

04 411

Map TM 2004-13  
A.P. No. 016-060-033

After Recording Return To:

County Surveyor  
Yuba County Dept. of Public Works  
915 8<sup>th</sup> Street  
Marysville, CA 95901

**STATEMENT OF TAX STATUS and  
ADDITIONAL INFORMATION DOCUMENTS**

For

**TRACT MAP 2004-0013  
RIO DEL ORO VILLAGE 10**

For Owners  
**Beazer Homes Holdings Corporation**

A Statement of Tax Status and Additional Information Documents are being concurrently filed with that certain Tract Map 2004-10 in the office of the Recorder of Yuba County in Book \_\_\_\_\_ of Maps at page \_\_\_\_, in compliance with the requirements of sections 66434.2, 66435.1, 66435.2, 66443 and 66445(f)(g) of the Subdivision Map Act. The additional information is for informational purposes, describing conditions as of the date of filing and is not intended to affect record title interest. The additional information may be derived from public records or reports, and does not imply the correctness or sufficiency of those records or reports by the preparer of the document or additional information. The additional information, certificates, statements and acknowledgments are contained in the following attached exhibits that are made a part of this filing:

1. STATEMENT OF TAX STATUS

2. ADDITIONAL INFORMATION DOCUMENTS

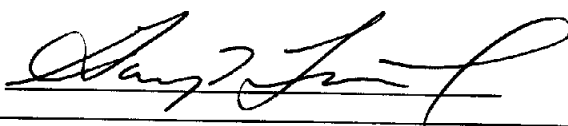
EXHIBIT A: NOTICE OF DECISION OF THE PLANNING COMMISSION -  
CONDITIONS OF APPROVAL

EXHIBIT B: COMMUNITY DEVELOPMENT DIRECTOR'S CERTIFICATE

EXHIBIT C: ENVIRONMENTAL HEALTH DEPARTMENT DIRECTOR'S  
CERTIFICATE

Date: 10/29/2004

Prepared by Gary T. Lippincott, County Surveyor

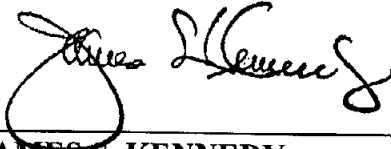


**STATEMENT OF TAX STATUS  
TRACT MAP NO. 2004-13**

**This is to certify in accordance with section 66492 of the Government Code (Subdivision Map Act) that the records of my office show that there are no liens for unpaid taxes or special assessments against the above referenced parcel map, being a subdivision of Assessor's Parcel Map Number (APN) 016-060-033.**

**Current Owner: Beazer Homes Holdings Corporation**

**Date:** 10/25/04

A handwritten signature in black ink, appearing to read "James S. Kennedy", written over a horizontal line.

**JAMES S. KENNEDY  
Yuba County Tax Collector**

**EXHIBIT "A"**

**YUBA COUNTY  
COMMUNITY DEVELOPMENT DEPARTMENT  
NOTICE OF DECISION  
of the  
PLANNING COMMISSION  
and  
CONDITIONS OF APPROVAL  
for  
TRACT MAP 2004-0012 and 2004-0013 and 2004-0028,  
RIO DEL ORO VILLAGES 9, 10 AND 11  
PHASE(S) OF TSTM 1998-0578 (R)**

On October 15, 2002, at 6:30 p.m., having provided notice, a public hearing was heard before the Planning Commission in the third floor of the courthouse at 215 5<sup>th</sup> Street, Marysville, California, to consider the following:

**TENTATIVE SUBDIVISION TRACT MAP 1998-0578(R) (including the above referenced phase).**

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

1. Determined that TSTM98-578(R) is statutorily exempt from the California Environmental Quality Act
2. Approved the project subject to the attached Conditions of Approval.

Unless extended pursuant to Chapter 11 of the Yuba County Ordinance Code, the approval of this map will expire 24 months from this date of approval on October 15, 2004.

All persons in attendance were advised of the right to appeal the Planning Commission's decision to the Board of Supervisors in writing within 15 days from the date of approval in accordance with section 11.15.700 of the Yuba County Ordinance Code.



Colleen Cotter, Associate Planner

YUBA COUNTY  
CONDITIONS OF APPROVAL

Rio Del Oro Subdivision  
(Small Lot Subdivision)

