

CITY OF YUBA CITY  
STAFF REPORT

**Date:** July 19, 2022  
**To:** Honorable Mayor & Members of the City Council  
**From:** Public Works Department  
**Presentation By:** Ben Moody, Public Works & Development Services Director

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**Summary**

**Subject:** Yuba City Residential Street Light Maintenance Districts (Walton Area and Tierra Buena Area) Resolution of Intent

**Recommendation:** A. Adopt a Resolution Approving Engineer's Reports and Declaring Intention to Levy for Yuba City Residential Street Light Maintenance Districts, to continue the Residential Street Light Maintenance Districts, pursuant to the Benefits Assessment Act of 1982

B. Set a Public Hearing for August 16, 2022 at 6:00 PM to establish assessments for Fiscal Year (FY) 2022-23

**Fiscal Impact:** Receipt of assessments and expenditures of funds associated with lighting maintenance districts throughout the City.

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**Purpose:**

To continue to provide lighting throughout the Residential Street Light Maintenance Districts, pursuant to the provisions of the Benefit Assessment Act of 1982 and Article XIID of the California Constitution.

**Council Strategic Goal:**

Levying Yuba City Residential Street Light Maintenance Districts (RSLMDs) addresses the City Council's Strategic Goal of maintaining infrastructure, as the levy of the RSLMDs will ensure that street lighting remains operational.

**Background:**

The City annually levies and collects special assessments in order to maintain and service streetlights in the Walton Avenue Area and Tierra Buena Area (Attachment 1, Exhibit A). The Districts were formed while the areas were under the County's jurisdiction, and the City took over the administration of the Districts when they were annexed into the City. Prior to 2009, the Districts were historically charged the maximum levy which allowed the reserves to build up.

**Analysis:**

The Engineer's Annual Levy Reports (Reports) have been prepared and are on file in the City Clerk's

Office. They describe each District, the improvements therein, the method of assessment, and the proposed assessment for each parcel. The Resolution approving the Reports and the Resolution of Intention to order improvements are required by State law to continue the Residential Street Light Maintenance Districts. The action proposed in the Reports set a Public Hearing for the Council meeting to be held on August 16, 2022 to establish assessments for the coming year.

**Fiscal Impact:**

Annual levies will remain unchanged for both Districts. The proposed levy amounts for each District are shown in Attachment 2.

The projected revenue, expenditures, and cash balance for the Districts are as follows:

| <u>District</u>   | <u>Revenue</u> | <u>Expenditures</u> | <u>Projected Reserve Fund Balance<br/>as of 7/1/20</u> |
|-------------------|----------------|---------------------|--|
| Tierra Buena Area | \$22,404       | \$23,019            | \$112,854  |
| Walton Area       | \$81,677       | \$74,373            | (\$24,499)   |

Operating costs for the Walton area have neared or exceeded the maximum levy for the district multiple times over the past ten years. Additionally, operating costs for Walton have increased while operating costs for Tierra Buena have decreased after FY 2015-16. The City believes that there is an error within PG&E’s billing system and is performing an internal audit to determine the cause of the discrepancy and correct any billing issues moving forward.

**Alternatives:**

1. Council may direct the modification of the assessment amounts which will affect future revenue and expenditure amounts in FY 2022-23, or cancel the District and find alternative funding sources to operate the streetlights.
2. Council may direct City staff to follow legal procedures in order to modify the Residential Street Light Maintenance Districts to include Cost of Living Adjustment (COLA) provisions.

**Attachments:**

1. Attachment 1 - Resolution RSLMDs Intent
2. Exhibit A - District Maps RSLMDs
3. Attachment 2 - Proposed Assessments - RSLMDs
4. Attachment 3 - Engineer's Report

Prepared By:  
Josh Wolffe  
Associate Civil Engineer

Submitted By:  
Diana Langley  
City Manager

# ATTACHMENT 1

**RESOLUTION NO. \_\_\_\_\_**

**RESOLUTION OF THE CITY COUNCIL OF THE CITY OF YUBA CITY  
APPROVING THE ENGINEER'S REPORTS AND DECLARING ITS INTENTION TO LEVY  
THE ANNUAL ASSESSMENT FOR FISCAL YEAR 2022-23 FOR THE YUBA CITY  
RESIDENTIAL STREET LIGHT MAINTENANCE DISTRICT (WALTON AREA) AND YUBA  
CITY RESIDENTIAL STREET LIGHT MAINTENANCE DISTRICT (TIERRA BUENA AREA)**

WHEREAS, the County of Sutter previously formed Yuba City Residential Street Light Maintenance District (Walton Area) and Yuba City Residential Street Light Maintenance District (Tierra Buena Area) ("Districts"), pursuant to the provisions of the Benefit Assessment Act of 1982, California Government Code Division 2, Chapter 6.6, Section 54703 et seq. (hereafter referred to as the "Act"); and

WHEREAS, a Report (hereafter referred to as the "Formation Report") was prepared, filed and approved by the County Board of Supervisors in connection with each of the Districts and the levy of said assessments, pursuant to Section 54716 of said Act; and

