

YUBA LOCAL AGENCY FORMATION COMMISSION

John Benoit Executive Officer

Paige Hensley, Deputy Executive Officer

David Ruderman, LAFCo Counsel

417 4th Street

P.O. Box 2305

Marysville, CA 95901

Phone (530) 749-5467

Fax (530) 749-5468

EXECUTIVE OFFICER'S REPORT

MEETING DATE: October 4, 2023

SUBJECT: LAFCO 2023-0005 (Alexander Pointe) Annexation
into CSA No. 66

EXECUTIVE OFFICER'S RECOMMENDATIONS: (1.) Adopt the proposed resolution approving an annexation to CSA 66 consisting of 8.71 acres more or less subject to its terms and conditions for a 35-unit residential subdivision, resulting 89 future residents in the area thereabouts and approving LAFCO File 2023-0005 (Alexander Point) to County Service Area #66 subject to its recommended terms and conditions herein referred to as an Annexation.

I. BACKGROUND:

A. Summary:

This application is a request from Greypoint Development LLC to annex approximately 8.71 acres into County Service Area (CSA) 66. The purpose of this annexation is to provide for flood control, structure protection, paramedics, street lighting, street sweeping and park maintenance and other required services. The project area is located west of Arcano and the Union Pacific Railroad, and East of Arboga Road in Yuba County and is known as **APN No. 014-850-009**.

This annexation to County Service Area (CSA) No. 66 to provide extended services including street, landscape, and lighting maintenance; drainage maintenance; parks maintenance and recreation services; structural fire protection; and emergency services per condition 38 of TSTM 2019-0005. The boundaries were determined by land owned by Greg Owens.

Note: CSA 70 is a county-wide CSA and therefore, no annexation will be required. However a benefit zone will need to be established by the County per condition 39.

Fire Services will remain with the Linda Fire Protection District which will collect CSA 66 fees for its benefit.

Staff recommends that the Yuba Local Agency Commission approve this CSA 66 annexation subject to the terms and conditions stated in the proposed resolution as shown in Attachment 1.

B. Proposals and Justification:

On October 16, 2019 the Yuba County Planning Commission approved TSTM 2019-0005 (Greg Owen, Alexander Pointe) requiring various public services to be provided within the subject

territory (TSTM 2019-0008, Condition No.38). On the same date the County made a finding this annexation is exempt from the California Environmental Quality Act, pursuant to CEQA section 15319, lots for exempt facilities.

This annexation consists of 8.71 acres to CSA #66. The territory is within the OPUD sphere of influence and District boundary. Lands in OPUD are to remain within the Linda Fire Protection District in accordance with its adopted Sphere of Influence and fire fees are to be collected by CSA 66 on behalf of the Linda Fire District. The territory is also within the Yuba LAFCO's approved Sphere of Influence for CSA No.66.

There is no other existing organization that can readily provide services for this area. OPUD will provide assurances that water, wastewater, and parks and recreation services will be provided to serve the subdivision. The Linda Fire Protection District will continue provide fire service including a fee to be charged by CSA 66 on behalf of the Linda Fire Protection District. CSA No.66 will provide extended services including street, landscape, and lighting maintenance; drainage maintenance; parks maintenance and recreation services; structural fire protection; and emergency services.

C. Location:

The property is located on Assessor's Parcel 014-850-009. This annexation is located on west of Arcano Way and south of Brougham Way. The annexation is located east of Arboga Way and west the Union Pacific Railroad, within Yuba County.

D. Purpose:

The purpose of annexing into CSA No.66 is for extended road and landscaping maintenance, street lighting, drainage maintenance, and structural fire protection as well as other services in which CSA No.66 is authorized to provide to new residential subdivisions. Fire Protection will remain within the Linda Fire Protection District.

II. ANALYSIS

A. Accepted for filing: Sept 1, 2023

B. Publication and Posting: Sept 1, 2023

C. Compliance with CEQA:

Lead Agency:	Yuba County
Responsible Agency:	Yuba LAFCO
Environmental Finding:	Exempt
Date of Finding:	October 16, 2019

D. Compliance with applicable Plans:

The annexation is within an urban development area. The proposed Annexation is consistent with the goals and policies of the Single Family Residential (RS) zone and the Valley Neighborhood general plan designation by creating 117 parcels on 21.83 acres. The RS zone allows a density of 3 to 8 units per acre and the applicants are proposing approximately 5.4 units per acre.

The proposed annexation conforms to the Boundary and the adopted Sphere of Influence for CSA66.

