

CITY OF YUBA CITY
STAFF REPORT

Date: May 21, 2019
To: Honorable Mayor & Members of the City Council
From: Public Works Department
Presentation by: Benjamin Moody, Interim Assistant Public Works Director

Summary

Subject: Yuba City Lighting and Landscape Maintenance District No. 6, Zone of Benefit B_10 (Carriage Square)

Recommendation: Adopt a resolution confirming and ordering annexation of Zone of Benefit B_10 (Carriage Square) into Yuba City Lighting and Landscape Maintenance District No. 6 and establishing a levy of assessments for the annexed territory.

Fiscal Impact: \$127.52 per parcel, \$637.60 total for Zone of Benefit B_10 annually through levies, subject to inflation.

Purpose:

To establish an assessment district to fund the operation, maintenance, and administration of streetlights associated with the Carriage Square development.

Background:

As part of the Conditions of Approval for the Carriage Square Development at 1240, 1250, 1260, 1270, and 1280 Bridge Street, the owner has been required to construct streetlights along Bridge Street and enter into a maintenance district. The maintenance district will fund the ongoing costs for the operation and maintenance of the street lighting system for the proposed parcels.

The proposed Lighting and Landscape Maintenance District (LLMD) will provide the funds for operating and maintaining two (2) LED-type streetlights along the south side of Bridge Street, located east of the new development.

The City has created and modified several LLMDs that encompass many commercial projects and subdivisions over the past few years.

The process of annexing a new Zone of Benefit within an existing LLMD consists of adopting multiple City Council Resolutions, holding notices of hearings, and observing rights of majority protests.

Analysis:

The public notice procedure can be waived and an expedited process can be substituted if the property owners requesting to be annexed into the District request to waive the process. The expedited process consists of the City Council adopting a single resolution which confirms and orders the annexation of the new Zone of Benefit into the existing district, while ordering a levy of assessments for said Zone of Benefit. The levy amounts have been established by City staff through the creation of an Engineer's Report for the Zone of Benefit. The Engineer's Report contains a detailed estimate of annual costs to energize and maintain the streetlights within the Zone of Benefit. (Attachment 2)

Once the resolution has been adopted, the City will file the Engineer's Report with the City Clerk. The information will then be provided to the Sutter County Auditor-Controller so that the properties can be assessed accordingly.

The owners of Carriage Square have requested to waive the public hearing proceedings, which has allowed the City to utilize the expedited process in order to annex Zone of Benefit B_10 into District No. 6.

Fiscal Impact:

Revenue from the assessed parcels is to be used to provide maintenance services and district administrative costs. The Engineer's Report for the Yuba City Lighting and Landscape Maintenance District No. 6 Zone of Benefit B_10 has determined that the annual assessed amount for the proposed LLMD is \$637.60, subject to an annual inflation increase.

Alternatives:

1. Do not adopt the following resolution and fund the operation and maintenance of the streetlights from alternate sources.
2. Direct staff to begin the typical long form Lighting and Landscape Maintenance District annexation procedure.

Recommendation:

Adopt a resolution confirming and ordering annexation of Zone of Benefit B_10 (Carriage Square) into Yuba City Lighting and Landscape Maintenance District No. 6 and establishing a levy of assessments for the annexed territory.

Attachments:

1. Resolution
2. Engineer's Report – LLMD No. 6, Zone of Benefit B_10
3. Vicinity Map
4. Improvement Plans

Prepared by:

/s/ Joshua G. T. Wolfe
Joshua G. T. Wolfe
Assistant Civil Engineer

Submitted by:

/s/ Diana Langley
Diana Langley
Interim City Manager

Reviewed by:

Department Head

Finance

City Attorney

BM

RB

SLC by email

ATTACHMENT 1

RESOLUTION NO. _____

**A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF YUBA CITY
CONFIRMING AND ORDERING ANNEXATION INTO YUBA CITY LIGHTING AND
LANDSCAPE MAINTENANCE DISTRICT NO. 6 AND ESTABLISHING A LEVY OF
ASSESSMENTS FOR THE ANNEXED TERRITORY**

WHEREAS, the City of Yuba City, pursuant to the provisions of the Lighting and Landscaping Act of 1972, Part 2 of Division 15 of the Streets and Highways Code (commencing with Section 22500) (the "Act"), previously established Yuba City Lighting and Landscape Maintenance District ("District") No. 6, and has levied and collected the annual assessments for said District No. 6; and

WHEREAS, assessments levied within the District provided revenue for the purpose of financing the maintenance of certain public projects eligible under the Act, including without limitation the operation, maintenance, and servicing of public streetlights, and other appurtenant facilities; and

WHEREAS, certain property owners have requested their property to be annexed into District No. 6; and