WHEREAS, the City of Yuba City annexed the areas in which the Districts existed, and as a result became responsible for the administration of the Districts; and

WHEREAS, the City Council conducted property owner protest proceedings relating to the improvements and services described in the Formation Report and the levy and collection of annual assessments and an assessment range formula related thereto for each of the Districts in accordance with the provisions of the California Constitution Article XIID and Proposition 218; and

WHEREAS, the Council directed and authorized the City Engineer to assist with the calculation and establishment of the assessments and to prepare and file a budget report(s) (hereafter referred to as the "Engineer's Report") with the City Clerk, generally describing how the Districts were formed, the improvements and services within the Districts, the method of apportionment and dispensation of the benefits, and the budget containing the costs and proposed levy amounts for funding the benefits and the assessment roll; and

WHEREAS, the City Engineer has prepared the Engineer's Reports for the Districts, and has filed them with the City Clerk; and

WHEREAS, the City Council desires to approve said Engineer's Reports, declare its intention to levy the annual assessment for Fiscal Year 2022-23 for the Districts, and appoint a time and place for public hearing on these matters.

NOW, THEREFORE, be it resolved by the City Council of the City of Yuba City as follows:

1. The above recitals are true and correct, and are hereby incorporated herein by this reference.
2. The City Council hereby (1) finds that the public interest and convenience requires, and (2) declares its intention to order, the levy and collection of an annual assessment against the assessable lots and parcels of property within existing assessment districts designated Yuba

City Residential Street Light Maintenance District (Walton Area) and Yuba City Residential Street Light Maintenance District (Tierra Buena Area) (“Districts”), pursuant to the provisions of the Act, for the fiscal year commencing July 1, 2022 and ending June 30, 2023, to pay for the costs and expenses of the improvements described below in Section 4 of this Resolution.

3. The boundaries of the District are generally located and depicted in “Exhibit A” attached hereto.

4. The proposed improvements are briefly described as follows: the operation of residential street lights.

5. The assessments to be levied and collected against the assessable lots and parcels of property within the District for Fiscal Year 2022-23 are proposed to remain the same as previously approved as compared to the assessments levied and collected for Fiscal Year 2020-21.

6. By previous resolution, the City Council directed the City Engineer to prepare and to file Engineer’s Reports pursuant to the provisions of the Act. The Engineer has prepared and filed written reports with the City Clerk that are titled “City of Yuba City, Residential Street Light Maintenance District No. 1, (Walton Area), 2022/2023 Engineer’s Annual Levy Report,” and “City of Yuba City, Residential Street Light Maintenance District No. 1, (Tierra Buena), 2022/2023 Engineer’s Annual Levy Report” . Reference is made to the Engineer’s Reports on file in the Office of the City Clerk and open to public inspection for a full and detailed description of the improvements, the boundaries of the Districts, and the proposed assessments upon assessable lots and parcels of land within the Districts. The Office of the City Clerk is located at 1201 Civic Center Boulevard, Yuba City, CA 95993.

7. Notice is hereby given that the City Council designates August 16, 2022, at 6:00 p.m., in the City Council Chambers, City Hall, 1201 Civic Center Boulevard, Yuba City, CA, as the date, time, and place for the hearing of protests or objections to the levy of the proposed assessments in connection with the Districts. All interested persons shall be afforded the opportunity to hear and be heard. The City Council shall consider all oral statements and all written protests or communications made or filed by any interested person. Prior to the conclusion of the hearing, any interested person may file a written protest with the City Clerk or, having previously filed a protest, may file a written withdrawal of that protest. A written protest shall state all grounds of objection. A protest by a property owner shall contain a description sufficient to identify the property owned by the signer. Written protests may be delivered in person to the City Clerk or may be mailed to the City Clerk at City Hall, 1201 Civic Center Boulevard, Yuba City, CA 95993. Any written protest that is mailed must be received at City Hall at or prior to 4:30 p.m. on August 16, 2022.

8. The City Clerk shall give notice of the aforesaid date, time, and place of the hearing by giving notice once a week, for two successive weeks, with at least five days in between each publication.

9. This Resolution shall take effect immediately.

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 19<sup>th</sup> day of July, 2022.

AYES:

NOES:

ABSENT:

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Dave Shaw, Mayor

ATTEST:

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Ciara Wakefield, Deputy City Clerk