F. Existing Land Use and Zoning:

- LAND USE DESIGNATION: Single Family Residential RS Valley Neighborhood (Yuba County General Plan)
- EXISTING LAND USE: Fallow
- ZONING: R-1 Single Family Residential (RS) (Yuba County Zoning Ordinance)
- DWELLINGS: None.
- POPULATION: None.
- REGISTERED VOTERS: None.
- LANDOWNER(S): GREGORY OWEN

G. Existing Land Use and Zoning for surrounding territory:

- North: Valley Neighborhood, RH
- South: Valley Neighborhood, RS
- East: Valley Neighborhood RS
- West: Valley Neighborhood RS

H. Proposed development: 35 unit Residential Subdivision.

- I. Fiscal data:** Total Assessed value within the annexation is \$139,385. No share of the property tax revenue including base tax revenue and annual tax increment belonging to the County or any taxing agency within the subject territory shall be exchanged.

CSA No.66 - Yuba County Board of Supervisor's Resolution 1980-02 calls for no share of the property tax revenue including base tax revenue and annual tax increment belonging to the County or any taxing agency within the subject territory shall be exchanged with the annexed County Service Area.

J. Existing and Proposed Service Agencies:

Service:	Existing Provider:	Proposed Provider:
School Districts	Marysville Jt. Unifed School District	Same
Fire Protection	Linda Fire Protection District	Linda Fire Protection District (Extended Service through CSA 66)
General Government	Yuba County	Yuba County
Police Protection	Yuba County Sheriff	Yuba County Sheriff
Off-site Drainage and Flood Control	Reclamation District No.784	Reclamation District No.784
On-site Drainage and Flood Control	None	CSA 66
Water and Wastewater	Olivehurst Public Utility District	Olivehurst Public Utility District
Street Lighting	None	CSA 66
Road and Landscaping Maintenance	None	CSA 66
Sewer Services	Olivehurst Public Utility District	Olivehurst Public Utility District

K. Governing Law and LAFCO Policy

LAFCO is charged with applying the policies and provisions of the Cortese-Knox-Hertzberg Act to its decisions regarding annexations, incorporations, reorganizations, and other changes of government. LAFCO's review of projects must be consistent with the policy directives of the LAFCO Act. Specifically, LAFCO's policies are designed to:

- a) Provide Information. Give applicants for changes of organization guidance as to the information LAFCO needs to make appropriate determinations concerning their applications and provide information and notice to elected officials, governmental staff, and members of the general public as to the standards and procedures that LAFCO will use in evaluating applications.
- b) Set Criteria. Provide applicants for changes of organization with explicit guidance as to the criteria LAFCO will use in approving, disapproving, amending, or conditionally approving applications for changes of organization.
- c) Ensure Greater Consistency in LAFCO's decision-making process.
- d) Facilitate Communication among local agencies in the region.
- e) Minimize Adverse Impacts of the social, economic and environmental results of growth.
- f) Provide for Planned, Well-Ordered Efficient Urban Development Patterns with appropriate consideration of preserving open space lands within those patterns.

The following table is provided as a guide for the Commission to consider for a project's consistency with Government Code Section 56668, the broader legislative direction of LAFCO in Government Code Section 56001 as well as those adopted by Yuba LAFCO.

This proposal complies with applicable legal and proposed policy requirements, as summarized below:

General Policy Considerations

Policy Consideration	Consistency/ Applicability	Comment
Communication between local agencies is encouraged.	N/A	<i>Environmental reviews are forwarded to LAFCO. LAFCO staff concurs with the County's environmental determination and adopted findings of the Lead Agency.</i>
Urban development proposals shall include annexation to a city where possible.	N/A	<i>Olivehurst is not incorporated.</i>
LAFCO will normally deny proposals that result in urban sprawl.	N/A	<i>This project is within the Olivehurst PUD and the Linda Fire Protection District.</i>
Environmental consequences (CEQA) shall be considered.	<i>Consistent</i>	<i>An NOE has been prepared. A NOD has been filed for TSTM 2019-0005</i>
LAFCO will consider the impact of a proposal on the regional supply of housing for all income levels.	<i>Consistent</i>	<i>Among the goals included in the County General Plan Housing Element are Adequate sites to meet the County's share of future housing construction needs;</i> <ul style="list-style-type: none"> <i>• Housing needs of special population groups;</i> <i>• Provision of affordable housing for low- and moderate-income households;</i> <i>• Increase the availability of home purchase options for moderate- and above moderate income households in communities where the majority of housing opportunities are limited to rental unit;</i> <i>• Ensure equal housing opportunity; and</i>

