

# **YUBA COUNTY LOCAL AGENCY FORMATION COMMISSION**

**John Benoit, Executive Officer**  
**Paige Hensley, Clerk-Analyst**  
**915 8<sup>th</sup> Street, Suite 130**  
**Marysville, CA 95901**

**Phone (530)749\_5467**  
**Fax (530)740-4836**  
**URL [www.yubalafco.org](http://www.yubalafco.org)**



March 2, 2021

Olivehurst Public Utility District  
Attn: John Tillotson  
1970 9<sup>th</sup> Ave  
Olivehurst, CA 95961

Re: LAFCO 2019-0002/OPUD Annexation

The Yuba Local Agency Formation Commission recently approved a request by Olivehurst Public Utility District for annexation. The request was to annex approximately 2561.24 acres into the Olivehurst Public Utility District for the purposes of providing domestic water, wastewater, lighting, drainage and parks and recreation services. Attached is a copy of the recorded Certificate of Completion, recorded on February 11, 2021, and Resolution No. 2020-0002, approving the annexation. Please update your records and notate that any future county entitlements for urban development within the annexation area are subject to the terms or conditions as listed in Resolution No. 2020-0002.

If you should have any questions, please contact our office at (530) 749-5467.

Sincerely,

Paige Hensley, Clerk Analyst  
Yuba Local Agency Formation Commission

Encl.

2021-002395

02/11/2021 02:34 PM

\*\*\*Conformed Copy\*\*\*

The paper to which this label is affixed has not been compared with the original filed/recorded document

Terry A. Hansen  
County Of Yuba State of CA  
County Clerk and Recorder

Requested by and when recorded mail to:

Yuba Local Agency Formation Commission  
915 8<sup>th</sup> Street, Suite 130  
Marysville, CA 95901

CERTIFICATE OF COMPLETION

**Pursuant to Government Code Sections 6103 and 27383, this document is fee exempt**

I, JOHN BENOIT, the Executive Officer of the Yuba Local Agency Formation Commission, hereby certify that the Olivehurst Public Utility District has completed a change of organization pursuant to the Cortese-Knox-Hertzberg Local Government Reorganization Act of 2000, as follows:

The short title, if any, of the above-mentioned proceeding is:

LAFCO No. 2019-0002 – OPUD Annexation

The name of the agency involved is: Olivehurst Public Utility District (OPUD)

Purpose of this action: To amend the Olivehurst Public Utility District Sphere of Influence and annex approximately 2561.24 acres into the Olivehurst Public Utility District.

The name of the County or Counties in which the entire Reorganization is located:

Yuba County

The change of organization completed is:

Inhabited                       Uninhabited

This change of organization has been approved subject to the terms and conditions set forth in Yuba LAFCO Resolution 2020-0002.

The resolution (LAFCO Resolution 2020-0002, including the maps and geographical descriptions of Territory) ordering the Change of organization for which this Certificate is being written as set forth in Attachment "A". Resolution No. 2020-0002 was adopted by the Local Agency Formation Commission of Yuba County on January 8, 2020.

The change of organization was:

- X                      Ordered without an election and the Resolution ordering the change of organization (Resolution 2020-0002 was adopted by the Local Agency Formation Commission on January 8, 2020.
- N/A                      Confirmed by the voters and the resolution confirming the change of organization after confirmation by the voters was adopted by the governing Board of the \_\_\_\_\_ on \_\_\_\_\_.

Local Agency Formation Commission

By: Terry Hansen for John Benoit  
John Benoit, Executive Officer

Dated: February 10, 2021

# Yuba Local Agency Formation Commission

## Resolution 2020-0002

*A Resolution Making Determinations and Approving an annexation of 2,563.90 acres more or less to the Olivehurst Public Utility District.*

WHEREAS, a Resolution of Application initiated by Olivehurst Public Utility District consisting of an annexation of 2,561.24 acres more or less has been filed with the Executive Officer of the Yuba Local Agency Formation Commission; and said application complied with all the requirements of law and the Commission; and,

WHEREAS, the proceedings for this Annexation are governed by the Cortese-Knox-Hertzberg Local Government Annexation Act, Section § 56000 *et seq.* of the Government Code; and

WHEREAS, at the time and in the manner provided by law, the Executive Officer gave notice of the date, time, and place of a public hearing by the Commission upon said application; and

WHEREAS, the Executive Officer has reviewed the application and has prepared a report including staff recommendations thereon within the time required by law and has furnished copies of said report to the Commission and to all other persons required by law to receive it; and

WHEREAS, at hearings on December 11, 2019 and January 8, 2020, the Commission considered the proposal and the report of the Executive Officer; the factors determined by the Commission to be relevant to this proposal, including, but not limited to, factors specified in Government Code Section § 56668; and all other relevant evidence and information presented at said hearing, including the comments of all interested parties desiring to be heard;

NOW THEREFORE, the Yuba Local Agency Formation Commission does hereby resolve and order the following:

1. The foregoing recitals are true and correct.
2. The territory comprises approximately 2,561.24 - acres more or less to be annexed to the Olivehurst Public Utility District.
3. The change of organization is assigned the following distinctive short-term designation:  
*LAFCO File 2019-0002 Employment Zone Annexation to OPUD.*
4. The proposal is consistent with the sphere of influence of the OPUD, as amended. The Commission has considered the factors determined by the Commission to be relevant to this proposal, including, but not limited to, Sphere of Influence and General Plan consistency, and other factors specified in Government Code Section § 56668 and as described in the staff report.