WHEREAS, in annexation proceedings, the resolutions, report, notices of hearing, and right of majority protest shall be waived with the written consent of all of the owners of property within the territory to be annexed, and mailed notice may be dispensed with as to all property owners who shall have filed a written request for the annexation of their property; and

WHEREAS, pursuant to Section 22608 of the Streets and Highways Code, the property owners have provided written consent waiving such items, and acknowledging the amount of levy and collection of assessments; and

WHEREAS, the resolutions, report, notices of hearing, right of majority protest, and mailed notice have been properly waived; and

WHEREAS, the City Council desires to annex the territory of the property owners to existing assessment District No. 6; designate the portion of the annexed territory into District No. 6 as "Zone of Benefit B_10" for certain property, and set the levy and collection of assessments against the assessable lots and parcels of land for that portion of territory; and

NOW, THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF YUBA CITY AS FOLLOWS:

Section 1. The above recitals are true and correct, and are hereby incorporated herein by this reference.

Section 2. The City Council finds that the hearing on said annexation of territory and levy of assessment was held in accordance with law and all persons desiring to speak were heard, and that there was no majority protest by the property owners of the same.

Section 3. The City Council orders the territory identified in Exhibit "A" is annexed into existing assessment district Yuba City Lighting and Landscape Maintenance District No. 6 ("District") which portion of territory is further designated as "Zone of Benefit B-10" of Lighting and Landscape Maintenance District No. 6.

Section 4. The City Council hereby (1) finds that the public interest and convenience requires and (2) declares its intention to order the levy of and to collect assessments against the assessable lots and parcels of property within Zone of Benefit B-10 of the existing assessment district designated "Yuba City Lighting and Landscape Maintenance District No. 6" pursuant to the provisions of the Act, for the remainder of the fiscal year commencing July 1, 2018 and ending June 30, 2019, to pay for the costs and expenses of the improvements for Zone of Benefit B-10, at the assessment rate(s) set forth in Exhibit "B."

Section 5. The City Council hereby determines that the territory within Zone of Benefit B-10 of the District, whose boundaries are set forth in Exhibit "A," will be the territory benefited by the maintenance and servicing of the improvements.

Section 6. The City Council hereby orders the levy of the assessments described in said Exhibit "B."

Section 7. The City Council finds that the assessment diagram showing Zone of Benefit B-10 of the District, and also the subdivision of land within the District, as contained in Exhibit "A," be and it is hereby finally approved and confirmed as the diagram of the properties to be assessed to pay the costs of the improvements for that portion of the District, which are identified in Exhibit "C."

Section 8. The City Clerk shall file the diagram and assessment, as confirmed or certified copy thereof, with the Sutter County Auditor-Controller no later than May 31, 2019.

The foregoing Resolution was duly and regularly introduced, passed, and adopted by the City Council of the City of Yuba City at a regular meeting thereof held on the 21st day of May 2019.

AYES:

NOES:

ABSENT:

Shon Harris, Mayor

ATTEST

Patricia Buckland, City Clerk

APPROVED AS TO FORM
COUNSEL FOR YUBA CITY

Shannon L. Chaffin, City Attorney
Aleshire & Wynder, LLP

ATTACHMENT 2

ENGINEER'S REPORT

YUBA CITY LIGHTING AND LANDSCAPE MAINTENANCE DISTRICT NO. 6



2018-2019 ZONE OF BENEFIT B_10 (Carriage Square)

**ENGINEER'S REPORT
FOR
YUBA CITY LIGHTING AND LANDSCAPE MAINTENANCE DISTRICT NO. 6
ZONE OF BENEFIT B_10
(Carriage Square)
(PURSUANT TO THE LANDSCAPING AND LIGHTING ACT OF 1972)**

The undersigned respectfully submits the enclosed report as directed by the City Council.

Dated : 5/15/19

By : Diana Langley
Engineer of Work

I HEREBY CERTIFY that the enclosed Engineer's Report, together with the Assessment and Assessment diagrams thereto attached, was filed with me on the ____ of _____, 2019.

Patricia Buckland, City Clerk
City of Yuba City
Sutter County, California

By: _____

I HEREBY CERTIFY that the enclosed Engineer's Report, together with the Assessment and Assessment diagrams thereto attached, was approved and confirmed by the City Council of the City of Yuba City, California, on the ____ of _____, _____.

Patricia Buckland, City Clerk
City of Yuba City
Sutter County, California

By : _____

I HEREBY CERTIFY that the enclosed Engineer's Report, together with the Assessment and Assessment diagrams thereto attached, was filed with the County Auditor of the County of Sutter, on the ____ of _____, 2019.

