

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

**RESOLUTION OF SUPPORT FOR ANNEXATION OF)
RIO DEL ORO VILLAGES 17 THRU 20 INTO COUNTY)
SERVICE AREA NO. 66 AND APPROVAL TO AMEND)
THE SPHERE OF INFLUENCE OF COUNTY SERVICE)
AREA NO. 66)**

RESOLUTION NO. 2023-007

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 Rio Del Oro Villages 17 thru 20 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 mostly located within the established Sphere of Influence for County Service Area No 66 as it was approved by the Yuba County Local Agency Formation Commission except for a small strip of land on the west side of the project; and

WHEREAS, an amended Sphere of Influence has been submitted to the Yuba County Local Agency Formation Commission by the property owner to include the above mentioned strip of land; 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 22/23 is \$516.45; 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

NOW, THEREFORE, BE IT RESOLVED, the Yuba County Board of Supervisors hereby supports the annexation of Rio Del Oro Villages 17 thru 20 into County Service Area 66 and agrees to the amendment of the Sphere of Influence of County Service Area No. 66.

BE IT FURTHER RESOLVED, that the annual assessment is hereby imposed for each parcel in County Service Area 66 at a rate of \$516.45 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 2022/23. 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.

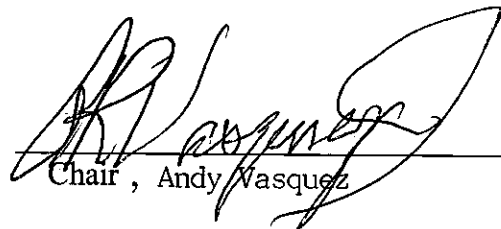
PASSED AND ADOPTED at a regular meeting of the Board of Supervisors of the County of Yuba, State of California on the 24 day of January, 2023 by the following vote:

AYES: Supervisors Vasquez, Fuhrer, Bradford, Messick


NOES: None

ABSENT: Supervisor Blaser

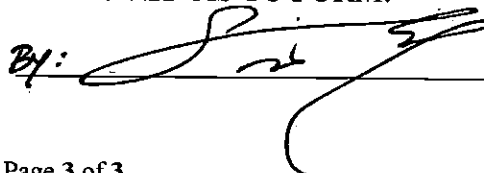
ABSTAIN: None


Chair, Andy Vasquez

ATTEST: MARY PASILLAS
CLERK OF THE BOARD OF SUPERVISORS


Natalie Allen, Board Clerk

MICHAEL J. CICOZZI
YUBA COUNTY COUNSEL
APPROVED AS TO FORM:

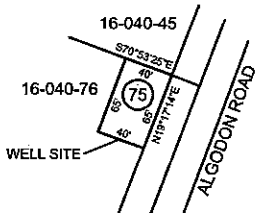
By: 

NOTE: This map was prepared for assessment purposes only, and is not intended to illustrate legal building sites or establish precedence over local ordinances. Official information concerning size or use of any parcel should be obtained from recorded documents and local governing agencies.

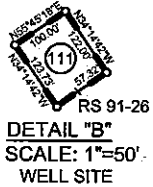
BLOCK 32 & POR. BLOCK 30 & 31, ARBOGA COLONY 2 & POR. RIO DEL ORO TRACT 98-578

Tax Rate Area
 64-347 71-021
 64-363 71-022
 64-409 71-023
 71-020 71-024
 71-028 71-028