**OWNER:** Rio Del Oro/Danna & Danna

**CASE:** TSTM 98-578 Revised

**APPLICANT:** Gerry N. Kamilos LLC

**APPROVED:** October 15, 2002

APN 016-040-060, 062, 034, 033 and 016-060-024

\*\*\*\*\*

1. Unless specifically provided otherwise herein or by law, each condition of these Conditions of Approval shall be completed to the satisfaction of the County prior to filing of the Final Map.
2. Unless specifically provided otherwise herein, all references to the Final Map, Final Maps, or to the Final Subdivision Map contained herein shall also mean a map or maps prepared for recordation of each phase of development if the project is to be phased.
3. Owner or an agent of the Owner shall satisfy, and the project shall meet, all applicable requirements provided by federal, state, and local laws, ordinances, and regulations including the requirements provided by the Subdivision Map Act (Government Code Section 66410 and following) and Chapter 11.15 of the Yuba County Ordinance Code.
4. As a condition for Tentative and Final Map approval, Owner or an agent of Owner acceptable to County shall defend, indemnify, and hold harmless the County and its agents, officers, and employees from any claim, action, or proceeding, against the County or its agents, officers, and employees; including all costs, attorneys' fees, expenses, and liabilities incurred in the defense of such claim, action, or proceeding to attack, set aside, void or annul an approval by the County, Planning Commission, Staff Development Committee, or other County advisory agency, appeal board, or legislative body concerning the subdivision. County shall promptly notify Owner of any such claim, action, or proceeding and shall cooperate fully in the defense of said claim, action, or proceeding.

**PUBLIC WORKS DEPARTMENT'S CONDITIONS OF APPROVAL:**

5. a. All improvements required by the herein stated conditions due to health, safety, and any required mitigating measure shall be completed prior to recording the Final Map.
6. Improvement plans and necessary calculations for all improvements and associated drainage facilities required by these conditions shall be submitted to and be approved by the Public Works Department prior to any construction, such approvals shall include the alignment and grades of roads and drainage facilities.
7. Arterial "C" (along west side of Village No. 6 and Village No. 3 to Algodon Road and also the westerly extension of the "Future Motorplex Parkway" to Algodon Road) is designated a Modified 2-Lane Parkway Arterial Road as per the Amended Plumas Lake Specific (Figure 3.3.2-A). Owner shall offer to dedicate in fee simple to Yuba County a strip of land 56.5 feet in width adjoining each side of the centerline of Arterial "C" lying within the bounds of this property. The intersection of Arterial "C" and Algodon Road (west) shall be redesigned to provide a "T" intersection with Arterial "C" and Algodon Road (north) being the through

YUBA COUNTY  
CONDITIONS OF APPROVAL

Rio Del Oro Subdivision  
(Small Lot Subdivision)

**OWNER:** Rio Del Oro/Danna & Danna

**CASE:** TSTM 98-578Revised

**APPLICANT:** Gerry N. Kamilos LLC

**APPROVED:** October 15, 2002

**APN** 016-040-060, 062, 034, 033 and 016-060-024

\*\*\*\*\*

road. The alignment of such arterial road shall be designed in compliance with the Yuba County Improvement Standards, the Plumas Lake Specific Plan and be approved by the Yuba County Public Works Department.

8. Owner shall construct Arterial "C", along the west side of Villiage No. 6 and Villiage No. 3 to Algodon Road and also along the westerly extension of the "Future Motorplex Parkway" to Algodon Road, to the full width road section for a Modified 2-Lane Parkway Arterial Road in compliance with the Improvement Standards of Yuba County or as approved by the Yuba County Public Works Director. Owner shall obtain additional right of way in fee simple from adjoining property owners, as necessary, to provide such road section, excluding the landscape and public utility easement, but including an area located 6 feet from the top face of curb.
9. River Oaks Boulevard is designated a Modified 4-Lane Parkway Arterial Road through the property as per the Amended Plumas Lake Specific Plan. Owner shall offer to dedicate in fee simple to Yuba County a strip of land 56.5 feet in width adjoining each side of the centerline of River Oaks Boulevard lying within the bounds of this property. Alignment of such arterial road shall be designed in compliance with the Yuba County Improvement Standards, the Amended Plumas Lake Specific Plan and be approved by the Yuba County Public Works Department.
10. Owner shall construct River Oaks Boulevard to the Modified 4-Lane Parkway Arterial Road, full width road section, in compliance with the Improvement Standards of Yuba County, the Amended Plumas Lake Specific Plan or as approved by the Yuba County Public Works Director including phased improvements.
11. Algodon Road, along the west side of Village No. 1, is designated a Minor Residential Over 500 ADT Road. Owner shall offer to dedicate in fee simple to Yuba County a strip of land 30.00 feet in width adjoining the centerline of Algodon Road lying within the bounds of this property. Alignment of such arterial road shall be designed in compliance with the Yuba County Improvement Standards, the Amended Plumas Lake Specific Plan and be approved by the Yuba County Public Works Department.
12. Owner shall construct Algodon Road, along the west side of Village No. 1 to the Minor Residential over 500 ADT Street, half-street section, in compliance with the Amended Plumas Lake Specific Plan, the Yuba County Improvement Standards, or as approved by the Public Works Director.
13. Owner shall offer to dedicate all interior streets as shown on the tentative map (Major Collector Streets, Minor Residential over 500 ADT Streets, and Minor Residential under 500 ADT Streets) in accordance with the Amended Plumas Lake Specific Plan, in fee simple to Yuba County. Right of way for all streets shall be located 0.50 feet behind the back of curb.