Patricia Buckland, City Clerk
City of Yuba City
Sutter County, California

By : _____

ENGINEER'S REPORT
YUBA CITY LIGHTING AND LANDSCAPE MAINTENANCE DISTRICT NO. 6
ZONE OF BENEFIT B_10
(Carriage Square)
(Pursuant to the Landscaping and Lighting Act of 1972)

Diana Langley, Engineer of Work for the Yuba City Lighting and Landscape Maintenance District No. 6, Zone of Benefit B_10, City of Yuba City, County of Sutter County, California, makes this report as directed by City Council, pursuant to Section 22585 of the Streets and Highway Code (Landscape and Lighting Act of 1972).

The improvement to be maintained subject to this report is the street lighting system adjacent to parcel numbers 52-130-048 (1240 Bridge St.), 52-130-047 (1250 Bridge St.), 52-130-046 (1260 Bridge St.), 52-130-045 (1270 Bridge St.), and 52-130-043 (1280 Bridge St.), located south of Bridge Street, west of N. Lawrence Avenue, and east of State Route 99.

This report consists of five parts, as follows:

Part A- Plans and specifications (the improvements to be maintained are not filed with the City Clerk, since this will be a maintenance district only).

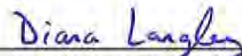
Part B - An estimate of the cost of maintenance.

Part C - An assessment of the estimated cost of maintenance on each benefited parcel of land within the assessment district (see attached list).

Part D - A statement of the method by which the undersigned has determined the amount proposed to be assessed against each parcel.

Part E - A diagram showing all of the parcels of real property within this assessment district. The diagram is keyed to Part C by assessment number.

Respectfully submitted,



Diana Langley
Engineer of Work
City of Yuba City

**PART A
PLANS AND SPECIFICATIONS**

**YUBA CITY LIGHTING AND LANDSCAPE MAINTENANCE DISTRICT NO. 6
ZONE OF BENEFIT B_10
(Carriage Square)**

This is a maintenance district only -- no plans or specifications are required.

**PART B
ESTIMATE OF COST OF MAINTENANCE**

**Yuba City Lighting and Landscape Maintenance District No. 6
Zone of Benefit B_10
(5 Parcels)**

Decorative Street Lighting (Collector/Arterial)
 Fixture Type: Philips Lumec 48 LED 4K Prismatic Globe Street Light, 79 System Watts
 8,198 Typical Delivered Lumens @ 4,000 - 4,400K color temperature

<u>Calculation per fixture</u>	<u>Total</u>
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Use = 79 watts @ 120-480V

PG&E LS-2 Rate 3/1/2019: (\$4.518/month + \$0.207/month) *12 months/year = \$ 56.70
 energy charge + facility charge

Fixture Cost

15 year life expectancy (\$2,500 / 15years)	=	\$ 166.67
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Pole Replacement Cost

Pole Replacement Factor (.25% * \$8,500) (Decorative Pole)	=	\$ 21.25
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Installation, Maintenance Cost

Use 4 hour replacement / maintenance in a 15 year period

Yuba City Public Works Department

Electrical Maintenance – Fully Burdened with Boom Truck FY 18/19

4 Hours Electrician (4 * \$138.88/hr)/15years	=	\$ 37.03
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4 Hours Boom Truck (4 * \$30.63/hr)/15 years	=	\$ 8.17
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Subtotal one street light / year (2019 dollars)	=	\$ 289.82
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Decorative Street Lighting – (Collector/Arterial)

\$289.82/yr x 2 lights	=	<u>\$ 579.64</u>
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Fixture		
CPI multiplier (1.0)	=	\$ 579.64

10% Administration	=	<u>\$ 57.96</u>
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Subtotal Assessment	=	\$ 637.60
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Per Lot Assessment (5 Lots)	=	\$ 127.52
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**PART C
ASSESSMENT ROLL**

**Yuba City Lighting and Landscape Maintenance District No. 6
ZONE OF BENEFIT B_10**

Assessment #	Assessor's #	Amount of Assmt.
1	52-130-043 (1280 Bridge St.)	\$127.52
2	52-130-045 (1270 Bridge St.)	\$127.52
3	52-130-046 (1260 Bridge St.)	\$127.52
4	52-130-047 (1250 Bridge St.)	\$127.52
5	52-130-048 (1240 Bridge St.)	\$127.52

PART D
METHOD OF APPORTIONMENT OF ASSESSMENT

Yuba City Lighting and Landscape Maintenance District No. 6
Zone of Benefit B_10

All areas within the LLMD will share equally in the maintenance costs of the two 79-watt LED street lights (\$637.60 per year). All additional lots added to this Zone of Benefit will benefit in like manner.

The proposed assessments upon assessable lots and parcels of land within the assessment district shall be adjusted annually on each January 1 to reflect changes from January of the previous year to January of the current year of the “All Urban Consumers” Consumer Price Index, US City Average, as compiled by the United States Department of Labor, Bureau of Labor Statistics.

A 10% administration charge will be added to each assessment to cover the cost to administer the District.

