



# Formation of Community Facilities District 2021-1 July 6, 2021



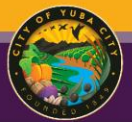
**Presentation By:  
Diana Langley, Public Works Director**



# Background

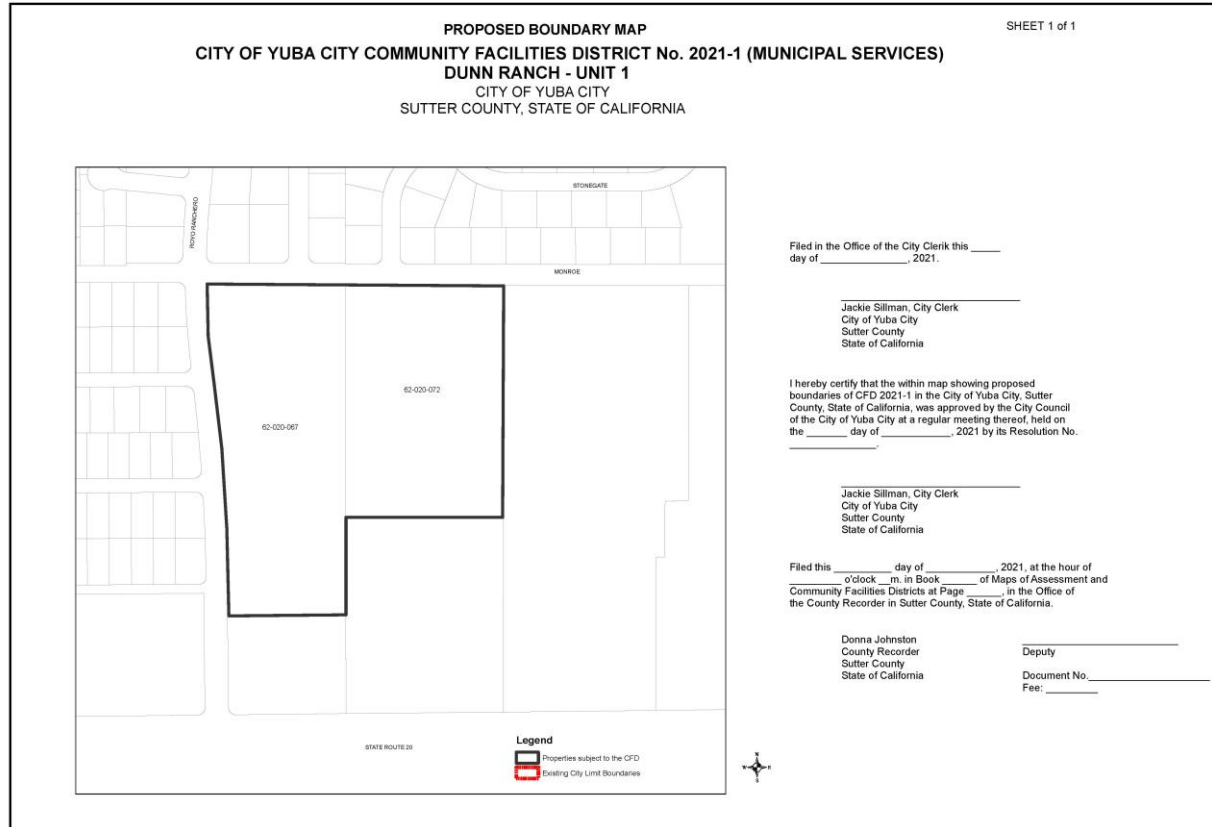
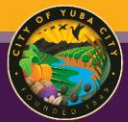
- On May 18, 2021, Council adopted a Resolution stating its intention to establish a new CFD (CFD 2021-1), authorize the levy of a special tax within the district, and authorize the annexation of future territory into the future annexation area by unanimous written approval.
- This Resolution also set a joint public hearing on forming CFD 2021-1 and the future annexation area for July 6, 2021.