APPROVED AS TO FORM  
COUNSEL FOR YUBA CITY

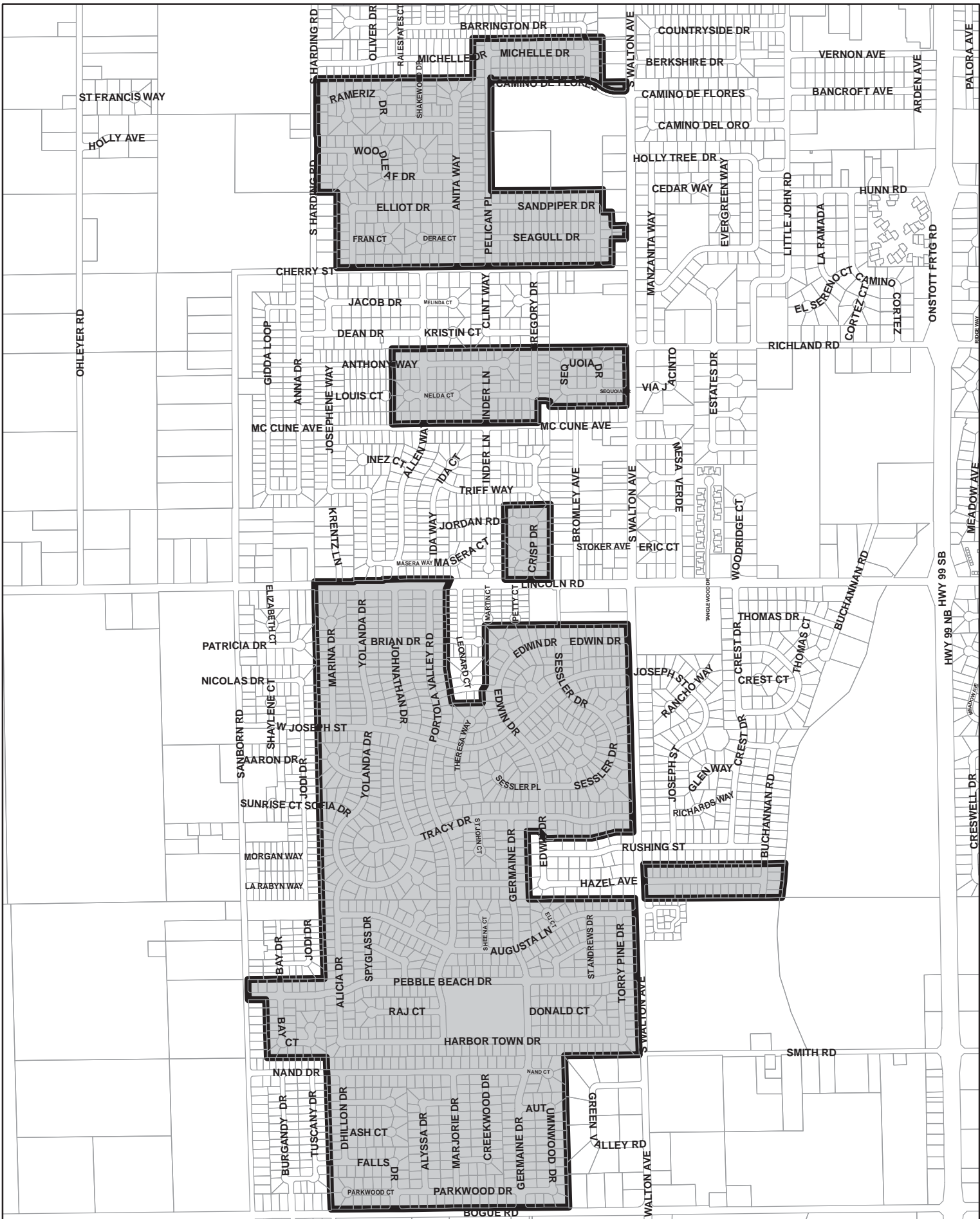
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Shannon L. Chaffin, City Attorney  
Aleshire & Wynder, LLP

Attachment(s):

Exhibit A – District Maps

# EXHIBIT A



**Yuba City Residential Street Light Maintenance District  
Walton Area**



SB





## ATTACHMENT 2

**PROPOSED ASSESSMENTS**

**WALTON RESIDENTIAL STREET LIGHT DISTRICT**

| Affected Subdivision | Proposed Assessment<br>(per single unit - \$) | Change From Previous Year (\$) | Maximum Levy Allowed (\$) |
|----------------------|---|--------------------------------|---------------------------|
| Bogue Ranch          | \$37.00                                       | \$0.00                         | \$37.00                   |
| Bogue Ranch II       | \$59.40                                       | \$0.00                         | \$59.40                   |
| Cypress              | \$41.74                                       | \$0.00                         | \$41.74                   |
| Hampton Estates I    | \$45.58                                       | \$0.00                         | \$45.58                   |
| Hampton Estates II   | \$41.80                                       | \$0.00                         | \$41.80                   |
| Kushlia Village      | \$62.00                                       | \$0.00                         | \$62.00                   |
| Lincoln Park II      | \$52.56                                       | \$0.00                         | \$52.56                   |
| Lincoln Pointe       | \$51.48                                       | \$0.00                         | \$51.48                   |
| Lincoln Village I    | \$61.44                                       | \$0.00                         | \$61.44                   |
| Lincoln Village II   | \$50.78                                       | \$0.00                         | \$50.78                   |
| Meadowood I          | \$73.12                                       | \$0.00                         | \$73.12                   |
| Meadowood II         | \$111.88                                      | \$0.00                         | \$111.88                  |
| Orchard II           | \$62.92                                       | \$0.00                         | \$62.92                   |
| Orchard III          | \$34.60                                       | \$0.00                         | \$34.60                   |
| Ravenwood I          | \$54.06                                       | \$0.00                         | \$54.06                   |
| Ravenwood II         | \$67.28                                       | \$0.00                         | \$67.28                   |
| Ravenwood III        | \$40.40                                       | \$0.00                         | \$40.40                   |
| Sanborn Estates      | \$63.58                                       | \$0.00                         | \$63.58                   |
| Sandpiper I, II, III | \$46.32                                       | \$0.00                         | \$46.32                   |
| Sun Valley II        | \$51.48                                       | \$0.00                         | \$51.48                   |
| Sunrise Village      | \$58.56                                       | \$0.00                         | \$58.56                   |
| W Ranch<br>Meadowood | \$67.06                                       | \$0.00                         | \$67.06                   |
| Walton Park Estates  | \$38.00                                       | \$0.00                         | \$38.00                   |
| Walton Ranch         | \$60.06                                       | \$0.00                         | \$60.06                   |
| Woodside Village II  | \$67.56                                       | \$0.00                         | \$67.56                   |