16-4

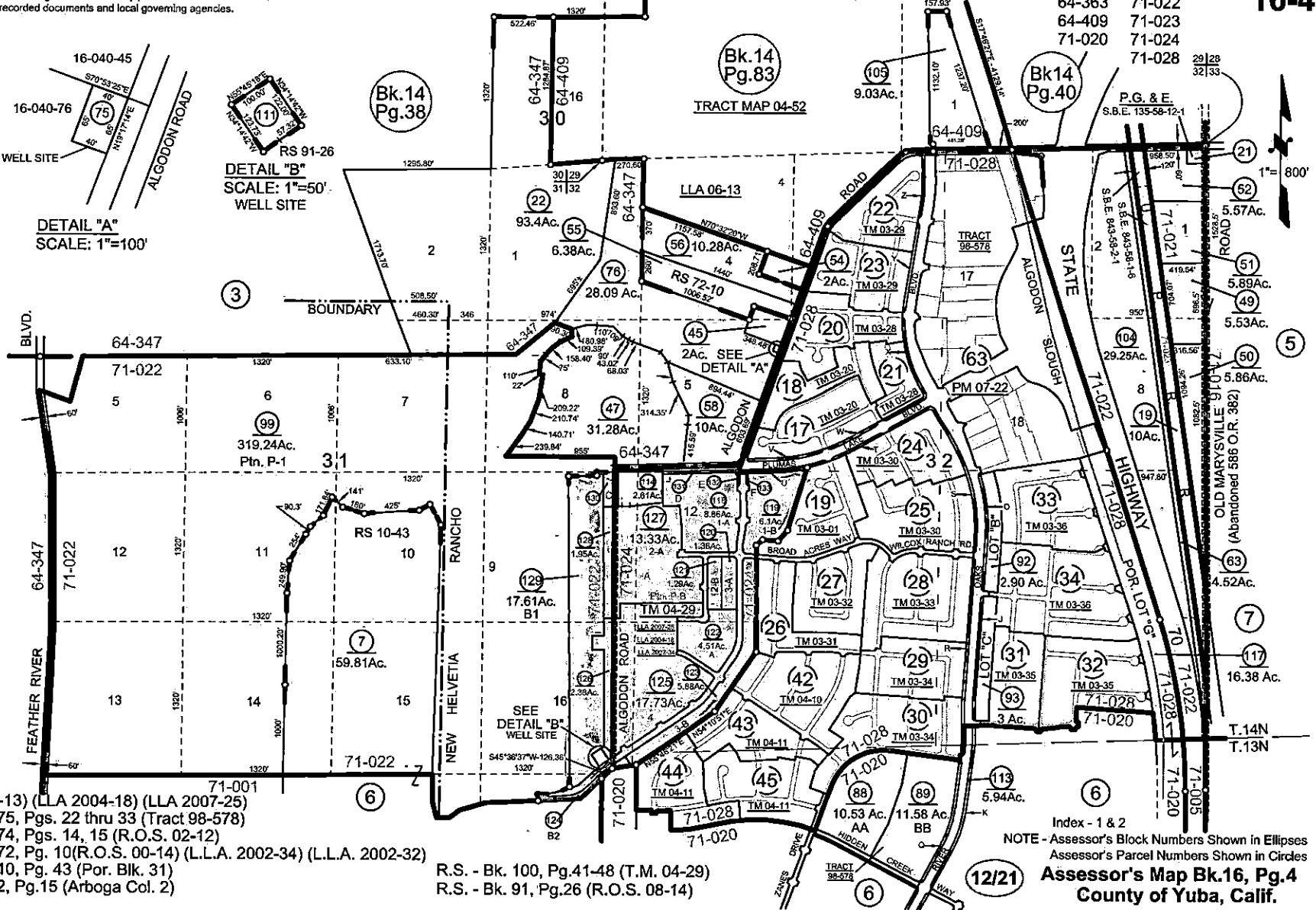


DETAIL "A"
SCALE: 1"=100'



DETAIL "B"
SCALE: 1"=50'
WELL SITE

EXHIBIT "A"



(LLA 2006-13) (LLA 2004-18) (LLA 2007-25)
 R.S. - Bk. 75, Pgs. 22 thru 33 (Tract 98-578)
 R.S. - Bk. 74, Pgs. 14, 15 (R.O.S. 02-12)
 R.S. - Bk. 72, Pg. 10 (R.O.S. 00-14) (L.L.A. 2002-34) (L.L.A. 2002-32)
 R.S. - Bk. 10, Pg. 43 (Por. Blk. 31)
 R.S. - Bk. 2, Pg. 15 (Arboga Col. 2)

R.S. - Bk. 100, Pg. 41-48 (T.M. 04-29)
 R.S. - Bk. 91, Pg. 26 (R.O.S. 08-14)

Index - 1 & 2
 NOTE - Assessor's Block Numbers Shown in Ellipses
 Assessor's Parcel Numbers Shown in Circles
Assessor's Map Bk. 16, Pg. 4
County of Yuba, Calif.

EXHIBIT "B"

WAIVER AND CONSENT

by owner of property proposed to be include
Rio Del Oro Villages 17 thru 20 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 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 Rio Del Oro Villages 17 thru 20 Subdivisions into County Service Area No. 66.

2. **Adequate Time.** Landowner acknowledges the Yuba County Board of Supervisors is considering formation of the Rio Del Oro Villages 17 thru 20 Subdivisions into 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 Rio Del Oro Villages 17 thru 20 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 \$516.45 for fiscal year 2022-2023.

4. **Waiver of Time Limits.** Landowner waives all time limits applicable to the formation of the Rio Del Oro Villages 17 thru 20 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 Rio Del Oro Villages 17 thru 20 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 19, 2022, 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 19, 2022 before me, Jessica D. Granzella, Notary Public
(insert name and title of the officer)

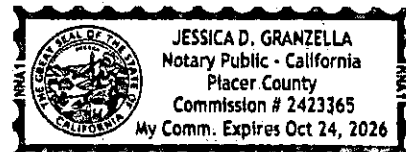
personally appeared Larry Gualco
who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s)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



LIST OF PARCELS FOR RIO DEL ORO VILLAGES 17-20 (THE "REAL PROPERTY")

016-040-118-000

016-040-119-000

016-040-120-000

016-040-121-000

016-040-122-000

016-040-123-000

016-040-124-000

016-040-125-000

016-040-126-000

016-040-127-000

016-040-128-000

016-040-129-000

016-040-130-000

016-040-131-000

016-040-132-000

016-040-133-000

NOTE: This map was prepared for assessment purposes only, and is not intended to illustrate legal building sites or establish precedence over local ordinances. Official information concerning size or use of any parcel should be obtained from recorded documents and local governing agencies.