# Analysis

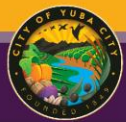


- The first property proposed to be part of CFD 2021-1 is the Dunn Ranch Estates – Unit 1 Subdivision (56 residential lots) located at the southeast corner of Royo Ranchero Drive and Monroe Drive.
- CFD 2021-1 is also proposed to include a Future Annexation Area consisting of several undeveloped, residential zoned properties generally in the western and southern Yuba City Urbanized Area.

# Analysis

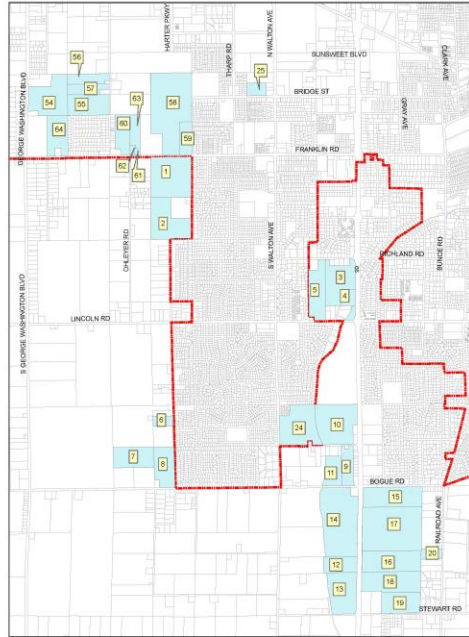


# Analysis



SHEET 1 of 3

**PROPOSED FUTURE ANNEXATION AREA MAP**  
**CITY OF YUBA CITY COMMUNITY FACILITIES DISTRICT No. 2021-1 (MUNICIPAL SERVICES)**  
 CITY OF YUBA CITY  
 SUTTER COUNTY, STATE OF CALIFORNIA



MAP REFERENCE NUMBER	ASSESSOR PARCEL NUMBER
1	20-03-121
2	20-03-122
3	20-054-005
4	20-054-002
5	20-054-017
6	22-040-003
7	22-040-030
8	22-040-063
9	22-060-013
10	22-060-050
11	22-060-054
12	23-050-005
13	23-050-130
14	23-050-127
15	23-040-001
16	23-040-004
17	23-040-005
18	23-040-062
19	23-040-064
20	23-380-007
24	56-030-005
25	58-080-005
54	63-040-003
55	63-040-005
56	63-040-006
57	63-040-008
58	63-040-030
59	63-040-011
60	63-040-016
61	63-040-017
62	63-040-018
63	63-040-019
64	63-040-024

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 future annexation area of CFD 2021-1 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. \_\_\_\_\_.

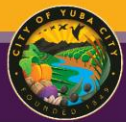
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 Sutter County  
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Filed this \_\_\_\_\_ day of \_\_\_\_\_, 2021, at the hour of \_\_\_\_\_ o'clock \_\_\_\_\_ m. in Book \_\_\_\_\_ of Maps of Assessment and Community Facilities Districts at Page \_\_\_\_\_ 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: \_\_\_\_\_