YUBA COUNTY  
CONDITIONS OF APPROVAL

Rio Del Oro Subdivision  
(Small Lot Subdivision)

**OWNER:** Rio Del Oro/Danna & Danna

**CASE:** TSTM 98-578 Revised

**APPLICANT:** Gerry N. Kamilos LLC

**APPROVED:** October 15, 2002

**APN** 016-040-060, 062, 034, 033 and 016-060-024

\*\*\*\*\*

14. Interior street construction shall meet the requirements for either a Major Collector Street, a Minor Residential over 500 ADT Street, and Minor Residential under 500 ADT Street, as appropriate, in compliance with the Amended Plumas Lake Specific Plan, the Yuba County Improvement Standards, or as approved by the Public Works Director. The street design along all streets shall incorporate traffic calming measures as approved by the Public Works Department.
15. Owner shall provide and offer to dedicate to Yuba County a 12-foot wide pedestrian, street sign, traffic safety sign and public services easement along all interior streets, except for Minor Residential under 500 ADT cul-de-sac streets with less than 10 lots, as illustrated on the tentative map. Such cul-de-sac streets shall provide and offer to dedicate to Yuba County a 12 foot public services easement as illustrated on the tentative map.
16. Owner shall install street barricades at the end of temporary dead-end streets as directed by the Public Works Department.]
17. During phasing of the project, no more than 100 lots shall be allowed to be created without providing an improved alternate access roadway to Algodon Road (or the constructed Motorplex Parkway) for traffic circulation in compliance with the Amended Plumas Lake Specific Plan and the Yuba County Ordinance Code and as approved by the Yuba County Public Works Director.
18. Any Construction work within the County right-of-ways shall be accomplished under an encroachment permit issued by the Public Works Department.
19. Any construction work within the State right-of-way shall be accomplished under an encroachment permit issued by Cal Trans.
20. Owner shall submit a Preliminary Soils Report prepared by a registered civil engineer and based upon adequate test borings to the Public Works Department for review in compliance with section 11.15.380 of the Yuba County Ordinance Code and section 66490 of the Subdivision Map Act. Should such preliminary soils report indicate the presence of critically expansive soils or other soils problems which, if not corrected, would lead to structural defects, a soils investigation of each lot in the subdivision may be required by the Staff Development Committee (section 11.15.380 (c) of Yuba County Ordinance Code).
21. 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.

YUBA COUNTY  
CONDITIONS OF APPROVAL

Rio Del Oro Subdivision  
(Small Lot Subdivision)

**OWNER:** Rio Del Oro/Danna & Danna

**CASE:** TSTM 98-578 Revised

**APPLICANT:** Gerry N. Kamilos LLC

**APPROVED:** October 15, 2002

**APN** 016-040-060, 062, 034, 033 and 016-060-024

\*\*\*\*\*

22. Prior to filing the Final Map, written approvals shall be submitted to the County Surveyor from Pacific Gas and Electric, Pacific Bell, Media One and the Olivehurst Public Utility District, etc. that their requirements have been met and that financial arrangements have been made to insure their facilities will be installed and that they are satisfied with the public utility easements as shown on the Tentative Map.
23. Owner shall coordinate with the Department of Public Works to provide Pacific Gas and Electric with a county approved Street Light Plan. Owner shall be responsible for the Street Lighting Agreement with Pacific Gas and Electric for a period of five (5) years.
24. Owner shall be responsible for giving (60)days notice to the appropriate public utilities, Pacific Gas and Electric, Pacific Bell, Media One, etc., prior to any new construction or development for this project.
25. Owner shall name the internal access roads in a manner determined by Chapter 9.70 of the Yuba County Ordinance Code and be approved by the Address Coordinator at the Department of Public Works.
26. Street signs shall meet all requirements of the Public Works Department, including stop bars and stop legends, and be provided by the subdivider.
27. Owner shall submit a master drainage plan for the project designed in compliance with the requirements of the Amended Plumas Lake Specific Plan, Reclamation District 784 and the Yuba County Public Works Department to provide for on-site and off-site storm water drainage for the project. Such master drainage plan shall be designed by a registered civil engineer and submitted to the Public Works Department and Reclamation District 784 for review and approval.
28. Owner shall provide drainage easements and offer to dedicate such easements to the appropriate agency responsible for maintenance of the drainage facilities required by the approved master drainage plan.
29. Owner shall develop and implement a storm water pollution prevention plan (SWPPP) emphasizing storm water best management practices (BMP) to comply with the requirements of the Federal Water Pollution Control Act and the California Water Code. Owner shall obtain a National Pollutant Discharge Elimination System Permit during the period of construction.
30. Owner shall submit an erosion and sediment control plan for the project, designed by a registered civil engineer, to the Department of Public Works for review and approval prior to Final Map approval. Owner shall construct such erosion and sediment control measures as per the approved plan prior to Final Map approval.