**TIERRA BUENA RESIDENTIAL STREET LIGHT DISTRICT**

| Affected Subdivision       | Proposed Assessment<br>(per single unit) | Change From Previous Year | Maximum Levy Allowed |
|----------------------------|--|---------------------------|----------------------|
| Bryn Mawr Estates III      | \$25.38                                  | \$0.00                    | \$61.22              |
| Bryn Mawr Estates IV       | \$27.16                                  | \$0.00                    | \$65.52              |
| Buena Vista I              | \$14.94                                  | \$0.00                    | \$36.04              |
| Buena Vista II             | \$34.78                                  | \$0.00                    | \$83.90              |
| Butte Rancho               | \$27.93                                  | \$0.00                    | \$67.38              |
| Butte View Estates         | \$36.94                                  | \$0.00                    | \$89.10              |
| Country Aire               | \$32.22                                  | \$0.00                    | \$77.72              |
| Kira Estates               | \$33.20                                  | \$0.00                    | \$80.08              |
| Loma Vista                 | \$34.14                                  | \$0.00                    | \$82.36              |
| Quail Pointe Estates       | \$37.10                                  | \$0.00                    | \$89.50              |
| Ranchero II & III          | \$45.15                                  | \$0.00                    | \$108.90             |
| Ranchero IV & VI           | \$20.13                                  | \$0.00                    | \$48.54              |
| Ranchero Estates I         | \$26.72                                  | \$0.00                    | \$64.46              |
| Ranchero Estates V         | \$24.90                                  | \$0.00                    | \$60.06              |
| Rancho De Royo I Ph I      | \$52.42                                  | \$0.00                    | \$126.44             |
| Rancho De Royo II Ph II    | \$27.18                                  | \$0.00                    | \$65.56              |
| Skyview Place              | \$33.95                                  | \$0.00                    | \$81.90              |
| Stonegate Village Unit I   | \$24.59                                  | \$0.00                    | \$59.32              |
| Stonegate Village Unit II  | \$21.52                                  | \$0.00                    | \$51.90              |
| Stonegate Village Unit III | \$17.24                                  | \$0.00                    | \$41.58              |
| Suburban Acres             | \$20.31                                  | \$0.00                    | \$49.00              |
| Tara Estates               | \$21.09                                  | \$0.00                    | \$50.86              |
| Teja IV                    | \$29.73                                  | \$0.00                    | \$71.72              |
| Walnut Acres               | \$21.69                                  | \$0.00                    | \$52.32              |

# ATTACHMENT 3



## **City of Yuba City**

# **Residential Street Light Maintenance District No. 1 (Tierra Buena)**

**2022/2023 ENGINEER'S ANNUAL LEVY REPORT**

Initiation Meeting: June 21, 2022

Intent Meeting: July 19, 2022

Public Hearing: August 16, 2022

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# ENGINEER'S REPORT AFFIDAVIT

City of Yuba City  
Sutter County, State of California

## **YUBA CITY RESIDENTIAL STREET LIGHT MAINTENANCE DISTRICT (TIERRA BUENA)**

This Report describes the Yuba City Residential Street Light Maintenance District (Tierra Buena) including the maintenance services, budget, parcels, and maximum assessments to be levied for the fiscal year 2022/2023 as they existed at the time of the passage of the resolution of intention, and annually thereafter as Assessor Parcel Numbers are issued for new land development. Reference is hereby made to the Sutter County Assessor's maps for a detailed description of the lines and dimensions of parcels within the District.

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

Dated this 19th day of July, 2022.

Willdan Financial Services  
Assessment Engineer

By: \_\_\_\_\_

Tony Thrasher  
Senior Project Manager  
District Administration Services

By: \_\_\_\_\_

Tyrone Peter  
PE # C 81888



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## I. INTRODUCTION

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The City of Yuba City (the “City”) annually levies and collects special assessments in order to provide and maintain the improvements within the Yuba City Urban Area Street Light Maintenance District (the “District”). In Fiscal Year 2004/2005, the District assessments were presented to the property owners and approved through a protest ballot proceeding in compliance with the provisions of Proposition 218. The District assessments described in this report are prepared and levied annually pursuant to the *Benefit Assessment Act of 1982, Chapter 6.4, Division 2, Title 5* of the Government Code of the State of California commencing with section 54703 (the “1982 Act”).

