

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

**RESOLUTION ASSIGNING )  
TERRITORY TO COUNTY )  
SERVICE AREA CSA-66 )  
ZONE OF BENEFIT F, )  
ROSS RANCH )**

**RESOLUTION NO. 2025-025**

**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 annexation to County Service Area (CSA) 66 Zone of Benefit F, 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 maintenance/sweeping, 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 F is currently within the boundary of CSA 66 (no zone of benefit); 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 \$235.09 per affordable housing multi-family unit, \$416.87 per multi-family unit, and \$591.42 per single-family unit; and

**WHEREAS**, the property owners 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 annexed 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 are hereby annexed to County Service Area 66 Zone of Benefit F.
3. An annual assessment for each parcel included, or to be created, within the property described in Exhibits A is hereby established at the rate of \$235.09 per affordable housing multi-family unit, \$416.87 per multi-family unit, and \$591.42 per single-family unit for fiscal year 2024/2025, matching the assessment rate for existing CSA 66 Zone of Benefit F. 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 25 day of March, 2025 by the following vote:

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

NOES: None

ABSENT: None

ABSTAIN: None



Gary Bradford, Board of Supervisors

ATTEST: Mary Pasillas  
Clerk of the Board of Supervisors

By: Mary Pasillas

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

By: Janet E. Bender

# EXHIBIT "A"

PLAT TO ACCOMPANY  
DESCRIPTION

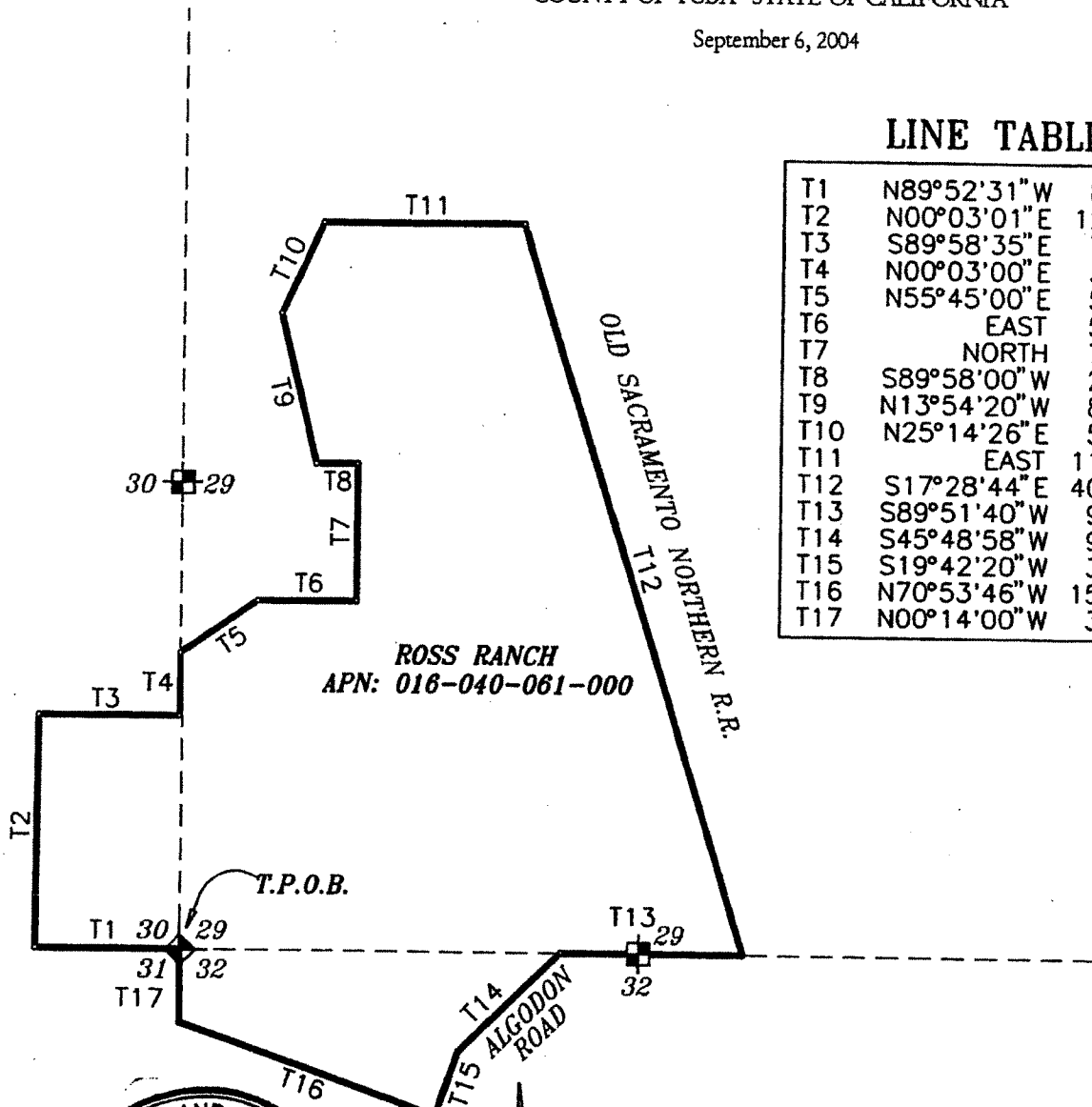
ROSS RANCH  
CSA-66 ANNEXATION  
A PORTION OF SECTIONS 29, 30 AND 32, ALSO BEING  
A PORTION OF BLOCKS 29, 30 AND 32, ARBOGA COLONY  
TOWNSHIP 14 NORTH, RANGE 4 EAST. M.D.B.&M.