5. The Commission adopts the determinations regarding consistency with LAFCO Policies contained in the staff report for this Annexation and incorporates them by reference herein.
6. The purpose of this Annexation is to provide infrastructure to support planned and zoned commercial growth in the annexation area.
7. In reviewing this application, the Commission finds that all owners and registered voters within the annexation territory have been given public notice of this annexation under Government Code Section § 56157.
8. In reviewing this application, the Commission finds that domestic water, wastewater, lighting, drainage and Parks and Recreation services currently provided by the OPUD are necessary and no services are needed to be provided by any other special district. This approval does not authorize fire and EMS services since the territory is within the Plumas Brophy Fire Protection District boundary and Sphere of Influence.
9. In reviewing this application, this Commission has considered each of the factors required by Government Code Section § 56668 and LAFCO's adopted policies.
10. The LAFCO Executive Officer's Staff Report including attachments and recommendation for approval of the proposal are hereby incorporated by reference and hereby adopted.
11. An electronic copy (PDF) of all maps and boundary descriptions, and five 8 1/2 x 11 copies of all maps and five copies of the large 24" x 36" map and five copies of the approved boundary description meeting the State Board of Equalization Requirements shall be submitted to LAFCO prior to recordation of the Certificate of Completion.
12. The boundaries, as set forth in the proposal and amended by action of the Commission, are hereby approved as amended and are as described in revised Exhibits "A" Boundary Description and "B" Map for territory to be annexed are attached hereto and by this reference incorporated herein subject to the terms and conditions and corrections included. This annexation approval does not include the Graf parcels (APN's 14-280-079 & 014-410-021 consisting of 213.4 acres more or less and 160 acres more or less respectively) and the Burrow parcels (Latigo Farms, LLC) (APN's 14-280-092 and 14-410-023 consisting of 65.19 acres more or less and 19.78 acres more or less respectively)
13. Notwithstanding the effective date, the boundary descriptions and maps, if rejected by the State Board of Equalization or amended by LAFCO, will be revised at the expense of the applicant. The applicants shall be responsible for any associated costs.
14. For this annexation, 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 changed per Yuba County Board of



Supervisor's Master Tax Exchange Resolution 2004-157 adopted on October 26, 2004, which is attached as Exhibit "C".

15. Said Annexation territory is found to be inhabited (12 or more registered voters).
16. All Yuba County, Yuba LAFCO, and State of California fees must be paid in full prior to filing the Certificate of Completion. LAFCO will forward invoices and (or) a list of required fees prior to filing the Certificate of Completion for direct payment to the agency by project proponent.
17. Further protest proceedings are waived and the Commission orders the 2,563.90-acre annexation to OPUD pursuant to Part 4 of Division 3 of the California Government Code commencing with Section § 57000. Satisfactory proof has been given that the subject territory is inhabited. The Commission hereby waives protest and election proceedings since no written protests or objections have been raised at this hearing by persons either owning land within the subject territory or, in this case, since the territory is inhabited, by anyone registered to vote who is currently residing within the annexation territory after providing mailed notice under Government Code section §56663. Therefore, the Commission does hereby approve and authorize the conducting authority to annex the territory described in Exhibits "A" and "B" to the Olivehurst Public Utility District without notice and election.
18. The Commission has independently reviewed the environment documents provided by OPUD including OPUD's background information in support of responsible agency findings for the sphere of influence amendment and annexation and the hereby affirms and agrees with the following environmental findings made by the Olivehurst Public Utility District:

OPUD's Board of Directors hereby makes the following environmental determinations:

1. On June 7, 2011, Yuba County adopted the Yuba County 2030 General Plan to guide future urban and rural development in unincorporated areas of the County, including the provision of utilities necessary to serve planned urban and rural uses.
2. Yuba County, as the CEQA lead agency for the approval and implementation of the 2030 General Plan, prepared and certified an Environmental Impact Report (EIR) for the 2030 General Plan evaluating the direct and indirect environmental effects of constructing and operating future development, including the provision of public utilities and recreation services, throughout unincorporated Yuba County.
3. In certifying the 2030 General Plan EIR, Yuba County made Findings of Fact, as required by CEQA, including those related to the significance of impacts, the appropriateness and effectiveness of mitigation measures, the feasibility and effectiveness of alternatives to the 2030 General Plan, and statements of overriding considerations regarding significant

impacts. Yuba County also adopted a Mitigation Monitoring and Reporting Program.

4. OPUD finds that the proposed Sphere of Influence and Annexation project is consistent with the land use designations, goals, and policies of the Yuba County 2030 General Plan as assessed in the General Plan EIR and that all parcels included in the proposed project are designated for urban or agricultural supporting uses.
5. As a Responsible Agency under CEQA, OPUD has independently reviewed and considered the Final EIR for the Yuba County 2030 General Plan, which includes an analysis applicable to this provision of public utility and recreation services. The Final EIR consists of the following:
  - a. The Draft EIR prepared by Yuba County as Lead Agency.
  - b. Comments and recommendations received on the Yuba County Draft EIR.
  - c. The responses of the Lead Agency to significant environmental points that arose both during and after the review and consultation process.
  - d. A Mitigation Monitoring Reporting Plan.
6. OPUD certifies that it has held a duly noticed public hearing and heard testimony and received written comments from affected agencies at a noticed public hearing and has responded to those comments.
7. OPUD makes a specific finding that there are no grounds that require OPUD to supplement the County's EIR under PRC 21166 and State CEQA Guidelines Sections §15162 and §15163. There have been no changes in physical circumstances since the County certified the EIR for its General Plan and adopted Resolution 2011-0046 on June 7, 2011. OPUD is proposing to expand its service area from that considered in the County's EIR, but those changes do not constitute substantial changes in the project which will require major revisions of the previous EIR due to the involvement of new significant environmental effects or a substantial increase in the severity of previously identified significant effects (§15162(a)(1)). Those changes and specific findings with regard to those changes are as follows:
  - a. OPUD seeks to provide future domestic water, wastewater, and recreation services as required for future urban and rural development to 52 parcels comprising 3022 acres within and adjacent to OPUD's Sphere of Influence (SOI) consistent with the goals and policies of the Yuba County 2030 General Plan. 257 acres of the 3022 are NOT in OPUD's current SOI and will require a minor amendment to OPUD's SOI, which amendment is presently being processed by Yuba County LAFCO.
  - b. OPUD finds that the area proposed for OPUD public utility and recreation services is within an area identified by the 2030 General