Consumer Price Index

Year	Consumer Price Index	Multiplier
January 2018	247.867	1.016
January 2019	251.712	1.000

PART E

ASSESSMENT DIAGRAM

Yuba City Lighting and Landscape Maintenance District No. 6

ZONE OF BENEFIT B_10

(Carriage Square)

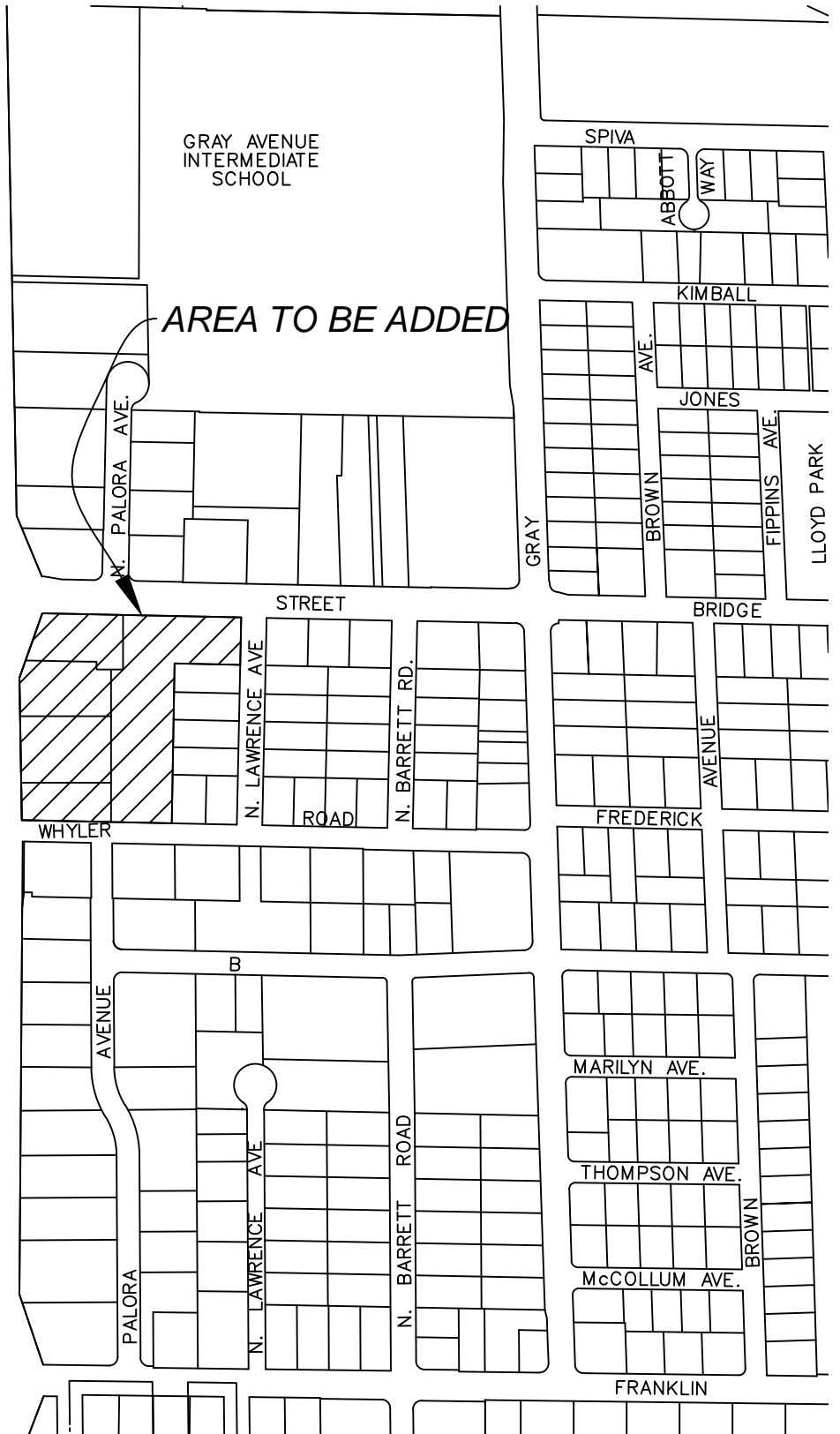
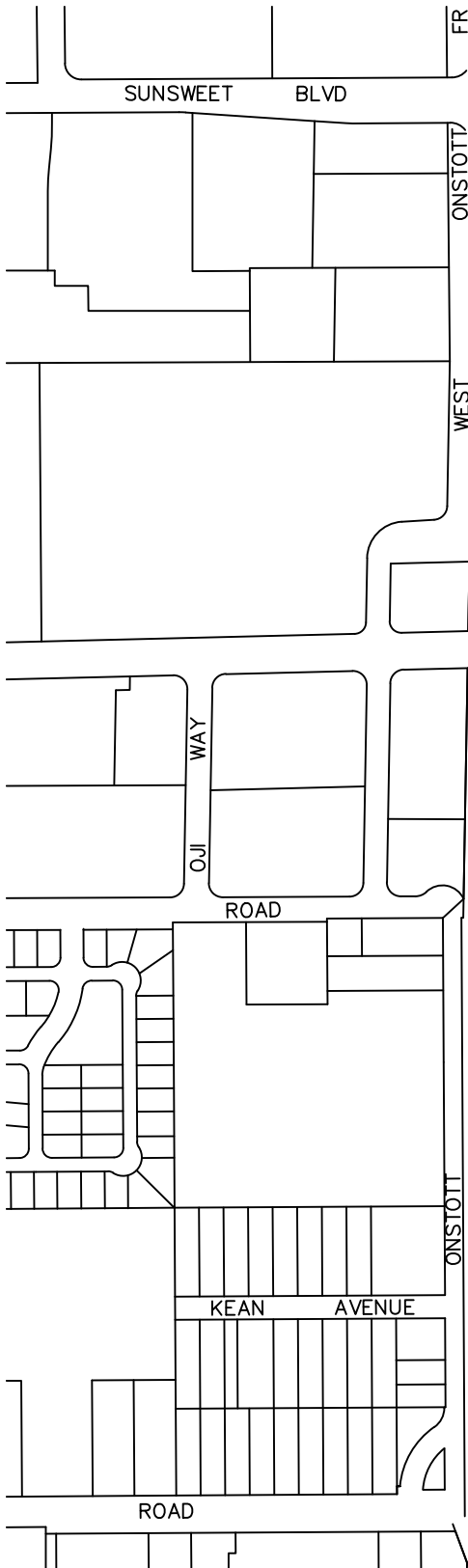
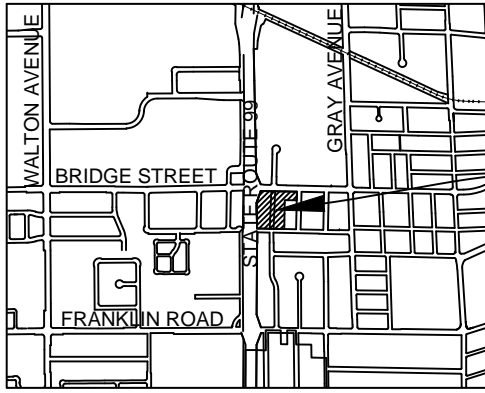
ATTACHMENT 3



