Engineer's Report attached as Exhibit 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 of the Northpoint Village 1 Subdivision (southerly portion) Zone of Benefit E 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 Village 1 Subdivision (southerly portion) Zone of Benefit E 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 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 Village 1 Subdivision (southerly portion) Zone of Benefit E 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 February 20, 2025 California.

LANDOWNER:

By: [Signature]

Larry Gualco, VP Land Acq  
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 February 20, 2025 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 [Signature]

(Seal)

