

**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. 2023-033

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.

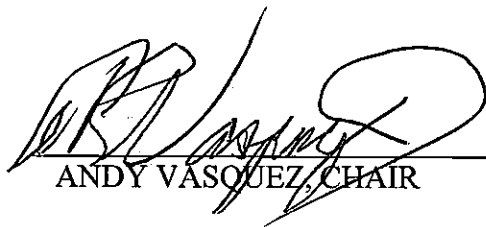
PASSED AND ADOPTED at a regular meeting of the Board of Supervisors of the County of Yuba, State of California on the 9 day of May, 2023 by the following vote:

AYES: Supervisors Vasquez, Blaser, Fuhrer, Bradford, Messick

NOES: None

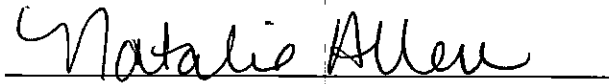
ABSENT: None

ABSTAIN: None



ANDY VASQUEZ, CHAIR

ATTEST: MARY PASILLAS
CLERK OF THE BOARD OF SUPERVISORS



Natalie Allen, Board Clerk

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

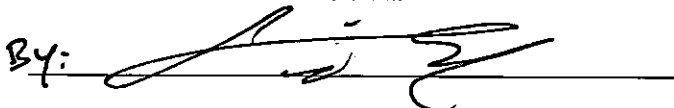
By: 

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 8th Street, Marysville, California, to consider the following:

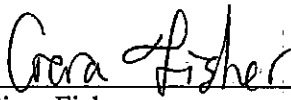
TENTATIVE SUBDIVISION TRACT MAP TSTM 2019-0005 (Prado Del Sol).

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

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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.

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

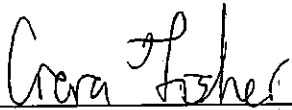
PLANNING DEPARTMENT

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