

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

**RESOLUTION OF SUPPORT FOR ANNEXATION )  
OF ALEXANDER POINT SUBDIVISION INTO )  
COUNTY SERVICE AREA NO. 66 )**

**RESOLUTION NO. \_\_\_\_\_**

**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 Alexander Point Subdivision 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 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; 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 23/24 is \$526.78; 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 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.

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**NOW, THEREFORE, BE IT RESOLVED**, the Yuba County Board of Supervisors hereby supports the annexation of Alexander Point Subdivision into County Service Area 66.

**BE IT FURTHER RESOLVED**, that the annual assessment is hereby imposed for each parcel in County Service Area 66 at a rate of \$526.78 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 2023/24. 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 \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_ by the following vote:

AYES:

NOES:


ABSENT:

ABSTAIN:

\_\_\_\_\_  
ANDY VASQUEZ, CHAIR

ATTEST: MARY PASILLAS  
CLERK OF THE BOARD OF SUPERVISORS

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

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

**EXHIBIT "A"**

**YUBA COUNTY  
COMMUNITY DEVELOPMENT & SERVICES AGENCY**

**NOTICE OF DECISION  
of the  
COUNTY of YUBA PLANNING COMMISSION  
and  
CONDITIONS OF APPROVAL  
For  
TENTATIVE SUBDIVISION TRACT MAP  
TSTM 2019-0005 (Prado Del Sol)**

On October 16, 2019 at 6:00 p.m., having provided notice, a public hearing was heard before the County of Yuba Planning Commission at the Yuba County Government Center 915 8<sup>th</sup> Street, Marysville, California, to consider the following:

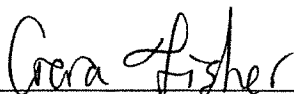
TENTATIVE SUBDIVISION TRACT MAP TSTM 2019-0005 (Prado Del Sol).

After a thorough review of the application, including public testimony, the Planning Commission took the following actions:

1. Determined the project was exempt from the California Environmental Quality Act (CEQA) pursuant CEQA section 15061.
2. Approved the project subject to the attached Conditions of Approval.

Unless extended pursuant to the Yuba County Development Code, the approval of this map will expire 36 months from this date of approval on October 16, 2022.

All persons in attendance were advised of the right to appeal the Planning Commission's decision to the Board of Supervisor in writing within 10 days from the date of approval in accordance with the Yuba County Development Code.

  
\_\_\_\_\_  
Ciara Fisher  
Planner II

10/31/19  
Date

**FINAL CONDITIONS OF APPROVAL  
YUBA COUNTY PLANNING COMMISSION**

**Applicant/Owner: Greg Owen**  
**APN: 014-850-009**

**Case Number: TSTM 2019-0005**  
**Hearing Approval Date: October 16, 2019**

33. Owner shall be required to pay all taxes, past and current, including those amounts levied as of January 1, but not yet billed, on the property prior to filing the Final Map.
34. Owner shall submit a current Preliminary Title Report or Subdivision Map Guarantee, in favor of Yuba County, two (2) check prints of the Final Map, calculations, supporting documentation and map checking fees to the County Surveyor, Department of Public Works for checking, approval and filing of the Final Map. An updated Subdivision Map Guarantee shall be provided 1 week prior to filing the final map with the Yuba County Recorder.
35. Owner shall have the property surveyed and have corner monuments placed at all lot corners in conformance with requirements of the County Surveyor, chapter 11.41 of the Yuba County Ordinance Code and the California Subdivision Map Act (Government Code section 66410 and following).
36. Prior to commencing performance of any public improvement or facility to be dedicated to County, and subject to approval by the Public Works Department, Owner shall acquire and present proof of general and automobile liability and Workers Compensation and Employers Liability insurance. Such general and automobile liability insurance shall name the County and its agents as additional insured.
37. All easements of record that affect this property are to be shown on the Final Map.
38. Prior to filing the Final Map, the owner shall annex into a County Service Area 66 (provided by Government Code section 25210.1 and following) or other entity acceptable to County to provide for road and drainage maintenance and other required services on terms and conditions acceptable to the County.
39. Owner shall petition to be assessed for County Service Area 70 (CSA 70) prior to filing the Final Map.
40. Prior to submitting the Final Map to the Recorder's Office for filing, all outstanding County fees due to the Community Development and Services Agency departments shall be paid in full.
41. Prior to filing the Final Map, written approvals shall be submitted to the County Surveyor from PG&E and all other appropriate public service providers servicing the subdivision that their requirements have been met and that they are satisfied with the public utility easement as shown on the Final Map.
42. Owner shall submit a copy of the final map for review by the Planning Department for conformance with the Department's conditions of approval, mitigation measures or other requirements. Before the final map can be filed with the Yuba County Recorder, a statement from the Planning Director which states that the final map is found to be in conformity with the Department's conditions of approval, mitigation measures and requirements shall be received by the County Surveyor.
43. Owner shall submit a copy of the final map for review by the Environmental Health Department for conformance with the Department's conditions of approval and other requirements. Before the final map can be filed with the Yuba County Recorder, a statement from the Environmental Health Department Director which states that the final map has been found to be in conformity with the

