

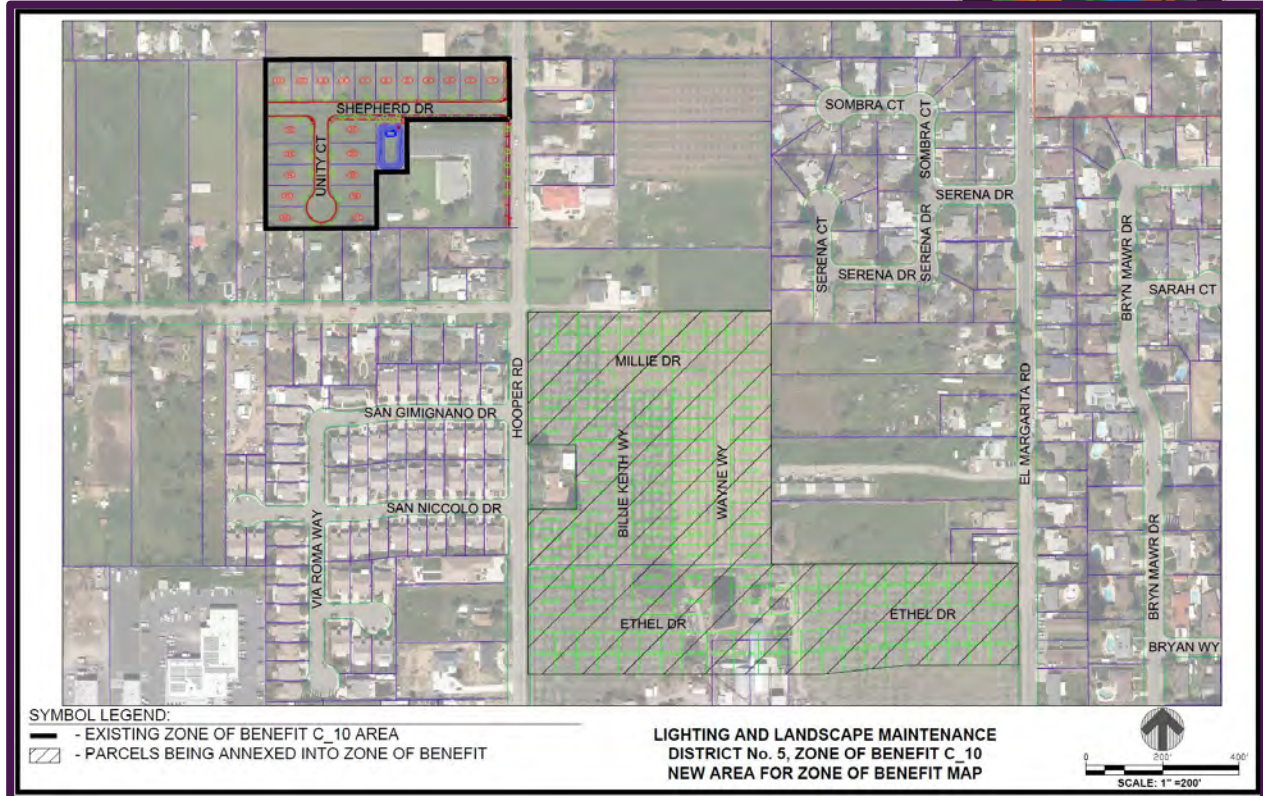
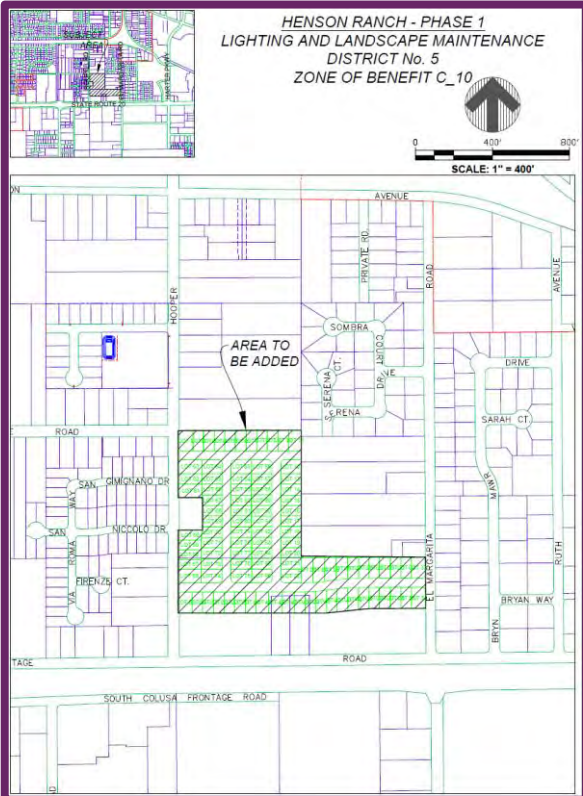


**Lighting and Landscape
Maintenance District No. 5,
Zones of Benefit C_10
(Henson Ranch – Phase 1)
September 6, 2022**



**Presentation By:
Josh Wolffe, Associate Civil Engineer**

LLMD District No. 5, Zone of Benefit C_10 (Henson Ranch – Phase 1): Area Exhibits



LLMD District No. 5, Zone of Benefit C_10 (Henson Ranch – Phase 1): Background



- Existing Zone of Benefit C_10 established in 2021
 - Hooper Ranch Estates Phase 2
- Henson Ranch – Phase 1 requesting annexation into a Zone of Benefit per conditions of approval
- Development to have 96 parcels
- Items maintained include
 - Street Lighting
 - Street Trees & Landscaping
 - End Barricades & Chain Link Fencing
 - Storm Detention Components

LLMD District No. 5, Zone of Benefit C_10 (Henson Ranch – Phase 1): Background



- City recently created and modified several Zones of Benefit for commercial and residential projects
- Annexation process includes:
- Multiple Council Resolutions
 - Public Hearings
 - Observation Rights of Majority Protest

LLMD District No. 5, Zone of Benefit C_10 (Henson Ranch – Phase 1): Analysis



- Annexation process can be expedited at request of owners being annexed
 - Owners for Henson Ranch have requested expedited process
- Expedited process consists of the following
 - Public Hearing for annexation
 - One Resolution which confirms and orders annexation, and orders levy of assessments
- Levy amounts determined through creation of Engineer's Report
 - Report contains detailed estimate of annual maintenance costs
- City will file Engineer's Report with County after Resolution adoption

LLMD District No. 5, Zone of Benefit C_10 (Henson Ranch – Phase 1): Fiscal Impact



- Revenue from parcels to provide maintenance services and admin costs
- Assessment amount is \$108.79 per lot or \$10,443.84 total, annually
- Subject to annual inflation increase

LLMD District No. 5, Zone of Benefit C_10 (Henson Ranch – Phase 1): Alternatives



1. Do not annex the area into Zone C_10 and fund street lighting, landscaping and other improvements from alternative sources.
2. Direct staff to begin typical longform LLMD annexation procedure

LLMD District No. 5, Zone of Benefit C_10 (Henson Ranch – Phase 1): Recommendation



- Conduct a Public Hearing
- Adopt a Resolution confirming and ordering annexation of the parcel associated with the Henson Ranch – Phase 1 Development, APN 62-082-018 into the existing Yuba City Lighting and Landscape Maintenance District No.5, Zone of Benefit C_10 and establishing a levy of assessments for the annexed territory

LLMD District No. 5, Zone of Benefit C_10
(Henson Ranch – Phase 1)



Questions?