Pursuant to the 1982 Act, the City Council previously caused an Engineer’s Report to be prepared in connection with the formation and the levy of assessments for the District. The Engineer’s Report (the “Original Report”) described the proposed services and improvements, identified the properties to be assessed and the amount of the proposed assessments by parcel, and fixed the maximum amount of future annual installments for the District.

Pursuant to the 1982 Act, the City Council conducted the required public hearings necessary to accept property owner protests, public comments and testimony regarding the formation of the District and the proposed annual levy of assessments. In conjunction with the required 1982 Act formation proceedings (public hearing), the City conducted property owner protest ballot proceedings for the annual assessments and assessment range formula described in the Original Report in compliance with the substantive and procedural requirements of the California Constitution Article XIIID (the “Article”). The proposed formations and annual assessments for each District were approved and established at the public hearing for the District, and pursuant to the 1982 Act, the City Council may annually determine the cost of the services that are financed by the assessments and by ordinance or resolution order the levy of the annual assessments. However, in accordance with the provisions of the Article, no annual assessment shall exceed the maximum assessment amount established in the Original Report without additional approval of the affected property owners.

This document provides a summary of the District and the proposed budgets and assessments for Fiscal Year 2022/2023. The budget and assessments are based on the City’s estimate of the costs and funds necessary to maintain and service the improvements that provide a special benefit to properties within the District.

## II. DESCRIPTION OF THE DISTRICT AND SERVICES

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The District was formed for the maintenance of street lights benefiting twenty-four subdivisions, or zones of benefit, within the City. These zones of benefit include: Bryn Mawr Estates #3; Bryn Mawr Estates #4; Buena Vista #1; Buena Vista #2; Butte Rancho; Butte View Estates; Country Aire; Kira Estates; Loma Vista; Quail Pointe Estates; Rancho #2 & #3; Rancho #4 & #6; Rancho Estates #1; Rancho Estates #5; Rancho De Royo #2 Ph 1; Rancho De Royo #2 Ph 2; Skyview Place; Stonegate Village Unit 1; Stonegate Village Unit 2; Stonegate Village Unit 3; Suburban Acres; Tara Estates; Teja #4; Walnut Acres.

## III. BENEFIT ANALYSIS

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Each of the improvements and the associated costs has been carefully reviewed and the corresponding assessments have been proportionately spread to each parcel based on special benefits received from the improvements. The installation of the improvements was part of the conditions of property development. The property owners approved the corresponding assessments for the ongoing maintenance and servicing of the improvements through a property owner protest ballot.

**Special Benefits** — The method of apportionment (assessment methodology) is based on the premise that each of the assessed parcels within the District receives benefit from the improvements maintained and financed by annual assessments. Specifically, the assessments are for the maintenance of local street lighting and landscaped improvements installed as part of the original development. The desirability and security of properties within the District are enhanced by the presence of street lighting and well-maintained landscaping in close proximity to those properties.

The special benefits associated with the local landscaping improvements are specifically:

- Enhanced desirability of properties through association with the improvements.
- Improved aesthetic appeal of properties within the Zones providing a positive representation of the area.
- Enhanced adaptation of the urban environment within the natural environment from adequate green space and landscaping.
- Environmental enhancement through improved erosion resistance, and dust and debris control.

- Increased sense of pride in ownership of property within the District resulting from well-maintained improvements associated with the properties.
- Reduced criminal activity and property-related crimes (especially vandalism) against properties in the District through well-maintained surroundings and amenities including abatement of graffiti.
- Enhanced environmental quality of the parcels within the Zones by moderating temperatures, providing oxygenation and attenuating noise.

The special benefits of street lighting are the convenience, safety, and security of property, improvements, and goods. Specifically:

- Enhanced deterrence of crime and to aid police protection.
- Increased nighttime safety on roads and highways.
- Improved ability of pedestrians and motorists to see.
- Improved ingress and egress to property.
- Reduced vandalism and other criminal acts and damage to improvements or property.
- Improved traffic circulation and reduced nighttime accidents and personal property loss.
- Increased promotion of business during nighttime hours in the case of commercial properties.

All of the preceding special benefits contribute to a specific enhancement and desirability of each of the assessed parcels within the District.

**General Benefits** - the improvements to be provided and maintained by the District are a direct result of property development within the District and would otherwise not be required or necessary. Developers typically install local improvements to enhance the marketability and value of properties within the development and/or as conditions of development. In either case, the improvements are clearly installed for the benefit of the properties being developed and not for the benefit of surrounding properties outside the District boundaries. Although local development improvements (by virtue of their location) may be visible to surrounding properties, any benefit to surrounding properties is incidental and cannot be considered a direct and special benefit. Furthermore, most developments within the City typically have various landscaping and lighting improvements specifically associated with their development and these improvements are funded by properties within those developments.

