

**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 AND)
ALL OF NORTHPOINT VILLAGE 2)**

RESOLUTION NO. 2025-035

WHEREAS, the owner 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 "C", 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 is to be assigned into CSA 66 Zone of Benefit E upon successful annexation into the 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" shall be assigned to County Service Area 66 Zone of Benefit E upon successful annexation with the Local Agency Formation Commission into the County Service Area 66.
3. The effective date of this assessment shall be the date of recordation of the certificate of completion from the Local Agency Commission finalizing the annexation of the property described into County Service Area 66.
4. An annual assessment for each parcel included, or to be created, within the property described in Exhibits "A" and "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.
5. 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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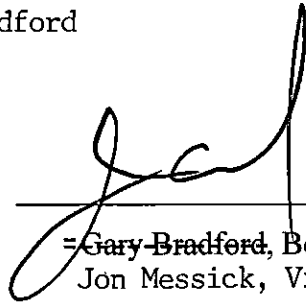
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6. The Director of Public Works is authorized to send a certified copy of this Resolution to the State Board of Equalization, together with any additional documents required pursuant to Government Section 54901 for the designation of the property described 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 22 day of April, 2025 by the following vote:

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



= Gary Bradford, Board of Supervisors
Jon Messick, Vice-Chair

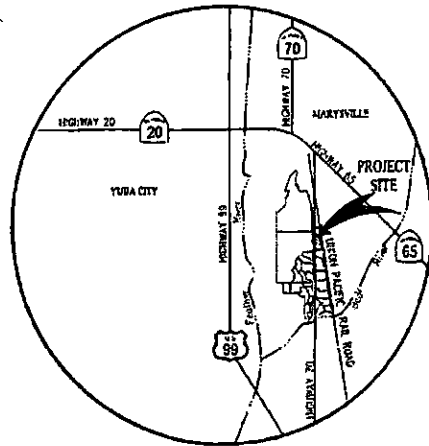
ATTEST: Mary Pasillas
Clerk of the Board of Supervisors

By: Natalie Allen
Natalie Allen, Board Clerk

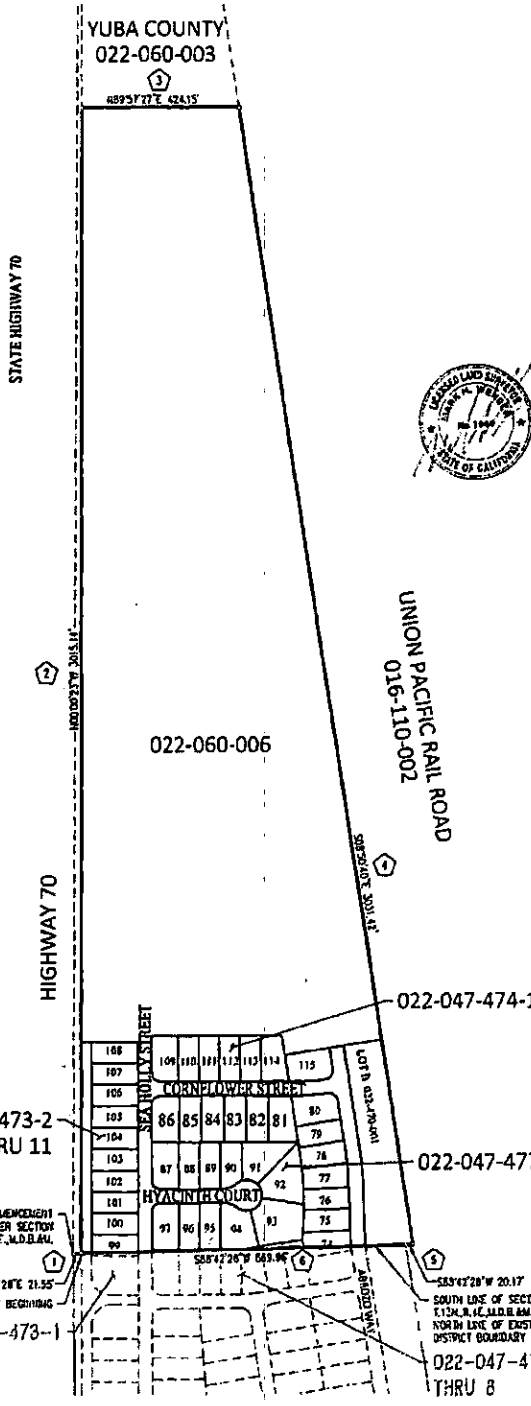
Janet E. Bender, County Counsel
Approved as to Form:

By: Janet E. Bender

EXHIBIT "A"



VICINITY MAP
NOT TO SCALE



LEGEND

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

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

TOTAL AREA: 45.4 AC ±

LAFCO 2025-0001- NORTHPOINT A PORTION OF VILLAGE 1 & VILLAGE 2

022-060-006

022-047-474-1 THRU 7

022-047-473-2 THRU 11

022-047-477-9 THRU 32

022-047-477-1 THRU 8

022-047-473-1

CSA 66 ANNEXATION NORTHPOINT A PORTION OF VILLAGE 1 & VILLAGE 2

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

YUBA COUNTY CALIFORNIA

SCALE: 1" = 200' DATE: FEBRUARY 2025

SHEET 1 OF 1



SAN RAMON • (925) 866-0322
ROSEVILLE • (916) 788-4456
WWW.CBANDG.COM

CIVIL ENGINEERS • SURVEYORS • PLANNERS

Handwritten initials: *at 3/11/25*

EXHIBIT "B"

LAFCO ANNEXATION NO. 2025-0001
NORTHPOINT, A PORTION OF VILLAGE 1 & VILLAGE 2
ANNEXATION TO COUNTY SERVICE AREA 66
GEOGRAPHIC DESCRIPTION

All that certain real property, situate in the County of Yuba, State of California, and being a portion of Section 4, 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 southwest corner of said Section 4;

Thence, (1) 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, leaving said County Service Area 66 boundary, North 00°00'23" West 3,015.14 feet;

Thence, (3) North 89°57'27" East 424.15 feet;

Thence, (4) South 08°50'40" East 3,031.42 feet;

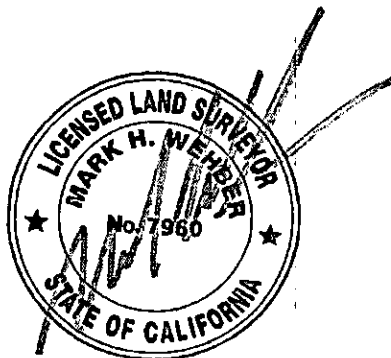
Thence, (5) South 88°42'28" West 20.17 feet to the northeastern corner of said Area 1;

Thence, (6) along said northern line of Area 1, South 88°42'28" West 869.96 feet to said Point of Beginning.

Containing 45.4 acres of land 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



ml
3/11/25

EXHIBIT "C"

WAIVER AND CONSENT
by owner of property proposed to be included in
Northpoint Village 1 and Northpoint Village 2 Subdivision
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 and Northpoint Village 2 Subdivision 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 and Northpoint Village 2 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 Gualeo, VP Lewis Home 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 and Northpoint Village 2 Subdivision 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 3-21-2025, California.

LANDOWNER:

By: _____

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 March 21, 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 _____

(Seal)