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Tax Rate Area

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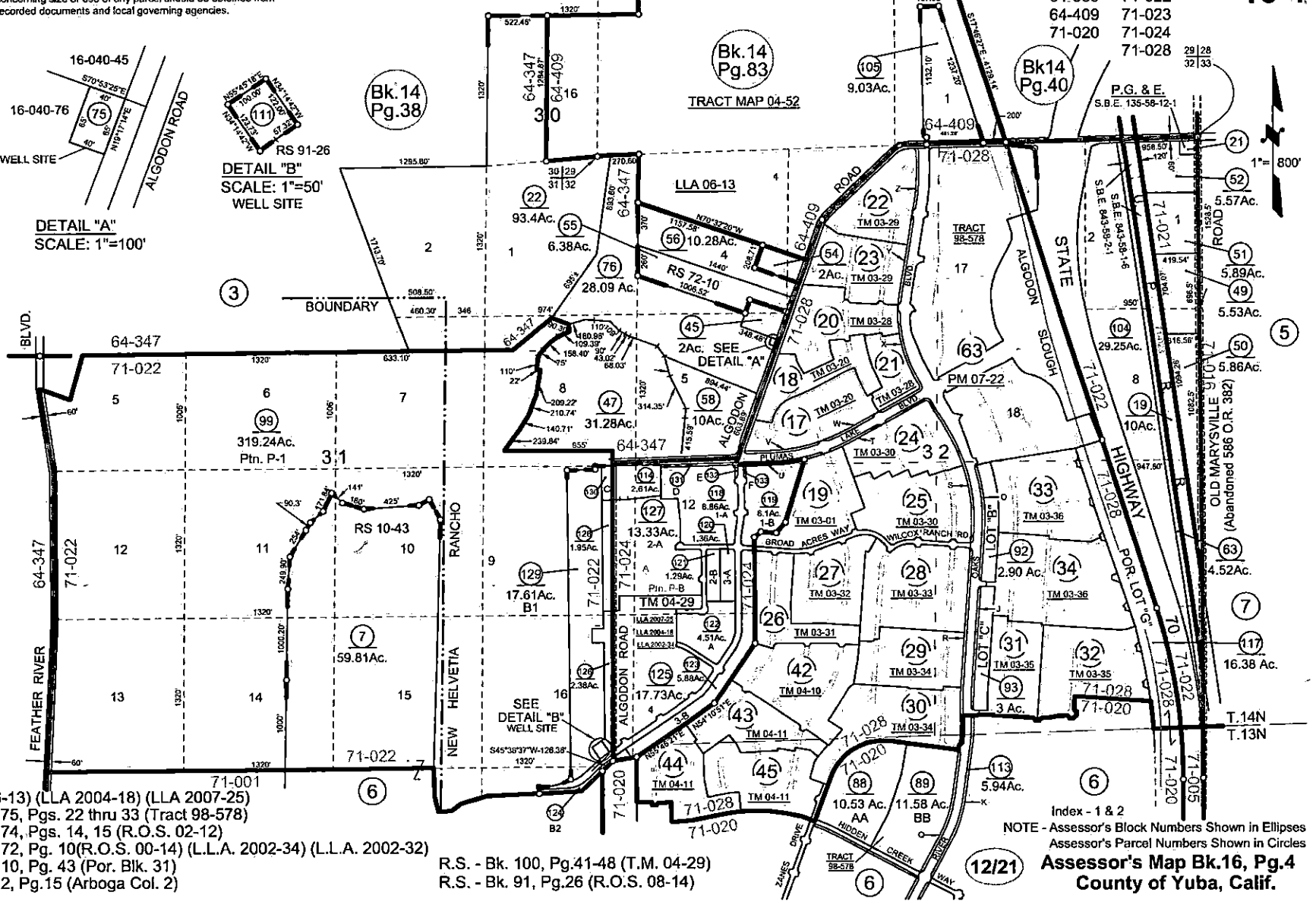
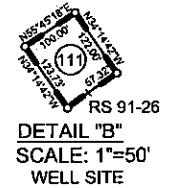
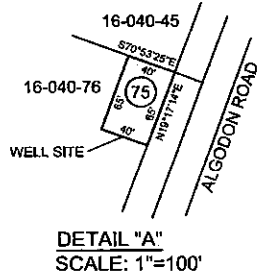


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Index - 1 & 2
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Assessor's Map Bk.16, Pg.4
County of Yuba, Calif.

EXHIBIT "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.

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 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
-

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
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

[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.

"cpu"

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"