COUNTY OF YUBA STATE OF CALIFORNIA

September 6, 2004

## LINE TABLE

T1	N89°52'31" W	814.78'
T2	N00°03'01" E	1284.87'
T3	S89°58'35" E	797.54'
T4	N00°03'00" E	358.28'
T5	N55°45'00" E	528.25'
T6	EAST	571.50'
T7	NORTH	774.53'
T8	S89°58'00" W	245.03'
T9	N13°54'20" W	865.36'
T10	N25°14'26" E	560.41'
T11	EAST	1157.24'
T12	S17°28'44" E	4094.99'
T13	S89°51'40" W	906.98'
T14	S45°48'58" W	935.45'
T15	S19°42'20" W	398.44'
T16	N70°53'46" W	1536.68'
T17	N00°14'00" W	334.54'



SEE DESCRIPTION FOR  
COURSE INFORMATION

SCALE: 1" = 1000'

**WOOD RODGERS**  
ENGINEERING • MAPPING • PLANNING • SURVEYING  
3301 C St., Bldg. 100-B Tel 916.341.7760  
Sacramento, CA 95816 Fax 916.341.7767

J:\Jobs\1434-Ross-Ranch\Ross-Ranch-0A\Geomatics\exhibits\1434-OPUD-ANNEX.dwg 8/10/05 2:06pm atapley

EXHIBIT "B"  
CSA 66 ZONE OF BENEFIT F  
ROSS RANCH  
GEOGRAPHIC DESCRIPTION

All that certain real property situate in The State of California, County of Yuba, being a portion of Lot 12 in Block 30 of Arboga Colony as filed for record in Book 1 of Maps at Page 31 in the Office of the Yuba County Recorder, and a portion of Lots 3 & 4 in Block 32 and Lots 12 & 13 in Block 29 of Arboga Colony No. 2 as filed for record in Book 2 of Maps at Page 15 in the Office of the Yuba County Recorder, also being a portion of Sections 29, 30, Township 14 North, Range 4 East, Mount Diablo Meridian, being more particularly described as follows:

Beginning at a Section Comer common to Sections 29, 30, 31 and 32; thence from the **True Point of Beginning** the following seventeen (17) courses and distances;

