

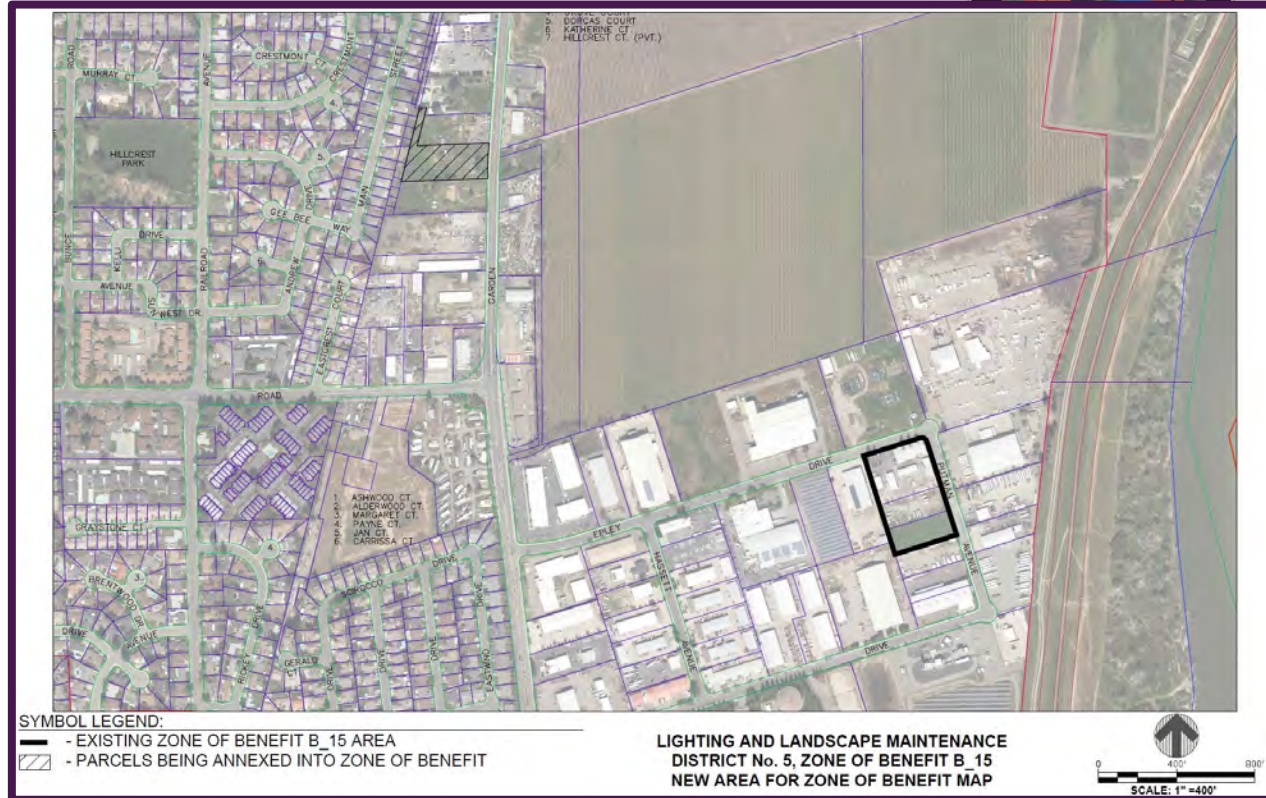
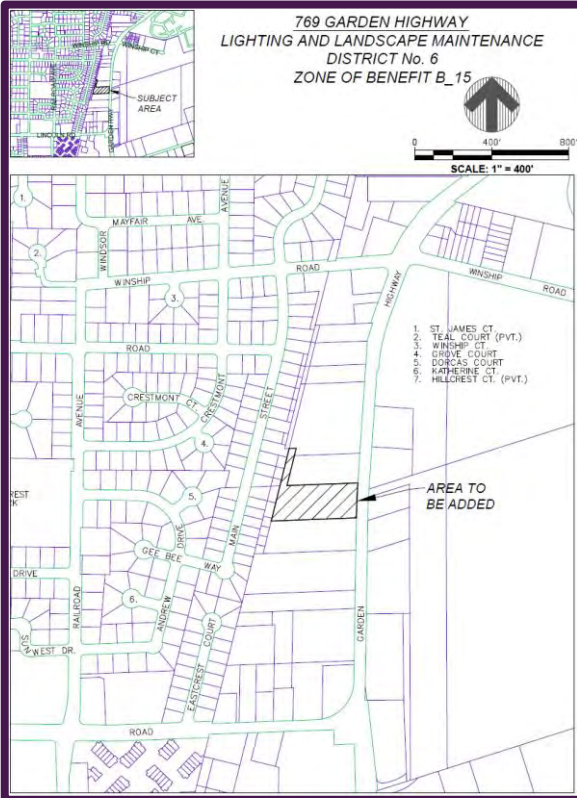


**Lighting and Landscape
Maintenance District No. 6,
Zones of Benefit B_15
(769 Garden Highway)
September 6, 2022**



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

LLMD District No. 6, Zone of Benefit B_15 (769 Garden Highway): Area Exhibits



LLMD District No. 6, Zone of Benefit B_15 (769 Garden Highway): Background



- Existing Zone of Benefit B_15 established in 2019
 - Recycling Industries
- 769 Garden Highway requesting annexation into a Zone of Benefit per conditions of building permit
- Single-parcel development
- Items maintained include
 - Street Lighting

LLMD District No. 6, Zone of Benefit B_15 (769 Garden Highway): 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. 6, Zone of Benefit B_15 (769 Garden Highway): Analysis



- Annexation process can be expedited at request of owners being annexed
 - Owners for 769 Garden Highway 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. 6, Zone of Benefit B_15 (769 Garden Highway): Fiscal Impact



- Revenue from parcels to provide power, maintenance services, and admin costs
- Assessment amount is \$56.15 annually
- Subject to annual inflation increase

LLMD District No. 6, Zone of Benefit B_15 (769 Garden Highway): Alternatives



1. Do not annex the area into Zone B_15 and fund street lighting from alternative sources.
2. Direct staff to begin typical longform LLMD annexation procedure

LLMD District No. 6, Zone of Benefit B_15 (769 Garden Highway): Recommendation



- Conduct a Public Hearing
- Adopt a Resolution confirming and ordering annexation of the parcel associated with the 769 Garden Highway Development, APN 53-400-080 into the existing Yuba City Lighting and Landscape Maintenance District No. 6, Zone of Benefit B_15 and establishing a levy of assessments for the annexed territory

LLMD District No. 6, Zone of Benefit B_15
(769 Garden Highway)



Questions?