At the time of formation of the Assessment District, the majority of the benefit was special, and there was a small general benefit. The engineer of record

between Fiscal Year 2012/2013 and Fiscal Year 2015/2016, further quantified this small general benefit.

The specific language from the most recent Engineer’s Report used to describe General Benefit is as follows:

*The maintenance and servicing of these improvements is also partially refunded, directly and indirectly from other sources including Yuba City, Sutter County and the State of California. This funding comes in the form of grants, development fees, special programs, and general funds, as well as direct maintenance and servicing of facilities (e.g. curbs, gutters, streets, drainage systems, etc.) This funding from other sources more than compensates for general benefits, if any, received by the properties within the Assessment District.*

*The General Benefits from this assessment may be quantified as illustrated in the following table.*

| Benefit Factor   | Relative Weight | General Benefit Contribution | Relative General Benefit |
|--|-----------------|------------------------------|--------------------------|
| Creation of parcels  | 90              | 0%                           | 0                        |
| Extention of recreation area                               | 2               | 10%                          | 0.2                      |
| Proximity to improved parks and recreation facilities      | 2               | 10%                          | 0.2                      |
| Access to improved parks, open space and rec areas         | 2               | 10%                          | 0.2                      |
| Improved views   | 2               | 10%                          | 0.2                      |
| Improved nighttime visibility and safety from streetlights | 2               | 20%                          | 0.4                      |
| Totals   | 100             |                              | 1.2                      |
| Total Calculated General Benefit                           |                 |                              | 1.2%                     |

*As a result, Yuba City will contribute at least 1.2% of the total budget from sources other than the assessment. This contribution offsets any general benefits from the Assessment Services.*

*This general benefit contribution is the sum of the following components:*

*Yuba City owns, maintains, rehabilitates and replaces curb and gutter along the border of the Assessment District improvements. This curb and gutter serves to support, contain, retain, manage irrigation flow and growth, and provide a boundary for the improvements. The contribution from the City towards general benefit from the maintenance, rehabilitation and replacement of the curb and gutter is conservatively estimated to be 1%.*

*Yuba City owns and maintains a storm drainage system along the border of the Assessment District improvements. This system serves to prevent flooding and associated damage to the improvements, and manage urban runoff including local pollutants loading from the improvements. The contribution from the City towards general benefit from the maintenance, and operation of the local storm drainage system is conservatively estimated to be 1%.*

*Yuba City owns and maintains local public streets along the border of the Assessment District improvements. These public streets provide access to the improvements for its enjoyment as well as efficient maintenance. The contribution from the City towards general benefit from the maintenance of local public streets is conservatively estimated to be 1%.*

*The value of the construction of the improvements can be quantified and monetized as an annuity. Since this construction was performed and paid for by non-assessment funds, this “annuity” can be used to offset general benefit costs, and is conservatively estimated to contribute 25%.*

*Therefore, the total General Benefit is conservatively quantified at 1.2%, which is more than offset by the total non-assessment contribution towards general benefit of 28%.<sup>(1)</sup>*

<sup>(1)</sup> *SCI Consulting Group (September 2015). City of Yuba City Residential Street Light Maintenance District No. 1, Tierra Buena Engineer’s Report, Fiscal Year 2015-16. pgs 17-19.*

## ***IV. ASSESSMENT FORMULA***

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The method of assessment for each zone of benefit within the District is based on the determination that each single family residential lot or parcel within the zone receives the same level of benefit from the zone service. Therefore, the annual estimated service costs for each zone are apportioned equally to each assessable single family residential lot or parcel within the zone.

The District does not have an approved formula for increasing the maximum assessment rates on an annual basis. Therefore, there has been no change to the maximum assessment rates for FY 2022/2023 from the prior year.