- 1) North 89°52'31" West along the Section line common to said Sections 30 and 31 a distance of 814.78 feet; thence leaving said Section line common to Sections 30 and 31;
- 2) North 00°03'01" East a distance of 1284.87 feet;
- 3) thence South 89°58'35" East a distance of 797.54 feet to a point on the Section line common to said Sections 29 and 30;
- 4) thence North 00°03'00" East along the said Section line common to Sections 29 and 30 a distance of 358.28 feet; thence leaving said Section line common to Sections 29 and 30
- 5) North 55°45'00" East a distance of 528.25 feet;
- 6) thence East a distance of 571.50 feet;
- 7) thence North a distance of 774.53 feet;
- 8) thence South 89°58'00" West a distance of 245.03 feet;
- 9) thence North 13°54'20" West a distance of 865.36 feet;
- 10) thence North 25°14'26" East a distance of 560.41 feet;
- 11) thence East a distance of 1157.24 feet to the Southwesterly right of way line of the Old Sacramento Northern Railroad;
- 12) thence South 17°28'44" East along said Southwesterly right of way line of the Old Sacramento Northern Railroad a distance of 4094.99 feet to the East-West centerline of said Sections 29 and 30 and leaving said Southwesterly right of way line of the Old Sacramento Northern Railroad
- 13) South 89°51'40" West along said East-West centerline of Sections 29 and 30 a distance of 906.98 feet to the centerline of Algodon Road;
- 14) thence South 45°48'58" West along said centerline of Algodon Road; a distance of 935.45 feet;
- 15) thence South 19°42'20" west a distance of 398.44 feet and leaving said centerline of Algodon Road;
- 16) thence North 70°53'46" West a distance of 1536.68 feet to the West line of said Section 32;
- 17) thence North 00°14'00" West along said West line of Section 32 a distance of 334.54 feet to the Point of Beginning.

Excepting therefrom;

All that real property situate in the State of California, County of Yuba, being a portion of Section 29, Township 14 North, Range 4 East, Mount Diablo Base & Meridian, as described in the deed to Reclamation District 784 recorded April 17, 2015 as Document Number 2015-004174, more particularly described as follows:

Lot K as shown on the map entitled "Ross Ranch Large Lot Map," Tract No. 2004-0052, filed in the office of the County Recorder of Yuba County, California on December 28, 2007 in book 89 of Maps at pages 1 through 21, amended by Certificate of Correction recorded May 2, 2008 as Instrument No. 2008-006573, Yuba County Official Records.

Also excepting therefrom;

All that real property situate in the State of California, County of Yuba, being a portion of Section 29, Township 14 North, Range 4 East, Mount Diablo Base & Meridian, as described in the deed to Reclamation District 784 recorded April 17, 2015 as Document Number 2015-004175, more particularly described as follows:

Being a portion of Lot D as shown on the map entitled "Ross Ranch Large Lot Map," Tract No. 2004-0052, filed in the office of the County Recorder of Yuba County, California on December 28, 2007 in Book 89 of Maps at pages 1 through 21, amended by certificate of correction recorded May 2, 2008 as instrument no. 2008-006573, Yuba County Official Records, said portion being more particularly described as follows:

Beginning at the southeast corner of said Lot D, also being a point of the west line of Lot K of said map of Tract No. 2004-0052; thence along said west line of Lot K North  $17^{\circ}44'46''$  West a distance of 208.82 feet; thence South  $88^{\circ}37'39''$  West a distance of 119.07 to a point on the west line of said lot d, also being a point on the east line of River Oaks Boulevard as shown on said map of Tract No. 2004-0052; thence along said east line of River Oaks Boulevard South  $01^{\circ}22'21''$  East a distance of 123.21 feet; thence North  $88^{\circ}39'39''$  East a distance of 20.00 feet; thence South  $01^{\circ}22'22''$  East a distance of 77.14 feet to the southwest corner of said Lot D; thence along the south line of said Lot D North  $88^{\circ}37'39''$  East a distance of 157.93 feet to said point of beginning containing 0.65 acres more or less.

# EXHIBIT "C"

WAIVER AND CONSENT  
by owner of property proposed to be included in  
**Ross Ranch Zone of Benefit F**  
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 016-040-135-000 and 016-040-136-000 (the "Real Property"), which is proposed to be included in Ross Ranch Zone of Benefit F within County Service Area No. 66.
2. **Adequate Time.** Landowner acknowledges the Yuba County Board of Supervisors is considering formation of the Ross Ranch Zone of Benefit F 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 Ross Ranch Zone of Benefit F and the imposition of the assessment ("Assessment") described in the Engineer's Report with the current rate of \$235.09 per affordable housing multi-family unit, \$416.87 per multi-family unit, and \$591.42 per single-family unit for fiscal year 2024/2025. 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. **Waiver of Time Limits.** Landowner waives all time limits applicable to the formation of the Ross Ranch Zone of Benefit F 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 Alexis Gevorgian its authorized representative for the purpose of voting its interests with respect to the Assessment. The mailing address of the designated representative is:

PO Box 240770, Encino, CA 91426

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 River Oaks Apartments Zone of Benefit F 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 18, 2025, California.