YUBA COUNTY  
CONDITIONS OF APPROVAL

Rio Del Oro Subdivision  
(Small Lot Subdivision)

OWNER: Rio Del Oro/Danna & Danna  
APPLICANT: Gerry N. Kamilos LLC  
APN 016-040-060, 062, 034 and 016-060-024

CASE: TSTM 98-578  
APPROVED: October 15, 2002

\*\*\*\*\*

31. Owner shall be required to pay all taxes, past and current, including those amounts levied as of March 1, but not yet billed, on the property prior to recording the Final Map.
32. Owner shall submit a current 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 Guarantee shall be provided at the time of filing the Final Map.
33. Owner shall provide monumentation in conformance with requirements of the County Surveyor, chapter 11.15 of the Yuba County Ordinance Code and the California Subdivision Map Act (Government Code section 66410 and following).
34. All easements of record which affect this property are to be shown on the Final Map.

**ENVIRONMENTAL HEALTH DEPARTMENT'S CONDITIONS OF APPROVAL:**

35. Owner shall connect all parcels created by this subdivision to Olivehurst Public Utility District for water and sewer services and facilities prior to issuance of occupancy permits for new buildings.
36. Owner shall submit to Environmental Health a Will Serve letter from Olivehurst Public Utility District for sewer and water services and facilities for all parcels created by this subdivision.
37. All abandoned, wrecked, dismantled, or inoperative vehicles, machines, and equipment shall be removed by Owner from the subject site.
38. All existing trash and debris shall be removed from the subject site.
39. 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."
40. All abandoned septic tanks on the subject site shall be destroyed in accordance with the requirements of Yuba County Department of Health Services.

**PLANNING DIVISION'S CONDITIONS OF APPROVAL:**



YUBA COUNTY  
CONDITIONS OF APPROVAL

Rio Del Oro Subdivision  
(Small Lot Subdivision)

OWNER: Rio Del Oro/Danna & Danna  
APPLICANT: Gerry N. Kamilos LLC  
APN 016-040-060, 062, 034, 033 and 016-060-024

CASE: TSTM 98-578 Revised  
APPROVED: October 15, 2002

\*\*\*\*\*

41. Lot design on the Final Subdivision Map shall be in conformance with the approved Tentative Map as filed with Community Development Department. Minor modifications to final configuration may be approved by the Community Development Director; however, the number of lots shall not exceed that shown on the approved tentative map.
42. Applicant shall revise the cul-de-sac configuration in Village I, as shown on the tentative map, to limit the number of lots served by the cul-de-sac(s) to no more than 20 lots (excluding the lots on the corner of the through road and cul-de-sac). Such revision shall be shown on the final map. Bike/pedestrian outlets at the end of cul-de-sacs do not constitute secondary access.
43. Notwithstanding the provisions of any other of these Conditions of Approval, this map cannot be recorded until expiration of the 15-day appeal period which begins the day following the date of approval. The expiration date of the appeal period is October 30, 2002, at 5:00 p.m.
44. 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.
45. Owner shall landscape and improve the landscape and pedestrian corridors and easements in accordance with the approved landscape plan(s) described in Condition Number 49, below.

**THE FOLLOWING MITIGATION MEASURES SHALL BE INCLUDED AS CONDITIONS OF APPROVAL.** These mitigation measures shall be implemented in compliance with the Mitigation Monitoring program included in the Plumas Lake Specific Plan EIR.

46. Owner or agents of Owner shall notify all potential purchasers and lessees of real property within this of subdivision of the right to farm and mine ordinance in effect in Yuba County.
47. Owner or agents of Owner shall notify all potential purchasers and lessees of real property within this subdivision of the presence of the nearby sewage treatment plant and of the County's intent to protect it.
48. Owner shall submit for review and approval to the Yuba County Community Development and Public Works Departments a Street, Yard, Park, Project Entry, Recreation/Floodway Corridor, and Detention/Retention Pond Landscape and Lighting Plan(s). Said Plan(s) must be approved prior to recordation of each Final Map for each phase of development. Landscaping shall be designed and constructed in conformance with Yuba County Ordinance Code Sections 12.87 and 12.88 and any other applicable ordinance code section. Interim drainage facilities may have reduced landscaping requirements as approved by Community Development Department. Where appropriate, Plan(s) shall also be subject to approval by the Sutter-Yuba Mosquito

YUBA COUNTY  
CONDITIONS OF APPROVAL

Rio Del Oro Subdivision  
(Small Lot Subdivision)

**OWNER:** Rio Del Oro/Danna & Danna  
**APPLICANT:** Gerry N. Kamilos LLC  
**APN** 016-040-060, 062, 034, 033 and 016-060-024

**CASE:** TSTM 98-578Revised  
**APPROVED:** October 15, 2002

\*\*\*\*\*

Abatement District, Reclamation District 784, Olivehurst Public Utility District, and any other entity which is determined to have jurisdiction over a given facility and/or improvement.