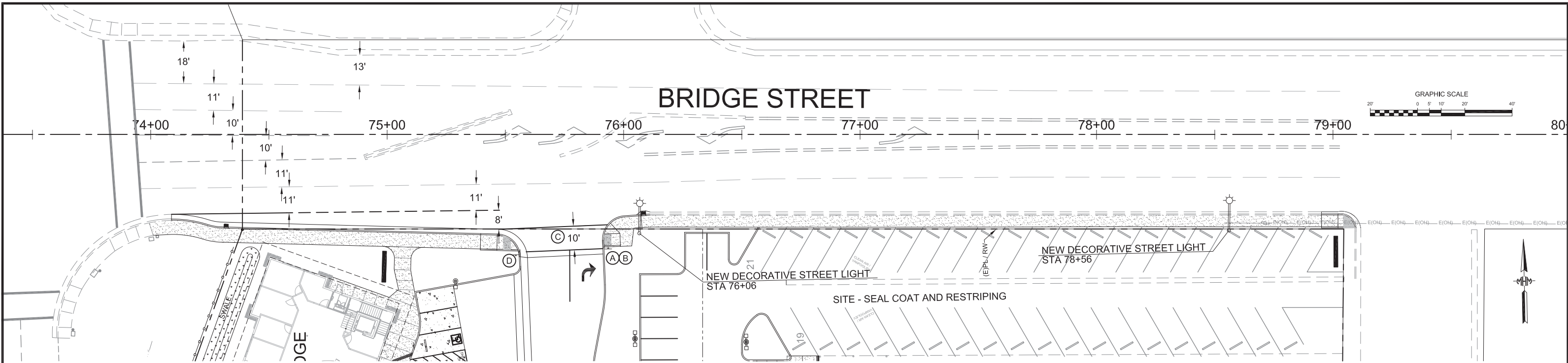
SCALE: 1" = 400'

