

Article 62. Public improvements required

No building permit shall be issued to construct, erect, alter, or move on a lot any building or structure unless the owner of the property has dedicated, at no cost to the City, necessary rights-of-way or easements required for street or utility purposes, and provisions have been made for the improvement of that portion of a street upon which such lot fronts and adjoins. Alterations to one-family residences shall be exempt from required improvements.

For the purposes of this subsection, the word "alter" shall mean any change, addition, or modification in construction which has a value of Five Thousand (5,000) Dollars or more, as determined by the Chief Building Inspector.

For the purposes of this subsection, the words "provisions have been made for the improvement" shall be deemed to have been satisfied if any one of the following exists:

- A. All of the required improvements are in place in conformity with the existing requirements of the Public Works Department; or
- B. A good and sufficient improvement security is on file with the City which guarantees that upon 60 days' notice by the City the required improvements will be constructed; or
- C. In the event that it is not practical to construct the improvements at that time, as determined by the Public Works Department, the owner and/or developer has signed and filed with the City an agreement, approved by the Council, which guarantees that the required improvements will be constructed within 2 years of the date of the issuance of the building permit.

For the purposes of this subsection, the word "improvement" shall mean and include the installation of not less than such curbs, gutters, sidewalks, and paving as are required on that side of the centerline of the street which adjoins such lot and the extension of water and sewer lines. Such improvements shall be constructed under permits issued by and to standards established by the Yuba City Public Works Department.

If public improvements are required as a condition of a building permit the work to complete the improvements shall be subject to the plan check and inspection fees provided for by Section 8-2.106 of the Subdivision Ordinance.