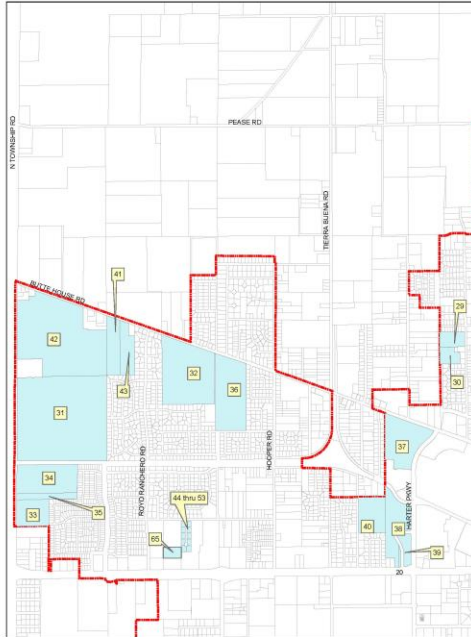
# Analysis



SHEET 2 of 3

## PROPOSED FUTURE ANNEXATION AREA MAP CITY OF YUBA CITY COMMUNITY FACILITIES DISTRICT No. 2021-1 (MUNICIPAL SERVICES)

CITY OF YUBA CITY  
SUTTER COUNTY, STATE OF CALIFORNIA



MAP REFERENCE	ASSESSOR PARCEL NUMBER
29	59-530-008
30	59-530-017
31	62-020-080
32	62-010-011
33	62-020-079
34	62-020-080
35	62-020-081
36	62-033-067
37	62-310-004
38	62-310-011
39	62-310-052
40	62-310-053
41	62-380-051
42	62-380-053
43	62-380-062
44	62-420-001
45	62-420-002
46	62-420-003
47	62-420-004
48	62-420-005
49	62-420-006
50	62-420-007
51	62-420-008
52	62-420-009
53	62-420-010
65	62-020-074

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Sutter County  
State of California

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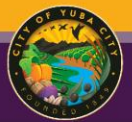
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County Recorder  
Sutter County  
State of California

Deputy \_\_\_\_\_  
Document No. \_\_\_\_\_  
Fee: \_\_\_\_\_

# Analysis



**PROPOSED FUTURE ANNEXATION AREA MAP**  
**CITY OF YUBA CITY COMMUNITY FACILITIES DISTRICT No. 2021-1 (MUNICIPAL SERVICES)**  
 CITY OF YUBA CITY  
 SUTTER COUNTY, STATE OF CALIFORNIA

SHEET 3 of 3



MAP REFERENCE NUMBER	ASSESSOR PARCEL NUMBER
21	51-030-010
22	51-030-020
23	51-030-094
26	59-030-009
27	59-030-011
28	59-030-034

**Legend**

- Future Annexation Area
- Existing City Limit Boundaries



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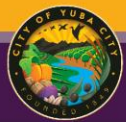
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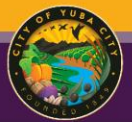
\_\_\_\_\_  
 Deputy  
 Document No. \_\_\_\_\_  
 Fee: \_\_\_\_\_

# Analysis



- The Future Annexation Area will allow property owners in the future to annex to the district by unanimous written consent (one meeting).
- Alternatively, properties could annex with a ballot proceeding and vote in the future to the extent they are not included in the future annexation area.
- Future annexations this way would take more time (around 45-90 days) than those with unanimous written consent.

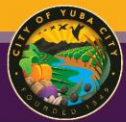




# Fiscal Impact

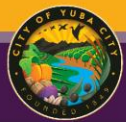
- The Hearing Report for CFD 2021-1 follows the same methodology used in the formation of CFD 2017-1
- The current levy is \$485.80 annually per single family residential unit, \$354.35 for multi-family residential units
- Levy contains an escalation factor equal to the percentage escalation of the City's combined Police and Fire Department budgets, up to a maximum of 4 percent
- A total of 56 residential parcels are contained in Dunn Ranch Estates – Unit 1 resulting in a total current annual levy of \$27,204.80.

# Alternatives

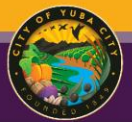


- Do not authorize the formation of CFD 2021-1 and direct staff on other acceptable means of assuring development contributes its fair share of impacts to services.
- Require staff to develop an alternative method of rate and apportionment for CFD 2021-1.

# Recommendations



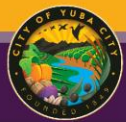
- Hold a joint Public Hearing for the formation of CFD 2021-1 and a future annexation area thereto, the proposed services to be funded, and the proposed special tax formula.



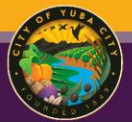
# Recommendations

- Adopt a Resolution of Formation to establish CFD 2021-1 and a future annexation area and to authorize the levy of a special tax within the district to finance certain services.
- Adopt a Resolution calling an election with respect to special taxes to be levied on territory within CFD 2021-1, authorizing the levy of a special tax, and submitting the levy of tax to the qualified electors.

# Recommendations



- Hold an election Public Hearing for the special taxes within the District on the Initial Property (Dunn Ranch Estates – Unit 1 Subdivision, Tentative Subdivision Map No. 20-06) into CFD 2021-1.



# Recommendations

- Adopt a Resolution making certain findings, and declaring and certifying the results of an election approving special taxes in CFD 2021-1.
- Waive reading and adopt an Ordinance authorizing the levy of a special tax within CFD 2021-1.