- Plan for urban and rural agricultural support uses whose environmental effects were evaluated in the General Plan EIR.
- c. OPUD finds that in identifying an expanded area in which OPUD may provide public utility and recreation services, the future need for such services is subject to the ultimate and sole land use authority of Yuba County, and that no services are being offered at this time, nor are any facilities being constructed to serve the expanded OPUD service area.
  8. OPUD hereby affirms in accordance with CEQA Guidelines Section § 15090 the County’s adopted certified EIR as well as its adopted findings for this Sphere of Influence Amendment and Annexation in order to provide utility and recreation services to the Industrial, Sports and Entertainment Zone.
  9. In accordance with CEQA Guidelines Section § 15090, the Final EIR reflects the Lead Agency’s independent judgment and analysis.
  10. OPUD has independently considered and hereby adopts the Yuba County’s environmental findings required by State CEQA Guidelines Section § 15091 and Statement of Overriding Considerations required by Section § 15093, which are incorporated by reference hereto as its own in approving the Sphere of Influence Amendment and Annexation.
  19. The Commission hereby directs the Executive Officer to file a Notice of Determination for LAFCo as a responsible agency.
  20. Prior to recordation, the title of the maps and descriptions shall include the following: “LAFCO File 2019-0002 Employment Zone Annexation to OPUD.
  21. Approval of this change of organization 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 Change of Organization. The Yuba Local Agency Formation Commission of shall promptly notify the applicant of any such claim, action, or proceeding and be entitled to representation by counsel of its choosing.
  22. *Prior to the approval of any county entitlement for urban development within the annexation territory located within the boundaries South Yuba Water District or Brophy Water District, a change of organization approving the detachment from either the South Yuba Water District or the Brophy Water District shall be required. Prior to recordation of a Certificate of Completion by LAFCo for this annexation OPUD shall pass a resolution and provide a copy to both the County and LAFCo ensuring the territory will be detached and an application be filed and approved by the Yuba Local Agency Formation Commission. Provisions for*



*groundwater recharge after an agricultural water district detachment shall also be considered by OPUD and the County*

23. *Prior to recordation of a certificate of completion by LAFCo for this annexation OPUD shall enter into an agreement with Yuba County to address preservation of prime farmland. A copy of the agreement shall be provided to LAFCo. For example, a dedication ratio of 1-acre converted to 1-acre dedication of a permanent easement within Yuba County having soils of equal productive value, or higher, through permanent agricultural easements, purchase of development rights or donation of mitigation fees to an agricultural land trust or a conservancy, a buffer from adjacent agricultural operations, actions in the County's right to farm ordinance or other methods may be considered. Any farmland preservation measures may be required prior to issuance of any development entitlement or completion of development within the annexation territory.*
24. 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 § 56882.
25. The Executive Officer is directed to record a Certificate of Completion for this proposal upon completion of all proceedings.
26. The Effective Date of this Annexation shall be the date of recordation of the Certificate of Completion.
27. Any Olivehurst Public Utility District previously authorized assessments; taxes, fees and charges shall apply to any annexed territory.
28. Completion of proceedings shall be concluded within one-year after adoption of this resolution. If the proceedings are not concluded within one year after passage of this resolution, all proceedings shall be deemed abandoned unless prior to the expiration of that year the Commission authorizes an extension of time for that completion.

PASSED AND ADOPTED by this Yuba Local Agency Formation Commission, on the 8<sup>th</sup> day of January 2020, by the following vote:

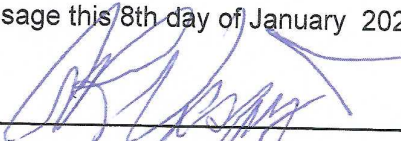
AYES: Commissioner Lofton, Vasquez, West and Public Alternate Pinney

NOES: None

ABSENT: Commissioner Atwal and Hudson

ABSTAINS: None

Signed and approved by me after its passage this 8th day of January 2020.



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Andy Vasquez, Chair – Yuba Local Agency  
Formation Commission

Attest:



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John Benoit, Executive Officer  
Yuba Local Agency Formation Commission



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David Ruderman, Counsel  
Yuba Local Agency Formation Commission

**EXHIBIT "A"**  
LAFCO FILE 2019 - 0002  
OLIVEHURST PUBLIC UTILITY DISTRICT  
ANNEXATION

All that certain real property situate in the County of Yuba, State of California, being a portion of Sections 14, 15, 22, 23, 24, 25, 26, 27, 35 and 36, Township 14 North, Range 4 East M.D.M., more particularly described as follows:

**Beginning** at the most easterly point of the existing Olivehurst Public Utility District easterly boundary, said point also being on the westerly sideline of Rancho Road;