		<ul style="list-style-type: none"> Promote energy conservation.
LAFCO will favor proposals that promote compact urban form and infill development.	<i>Consistent</i>	<i>This area is surrounded by areas planned for urban development or in the developing stages.</i>
Government structure should be simple, accessible, and accountable.	<i>Consistent</i>	<i>There is no indication of unnecessary complexity or lack of accessibility or accountability. All services requested will be provided by the CSA, provided the developer agrees to a special tax or assessment to pay for services in the present and future.</i>
Agencies must provide documentation that they can provide service within a reasonable period of time.	<i>Consistent</i>	<i>The County Public Works Department and other beneficiary agencies to the CSA have indicated they are willing and able to serve this area for the services requested. Although it has been determined that the CSA has the ability to provide services for this annexation.</i>
Efficient services are obtained when proposals: <ul style="list-style-type: none"> Utilize existing public agencies; Consolidate activities and services; and Restructure agency boundaries to provide more logical, effective, and efficient services. 	<i>Consistent</i>	<i>This proposal is consistent since the CSA No.66 is an existing service provider for the services requested Fire protection is provided by the Linda Fire Protection District. Off-site drainage will be provided by RD-784, another existing service provider. Both providers will be beneficiaries of assessments collected through the CSA.</i>
Adverse impacts on adjacent areas, social and economic interests and the local government structure must be mitigated.	<i>Consistent</i>	<i>This area is consistent with the OPUD Boundary and OPUD will provide Water, Wastewater and Parks and Recreation.</i>
Conformance with general & specific plans required.	<i>Consistent</i>	<i>This project conforms to the adopted Yuba County General Plan</i>
Boundaries: <ul style="list-style-type: none"> Definite boundaries are required. Boundaries that are favored: <ul style="list-style-type: none"> Create logical boundaries & eliminate islands or illogical boundaries. Follow natural or man-made features and include logical service areas. Boundaries that are disfavored: <ul style="list-style-type: none"> Split neighborhoods or 	<i>Consistent</i>	<i>This annexation creates a logical boundary and is accessed from Arcano Avenue</i>

<p>communities. Result in islands, corridors, or peninsulas. Drawn for the primary purpose of encompassing revenue-producing territories. Create areas where it is difficult to provide services.</p>		
Revenue neutrality required.	<i>N/A</i>	<i>A zero tax exchange is to occur. New services will be fee supported.</i>
<p>Agricultural and Open Space Land Conservation Standards:</p> <ul style="list-style-type: none"> • Must lead to planned, orderly & efficient development. • Approved Sphere of Influence Plan required. • Findings with respect to alternative sites required. • Impact on adjacent agricultural/open space lands assessed. • Agricultural Buffers. 	<i>Consistent</i>	<i>Lands in the proposal annexation area are fallowed as a transitional use. Lands to the south and north are designated for single family residential. There is no need to record an agricultural acknowledgement statement since this is a requirement of the subdivision map.</i>
<p>Need for services exists when:</p> <ul style="list-style-type: none"> • Public health and safety threat exists. • The residents have requested extension of non-growth-inducing community services. • Subject area is likely to be developed for urban use within 5 years. 	<i>Consistent</i>	<i>The County has approved an entitlement for development necessitating miscellaneous extended services. Land is likely to be developed in the near-term.</i>
<p>Exceptions are justified on the following grounds:</p> <ul style="list-style-type: none"> • Unique. • Standards Conflicts. • Quality/Cost. • No Alternative. 	<i>Consistent</i>	<i>No exceptions to policy considerations are required.</i>

Annexation Policies—General

<i>Policy</i>	<i>Consistency/ Applicability</i>	<i>Comment</i>
Proposals must be consistent with LAFCO general policies.	<i>Consistent</i>	
A proposal must be consistent with the agency's Sphere Plan.	<i>Consistent</i>	<i>This area is in the SOI Boundary for OPUD and the Linda County Fire</i>

		<i>Protection District and within CSA No.66. The area is and planned and zoned for urban development</i>
Plan for Services required.	<i>Consistent</i>	<i>OPUD will provide water, wastewater, and recreation, fire will continue to be provided by the Linda County FPD. CSA No.66 will provide extended services for landscaping, roads, on-site drainage, fire protection, lighting, and emergency services. Off-site drainage shall be provided by RD No.784. All other services to remain the same.</i>
Subject territory must be contiguous to the agency's boundaries if required by law, or if necessary for efficient service delivery.	<i>N/A</i>	<i>The project area is within the OPUD boundaries and land uses with district services. The project area is contiguous to the CSA No.66 boundaries but not within the CSA.</i>
Piecemeal annexations are prohibited.	<i>Inconsistent</i>	<i>Annexations into CSA No. 66 have been requested on a development by development basis as needed to provide services.</i>
Annexations to eliminate islands are encouraged and normally are approved	<i>N/A</i>	
Annexations that create islands are discouraged and not normally approved	<i>N/A</i>	
Full service array is considered. Proposals that facilitate the delivery of one or a few services to the detriment of the delivery of a larger number of services are not favored.	<i>Consistent</i>	<i>The annexation is for all services provided by CSA 66 and most of the services provided by OPUD (fire protection is provided by the Linda FPD).</i>
Adverse impact of annexation on other agencies or service recipients is cause for denial.	<i>Consistent</i>	<i>As urban growth continues in Yuba County, participation of the affected territory as a zone of benefit in County-wide CSA No.70 for extended law enforcement services and participation in funding for necessary Three Rivers JPA levee improvement projects should be required.</i>
Action options include: <ul style="list-style-type: none"> • Approval. • Conditional approval to require only a portion of the area to be detached. • Denial. 		