NORTHPOINT VILLAGES – LIST OF APNs
CSA 66 Annexation
LAFCO-25-0001

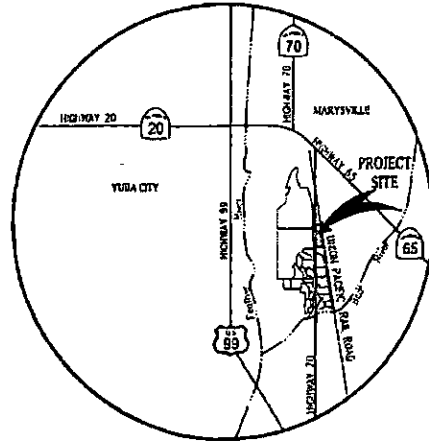
VILLAGE 1

022-473-002 (portion of Lot 99)	022-477-023
022-473-003	022-477-024
022-473-004	022-477-025
022-473-005	022-477-026
022-473-006	022-477-027
022-473-007	022-477-028
022-473-008	022-477-029
022-473-009	022-477-030
022-473-010	022-477-031
022-473-011	022-477-032
022-474-001	
022-474-002	
022-474-003	
022-474-004	
022-474-005	
022-474-006	
022-474-007	
022-477-005 (portion of)	
022-477-006 (portion of)	
022-477-007 (portion of)	
022-477-009 (portion of Lot 74)	
022-477-010	
022-477-011	
022-477-012	
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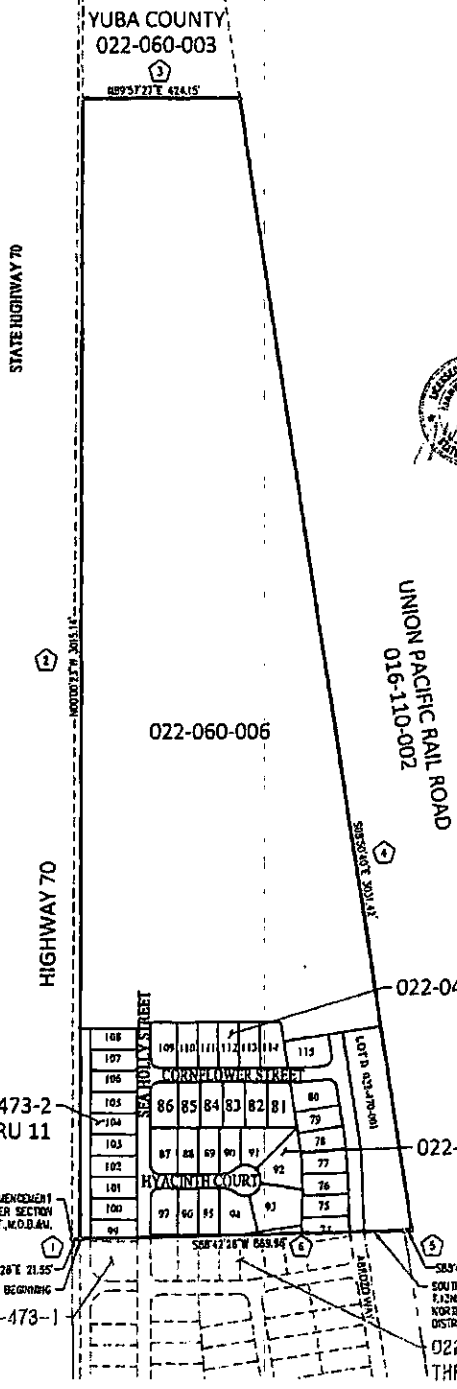
VILLAGE 2

022-060-006 (Parcel A – remainder from
Northpoint Village 1 map)

EXHIBIT "A"



VICINITY MAP
NOT TO SCALE



LEGEND

- PARCEL/LOT LINE WITHIN ANNEXATION BOUNDARY
- EXISTING PARCEL/LOT LINE
- EXISTING CSA BOUNDARY
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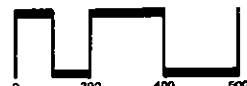
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LAFCO 2025-0001- NORTHPOINT A PORTION OF VILLAGE 1 & VILLAGE 2

CSA 66 ANNEXATION NORTHPOINT A PORTION OF VILLAGE 1 & VILLAGE 2

BEING A PORTION OF SECTION 4, T.13N., R.4E., M.D.B.&M.
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SCALE: 1" = 200' DATE: FEBRUARY 2025
SHEET 1 OF 1



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Handwritten initials/signature

EXHIBIT B

**ENGINEER'S REPORT
COUNTY SERVICE AREA 66
ASSESSMENTS FOR FT 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.

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.

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.

METHOD OF SPREAD

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

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 is 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

APN Owner of Record

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
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
022-020-003	ELLIOTT H C
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
022-040-007	LENNAR RENAISSANCE INC
022-040-008	LENNAR RENAISSANCE INC
022-050-003	RUE MICHAEL E
022-050-004	RUE MICHAEL E

Total Parcels: 24

Exhibit B
Summary of Analysis

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

Item	Total Annual Cost	Cost Per Unit [1]
Total Units		5,408
Maintenance Items		
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
Other Items		
Fire Protection	\$432,640	\$80.00
OES Costs	\$10,816	\$2.00
County Administrative Fee	\$59,488	\$11.00
Contingency	\$36,991	\$6.84
Total Cost per Unit	\$2,055,033	\$380.00

"cpu"

[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
Total	267,070	50.58	\$5,000	\$252,907	25,600	4.85	\$10,000	\$48,485	\$301,392

"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
Subtotal					946	\$9,845	\$118,135
Energy Commission Tax [2]						\$114	\$1,363
Total						\$9,958	\$119,497

"streetlights"

[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

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
Total Annual Soundwall Costs					\$34,980

"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
Other Park Costs			
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
Total Park Maintenance Costs			\$685,020

:"parks"