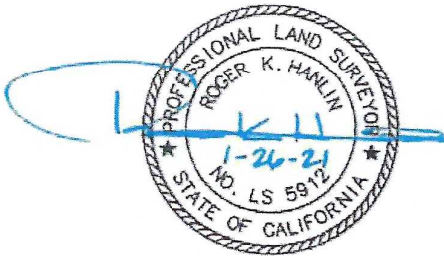
1. Thence, leaving said easterly boundary, North 02°05'48" E, 276.81 feet to the northeasterly sideline of Rancho Road;
2. Thence, along said northeasterly sideline North 47°12'43" E, 296.35 feet to the beginning of a curve, concave to the southwest, having a radial bearing of North 69°57'00" West, a radius of 260.00 feet and a central angle of 77°00'55";
3. Thence, along the arc of said curve, 349.48 feet;
4. Thence, North 56°57'55" West, 190.80 feet to the beginning of a curve, concave to the northeast, having a radial bearing of North 33°02'05" East, a radius of 2000.00 feet and a central angle of 09°45'16";
5. Thence, along the arc of said curve, 340.49 feet;
6. Thence, North 47°12'39" West, 1011.26 feet;
7. Thence, North 38°33'25" West, 151.72 feet;
8. Thence, North 64°33'13" East, 99.58 feet;
9. Thence, North 00°29'45" West, 30.00 feet to the centerline of Hale Road, said point also being the northwest corner of Parcel 3 as shown on Parcel Map No. 2011-008 as filed in Book 93 of Maps, at Page 39, Yuba County Records;
10. Thence along the northerly and westerly line of said Parcel 3, North 89°00'23" East, 2532.12 feet to an angle point in said north line;
11. Thence, North 01°28'47" East, 1022.79 feet to an angle point in said northerly and westerly line;
12. Thence, North 89°23'30" East, 1315.49 feet to an angle point in said northerly and westerly line;
13. Thence, North 01°27'12" East, 661.52 feet to the northwest corner of said Parcel 3;
14. Thence, along the north line of said Parcel 3, North 89°26'34" East, 1344.22 feet to the northeast corner of said Parcel 3;
15. Thence, along the easterly line of said Parcel 3, South 02°18'05" West, 1321.48 feet to the northwest corner of Parcel 4 of said Parcel Map No. 2011-008;
16. Thence, along the north line of said Parcel 4, North 89°50'35" East, 1279.80 feet to the northeast corner of said Parcel 4;
17. Thence, along the east line of Parcel 4 and Parcel 1 of said Parcel Map No. 2016-008, South 01°29'49" West, 1950.97 feet to the east one quarter corner of Section 10, Township 14 North, Range 4 East, Mount Diablo Meridian;
18. Thence, along the east line of said Section 10 and said Parcel 1, South 00°50'22" West, 1330.79 feet to an angle point in the easterly line of said Parcel 1;
19. Thence, along the southeasterly line of said Parcel 1, South 88°48'56" West, 726.39 feet to an angle point in the easterly line of said Parcel 1;



20. Thence, along the easterly line of said Parcel 1, South 00°50'22" West, 1387.75 feet to the southeast corner of said Parcel 1, said point also being on the centerline of Ostrom Road;
21. Thence, along said centerline, South 82°49'56" West, 598.24 feet to the southwest corner of said Parcel 1;
22. Thence continuing along said centerline, South 82°49'56" West, 266.20 feet;
23. Thence, South 19°19'06" West, 368.80 feet to the northeasterly sideline of Rancho Road
24. Thence, along said sideline of Rancho Road, South 48°34'36" East, 9451.42 feet;
25. Thence, leaving said sideline, South, 950.22 feet;
26. Thence, South 88°31'34" West, 866.00 feet to the northeasterly sideline of State Highway 65;
27. Thence along said sideline, South 50°17'42" East, 350.85 feet;
28. Thence South 47°43'01" East, 500.10 feet;
29. Thence South 48°51'46" East, 1844.42 feet to the beginning of a curve, concave to the northeast, having a radius of 1900.00 feet and a central angle of 08°13'24" the chord of which bears South 52°58'28" East, 272.46 feet;
30. Thence on the arc of said curve, 272.69 feet;
31. Thence North 00°01'45" East, 1691.42 feet to the northeasterly sideline of Rancho Road;
32. Thence along said sideline, South 48°34'36" East, 6235.47 feet to the intersection of the easterly projection of the southerly line of Record of Survey No. 2011-08 as filed in Book 93 of Maps at Page 41, Yuba County Records;
33. Thence, along said southerly line and easterly projection, South 64°06'39" West, 3753.50 feet;
34. Thence, North 00°52'02" East, 829.40 feet;
35. Thence, South 88°50'19" West, 3975.91 feet;
36. Thence, South 00°49'57" West, 14.32 feet;
37. Thence, South 88°41'11" West, 1310.20 feet to the west line of that certain map entitled "Map of Yuba Irrigated Farms Company Subdivision Number One" as filed in Book 1 of Maps at Page 38, Yuba County Records;
38. Thence, along said westerly line North 00°30'11" West, 2668.14 feet to the northwesterly corner of said map of Yuba Irrigated Farms Company Subdivision Number One;
39. Thence along the northerly line of said Map of Yuba Irrigated Farms Company Subdivision Number One, North 88°43'35" East, 864.01 feet;
40. Thence leaving said northerly line, North 00°10'02" West, 2596.43 feet to the boundary described in that certain Grant Deed to the Bruce and Robin Burrow Revocable Trust of 2006, filed as Document No. 2014-008094;
41. Thence along said Burrow boundary North 88°31'34" East, 268.02 feet;
42. Thence South 00°10'02" East, 20.01 feet;
43. Thence North 88°31' 34" East, 100.00 feet;
44. Thence South, 5.20 feet;
45. Thence South 56°15" East, 32.39 feet;
46. Thence South 49°48'18" East, 36.58 feet;
47. Thence South 89°34'04" West, 97.07 feet;
48. Thence South 63°36'39" East, 113.70 feet;
49. Thence South 48°51'46" East, 350.00 feet;
50. Thence North 41°08'14" East, 118.54 feet to the southwest sideline of State Highway 65;
51. Thence along said sideline North 48°51'46" West, 345.58 feet;
52. Thence North 48°51'46" West, 76.81 feet;

53. Thence leaving said sideline of State Highway 65, South  $88^{\circ}31'34''$  West, 1313.54 feet to the North-South centerline of Section 23, T14N, R4E, M.D.M;
54. Thence northerly along said North-South centerline, North  $00^{\circ}03'13''$  East, 31.71 feet;
55. Thence leaving said North-South centerline, South  $88^{\circ}46'03''$  West, 2743.66 feet;
56. Thence South  $00^{\circ}33'26''$  East, 1855.86 feet;
57. Thence South  $00^{\circ}00'46''$  West, 819.11 feet;
58. Thence South  $00^{\circ}35'40''$  East, 4573.46 feet to the southerly line of the property described in deed filed as Document No. 9900183, Yuba County Records;
59. Thence, along said southerly line and its westerly projection, South  $88^{\circ}08'30''$  West, 2544.28 feet to the centerline of Forty Mile Road;
60. Thence, along said centerline of Forty Mile Road and the northerly projection thereof, North  $00^{\circ}17'32''$  West, 13284.27 feet to the intersection with the centerline of State Highway 65 right of way;
61. Thence along said centerline of State Highway 65, North  $44^{\circ}11'36''$  West, 2471.65 feet;
62. Thence continuing along said centerline of State Highway 65, North  $37^{\circ}54'10''$  West, 2568.69 feet to the intersection with the southerly boundary of the Olivehurst Public Utility District;
63. Thence, along said southerly boundary of the Olivehurst Public Utility District, North  $88^{\circ}56'14''$  East, 900.00 feet to the easterly boundary of the Olivehurst Public Utility District;
64. Thence continuing along said easterly line of the Olivehurst Public Utility District, North  $12^{\circ}17'25''$  East, 286.57 feet to the westerly sideline of Rancho Road and point of beginning. Containing 2,561.24 acres, more or less.