## V. DISTRICT BUDGET FY 2022/2023 – TIERRA BUENA

| BUDGET ITEM                                    | AMOUNT              |
|--|---------------------|
| <b>DIRECT COSTS</b>                            |                     |
| Heat/Power Utility                             | \$0.00              |
| Street Lights Power Utility                    | 19,666.61           |
| Professional Services                          | 0.00                |
| Water Utility                                  | 0.00                |
| Materials & Supplies                           | 0.00                |
| LMD Lights                                     | 0.00                |
| Landscape Labor                                | 0.00                |
| <b>Direct Costs Subtotal</b>                   | <b>\$19,666.61</b>  |
| <b>ADMINISTRATION COSTS</b>                    |                     |
| City Administration Costs                      | \$149.00            |
| Willdan Financial Services Administration Fees | 2,969.05            |
| County Administration Fee                      | 234.30              |
| Miscellaneous Administration Expenses          | 0.00                |
| <b>Administrative Costs Subtotal</b>           | <b>\$3,352.35</b>   |
| <b>LEVY BREAKDOWN</b>                          |                     |
| Total Direct and Admin. Costs                  | \$23,018.96         |
| Operating Reserve Collection                   | 1,616.74            |
| Capital Reserve Collection                     | 0.00                |
| <b>Levy Breakdown Subtotal</b>                 | <b>\$24,635.70</b>  |
| <b>LEVY ADJUSTMENTS</b>                        |                     |
| Operating Reserve Contribution                 | \$0.00              |
| Capital Reserve Contribution                   | 0.00                |
| Additional City Contribution                   | 0.00                |
| Estimated Interest Earnings                    | (2,224.74)          |
| Rounding Adjustment                            | (7.42)              |
| <b>Levy Adjustments Subtotal</b>               | <b>(\$2,232.16)</b> |
| <b>BALANCE TO LEVY</b>                         | <b>\$22,403.54</b>  |
| <b>OPERATING RESERVE</b>                       |                     |
| Estimated Balance at June 30, 2022             | \$111,237.22        |
| FY2022/2023 Collection/(Contribution)          | 1,616.74            |
| Estimated Balance at June 30, 2023             | \$112,853.96        |
| <b>CAPITAL IMPROVEMENT RESERVE</b>             |                     |
| Estimated Balance at June 30, 2022             | \$0.00              |
| FY2022/2023 Collection/(Contribution)          | 0.00                |
| Estimated Balance at June 30, 2023             | \$0.00              |
| <b>DISTRICT STATISTICS</b>                     |                     |
| Total Parcels                                  | 781                 |
| Total Parcels Levied                           | 781                 |
| Total EBU                                      | 781.00              |
| Maximum Levy Amount - 2021/2022                | \$53,068.00         |
| Maximum Levy Amount - 2022/2023                | \$53,068.00         |

## District Budget by Subdivision

| Subdivision                 | Assessment<br>(Per/Single<br>Unit) | Total<br>Units | Total Annual<br>Maintenance Cost |
|-----------------------------|------------------------------------|----------------|----------------------------------|
| <b>DIRECT COSTS</b>         |                                    |                |                                  |
| <b>Subdivision</b>          |                                    |                |                                  |
| Bryn Mawr Estates #3        | \$25.84                            | 42             | \$1,085.28                       |
| Bryn Mawr Estates #4        | \$27.66                            | 33             | 912.78                           |
| Buena Vista #1              | \$15.20                            | 19             | 288.80                           |
| Buena Vista #2              | \$35.42                            | 16             | 566.72                           |
| Butte Rancho                | \$28.44                            | 29             | 824.76                           |
| Butte View Estates          | \$37.62                            | 14             | 526.68                           |
| Country Aire                | \$32.82                            | 50             | 1,641.00                         |
| Kira Estates                | \$33.80                            | 9              | 304.20                           |
| Loma Vista                  | \$34.78                            | 35             | 1,217.30                         |
| Quail Pointe Estates        | \$37.78                            | 51             | 1,926.78                         |
| Ranchero #2 & #3            | \$45.98                            | 41             | 1,885.18                         |
| Ranchero #4 & #6            | \$20.50                            | 111            | 2,275.50                         |
| Ranchero Estates #1         | \$27.20                            | 40             | 1,088.00                         |
| Ranchero Estates #5         | \$25.36                            | 32             | 811.52                           |
| Rancho De Royo #2 Ph 1      | \$53.38                            | 19             | 1,014.22                         |
| Rancho De Royo #2 Ph 2      | \$27.68                            | 18             | 498.24                           |
| Skyview Place               | \$34.58                            | 44             | 1,521.52                         |
| Stonegate Village Unit 1    | \$25.04                            | 21             | 525.84                           |
| Stonegate Village Unit 2    | \$21.90                            | 28             | 613.20                           |
| Stonegate Village Unit 3    | \$17.54                            | 25             | 438.50                           |
| Suburban Acres              | \$20.68                            | 45             | 930.60                           |
| Tara Estates                | \$21.48                            | 15             | 322.20                           |
| Teja #4                     | \$30.28                            | 26             | 787.28                           |
| Walnut Acres                | \$22.08                            | 18             | 397.44                           |
| <b>Direct Cost Subtotal</b> |                                    | <b>781</b>     | <b>\$22,403.54</b>               |



## APPENDIX A – DISTRICT BOUNDARY MAP

The boundary map for the District has been submitted to the City Clerk in the format required under the Act and is, by reference, hereby made part of this Report. The boundary maps are available for inspection at the office of the City Clerk during normal business hours.

The following is a reproduction of the County Assessor's Parcel Map associated with this District.

# YUBA CITY RESIDENTIAL STREET LIGHT MAINTENANCE DISTRICT (TIERRA BUENA)



## **APPENDIX B – 2022/2023 ASSESSMENT ROLL**

Each lot or parcel within the District shall be identified by the parcel as shown on the County Assessor's map for the year in which this Report is prepared.

A listing of parcels assessed within the District, along with their corresponding assessment amount, is on the following pages.