49. Prior to issuance of occupancy permits for new dwellings in each phase of development of the project, Owner shall improve and dedicate detention and retention ponds and recreation floodway and drainage corridors, and all other landscape areas within the project boundaries not specifically addressed in other of these Conditions of Approval to the Government Agency identified by the Public Works Department.
50. All landscaping and landscape corridors, including lighting, shall be maintained by Owner or bonded for maintenance by Owner until a County Service Area, Landscape and Lighting District or other entity is established or formed, or annexed into for such purposes for all real property represented by the Final Map. Said County Service Area, Landscape and Lighting District, or other entity shall be subject to the approval of the County and Olivehurst Public Utility District and shall provide for the maintenance of park land and park improvements including landscaping and park equipment, bike paths, sidewalks, irrigation, and lighting as well as maintenance of pedestrian and landscaped corridors and recreation floodway and drainage corridors. Maintenance of the 12-foot pedestrian and landscape easements located adjacent to the front and side yards of all lots shall be the responsibility of individual property owners; however, the County Service Area or Landscape and Lighting District or other entity shall be empowered to maintain corridors neglected by owners with full power to levy and collect a reasonable fee from property owners for said maintenance. All real property represented by the Final Map(s) shall be subject to the provisions and requirements of such County Service Area, Landscape and Lighting District, or other entity or to equivalent provisions and requirements as provided by a Subdivision Map Improvement Agreement between County and Owner under the Subdivision Map Act, including Government Code Sections 66462 and 66499 and following, and Chapter 11.15 of the Yuba County Ordinance Code, including Section 11.15.470.
51. Owner shall improve and dedicate to the government agency designated by the Public Works Director the designated public park facilities pursuant to the provisions of Yuba County Ordinance Code Section 11.15.661 and the Specific Plan. Said improvement and dedication shall occur prior to recordation of the final map for each phase of development. The fee remainder of the dedication is required prior to final map pursuant to county ordinance chapter 11.15.661.
52. Vertical curb and/or another type of barrier as approved by the Public Works Director shall be constructed and maintained along roadways fronting on open space and park areas to control vehicle access.
53. If parks are to be maintained by Olivehurst Public Utility District, then the design and construction of the facilities shall reflect the District's standards.

YUBA COUNTY  
CONDITIONS OF APPROVAL

Rio Del Oro Subdivision  
(Small Lot Subdivision)

**OWNER:** Rio Del Oro/Danna & Danna

**APPLICANT:** Gerry N. Kamilos LLC

**APN** 016-040-060, 062, 034, 033 and 016-060-024

**CASE:** TSTM 98-578Revised  
**APPROVED:** October 15, 2002

\*\*\*\*\*

54. Prior to recordation of the Final Map for the first phase of development, Will Serve Letters issued by Olivehurst Public Utility District, Linda Fire Protection District, Pacific Bell, Pacific Gas and Electric Company, the Sutter/Yuba Mosquito Abatement District, and by the Marysville Joint Unified School District shall be submitted to the Community Development and Public Works Departments which state that their requirements are met, that financial arrangements are made to ensure the required facilities will be installed when needed, and that they are satisfied with the public utility easements as shown on the Final Map.
55. Domestic water and sanitary sewer service shall be provided by Olivehurst Public Utility District. Owner shall meet all annexation requirements and shall participate fully in the financing, design, construction, and installation of all facilities required by the District including, but not limited to, water lines, wells, and treatment facilities.
56. Pursuant to the approval of Olivehurst Public Utility District, Owner shall dedicate land and construct wells for the purpose of distributing water to the subject site. All wells shall be constructed to the specifications of Olivehurst Public Utility District and all other jurisdictional governmental agencies.
57. Fire protection shall be provided by Linda Fire Protection District. Owner shall meet all annexation and hydrant requirements for the District. Owner shall be required to participate in any new funding mechanisms established for services and facilities within the Plan Area as determined by the Linda Fire Protection District.
58. 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.
59. Owner shall contribute a fair share cost of an early emergency warning system to notify residents and employees of emergencies subject to approval of the Office of Emergency Services.
60. Owner shall contribute, via fees and/or construction, to the preparation and ultimate implementation of the Regional Master Drainage Plan, as well as to any interim solutions that are necessary to provide drainage for the project. The Regional Master Drainage Plan shall comply with the requirements of the Plumas Lake Specific Plan and shall be submitted to the Public Works Department and Reclamation District No. 784 for review and approval. Recordation of the Final Map for the first phase of development cannot occur without approval of the Regional Master Drainage Plan and project specific drainage plans by these two agencies. Public Works and RD 784 may agree to an alternative proposal by the owner prior to final approval of the Master Drainage Plan that would allow the map to be recorded. Owner shall construct all required and

YUBA COUNTY  
CONDITIONS OF APPROVAL

Rio Del Oro Subdivision  
(Small Lot Subdivision)

**OWNER:** Rio Del Oro/Danna & Danna

**APPLICANT:** Gerry N. Kamilos LLC

**APN** 016-040-060, 062, 034, 033 and 016-060-024

**CASE:** TSTM 98-578Revised

**APPROVED:** October 15, 2002

\*\*\*\*\*

approved drainage facilities in order to provide drainage from access roads and lots to acceptable natural drainage courses.