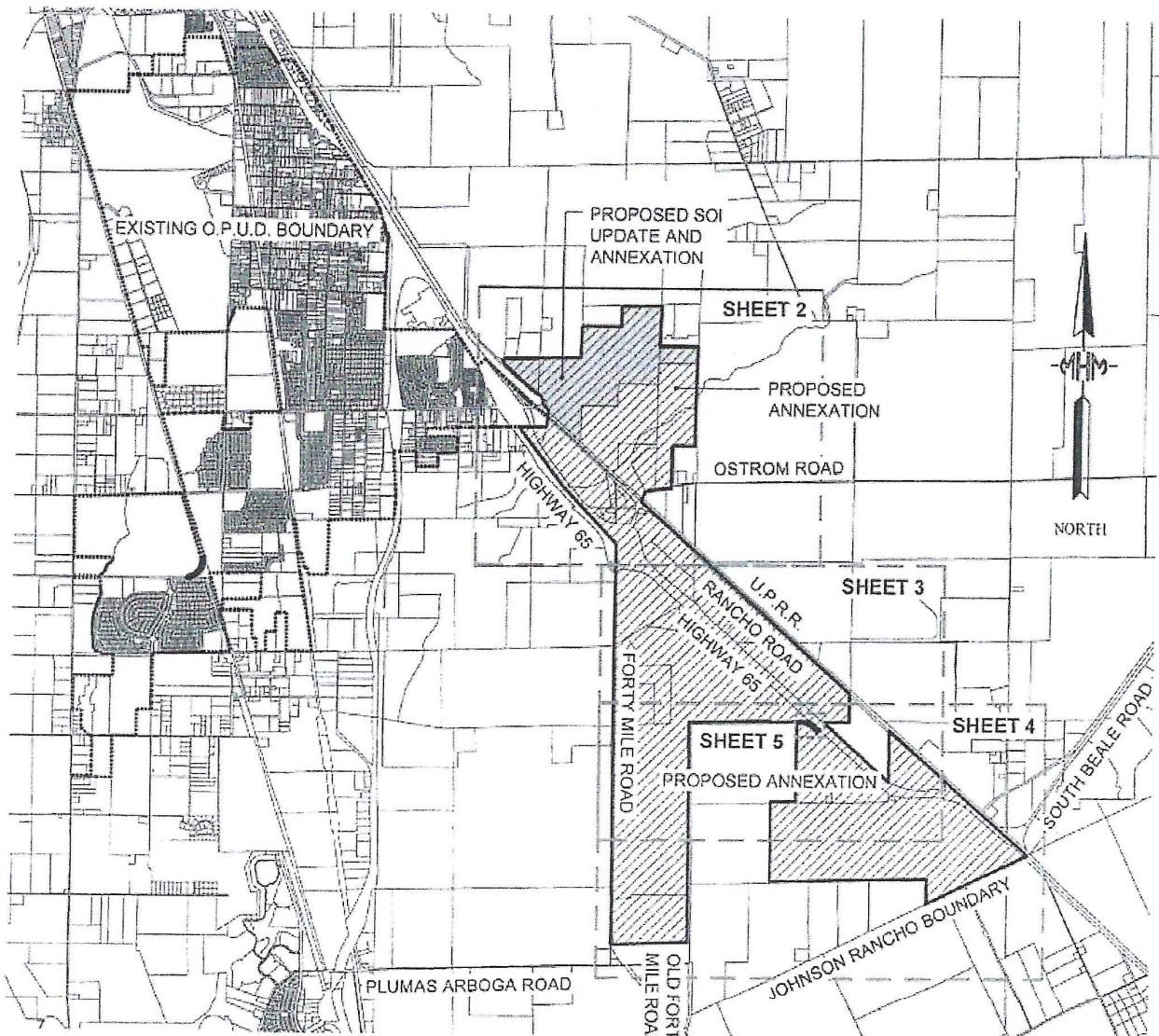
*For assessment purposes only. This description of land is not a legal property description as defined in the Subdivision Map Act and may not be used as the basis for an offer for sale of the land described.*



*JBO  
1/28/2021*



# Exhibit B



## LEGEND

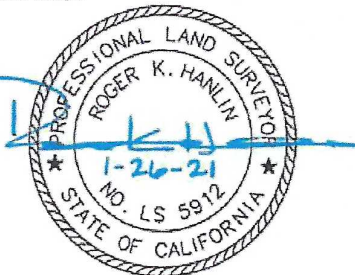
- ⑫ COURSE NUMBER
- CALCULATED POINT NOTHING FOUND OR SET
- P.O.B. POINT OF BEGINNING
- (B.O.B.) BASIS OF BEARINGS
- ANNEXATION BOUNDARY
- SOI SPHERE OF INFLUENCE
- ANNEXATION AREA 257± ACRES OUTSIDE SOI
- ANNEXATION AREA 2,304± ACRES WITHIN SOI
- EXISTING OPUD BOUNDARY

## ANNEXED AREA

2,561± ACRES TOTAL  
257± ACRES SOI UPDATE

## NOTE:

- ANNEXATION TO:  
1. OLIVEHURST PUBLIC UTILITY DISTRICT



## GEOREFERENCE

THE PARCELS SHOWN HEREON ARE REFERENCED GEOGRAPHICALLY TO THE NORTH AMERICAN DATUM OF 1983 (NAD83) BASED UPON THE COUNTY OF YUBA GEOGRAPHIC INFORMATION SYSTEM (GIS) BASEMAP.