**FINAL CONDITIONS OF APPROVAL  
YUBA COUNTY PLANNING COMMISSION**

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Environmental Health Department conditions and requirements and that it is in conformance with the requirements of Chapter 7.07 of the Yuba County Ordinance Code shall be received by the County Surveyor.

44. Owner shall submit a copy of the final map to the Olivehurst Public Utility District (OPUD) to review to determine conformance with the District's requirements. Before the final map can be filed with the Yuba County Recorder, a letter from the OPUD is to be submitted to the County Surveyor which states that the District's requirements have been met and that any public service easements as may be shown on the final map are satisfactory and that there are no objections to filing the final map.
45. Owner shall submit a copy of the final map to the Linda Fire Protection District (LFPD) for review to determine conformance with the District's requirements. Before the final map can be filed with the Yuba County Recorder, a letter from the Linda Fire Protection District is to be submitted to the County Surveyor which states that the District's requirements have been met and that there are no objections to filing the final map.
46. Owner shall submit a copy of the final map to Reclamation District 784 to determine conformance with Reclamation District 784 requirements. Before the final map can be filed with the Yuba County Recorder, a letter from Reclamation District 784 is to be submitted to the County Surveyor which states that RD 784's requirements have been met and that any public service or drainage easements as may be shown on the final map are satisfactory and that there are no objections to filing the final map.

**ENVIRONMENTAL HEALTH DEPARTMENT:**

- 47) Facility Owner shall connect Parcels 1 - 35 to O.P.U.D. for water and sewer services and facilities prior to building permit final inspection for occupancy.
- 48) Owner shall submit to Environmental Health a "Will Serve" letter from O.P.U.D. for water and sewer services and facilities for Parcels 1 - 35.
- 49) All abandoned, wrecked, dismantled, or inoperable vehicles, machines, and equipment shall be removed from the subject site by Owner.
- 50) All existing trash and debris shall be removed from the subject site.
- 51) All abandoned or inactive wells on the subject site shall be destroyed or maintained in accordance with the "Water Well Standards: State of California, Bulletin 74-81."

**LINDA FIRE PROTECTION DISTRICT**

- 52) The project proponent shall meet all hydrant requirements of the district.
- 53) The project proponent shall meet all fire apparatus access requirements of the current fire code.
- 54) Owner shall design and construct all fire suppression facilities in conformance with the requirements of the Linda Fire Protection District and the current Uniform Fire Code.

**FINAL CONDITIONS OF APPROVAL  
YUBA COUNTY PLANNING COMMISSION**

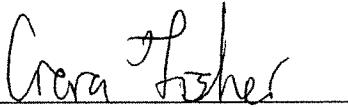
**Applicant/Owner: Greg Owen**  
**APN: 014-850-009**

**Case Number: TSTM 2019-0005**  
**Hearing Approval Date: October 16, 2019**

55) Wood shake roofs shall not be permitted on any structure erected on the subject site.

**PLANNING DEPARTMENT**

- 56) Lot design on the Final Subdivision Map shall be in conformance with the approved Tentative Map as filed with the Community Development Department. The Community Development Director may approve minor modifications to the final configuration; however, the number of lots shall not exceed that shown on the approved tentative map.
- 57) Notwithstanding the provisions of any other of these Conditions of Approval, this map cannot be recorded until expiration of the 10-day appeal period which begins the day following the date of approval. The expiration date of the appeal period is October 30, 2019 at 5:00 p.m.
- 58) This tentative map shall expire 24 months from the effective date of approval unless extended pursuant to Chapter 11 of the Yuba County Ordinance Code.
- 59) Prior to Final Map approval, the tentative map shall be revised to assure that all lot widths meet the minimum requirements of the Zoning Ordinance, Section 12.35.050 (2), mainly minimum 60 foot width for interior lots, 75 foot width for corner lots, and 40 foot street frontage.



