

**BEFORE THE BOARD OF SUPERVISORS  
OF THE COUNTY OF YUBA**

**RESOLUTION AUTHORIZING THE )  
PURCHASE OF REAL PROPERTY )  
(APN 014-270-109) FROM MANBIRPAUL )  
DHILLON AND MANDISH DHILLON )  
AND AUTHORIZING THE PURCHASING )  
AGENT TO SIGN THE DOCUMENTS )  
REQUIRED TO FINALIZE THE PURCHASE )  
OF THE REAL PROPERTY )**

**RESOLUTION NO. 2025-044**

**WHEREAS**, Manbirpaul Dhillon and Mandish Dhillon own the real property located at APN 014-270-109, Olivehurst, CA 95961; and

**WHEREAS**, Olivehurst Public Utility District (OPUD) has requested the County of Yuba’s (COUNTY) assistance in purchasing twenty-nine and one-sixteenth (29.16) acres of land next to OPUD’s sewer plant in Olivehurst, which OPUD plans to use twenty-three and one-sixteenth (23.16) acres for future expansion; and

**WHEREAS**, the COUNTY requires approximately six (6) acres for future runoff accommodation in conjunction with OPUD’s expansion; and

**WHEREAS**, OPUD has agreed to purchase twenty-three and one-sixteenth (23.16) acres in the amount of \$1,906,173 and the COUNTY has agreed to purchase six (6) acres in the amount of \$493,827 for a combined total of twenty-nine and one-sixteenth (29.16) acres; and

**WHEREAS**, the Board has previously approved the Purchasing Agent to make, and he has made, a purchase offer for \$2,400,000 to the current owner of the property (APN 014-270-109), which has been accepted; and

**WHEREAS**, the purchase of the property (APN 014-270-109) is exempt from the California Environmental Quality Act (CEQA) pursuant to Section 15301 of the CEQA Guidelines, as the acquisition of land does not result in a physical change in the environment; and

**NOW, THEREFORE, BE IT RESOLVED** that the Board of Supervisors of the County of Yuba hereby authorizes the Purchasing Agent to complete the purchase of APN 014-270-109, and execute any and all documents needed to complete the purchase/escrow, for the property including but not limited to, the signing of the documents necessary to finalize the purchase of the real property, subject to County Counsel review and approval.

**PASSED AND ADOPTED** at a regular meeting of the Board of Supervisors of the County of Yuba, State of California, on the June 10 day of 2025 by the following vote:


AYES: Supervisors Vasquez, House, Bradford, Messick

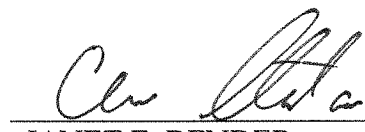
NOES: Supervisor Fuhrer

ABSENT: None

ABSTAINED: None

  
Chair, Gary Bradford

  
ATTEST: MARY PASILLAS  
CLERK OF THE BOARD OF  
SUPERVISORS  
Esmeralda Garcia, Board Clerk

  
JANET E. BENDER  
YUBA COUNTY COUNSEL  
APPROVED AS TO FORM