IV. Comments from the public and public agencies.

Yuba County Auditor

Yuba County Assessor

V. Staff Recommendations

Staff recommends the Commission take the following actions:

Approved the resolution annexing the 8.71-area into CSA 66

Respectfully Submitted,

John Benoit,
Executive Officer

Attachments:

1. Proposed LAFCo CSA Annexation Resolution

BEFORE THE YUBA LOCAL AGENCY FORMATION
STATE OF CALIFORNIA

IN RE:

RESOLUTION MAKING DETERMINATIONS)
AND APPROVING THE ANNEXATION OF)
8.71 ACRES OWNED BY GREGORY OWEN/)
INTO SERVICE COUNTY SERVICE)
AREA 66 (ALEXANDER POINT-LAFC-23-0005)

RESOLUTION NO. 2023-06

WHEREAS, Greypoint Development, LLC has filed an application for the annexation of 8.71 acres more or less into County Service Area No. 66 as described and depicted in Exhibits "A" and "B", attached hereto and incorporated herein as referenced, was filed with the Executive Officer of the Yuba Local Agency Formation Commission pursuant to the requirements of the Cortese-Know-Hertzberg Local Government Reorganization Act (Section 56000 et seq of the Government Code); and

WHEREAS, said formation of County Service Area No. 66 was approved to provide extended services including structural fire protection; local park, recreation or parkway facilities and services; and miscellaneous extended services including street and highway sweeping; street and highway lighting; landscape maintenance; park and open space maintenance; drainage system maintenance; fire services; and emergency services; and

WHEREAS, the Executive Officer reviewed the application and determined its completeness within 30 days of their submission and prepared and filed his report with this Commission at least five days prior to the regularly scheduled meeting during which this application is to be considered ; and

WHEREAS, this Commission has considered the application, the report of the Executive Officer, the environmental document or determination, applicable General and Specific Plans, and each of the factors required by Government Code Section 56668 to be considered in the review of a proposal; and

WHEREAS, County of Yuba prepared and adopted a Notice of Exemption on October 16, 2019, for Yuba County TSTM 2019-0005 pursuant to Section 15319 (lots for exempt facilities) of the California Environmental Quality Act (Section 21000 et seq of the Public Resources Code); and

WHEREAS, information satisfactory to this Commission has been presented that all the owners of land within the affected territory have given their written consent for the proposal; and

WHEREAS, all interested parties and proponents of the proposal were heard at a public meeting held on October 4, 2023

NOW, THEREFORE, IT IS HEREBY RESOLVED, DETERMINED AND ORDERED by the Yuba Local Agency Formation Commission as follows:

1. The foregoing recitals are true and correct.
2. Approval of this annexation is conditioned upon the applicant's obligation to defend, indemnify, and hold harmless the Yuba Local Agency Formation Commission and its agents, officers and employees from any claim, action or proceeding against the Commission or its agents, officers, and employees; including all costs, attorney's fees, expenses and liabilities incurred in the defense of such claim, action, or proceeding to attack, set aside, or void the approval or determinations of this Commission concerning this reorganization. The Yuba Local Agency Formation Commission shall promptly notify the applicant of any such claim, action, or proceeding and be entitled to representation by counsel of its choosing.
3. As provided by Government Code Section 56886, the owners of land within the affected territory shall agree to support the levying or fixing and the collection of any assessment and (or) special tax and (or) Mello-Roos Community Facilities District for the services for which CSA No. 66 is authorized and (or) required by Yuba County TSTM 2019-0005 for this annexation. The applicants shall also be required to pay its pro-rata share of costs associated with any services being financed, maintained, improved or otherwise provided by County Service Area 66. The pro-rata share shall be determined by the Yuba County Director of Public Works. It is contemplated that the pro-rata share will consist of a per-parcel or per-acre assessment, fee and (or) Special Tax. Any previously authorized fees, taxes and (or) assessments shall be extended to the annexation territory as provided for in Government Code Section 56886.
4. As provided by Government Code Section 56886, the owners of land within the affected territory shall agree to be placed within a benefit zone for CSA 70 and agree to pay an annual assessment for law enforcement services as a method of minimizing the effects of this annexation upon the local governmental structure of Yuba County.
5. In reviewing this application, the Commission finds that all property owners in said territory consent to this annexation into County Service Area 66.
6. In reviewing this application, the Commission finds that all of the extended services provided by CSA 66 proposed are necessary and that there will not be a duplication of powers with any other special district.
7. In reviewing this application, this Commission has considered each of the factors required by Government Code Section 56668 and LAFCO's policies.
8. The LAFCO Executive Officer's Staff Report and Recommendation for approval of the proposal is hereby adopted.
9. The geographic description and map, if rejected by the State Board of Equalization, will be revised at the expense of the applicant.
10. The boundaries, as set forth in the proposal or as amended by action of the Commission, are hereby approved as submitted and are as described in Exhibit

“A” Geographic Description and “B” Map attached hereto and by this reference incorporated herein subject to the terms and conditions included.

