The County of Yuba

Community Development and Services Agency

TO: Board of Supervisors

FROM: Community Development and Services Agency, Craig Herbert

SUBJECT: Community Development and Services: Adopt Resolution Creating Zone of Benefit F in CSA 66 and Imposing an Assessment for Ross Ranch

DATE: March 25, 2025

NUMBER: 121/2025

RECOMMENDATION:

The Department of Public Works recommends that the Board of Supervisors adopt the resolution creating County Service Area (CSA) 66 Zone of Benefit F, for the Ross Ranch project, setting an annual assessment rate of $235.09 per affordable housing multi-family unit, $416.87 per multi-family unit, and $591.42 per single-family unit beginning fiscal year 2024-2025.

BACKGROUND:

The owners of certain real property has requested assignment to County Service Area 66 Zone of Benefit F, for the purpose of receiving extended services provided by the CSA, including fire protection services, local park, recreation, or parkway facilities and services, and miscellaneous extended services including street and highway maintenance/sweeping, street and highway lighting, landscape maintenance, park and open space maintenance, drainage system maintenance, fire services, and emergency services.

DISCUSSION:

The proposed property to be assigned into CSA 66 Zone of Benefit F is currently within the boundary of CSA 66 (no zone of benefit). Zone of Benefit F will provide assessment levels commensurate with the desired service levels. As a condition of approval for the Ross Ranch final map (TM2004-0052), an assessment petition was signed by the property owner, agreeing to the imposition of the assessment and allowing for yearly price escalation in accordance with the Consumer Price Index.

To complete the process and enable the auditor to levy the assessment, it requires that the Board adopt a resolution annexing the territory to CSA 66 Zone of Benefit F, and subsequently the State Board of Equalization creating a new tax rate area.

COMMITTEE ACTION:

The Land Use & Public Works Committee was bypassed due to the routine nature of the request.

FISCAL IMPACT:

No funding commitment, administrative only, staff time only. The developer will pay the necessary State Board of Equalization fees for the creation of the new tax rate area.

ATTACHMENTS:

Resolution Creating Zone of Benefit "F" in CSA 66 and Imposing an Assessment for Ross Ranch

Waiver & Consent by the owners of the properties proposed to be in Zone of Benefit F