## EXHIBIT "KEY"

LAFCO FILE 2019-0002

ANNEXATION

OLIVEHURST PUBLIC UTILITY DISTRICT

BEING A PORTION OF TOWNSHIP 14 NORTH, RANGE 4 EAST, M.D.M.

YUBA COUNTY  
CALIFORNIA



JANUARY 2021

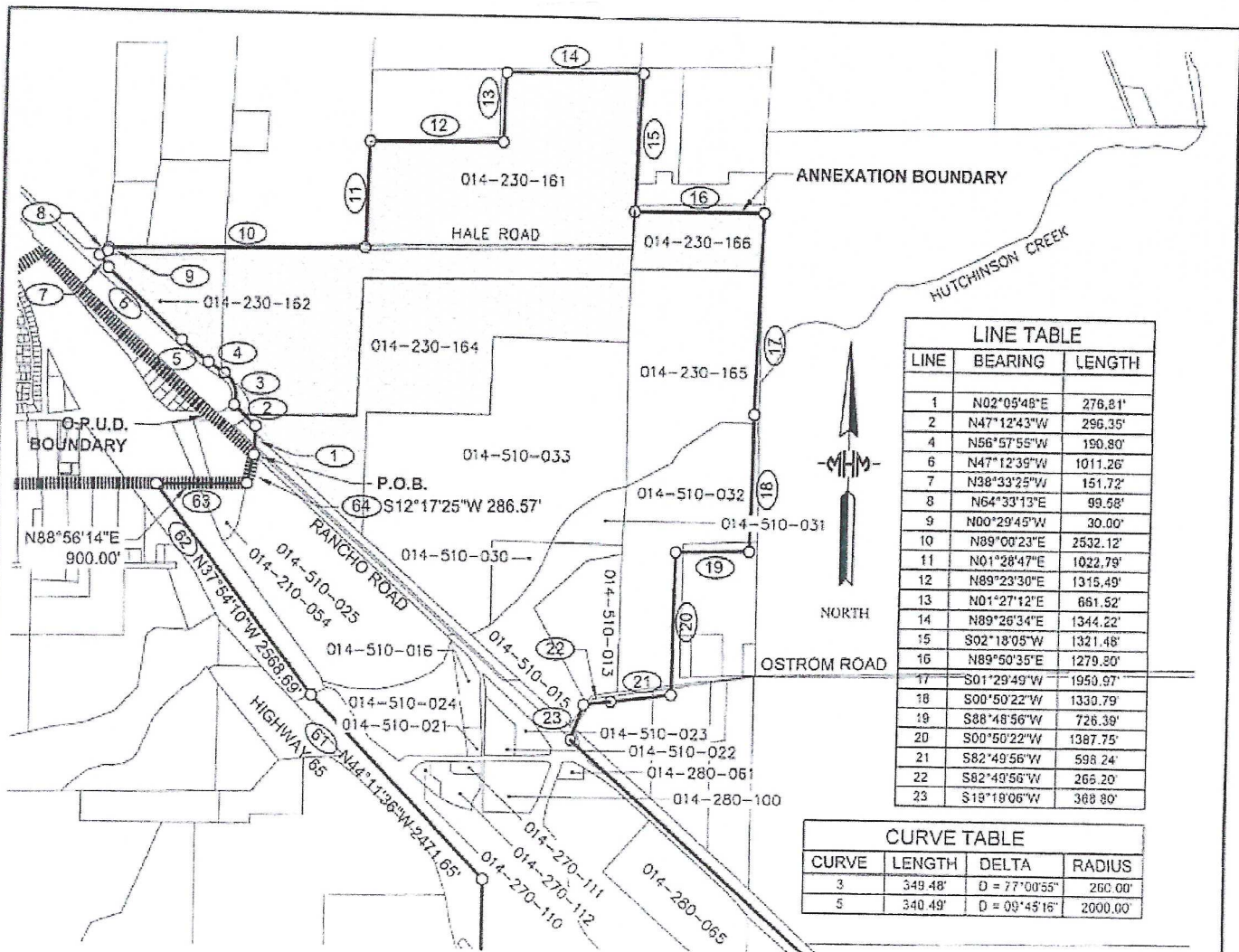
PREPARED BY: MHM INC., 1204 E STREET, MARYSVILLE, CA 95901

19-663 LAFCO OPUD ANNEXATION

SHEET 1 OF 5

880  
1/28/2021





**LINE TABLE**

LINE	BEARING	LENGTH
1	N02°05'48\"E	276.81'
2	N47°12'43\"W	296.35'
4	N56°57'55\"W	190.80'
6	N47°12'39\"W	1011.26'
7	N38°33'25\"W	151.72'
8	N64°33'13\"E	99.58'
9	N00°29'45\"W	30.00'
10	N89°00'23\"E	2532.12'
11	N01°28'47\"E	1022.79'
12	N89°23'30\"E	1315.49'
13	N01°27'12\"E	661.52'
14	N89°26'34\"E	1344.22'
15	S02°18'05\"W	1321.48'
16	N89°50'35\"E	1279.80'
17	S01°29'49\"W	1950.97'
18	S00°50'22\"W	1330.79'
19	S88°48'56\"W	726.39'
20	S00°50'22\"W	1387.75'
21	S82°49'56\"W	598.24'
22	S82°49'56\"W	265.20'
23	S13°19'06\"W	368.80'

**CURVE TABLE**

CURVE	LENGTH	DELTA	RADIUS
3	349.48'	D = 77°00'55\"	260.00'
5	340.49'	D = 09°45'16\"	2000.00'

SEE SHEET 3 FOR CONTINUATION

**LEGEND**

- (12) COURSE NUMBER
- CALCULATED POINT NOTHING FOUND OR SET
- P.O.B. POINT OF BEGINNING
- (B.O.B.) BASIS OF BEARINGS
- ANNEXATION BOUNDARY
- SPHERE OF INFLUENCE
- ANNEXATION AREA 257± ACRES OUTSIDE SOI
- ▬▬▬▬▬▬ EXISTING OPUD BOUNDARY

**ANNEXED AREA**

2,561± ACRES TOTAL

**GEOREFERENCE**

THE PARCELS SHOWN HEREON ARE REFERENCED GEOGRAPHICALLY TO THE NORTH AMERICAN DATUM OF 1983 (NAD83) BASED UPON THE COUNTY OF YUBA GEOGRAPHIC INFORMATION SYSTEM (GIS) BASEMAP.