61. Owner shall submit for review and approval to the Public Works Department and Reclamation District No. 784 drainage plans and calculations prepared by a registered civil engineer for the proposed project which illustrate that storm water run-off will be collected and conveyed in an efficient and cost effective manner. Said plans and calculations shall address the hydrological impacts of the project for 2, 10, and 100 year, 24 hour storm events. Said plans and calculations shall also be consistent with the Regional Master Drainage Plan. Initially, projects may be approved that incorporate on-site detention or retention ponds. Use of such ponds shall be considered temporary and shall only be allowed to remain on a permanent basis if determined to be of a regional benefit consistent with the Regional Master Drainage Plan. Use of on-site temporary detention or retention ponds shall not eliminate the project's responsibility for financial contribution to required regional drainage improvements.
62. Owner shall develop and implement a storm water pollution prevention plan (SWPPP) emphasizing storm water best management practices (BMP) to comply with the requirements of the Federal Water Pollution Control Act and the California Water Code. Owner shall obtain a National Pollutant Discharge Elimination System Permit during the period of construction.
63. Owner shall provide financial security in an amount equal to the cost of reclaiming all detention and retention ponds determined to be of no regional benefit. Said security shall be in an amount and in a form approved by the Public Works Director and Reclamation District No. 784.
64. Suitable easements for drainage facilities as defined or required by the Regional Master Drainage Plan and project specific drainage plans shall be provided for and shown on the Final Map. Said drainage easements shall be offered for dedication to Reclamation District No. 784, the County, and/or other appropriate agency responsible for their maintenance.
65. Owner shall deposit with Reclamation District No. 784 sufficient funds to cover all costs of reviewing and approving drainage plans, improvements, specifications, agreements, and related documents required as a result of this subdivision.
66. Owner shall pay impact fees to Reclamation District No. 784 to facilitate improvements to District facilities as identified in the Regional Master Drainage Plan. Said fees shall be determined by Reclamation District No. 784 and shall be paid prior to issuance of building permits for new dwellings.

YUBA COUNTY  
CONDITIONS OF APPROVAL

Rio Del Oro Subdivision  
(Small Lot Subdivision)

**OWNER:** Rio Del Oro/Danna & Danna  
**APPLICANT:** Gerry N. Kamilos LLC  
**APN** 016-040-060, 062, 034, 033 and 016-060-024

**CASE:** TSTM 98-578 Revised  
**APPROVED:** October 15, 2002

\*\*\*\*\*

67. All areas indicated as being within Flood Zone A on FEMA Flood Insurance Rate Maps shall be considered as storm water detention areas. Any development proposed within these areas shall require equivalent storm water detention volume to be provided in a location and manner as approved by the Public Works Department and Reclamation District No. 784.
68. Owner shall provide 100-year flood protection for new structures on the subject site in which pumps are not a critical element by providing storage capacity equivalent to the volume of runoff from newly developed land during a 100-year storm event except as provided in the Regional Master Drainage Plan.
69. The tract design shall provide lot drainage to prevent off-site ponding on adjacent lands except as provided in the Regional Master Drainage Plan.
70. References to Reclamation District No. 784 in the above conditions shall be waived in the event the District is unable, for any reason, to provide services to the subject property.
71. Owner shall pay an infrastructure mitigation fee equal to the project's proportionate share of the cumulative project infrastructure improvements including, but not limited to, roadways (see Condition Number 67 below), the interchanges and PSR's, Park and Ride facilities, and the Regional Master Drainage Plan and associated improvements. This mitigation fee is estimated at \$5,014 per dwelling unit and \$62,768 per acre for commercial property. The mitigation fee shall be subject to revision based upon an engineer's estimate (as approved by the Yuba County Public Works Department) of each item of infrastructure, using a benefit assessment method and an 80% build-out rate of the total designated land uses within the Plumas Lake Specific Plan and the North Arboga Study Area. Such engineers estimate shall be based on values stated in the Plumas Lake Specific Plan (1993 dollars), subsequently approved engineer's estimates for infrastructure construction costs, and/or an engineering News Record-Construction Cost Index (ENR/CCI) of 4885. The mitigation fee shall be adjusted by using an inflationary index approved by the County and shall be paid to the Public Works Department prior to issuance of building permit or as otherwise consistent with the Plumas Lake Specific Plan Financing Plan.
72. Owner shall contribute fees and/or construct the following traffic improvements in order to maintain a minimum of Level of Service "C" for the following intersections (said contribution shall be based on a benefit assessment method using engineering cost estimates and standard inflationary multipliers) or as otherwise consistent with the Plumas Lake Specific Plan Financing Plan:
  1. Signalization and realignment of the intersection of Arboga and Ella Roads; and
  2. Signalization of State Route 70 northbound and southbound ramps at Erle Road; and
  3. Signalization and realignment of the intersection of Arboga Road and McGowan Parkway including the following improvements: **SOUTHBOUND:** One right turn lane, two through lanes, and one left turn

