

# The County of Yuba

## Community Development and Services Agency

---



**TO:** Board of Supervisors

**FROM:** Community Development and Services Agency, Sam Bunton

**SUBJECT:** Community Development and Services: Adopt Resolution Assigning Portion of Northpoint Village 1 and All of Northpoint Village 2 into CSA 66 - Zone of Benefit E.

**DATE:** April 22, 2025

**NUMBER:** 161/2025

### RECOMMENDATION:

The Department of Public Works recommends that the Board of Supervisors adopt a resolution assigning the remaining portion of Northpoint Village 1 and all of Village 2 into County Service Area (CSA) 66 Zone of Benefit E, setting an annual assessment rate of \$709.80 beginning fiscal year 2024-2025, and authorizing Director of Public Works to execute any and all required documents, upon review and approval of County Counsel.

### BACKGROUND:

The owner of certain real property has requested assignment to County Service Area 66 Zone of Benefit E upon successful annexation into County Service Area 66 with the Local Agency Formation Commission. The CSA annexation is for the purpose of receiving extended services, including fire protection, street and highway maintenance/sweeping, street and highway lighting, landscape maintenance, park and open space maintenance, drainage system maintenance, and emergency services.

### DISCUSSION:

The subject property was recently annexed into CSA 66 by LAFCO and your Board's action will assign the property to the appropriate zone, that being CSA 66 Zone of Benefit E. Zone of Benefit E will provide assessment levels commensurate with the desired service levels. As a condition of approval for the Northpoint Village 1 final map (TM-2004-0048) and Northpoint Village 2 final map (TM-2004-0048-002), 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 assigning the territory to CSA 66 Zone of Benefit E.

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 an annexation fee of \$1,500 to the State Board of Equalization.

ATTACHMENTS:

Resolution

Property Owner Waiver & Consent