LANDOWNER, *AMG & ASSOCIATES LLC*:

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

Alexis Gevorgian, Manager  
Print Name and Title

## 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 Los Angeles

On February 18, 2025 before me, Jacob Soroudi,  
(insert name)

notary public, personally appeared Alexis Gevorgian, 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.

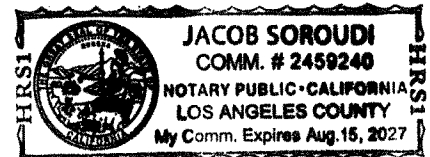
I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Signature

Jacob Soroudi

(Seal)



WAIVER AND CONSENT  
**by owner of property proposed to be included in  
Ross Ranch Zone of Benefit F  
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 014-830-038-000 and 014-830-030-000 (the "Real Property:), which is proposed to be included in Ross Ranch Zone of Benefit F within County Service Area No. 66.

2. **Adequate Time.** Landowner acknowledges the Yuba County Board of Supervisors is considering formation of the Ross Ranch Zone of Benefit F 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 Ross Ranch Zone of Benefit F and the imposition of the assessment ("Assessment") described in the Engineer's Report with the current rate of \$235.09 per affordable housing multi-family unit, \$416.87 per multi-family unit, and \$591.42 per single-family unit for fiscal year 2024/2025. 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. **Waiver of Time Limits.** Landowner waives all time limits applicable to the formation of the Ross Ranch Zone of Benefit F 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 Dana Lanza, Patrick Laughlin, Rangit K. Hagura its authorized representative for the purpose of voting its interests with respect to the Assessment. The mailing address of the designated representative is:

710 3rd Street, Marysville, CA 95901

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 River Oaks Apartments Zone of Benefit F 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 4th, 2025, California.

*LENDCO, LLC, a California limited liability company*

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

\_\_\_\_\_  
Print Name and Title

*DAVID W. LANZA,  
as Trustee of the David W. Lanza*

\_\_\_\_\_  
David W. Lanza, Trustee

*PATRICK LAUGHLIN,  
as Trustee of the Patrick Laughlin Trust*

\_\_\_\_\_  
Patrick Laughlin, Trustee

\_\_\_\_\_  
Ranjit Khagura

**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.

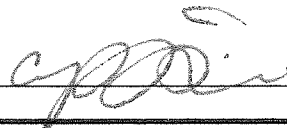
State of California  
County of Yuba

On February 4th, 2025 before me, Cheyanna Procopio,  
(insert name)

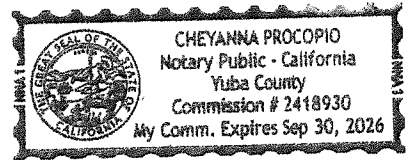
notary public, personally appeared David W. Innes, Ranjit Khagura and Patrick Laughlin, who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized 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)



WAIVER AND CONSENT  
by owner of property proposed to be included in  
Ross Ranch Zone of Benefit F  
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 016-040-134-000 (the "Real Property:), which is proposed to be included in Ross Ranch Zone of Benefit F within County Service Area No. 66.

2. **Adequate Time.** Landowner acknowledges the Yuba County Board of Supervisors is considering formation of the Ross Ranch Zone of Benefit F 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 Ross Ranch Zone of Benefit F and the imposition of the assessment ("Assessment") described in the Engineer's Report with the current rate of \$235.09 per affordable housing multi-family unit, \$416.87 per multi-family unit, and \$591.42 per single-family unit for fiscal year 2024/2025. 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. **Waiver of Time Limits.** Landowner waives all time limits applicable to the formation of the Ross Ranch Zone of Benefit F 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  
Don Slattery its authorized representative for the purpose of voting  
its interests with respect to the Assessment. The mailing address of the designated representative is:

430 E State St suite #100 Eagle, ID 83616

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 River Oaks Apartments Zone of Benefit F 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, 13, 2025, California.