SUBJECT AREA

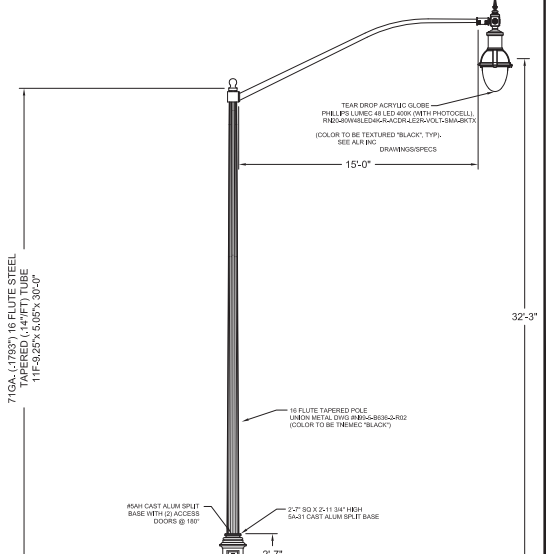
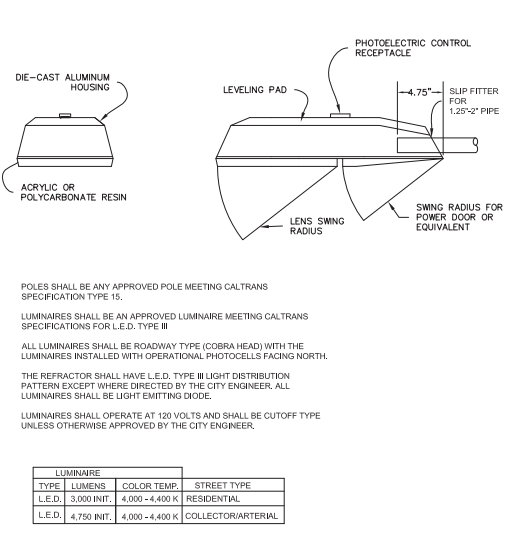
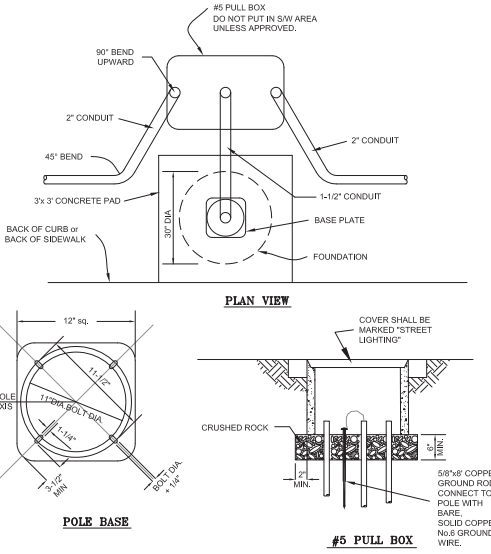
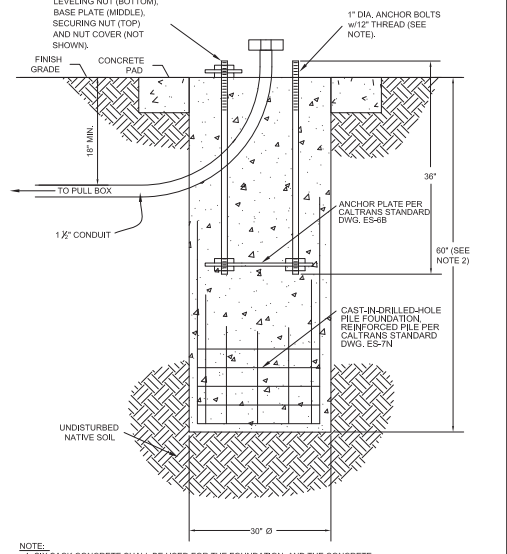
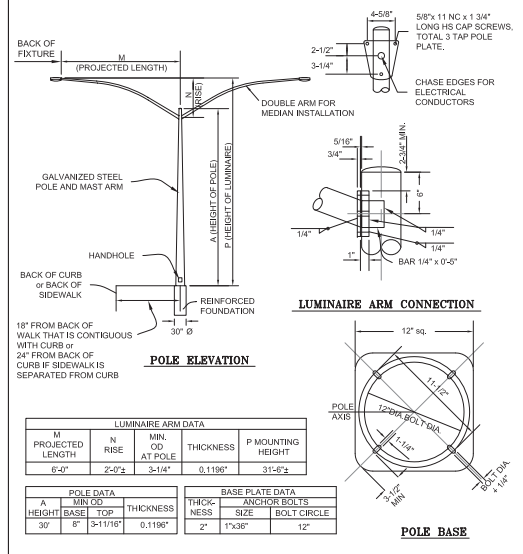
CARRIAGE SQUARE
LIGHTING AND LANDSCAPE MAINTENANCE
DISTRICT No. 6
ZONE OF BENEFIT B_10