11. Said territory is found to be uninhabited.
12. The subject proposal is assigned the following short form designation: **Alexander Point Annexation to CSA No.66 (LAFCO 2023-0005)**
13. The boundaries of the affected territory are found to be definite and certain.
14. The Commission makes a specific determination that it agrees with the lead agency that a Notice of CEQA exemption (section 15319) adequately addresses this annexation.
15. As stated in the LAFCO Staff Report of October 4, 2023, and Board of Supervisor’s Resolution 1980-2 attached herein as Exhibit “C”, the amount of base property tax and incremental property tax transferred to CSA No. 66 from the County General Fund pursuant to Section 99 of the California Revenue and Taxation Code shall be zero.
16. The effective date of this annexation shall be the date of recordation of the certificate of completion.
17. The application for the annexation to CSA No.66 (LAFCO2023-0005), is hereby approved to provide extended and miscellaneous services as follows:
 - (a) Annexation to a zone of benefit within CSA 66 to include funding for structural fire protection and EMS services on behalf of the Linda Fire Protection District as authorized in Government Code Section 25210.4.
 - (b) Miscellaneous extended services including street and highway sweeping; street and highway lighting; landscape maintenance; park and open space maintenance; parkway maintenance drainage system maintenance; fire services; and emergency services as authorized in Government Code Section 25210.4a
18. The project proponent(s) shall agree to be placed within a benefit zone of proposed CSA 70 and agree to pay an annual assessment for law enforcement services as a method of minimizing the effects of this annexation upon the local governmental structure of Yuba County. The project proponent shall sign such an agreement prior to finalizing the subdivision map.
19. Further protest proceedings are waived, and the Commission orders the 204.82-acre annexation to County Service Area No. 66 pursuant to Part 4 of Division 3 of the California Government Code commencing with Section 57000. Since satisfactory proof has been given that the subject territory is uninhabited, that all landowners within the affected territory have given their written consent to the proposal and all affected agencies have not objected in writing to the waiver of conducting authority proceedings (Section 56663 of Government Code). Therefore, the Commission does hereby approve and authorize the conducting authority to annex the territory described in Exhibit “A” to CSA No. 66 without notice and election.

20. All Yuba County, LAFCo, and State of California fees must be paid in full prior to recording the Certificate of Completion. LAFCO will forward invoices and (or) a list of required fees to the agency prior to filing the Certificate of Completion for direct payment by project proponent.
21. The Effective Date of this Annexation shall be the date of recordation of the Certificate of Completion. two copies of large maps, three 8 1/2 x 11 reductions of all map(s) and three copies of the approved geographic description and one PDF copy of the geographic description and map(s) shall be submitted to LAFCO prior to recordation of the Certificate of Completion. All geographic descriptions and maps shall be wet stamped by a surveyor licensed to practice land surveying in California.
22. The Executive Officer of this Commission is instructed to mail a certified copy of this resolution to those persons so indicated on the application and as required by Government Code Section 56853.

PASSED AND ADOPTED at a regular meeting of the Yuba Local Agency Formation Commission, on the 4th day of October 2023, by the following vote:

AYES:
NOES:
ABSTAINS:
ABSENT:

ANDY VASQUEZ, CHAIR
YUBA LOCAL AGENCY
FORMATION COMMISSION

ATTEST:

JOHN BENOIT
Executive Officer

APPROVED AS TO FORM:

DAVID J. RUDERMAN
LAFCo Counsel

FOULK CIVIL ENGINEERING, INC.
CIVIL ENGINEERING - LAND SURVEYING
4777 MANGELS BOULEVARD
FAIRFIELD, CA 94534
OFFICE (707) 864-0784
FAX (707) 864-0793

March 20, 2023
05-036

EXHIBIT A
ALEXANDER POINT SUBDIVISION ANNEXATION AREA
TO COUNTY SERVICE AREA 66
YUBA LAFCO FILE 2023-
GEOGRAPHIC DESCRIPTION

Being a portion of the Southeast $\frac{1}{4}$ of the Northwest $\frac{1}{4}$ of Section 17 in Township 14 North, Range 4 East, Mount Diablo base and meridian more particularly described as follows:

Beginning at the southeasterly corner of parcel 2 as shown on parcel map number 4.58 filed in book 18 of maps page 2, Yuba County records, said corner being on the centerline of Arcano Avenue and the County Service Area 66 boundary.