**NOTE:**

ANNEXATION TO:  
1. OLIVEHURST PUBLIC UTILITY DISTRICT

**LAFCO FILE 2019-0002  
ANNEXATION  
OLIVEHURST PUBLIC UTILITY DISTRICT**

BEING A PORTION OF TOWNSHIP 14 NORTH, RANGE 4 EAST, M.D.M.

YUBA COUNTY  
CALIFORNIA



JANUARY 2021

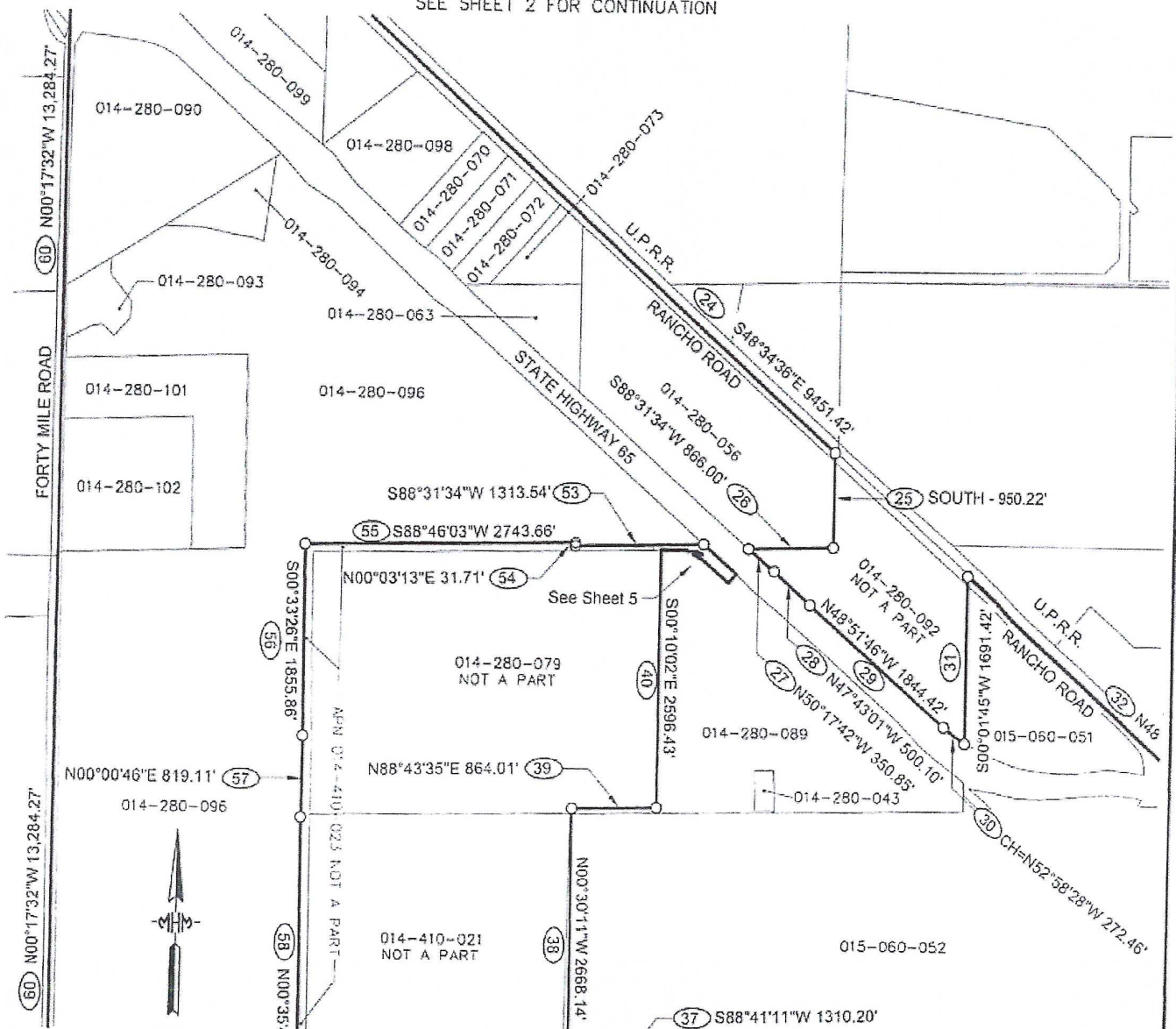
PREPARED BY: MHM INC., 1204 E STREET, MARYSVILLE, CA 95901

19-663 LAFCO OPUD ANNEXATION

SHEET 2 OF 5

*Handwritten initials and date: JKH 1/22/2021*

SEE SHEET 2 FOR CONTINUATION



**LEGEND**

- (12) COURSE NUMBER
- CALCULATED POINT  
NOTHING FOUND OR SET
- P.O.B. POINT OF BEGINNING
- (B.O.B.) BASIS OF BEARINGS
- ANNEXATION BOUNDARY
- SOI SPHERE OF INFLUENCE

**NOTE:**

ANNEXATION TO:  
 1. OLIVEHURST PUBLIC UTILITY DISTRICT

**ANNEXED AREA**  
 2,561± ACRES

SEE SHEET 4 FOR CONTINUATION

**GEOREFERENCING**

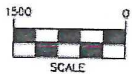
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**LAFCO FILE 2019-0002  
 ANNEXATION  
 OLIVEHURST PUBLIC UTILITY DISTRICT**

BEING A PORTION OF TOWNSHIP 14 NORTH, RANGE 4 EAST, M.D.M.