YUBA COUNTY  
CONDITIONS OF APPROVAL

Rio Del Oro Subdivision  
(Small Lot Subdivision)

**OWNER:** Rio Del Oro/Danna & Danna  
**APPLICANT:** Gerry N. Kamilos LLC  
**APN** 016-040-060, 062, 034, 033 and 016-060-024

**CASE:** TSTM 98-578Revised  
**APPROVED:** October 15, 2002

\*\*\*\*\*

- lane; WESTBOUND: One right turn lane, three through lanes, and one left turn lane; NORTHBOUND: One right turn lane, two through lanes, and two left turn lanes; EASTBOUND: One right turn lane, three through lanes, and two left turn lanes; and
4. Signalization of State Route 70 southbound and northbound ramps at McGowan Parkway including widening of McGowan Parkway to include two through lanes on the east and west bound approaches with the addition of one eastbound left turn lane to the north bound ramp.
  5. Signalization of State Route 70 southbound and northbound ramps at Feather River Boulevard and improvements including construction of an interchange as approved by CalTrans; and
  6. Signalization of State Route 70 southbound and northbound ramps at Plumas-Arboga Road and improvements including construction of an interchange as approved by CalTrans; and
  7. Signalization of the intersection of Ella Avenue and Feather River Boulevard; and
  8. Signalization of the intersection of Plumas-Arboga and Algodon Roads including the following improvements: Southbound: one right turn lane, two through lanes, and one left turn lane; Westbound: one right turn lane, two through lane, and one left turn lane; Eastbound: one right turn lane, two through lanes, and one left turn lane; and
  9. Widening of Feather River Boulevard to four lanes between Ella and Grand Avenues; and
  10. Widening and realignment of Arboga Road to four lanes between Plumas-Arboga Road and a point approximately 2,700 north of its intersection with McGowan Parkway; and
  11. Widening of Mary Avenue to a fully improved *Urban Collector Road* standard and the signalization of its intersection with McGowan Parkway; and
  12. Widening McGowan Parkway to six lanes between Feather River Boulevard and State Route 65.
73. Prior to recordation of the Final Map(s) Owner shall incorporate bus routes, including stops and shelters, as well as means to facilitate carpooling outside the subdivision. Said routes and carpooling methods shall be subject to the review and approval of the Yuba-Sutter Transit Authority, Department of Public Works, the Feather River Air Quality Management District and the Marysville Joint Unified School District. The design of bus stops shall be subject to approval by the Community Development Department.
74. Industrial and commercial development with more than 25 employees shall be required to prepare and implement a trip reduction and ridesharing program including coordination of carpools, and establishment of some form of flex-time work hours including staggered work schedules and compressed work weeks (i.e. 4 days @ 10 hours).
75. All roads and drainage facilities shall be maintained or bonded for maintenance by Owner until such time as the Owner causes the formation of, or annexes the property into an existing county service area or other entity as approved by the County and Reclamation District No. 784.

YUBA COUNTY  
CONDITIONS OF APPROVAL

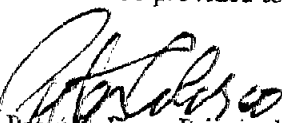
Rio Del Oro Subdivision  
(Small Lot Subdivision)

**OWNER:** Rio Del Oro/Danna & Danna  
**APPLICANT:** Gerry N. Kamilos LLC  
**APN** 016-040-060, 062, 034, 033 and 016-060-024

**CASE:** TSTM 98-578Revised  
**APPROVED:** October 15, 2002

\*\*\*\*\*

76. An "Authority to Construct Permit" shall be secured from the Feather River Air Quality Management District by Owner prior to commencement of construction on the subject site. All excavated and graded material shall be watered to prevent excessive generation of dust.
77. Strict control of dust generation shall be adhered to during construction with regard to surrounding public facilities and private properties. Construction specifications shall have an item reflecting dust control in detail. Specific methods for dust control shall be approved by the Public Works Department and the Feather River Air Quality Management District and shall include, but not be limited to, sufficient watering of excavated or graded areas and materials.
78. Owner shall submit to the Public Works Department for review and approval an Erosion and Sediment Control Plan. The Plan shall identify best management practices to be utilized during all construction phases, landscaping, and post construction surface stabilization activities.
79. All new residential units constructed on the subject site which are to have wood stoves and/or fire places shall be equipped with catalytic systems certified as meeting or exceeding EPA standards. No units which have wood burning stoves or fire places shall receive final building permit clearance until verification of compliance is filed with the Community Development Department.
80. Should any prehistoric or historic artifacts be exposed during excavation during construction and excavation operations, work shall cease immediately and the Community Development Department shall be immediately notified. A qualified archaeologist shall be consulted at the expense of Owner to determine whether any such materials are significant. If such materials are deemed significant, a plan shall be developed for avoidance or mitigation of these materials, subject to approval by the Community Development Department. Said plan shall be implemented prior to resuming construction.
81. Applicant shall provide a second school site within the project boundaries. Alternatively, the County may accept a final map request with a second school site outside of the project boundaries provided that there is a written agreement with both school districts that specifies the location of such school site. Such agreement(s) shall be provided to the County prior to the recordation of the first phase of the map.