Thence, (1) leaving said centerline of Arcano Avenue westerly, along the south line of said parcel 2 and the County Service Area 66 boundary, South $88^{\circ}30'50''$ West, 587.83 feet to the southwest corner of said parcel 2;

Thence, (2) leaving the County Service Area 66 boundary, northerly along the west line of said parcel 2, North $00^{\circ}22'48''$ East, 686.70 feet to the northwest corner of said parcel 2;

Thence, (3) easterly along the north line of said parcel 2, North $88^{\circ}37'03''$ East, 503.63 feet to the northeast corner of said parcel 2 being on the centerline of Arcano Avenue as shown on said parcel map filed in book 18 of maps, page 2, Yuba County records and the County Service Area 66 boundary;

Thence southerly along said east line, said centerline and the County Service Area 66 boundary the following courses and distances:

(4) South $1^{\circ}22'57''$ East, 85.00 feet to the beginning of a non-tangent curve concave to the northeast having a radius of 100.00 feet;

Thence, (5) along said curve 63.25 feet through a central angle of $36^{\circ}14'23''$ to the beginning of a reverse curve concave to the southwest having a radius of 100 feet;

Thence, (5) along said reverse curve 58.22 feet through a central angle of $33^{\circ}21'31''$;

Thence, (6) south 4°15'49" east, 481.71 feet to the point of **beginning**.

Containing 8.71 acres, more or less.

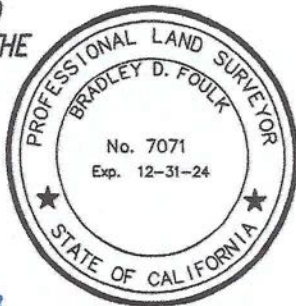
For assessment purposes only. This description of land is not a legal property description as defined in the subdivision map act and may not be used as the basis for an offer for sale of the land described.



Bradley D. Foulk 3/20/23

Brad D Foulk, PLS 7071
Expires: 12/31/2024

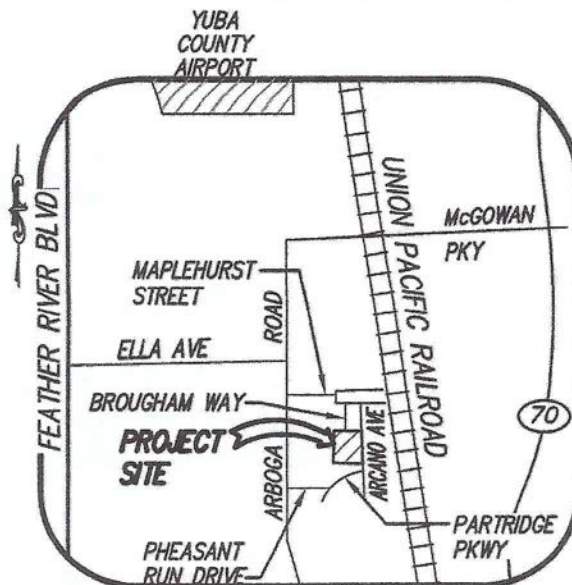
NOTE: FOR ASSESSMENT PURPOSES ONLY. THIS DESCRIPTION OF LAND IS NOT A LEGAL PROPERTY DESCRIPTION AS DEFINED IN THE SUBDIVISION MAP ACT AND MAY NOT BE USED AS THE BASIS FOR AN OFFER FOR SALE OF THE LAND DESCRIBED.