Ciara Fisher  
Planner II

# EXHIBIT "B"

WAIVER AND CONSENT  
by owner of property proposed to be include  
Alexander Point Subdivision  
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 Number 014-850-009 (the "Real Property"), which is proposed to be included in the Alexander Point Subdivisions into County Service Area No. 66.

2. **Adequate Time.** Landowner acknowledges the Yuba County Board of Supervisors is considering formation of the Alexander Point Subdivision 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 Alexander Point Subdivision into County Service Area No. 66 and the imposition of the assessment ("Assessment") described in the Engineer's Report with the current rate of \$526.78 for fiscal year 2023-2024.

4. **Waiver of Time Limits.** Landowner waives all time limits applicable to the formation of the Alexander Point Subdivision 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 Gregory S. Owen its authorized representative for the purpose of voting its interests with respect to the Assessment. The mailing address of the designated representative is: 180 Grobic Court, Fairfield, CA 94534

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 Alexander Point Subdivision 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 4-26-2023 California.

LANDOWNER:

By:

*[Handwritten Signature]*  
Gregory S Owen  
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.

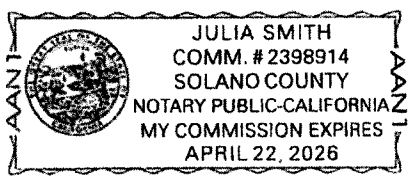
State of California  
County of Solano

On April 26, 2023 before me, Julia Smith, Notary Public  
(insert name and title of the officer)

personally appeared Gregory S. Owen  
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 *Julia Smith*  
notary public

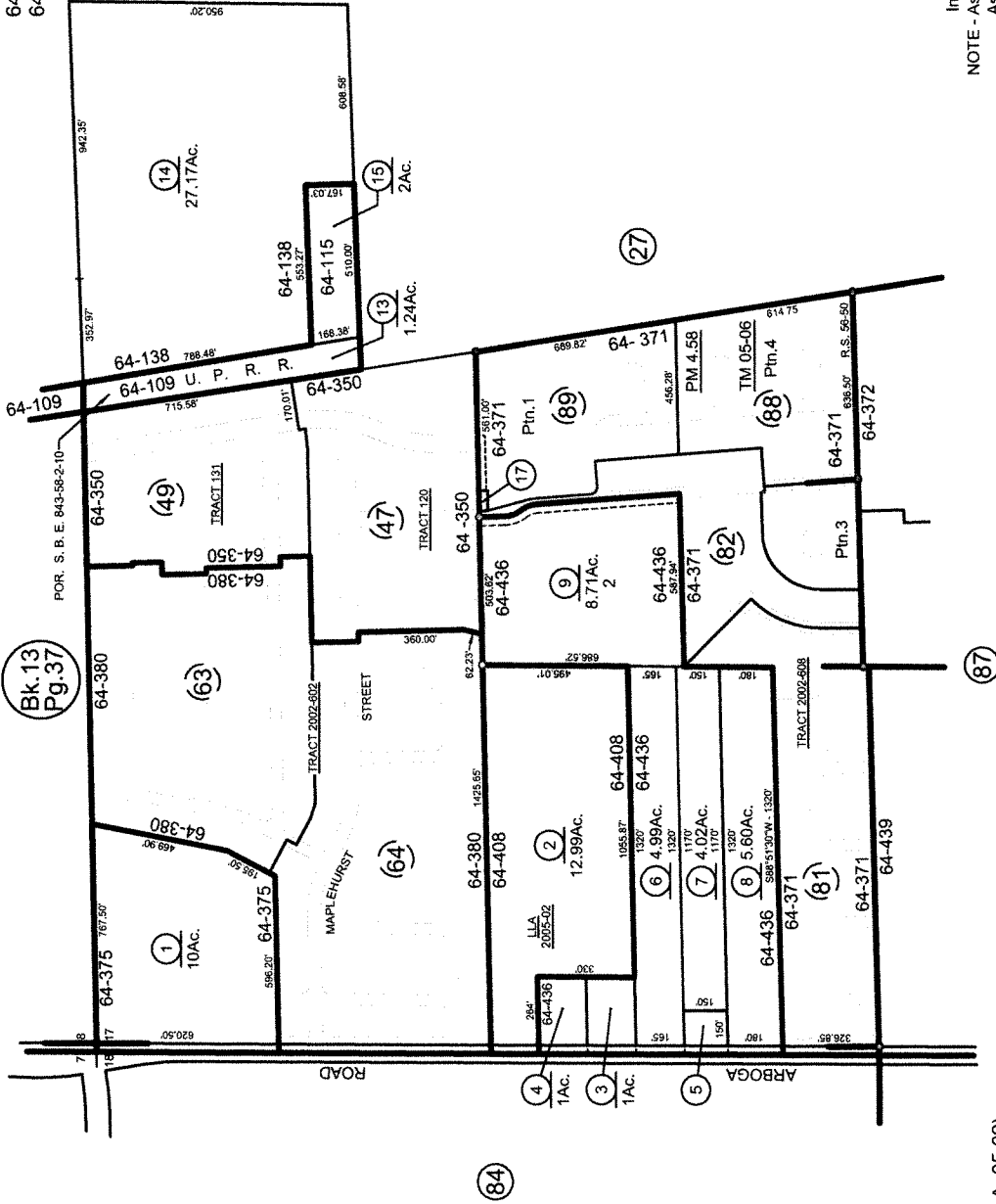
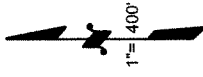
(Seal)