ATTACHMENT 4



- WHEN A PRIVATE PARTY IS TO DEVELOP A SYSTEM AND THEN DEDICATE THE SYSTEM TO THE CITY THE FOLLOWING SHALL APPLY: THE PRIVATE PARTY SHALL BE RESPONSIBLE FOR ARRANGEMENTS WITH THE UTILITY AND ALL CONNECTIONS AND SERVICE FEES CHARGED BY THE UTILITY AS WELL AS CITY INSPECTION FEES.
- POWER FOR STREET LIGHTS IN NEW AND EXISTING RESIDENTIAL SUBDIVISIONS SHALL BE DIRECT FEED UNTERMINED. EACH STREET LIGHT SHALL HAVE AN INDIVIDUAL POINT OF CONNECTION AS APPROVED BY PG&E. CONTRACTOR SHALL PROVIDE AS BUILT DRAWINGS SHOWING POLE LOCATIONS AND THE ACTUAL STREET LIGHT LOCATIONS.
- ON STREET LIGHTS WHERE INDIVIDUAL POINTS OF CONNECTION ARE NOT AVAILABLE, A LIGHTING SYSTEM SHALL BE INSTALLED WITH A SERVICE PEDESTAL APPROVED BY THE ENGINEER AND HAVE SEPARATE A AND B CIRCUITS.
- ALL CONDUIT TO BE USED SHALL BE RIGID METAL, OR SCHEDULE 40 POLYVINYL CHLORIDE.
- THE UNDERGROUND CONDUIT AND ALL METAL PARTS SHALL BE CONTINUOUSLY BONDED AND GROUNDED.
- MINIMUM RADIUS OF BENDS SHALL COMPLY WITH 80% OF THE CALTRANS STANDARD SPECIFICATIONS. ALL BENDS AND/OR OFFSETS SHALL BE MADE WITH FACTORY FABRICATED SECTIONS. THERE SHALL BE NO MORE THAN THREE BENDS PER RUN. BEND ENDS ARE REQUIRED ON ALL CONDUIT ENDS.
- UNLESS OTHERWISE APPROVED BY THE CITY ENGINEER, A NO. 5 PULL BOX (CALTRANS STANDARD PLAN ES-4) SHALL BE USED AT ALL STREET LIGHT STANDARDS. COVERS SHALL BE INSCRIBED "STREET LIGHTING" AND SECURED WITH SOLID BRASS HOLD DOWN BOLTS.
- FOR DIRECT FEED SYSTEMS LONG CONDUIT RUNS ARE TO BE AVOIDED. DIRECT SECONDARY POWER FROM THE P.U. SERVICE TO THE PULL BOX SHALL BE PROVIDED. JUNCTION BOXES TO BE A MAXIMUM 200 FEET APART ON LONG RUNS, OR AS DIRECTED BY THE CITY ENGINEER.
- CONDUCTORS FROM THE PG&E SECONDARY BOX TO THE STREET LIGHT SPICE BOX SHALL BE ALUMINUM #6 AWG DUPLEX (PG&E #64347). IN A STREET LIGHTING SYSTEM, CONDUCTORS FROM THE POINT OF CONNECTION TO THE SERVICE PEDESTAL SHALL BE ALUMINUM #10 AWG TRIPLEX (PG&E #64370). ALL OTHER CONDUCTORS SHALL BE COPPER #6 AWG, EXCEPT #8 AWG (BARE) FOR GROUND.
- CONNECTION FROM ALUMINUM TO COPPER IN THE STREETLIGHT SPICE BOX SHALL BE MADE WITH EITHER A 3 OR 4 WAY SWEETHEART BY HOMAC, BURNEDY KS&L, BURNEDY KS&L, BURNEDY KS&L OR CITY APPROVED EQUAL.
- ALL SPICES SHALL BE WATERPROOF, MADE WITH APPROVED SOLDER CONNECTION OF PROPER SIZE, AND SHALL CONFORM TO CALTRANS STD. PLAN ES-13A. WIRE SIZES #8 AND SMALLER SHALL COMPLY WITH SECTION 16-2.2.2 CONDUCTORS AND #8 AND SMALLER OF THE CALTRANS STANDARD SPECIFICATIONS.
- ALL EMPTY CONDUIT SHALL BE CAPPED AND A #10 GREEN PULL WIRE, OR APPROVED PULL STRING, SHALL BE INSTALLED INSIDE WITH EACH END SECURED IN SUCH A WAY AS TO ASSURE THAT THEY WILL REMAIN EXPOSED.
- ALL CONDUIT OPENINGS TO BE COVERED WITH DUCT SEAL.
- ALL POLE WIRING TO BE #10 AWG SOLID. TRANSITION FROM #6 TO #10 TO BE DONE IN PULL BOX PRIOR TO ENTERING POLE.
- EACH STREET LIGHT SHALL HAVE A FINE FUSE HOLDER IN POLE MOUNTED.
- CONTRACTOR TO PROVIDE SUBMITTALS FOR CITY APPROVAL OF POLES, LUMINAIRES, SERVICE PEDESTALS AND ANCHOR BOLTS.
- CONTRACTOR SHALL TAG CONDUCTORS WITH STREET LIGHT NUMBERS IN PG&E SECONDARY BOX PER PG&E REQUIREMENTS.
- STREET LIGHTS MUST BE READY TO BE ENERGIZED WITHIN 14 DAYS AFTER SUBDIVISION IS ENERGIZED.
- ALL WORK SHALL COMPLY WITH CALTRANS STANDARDS, SECTION 86.
- POLE BASE SHALL BE GROUTED WITH NON-SHRINKING GROUT.
- ALL PG&E SERVICE POINTS SHALL BE SHOWN ON STREET LIGHT PLANS.