  
Peter Calarco, Principal Planner  
Community Development Department

YUBA COUNTY  
CONDITIONS OF APPROVAL

Rio Del Oro Subdivision  
(Small Lot Subdivision)

**OWNER:** Rio Del Oro/Danna & Danna

**CASE:** TSTM 98-578 Revised

**APPLICANT:** Gerry N. Kamilos LLC

**APPROVED:** October 15, 2002

APN 016-040-060, 062, 034, 033 and 016-060-024

\*\*\*\*\*

1. Unless specifically provided otherwise herein or by law, each condition of these Conditions of Approval shall be completed to the satisfaction of the County prior to filing of the Final Map.
2. Unless specifically provided otherwise herein, all references to the Final Map, Final Maps, or to the Final Subdivision Map contained herein shall also mean a map or maps prepared for recordation of each phase of development if the project is to be phased.
3. Owner or an agent of the Owner shall satisfy, and the project shall meet, all applicable requirements provided by federal, state, and local laws, ordinances, and regulations including the requirements provided by the Subdivision Map Act (Government Code Section 66410 and following) and Chapter 11.15 of the Yuba County Ordinance Code.
4. As a condition for Tentative and Final Map approval, Owner or an agent of Owner acceptable to County shall defend, indemnify, and hold harmless the County and its agents, officers, and employees from any claim, action, or proceeding, against the County or its agents, officers, and employees; including all costs, attorneys' fees, expenses, and liabilities incurred in the defense of such claim, action, or proceeding to attack, set aside, void or annul an approval by the County, Planning Commission, Staff Development Committee, or other County advisory agency, appeal board, or legislative body concerning the subdivision. County shall promptly notify Owner of any such claim, action, or proceeding and shall cooperate fully in the defense of said claim, action, or proceeding.

**PUBLIC WORKS DEPARTMENT'S CONDITIONS OF APPROVAL:**

5. a. All improvements required by the herein stated conditions due to health, safety, and any required mitigating measure shall be completed prior to recording the Final Map.
6. Improvement plans and necessary calculations for all improvements and associated drainage facilities required by these conditions shall be submitted to and be approved by the Public Works Department prior to any construction, such approvals shall include the alignment and grades of roads and drainage facilities.
7. Arterial "C" (along west side of Village No. 6 and Village No. 3 to Algodon Road and also the westerly extension of the "Future Motorplex Parkway" to Algodon Road) is designated a Modified 2-Lane Parkway Arterial Road as per the Amended Plumas Lake Specific (Figure 3.3.2-A). Owner shall offer to dedicate in fee simple to Yuba County a strip of land 56.5 feet in width adjoining each side of the centerline of Arterial "C" lying within the bounds of this property. The intersection of Arterial "C" and Algodon Road (west) shall be redesigned to provide a "T" intersection with Arterial "C" and Algodon Road (north) being the through




**EXHIBIT "B"**

**YUBA COUNTY  
COMMUNITY DEVELOPMENT DEPARTMENT  
DIRECTOR'S CERTIFICATE  
Tract Map No. TSTM2004-0013  
RIO DEL ORO VILLAGE 10**

**The above referenced Tract Map, a phase of TSTM1998-0578(R), was examined by me on October 28, 2004 and found to be in conformity with the approved Tentative Subdivision Tract Map, which was approved in accordance with Chapter 11.15 of the Yuba County Ordinance Code on October 15, 2002.**

**Tim Snellings, Director  
Yuba County Community Development Department**

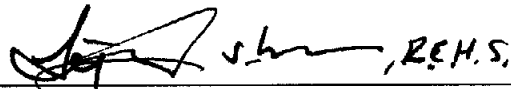
By:   
Colleen J. Cotter, Associate Planner

**EXHIBIT "C"**

**YUBA COUNTY  
ENVIRONMENTAL HEALTH DEPARTMENT  
DIRECTOR'S CERTIFICATE  
T.M. NO. 04-13  
RIO DEL ORO VILLAGE 10**

I have examined the above referenced parcel map and have found it to be in conformity with the Environmental Health Department conditions of the Conditions of Approval for the approved Tentative Tract Map 98-578, which was approved in accordance with Chapter 11.15 of the Yuba County Ordinance Code on October 15th, 2002, and it also conforms to the requirements of Chapter 7.07 of the Yuba County Ordinance Code.

Date: 10-05-04

 Tejinder S. Maan, R.E.H.S.

Tejinder S. Maan, R.E.H.S.  
Environmental Health Director