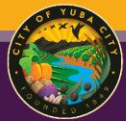# Annexation #4 of Property to Community Facilities District (CFD 2017-1)
June 15, 2021
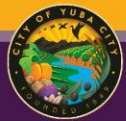
Presentation By:
**Diana Langley, Public Works Director**

- On September 5, 2017, Council adopted Resolution 17-065 authorizing the formation of Community Facilities District 2017-1 (CFD 2017-1) and levying a special tax within the district.
- This district was established with 5 specific development projects identified as possible annexations, as well as any other subsequent developments being able to annex.
- To date, the Valencia Estates subdivision, a Parcel Map on Stabler Lane, the East Sanborn Estates subdivision have annexed.

Background

- On August 26, 2020, the Planning Commission approved Tentative Map No. SM 20-03 located north of Monroe Road, west of Hooper Road, and south of Jefferson Avenue.

- Condition of Approval No. 36 states that prior to recordation of the map, the development shall pay for operations and/or maintenance for police, fire, parks, drainage, and ongoing street maintenance costs.

- This condition may be satisfied through participation in a Mello Roos Community Facilities District, by payment of cash in an amount agreed to by the City, by another secure funding mechanism acceptable to the City, or by some combination of those mechanisms.

Background
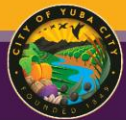
PROPOSED BOUNDARY MAP

CITY OF YUBA CITY COMMUNITY FACILITIES DISTRICT No. 2017-1 (MUNICIPAL SERVICES)
ANNEXATION No. 4
CITY OF YUBA CITY
SUTTER COUNTY, STATE OF CALIFORNIA

SHEET 1 of 1
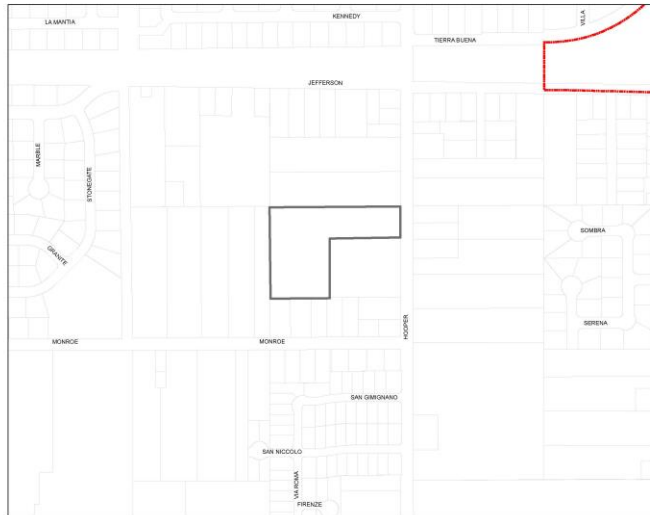
Filed in the Office of the City Clerk this _____ day of _____, 2021.

_____
Jackie Sillman, City Clerk
City of Yuba City
Sutter County
State of California

I hereby certify that the within map showing proposed boundaries of Annexation No. 4 in the City of Yuba City, Sutter County, State of California, was approved by the City Council of the City of Yuba City at a regular meeting thereof, held on the _____ day of _____, 2021 by its Resolution No. _____.

_____
Jackie Sillman, City Clerk
City of Yuba City
Sutter County
State of California

Filed this _____ day of _____, 2021, at the hour of _____ o'clock ___m. in Book _____ of Maps of Assessment and Community Facilities Districts at Page _____, in the Office of the County Recorder in Sutter County, State of California.

Donna Johnston
County Recorder
Sutter County
State of California

_____
Deputy

Document No._____
Fee: _____

4

Analysis
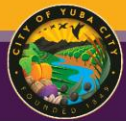
- Government Code Sections 53339-53339.9 govern annexations to CFD's.

- The standard procedure is to approve a Resolution of Intent to annex, then hold a public hearing within 30 to 60 days, and finally hold an election within 90 to 180 days.

- Government Code Section 53328.1 offers an alternate, streamlined process for annexing property into a CFD through unanimous approval of the parcel owner(s).

- While CFD 2017-1 did not specifically incorporate Government Code Section 53328.1 by reference, the intent was clearly to allow future development properties to annex as means of meeting requirements to contribute a fair share of impacts to services.

Analysis
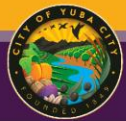
- The developer is agreeable to waiving the standard time periods outlined for waiting to hold the public hearing and election.
- The developer is requesting that Council approve a Resolution of Intent to annex, hold the public hearing, and conduct the election all in the same meeting.
- The developer owns all of the property to be annexed.
- This action will not impact current residents and/or owners within the CFD 2017-1.
- Current levy is $467.10 per single family residential unit.

Alternatives
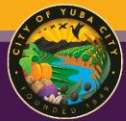
- Do not authorize annexation into CFD 2017-1 and direct staff on other acceptable means of assuring this development contributes it fair share of impacts to services.

- Authorize annexation into CFD 2017-1, but do not approve the request of waivers for the public hearing or election timeframes.
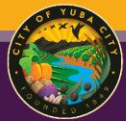
Recommendations
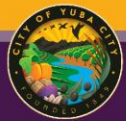
- First, adopt a resolution stating intent to annex certain territory into CFD 2017-1, setting a time and date for the public hearing thereon, and adopting a boundary map showing territory proposed to be annexed to CFD 2017-01.
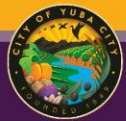
Recommendations
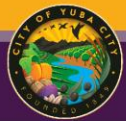
- Next, hold a public hearing for the annexation of Tentative Map No. SM 20-03 into CFD 2017-1.
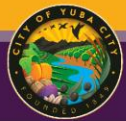
Recommendations

- Next, adopt a resolution authorizing Annexation No. 4 of territory to CFD 2017-1, authorizing the levy of a special tax, and submitting the levy of tax to the qualified electors.
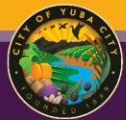
- City Clerk will open ballots and announce results.

Recommendations

- Finally, adopt a resolution making certain findings, declaring and certifying the results of an election, and adding property to CFD 2017-1.

Questions