Bradley D. Foulk 3/20/23

BRADLEY D. FOULK
EXPIRES

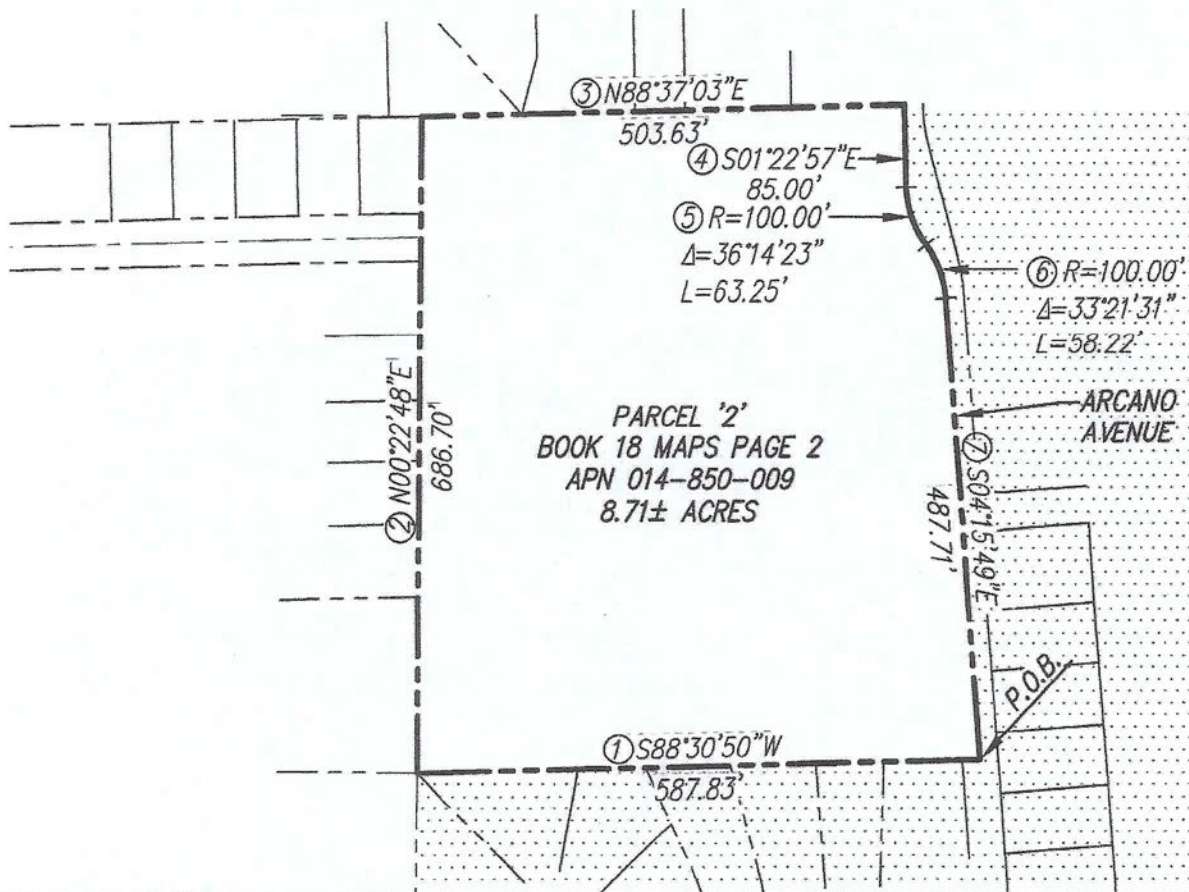
PLS 7071
12-31-24



VICINITY MAP

LEGEND

- P.O.B. POINT OF BEGINNING
- ① COURSE NUMBER
- [Dotted Area] EXISTING AREAS WITHIN COUNTY SERVICE AREA 66
- ANNEXATION BOUNDARY



FCE

FOULK CIVIL ENGINEERING, INC.

Civil Engineering Land Surveying Planning

4777 Mangels Boulevard, Fairfield, CA 94534

(707)864-0784 fax (707)864-0793 e-mail: foulkce@gmail.com

EXHIBIT 'B'

YUBA LAFCO PROJECT 2023-

ANNEXATION MAP TO COUNTY SERVICE AREA 66

BEING A PORTION OF THE SOUTHEAST 1/4 OF THE NORTHWEST 1/4 OF SECTION 17 TOWNSHIP 14 NORTH, RANGE 4 EAST, MDB&M YUBA COUNTY, CA

SCALE: 1"=200'