**EXHIBIT "A"**  
**SEC. 18 & POR. SEC. 17, T. 14N., R. 4E., M. D. B. & M.**

Tax Rate Area  
 64-436 64-371  
 64-115 64-375  
 64-138 64-380  
 64-109 64-408  
 64-439

**14-85**



- (L.L.A. 05-02)
- R.S. - Bk. 82, Pg. 46-50 (Tract Map 2002-608)
- R.S. - Bk. 78, Pg. 9-13 (Tract Map 2002-602)
- R.S. - Bk. 56, Pg. 50-52 (R.O.S. 91-17)
- R.S. - Bk. 18, Pg. 2 (Parcel Map 4-58)
- R.S. - Bk. 7, Pg. 26 (Tract No. 131)
- R.S. - Bk. 7, Pg. 13 (Tract No. 120)

Index - 4 Formerly Pln. 014-26  
 NOTE - Assessor's Block Numbers Shown in Ellipses  
 Assessor's Parcel Numbers Shown in Circles  
**Assessor's Map Bk. 14, Pg. 85**  
**County of Yuba, Calif.**

**06/19**

R.S. - Bk. 98, Pg. 24-27 (Tract Map 2005-06)  
 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.

**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:

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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
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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

<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\$)**

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

<sup>"cpu"</sup>

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

\*road\_cost\*

Source for Assumptions: Placer County and MSA.

Prepared by EPS



**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
<b>Subtotal</b>					946	\$9,845	\$118,135
<b>Energy Commission Tax [2]</b>						\$114	\$1,363
<b>Total</b>						\$9,958	\$119,497

[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

"streetlights"

**Table 7**  
**County Service Area 66**  
**Landscaping Cost Summary**

<b>Road Landscaping</b>	<b>Length</b>	<b>Width</b>	<b>Sqft</b>	<b>Cost per Sqft</b>	<b>Annual Cost</b>
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**

<b>Item</b>	<b>Length of River Oaks Blvd [1]</b>	<b>Cost per Lineal Foot [2]</b>	<b>Total Cost</b>	<b>Years to Allocate Cost</b>	<b>Annual Cost [3]</b>
<b>Replacement Costs</b>	33,000	\$48	\$1,584,000	50	\$31,680
<b>Maintenance Costs (Annual)</b>	33,000	\$0.10	\$3,300	1	\$3,300
<b>Total Annual Soundwall Costs</b>					\$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**

<b>Item</b>	<b>Acres/Units</b>	<b>Cost per Acre/Unit</b>	<b>Annual Cost</b>
<b>Park Maintenance Costs (Per Acre)</b>	71	\$8,000	\$571,280
<b>Other Park Costs</b>			
Administrative Costs Per Unit		\$5	
Recreation Coordinator Costs Per Unit		\$10	
<b>Subtotal Other Park Costs</b>	5,408	\$15	\$81,120
<b>Subtotal</b>			\$652,400
5% County Auditor Charge			\$32,620
<b>Total Park Maintenance Costs</b>			\$685,020

;"parks"