STREET LIGHT GENERAL NOTES

DATE	REVISIONS	BY	APPROVED	DATE

STREET LIGHT POLE AND MAST ARM

DATE	REVISIONS	BY	APPROVED	DATE

STREET LIGHT POLE FOUNDATION (SINGLE MAST ARM ONLY)

DATE	REVISIONS	BY	APPROVED	DATE

STREET LIGHT BASE AND PULL BOX DETAIL

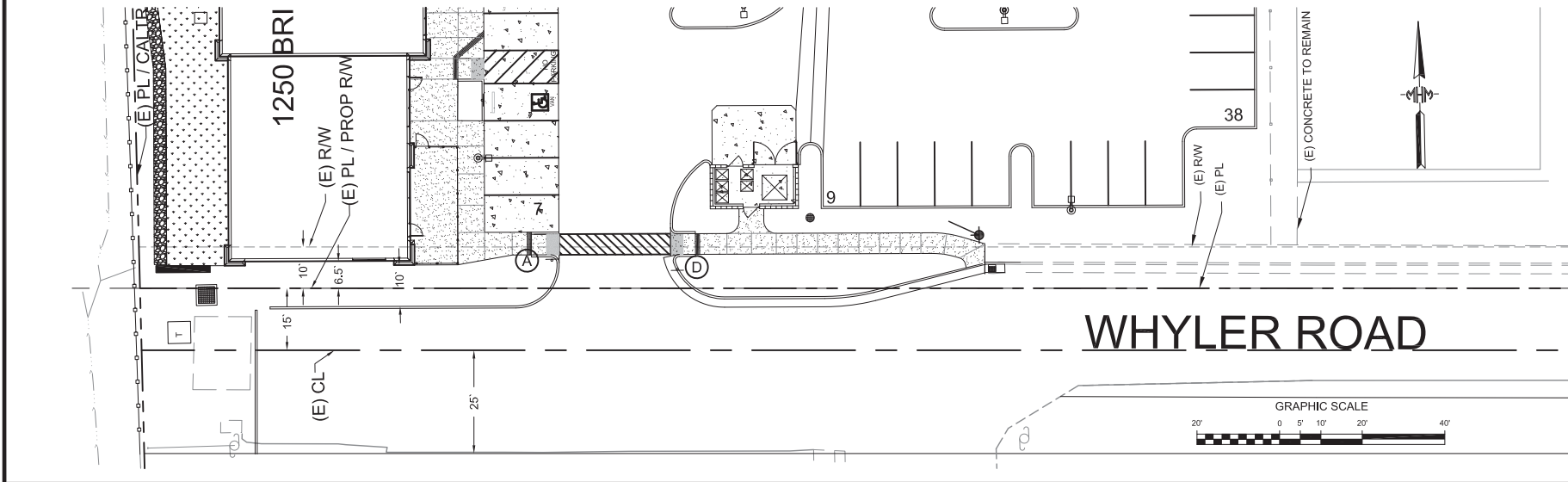
DATE	REVISIONS	BY	APPROVED	DATE

STREET LIGHT LUMINAIRE DETAIL

DATE	REVISIONS	BY	APPROVED	DATE

ORNAMENTAL STREET LIGHT POLE AND LUMINAIRE DETAIL

DATE	REVISIONS	BY	APPROVED	DATE



- DELINEATION NOTES:**
- (A) STOP SIGN (R1) 24" X 24"
 - (B) RIGHT TURN ONLY SIGN (R3-R5) 18" X 24"
 - (C) CROSSWALK (12" WHITE THERMOPLASTIC - 10' CLEAR BETWEEN LINES)
 - (D) SITE R100B SIGN

CITY of YUBA CITY
CARRIAGE SQUARE - BRIDGE STREET OFF-SITE PAVEMENT DELINEATION & STREET LIGHTS

APPROVED: CITY OF YUBA CITY
 DESIGN BY: JSM
 DRAWN BY: STAFF
 CHECKED BY: SMM
 DATE OF PLANS: 10-25-18

PD-1
 M.H.M.
 1204 ESTREET MARYSVILLE, CA 95901 (530) 742-6485

NO. 002340
 FROM 09-30-19

CIVIL ENGINEER
 STATE OF CALIFORNIA

APPROVED: JSM
 DATE: 10-25-18

DRAWING NO. 5314-D
 SHEET 5 OF 7 SHEETS