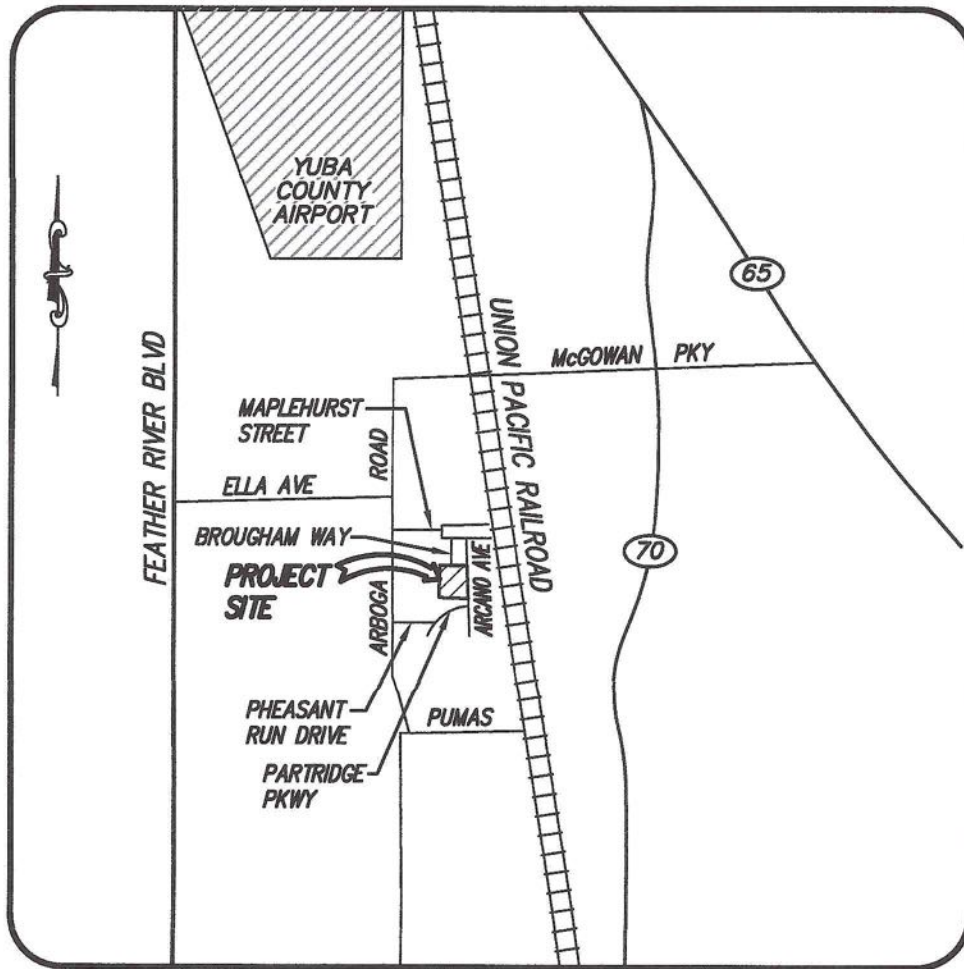
DATE: 03/20/23

DWG: 05-036-LAFCO

JOB NO: 05-036

DRAWN BY: NRF

CHECKED BY: BDF



VICINITY MAP

NOT TO SCALE

FCE

FOULK CIVIL ENGINEERING, INC.

Civil Engineering Land Surveying Planning

4777 Mangels Boulevard, Fairfield, CA 94534

(707)864-0784 fax (707)864-0793 e-mail: foulkce@gmail.com

ATTACHMENT B
 YUBA LAFCO PROJECT 2023-
 ANNEXATION MAP TO COUNTY SERVICE AREA 66

SCALE:

DATE: 03/21/23

DWG: 05-036-LAFCO

JOB NO: 05-036

DRAWN BY: NRF

CHECKED BY: BDF

Exhibit C

BEFORE THE BOARD OF SUPERVISORS
OF THE COUNTY OF YUBA

IN RE:)	
RESOLUTION DETERMINING THE)	RESOLUTION NO. <u>1980-2</u>
AMOUNT OF PROPERTY TAX REVENUE)	
TO BE EXCHANGED BETWEEN THE)	
COUNTY OF YUBA AND VARIOUS)	
COUNTY SERVICE AREAS)	

WHEREAS, the Board of Supervisors is the governing body of the County of Yuba and is the governing body of each of the County Service Areas located within the boundaries of the County of Yuba; and

WHEREAS, the County of Yuba and each of the above-referred to County Service Areas are the respective agencies whose service areas or service responsibilities would be altered by organizational changes of such County Service Areas; and

WHEREAS, pursuant to Revenue and Taxation Code Section 99(b), the amount of property tax revenue to be exchanged between and among such affected agencies has been considered by said governing body on behalf of the County and on behalf of each of the Yuba County Service Areas, in light of Yuba County Ordinance Code Chapter 5.20, and

WHEREAS, Yuba County Ordinance Code Chapter 5.20 establishes a procedure whereby provision of extended governmental services in each of the Yuba County Service Areas is funded by the levy and collection of charges therefor in lieu of ad valorem taxes;

NOW, THEREFORE, BE IT RESOLVED by the Board of Supervisors of Yuba County that no property tax revenue shall be transferred from the County of Yuba to any such Yuba County Service Area, or

from any such Yuba County Service Area to the County of Yuba, as the result of any organizational change to such County Service Areas, unless otherwise specified by Resolution of this Board.

PASSED AND ADOPTED at a regular meeting of the Board of Supervisors of the County of Yuba, State of California, on the 2nd day of January, 1980, by the following vote:

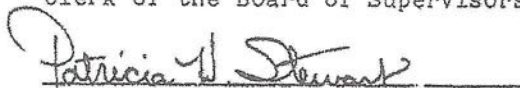
AYES: Supervisors Deveraux, Sperbeck, Pharris, Waltz and Parker

NOES: None

ABSENT: None


Chairman

ATTEST: PATRICIA H. STEWART,
Clerk of the Board of Supervisors


Patricia H. Stewart

APPROVED AS TO FORM AND LEGAL
SUFFICIENCY


DENNIS A. BARLOW, County Counsel
DATE: 12-13-79