YUBA COUNTY  
 CALIFORNIA



JANUARY 2021

PREPARED BY: MHM INC., 1204 E STREET, MARYSVILLE, CA 95901  
 19-663 LAFCO OPUD ANNEXATION

*Handwritten:* 230 1/23/2021







APN 014-280-096  
SEE SHEET 4

STATE HIGHWAY 65

APN 014-280-092  
NOT A PART  
SEE SHEET 4

53 SEE SHEET 4

APN 014-280-092  
NOT A PART

41 N88°31'34"E 268.02'

43 N88°31'34"E 100.00'

52 N48°51'46"W 76.81'

S00°10'02"E 20.01' 42

44 SOUTH - 5.20'

APN 014-280-091  
R/W EASEMENT

S83°56'15"E 32.39'

45 S63°36'39"E 113.70'

46 S49°48'18"E 36.58'

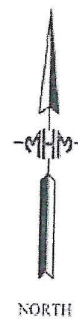
47 S89°34'04"W 97.07'

51 N48°51'46"W 345.58'

APN 014-280-089  
SEE SHEET 4

49 S48°51'46"E 350.00'

APN 014-280-092  
NOT A PART



NORTH

50 N4°1'08"14"E 118.54'

**LEGEND**

- ⑫ COURSE NUMBER
- CALCULATED POINT  
NOTHING FOUND OR SET
- P.O.B. POINT OF BEGINNING
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- ANNEXATION BOUNDARY
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**GEOREFERENCE**

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**NOTE:**

ANNEXATION TO:  
1. OLIVEHURST PUBLIC UTILITY DISTRICT

**ANNEXED AREA**

2,561± ACRES

**LAFCO FILE 2019-0002  
ANNEXATION  
OLIVEHURST PUBLIC UTILITY DISTRICT**

BEING A PORTION OF TOWNSHIP 14 NORTH, RANGE 4 EAST,  
M.D.M.

YUBA COUNTY  
CALIFORNIA



JANUARY 2021

PREPARED BY: MHM INC., 1204 E STREET, MARYSVILLE, CA 95901

19-663 LAFCO OPUD ANNEXATION

SHEET 5 OF 5

*gbo 1/20/2021*

Exhibit C-1

8/9

RESOLUTION NO. 2004-157

**MASTER PROPERTY TAX REVENUE EXCHANGE RESOLUTION OF THE BOARD OF SUPERVISORS OF THE COUNTY OF YUBA TO ESTABLISH A DISTRIBUTION OF PROPERTY TAX REVENUE ON ANNEXATIONS AND DETACHMENTS OF PROPERTY TO THE OLIVEHURST PUBLIC UTILITY DISTRICT**

WHEREAS, under the provisions of Proposition 13 adopted in 1978, the distribution of property taxes within each county became the responsibility of the County Board of Supervisors; and

WHEREAS, Proposition 13 failed to make any provision for the redistribution of these taxes, as a result of reorganization of cities and districts within the County; and

WHEREAS, Revenue and Taxation Code Section 99(b) designates the Yuba County Board of Supervisors as the agency responsible for deciding what sort of property tax revenue exchanges should occur in the case of special district annexations and detachments with the County; and

WHEREAS, a resolution must be adopted establishing the extent and nature of property tax exchanges before any annexation or detachment is complete; and

WHEREAS, the Board of Supervisors has consulted with the Olivehurst Public Utilities District pursuant to Revenue and Taxation Code Section 99 (b) (5).

**NOW, THEREFORE, BE IT RESOLVED AND ORDERED** by the Board of Supervisors of the County of Yuba as follows:

1. All exchanges of property tax revenue for special district annexations and detachments shall be governed by this resolution;
2. The exchange of property taxes shall be effective beginning any roll year only if the special district annexation or detachment has been completed and approved by the State Board of Equalization prior to December 1<sup>st</sup> of the preceding year;
3. Regarding the property tax revenue exchange for special district annexations, no share of 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 special district as a result of the annexation;



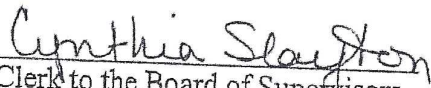
4. Regarding the property tax revenue exchange for special district detachments, any share of property tax revenue (including base tax revenue and annual tax increment) belonging to the detached property shall be distributed to the County and to all of the other taxing agencies within the subject territory based on their share of property tax revenue within the subject tax rate area.

5. The Yuba County Auditor-Controller is hereby directed to distribute the property tax revenues for the taxing agencies within the subject annexation or detachment area in accordance with this resolution.

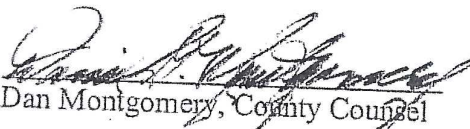
The foregoing master property tax revenue exchange resolution was passed and adopted at a Regular meeting of the Board of Supervisors of the County of Yuba held on the 26th day of OCTOBER, 2004, by the following vote:

AYES:	SUPERVISORS LOGUE, SIMMONS, GRIEGO, SCHRADER, STOCKER
NOES:	NONE
ABSENT:	NONE
ABSTAIN:	NONE

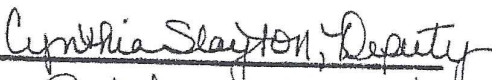
  
 BILL SIMMONS, CHAIRMAN  
 YUBA COUNTY BOARD OF  
 SUPERVISORS

ATTEST:   
 Clerk to the Board of Supervisors  
 CYNTHIA SLAYTON, DEPUTY CLERK

APPROVED AS TO FORM:

  
 Dan Montgomery, County Counsel

The foregoing Instrument is a Correct Copy  
 of the original on file in this office  
 ATTEST: DONNA STOTTLEMEYER  
 Clerk of the Board of Supervisors of the  
 County of Yuba, State of California

By   
 Date: October 27, 2004