LANDOWNER, *PLUMAS LAKE PACIFIC ASSOCIATES:*

By: [Signature]  
Caleb Roope, CEO  
Print Name and Title

### 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~~-Idaho  
County of Ada

On 2/13/25 before me, Katie Callen,  
(insert name)

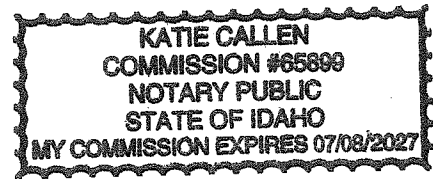
notary public, personally appeared Caleb Roope, who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their 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~~<sup>Idaho</sup> that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Signature [Signature]

(Seal)



**WAIVER AND CONSENT**  
**by owner of property proposed to be included in**  
**Ross Ranch Zone of Benefit F**  
**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 014-830-002-000, 014-830-003-000, 014-830-039-000, 014-830-008-000, 014-830-009-000, 014-830-013-000, 014-830-015-000, 014-830-035-000, 014-830-036-000, 014-830-032-000, 014-830-023, 014-830-024-000, 014-830-027-000, 014-830-014-000, 014-830-017-000, and 014-830-021-000, (the "Real Property:), which is proposed to be included in Ross Ranch Zone of Benefit F within County Service Area No. 66.

2. **Adequate Time.** Landowner acknowledges the Yuba County Board of Supervisors is considering formation of the Ross Ranch Zone of Benefit F 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 Ross Ranch Zone of Benefit F and the imposition of the assessment ("Assessment") described in the Engineer's Report with the current rate of \$235.09 per affordable housing multi-family unit, \$416.87 per multi-family unit, and \$591.42 per single-family unit for fiscal year 2024/2025. 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. **Waiver of Time Limits.** Landowner waives all time limits applicable to the formation of the Ross Ranch Zone of Benefit F 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 Anthony Ybarra its authorized representative for the purpose of voting its interests with respect to the Assessment. The mailing address of the designated representative is:

8800 N. Gainey Center Dr, Suite 346, Scottsdale, AZ 85258

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 River Oaks Apartments Zone of Benefit F 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 18, 2025, California.

WALTON CALIFORNIA, LLC, a California limited liability company, as owner, operator, agent or manger, as applicable:

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

Anthony Ybarra, Authroized Signatory

Print Name and Title

## 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 Arizona  
County of Maricopa)

On February 18, 2025 before me, Michelle Desjardins,

(insert name)

notary public, personally appeared Anthony Ybarra, 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

M. Desjardins

(Seal)



**WAIVER AND CONSENT**  
**by owner of property proposed to be included in**  
**Ross Ranch Zone of Benefit F**  
**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 014-830-034, 014-830-004-000, 014-830-005-000, 014-830-007-000, 014-830-011-000, 014-830-012-000, 014-830-018-000, 014-830-033-000, 014-830-037-000, 014-830-026-000 (the "Real Property:), which is proposed to be included in Ross Ranch Zone of Benefit F within County Service Area No. 66.
2. **Adequate Time.** Landowner acknowledges the Yuba County Board of Supervisors is considering formation of the Ross Ranch Zone of Benefit F 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 Ross Ranch Zone of Benefit F and the imposition of the assessment ("Assessment") described in the Engineer's Report with the current rate of \$235.09 per affordable housing multi-family unit, \$416.87 per multi-family unit, and \$591.42 per single-family unit for fiscal year 2024/2025. 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. **Waiver of Time Limits.** Landowner waives all time limits applicable to the formation of the Ross Ranch Zone of Benefit F 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 Jeffrey Saladin its authorized representative for the purpose of voting its interests with respect to the Assessment. The mailing address of the designated representative is:

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 River Oaks Apartments Zone of Benefit F 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 Feb 27, 2025, California.

LANDOWNER, JAS LAND FUND 3:

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

JAMES SALASO, MANAGER, WATER  
Print Name and Title

### 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 Feb 27 2025 before me, B. Clarke  
(insert name)

notary public, personally appeared James Salaso, 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)