## **City of Yuba City**

# **Residential Street Light Maintenance District No. 1 (Walton Area)**

### **2022/2023 ENGINEER'S ANNUAL LEVY REPORT**

Initiation Meeting: June 21, 2022

Intent Meeting: July 19, 2022

Public Hearing: August 16, 2022

27368 Via Industria  
Suite 200  
Temecula, CA 92590  
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# ENGINEER'S REPORT AFFIDAVIT

City of Yuba City  
Sutter County, State of California

## ***YUBA CITY RESIDENTIAL STREET LIGHT MAINTENANCE DISTRICT (WALTON AREA)***

This Report describes the Yuba City Residential Street Light Maintenance District (Walton Area) including the maintenance services, budget, parcels, and maximum assessments to be levied for the fiscal year 2022/2023 as they existed at the time of the passage of the resolution of intention, and annually thereafter as Assessor Parcel Numbers are issued for new land development. Reference is hereby made to the Sutter County Assessor's maps for a detailed description of the lines and dimensions of parcels within the District.

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

Dated this 19th day of July, 2022.

Willdan Financial Services  
Assessment Engineer

By: \_\_\_\_\_

Tony Thrasher  
Senior Project Manager  
District Administration Services

By: \_\_\_\_\_

Tyrone Peter  
PE # C 81888



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## I. INTRODUCTION

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The City of Yuba City (the “City”) annually levies and collects special assessments in order to provide and maintain the improvements within the Yuba City Residential Street Light Maintenance District (Walton Area) (the “District”). In Fiscal Year 2004/2005, the District assessments were presented to the property owners and approved through a protest ballot proceeding in compliance with the provisions of Proposition 218. The District assessments described in this report are prepared and levied annually pursuant to the *Benefit Assessment Act of 1982, Chapter 6.4, Division 2, Title 5* of the Government Code of the State of California commencing with section 54703 (the “1982 Act”).

Pursuant to the 1982 Act, the City Council previously caused an Engineer’s Report to be prepared in connection with the formation and the levy of assessments for the District. The Engineer’s Report (the “Original Report”) described the proposed services and improvements, identified the properties to be assessed and the amount of the proposed assessments by parcel, and fixed the maximum amount of future annual installments for the District.

Pursuant to the 1982 Act, the City Council conducted the required public hearings necessary to accept property owner protests, public comments and testimony regarding the formation of the District and the proposed annual levy of assessments. In conjunction with the required 1982 Act formation proceedings (public hearing), the City conducted property owner protest ballot proceedings for the annual assessments and assessment range formula described in the Original Report in compliance with the substantive and procedural requirements of the California Constitution Article XIID (the “Article”). The proposed formations and annual assessments for each District were approved and established at the public hearing for the District, and pursuant to the 1982 Act, the City Council may annually determine the cost of the services that are financed by the assessments and by ordinance or resolution order the levy of the annual assessments. However, in accordance with the provisions of the Article, no annual assessment shall exceed the maximum assessment amount established in the Original Report without additional approval of the affected property owners.

This document provides a summary of the District and the proposed budgets and assessments for Fiscal Year 2022/2023. The budget and assessments are based on the City’s estimate of the costs and funds necessary to maintain and service the improvements that provide a special benefit to properties within the District.

## II. DESCRIPTION OF THE DISTRICT AND SERVICES

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The Services to be provided in the District by the assessments are the maintenance and operation of City street lights. The specific District as described in this Report shall be known and designated as: “Yuba City Residential Street Light Maintenance (Walton Area).”

The District has been formed for the maintenance of street lights in the following subdivisions or zones of benefit: Bogue Ranch; Bogue Ranch II; Cypress; Hampton Estates I; Hampton Estates II; Kushlia Village; Lincoln Park 2; Lincoln Pointe; Lincoln Village 1; Lincoln Village 2; Meadowood 1; Meadowood 2; Orchard 2; Orchard 3; Ravenwood 1; Ravenwood 2; Ravenwood 3; Sanborn Estates; Sandpiper 1, 2, and 3; Sunrise Village; Sun Valley 2; Walton Park Estates; Walton Ranch; West Ranch & Meadowood 3; and Woodside Village 2.

## III. BENEFIT ANALYSIS

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Each of the improvements and the associated costs has been carefully reviewed and the corresponding assessments have been proportionately spread to each parcel based on special benefits received from the improvements. The installation of the improvements was part of the conditions of property development. The property owners approved the corresponding assessments for the ongoing maintenance and servicing of the improvements through a property owner protest ballot.

**Special Benefits** — The method of apportionment (assessment methodology) is based on the premise that each of the assessed parcels within the District receives benefit from the improvements maintained and financed by annual assessments. Specifically, the assessments are for the maintenance of local street lighting and landscaped improvements installed as part of the original development. The desirability and security of properties within the District are enhanced by the presence of street lighting and well-maintained landscaping in close proximity to those properties.

The special benefits associated with the local landscaping improvements are specifically:

- Enhanced desirability of properties through association with the improvements.
- Improved aesthetic appeal of properties within the Zones providing a positive representation of the area.
- Enhanced adaptation of the urban environment within the natural environment from adequate green space and landscaping.



- Environmental enhancement through improved erosion resistance, and dust and debris control.
- Increased sense of pride in ownership of property within the District resulting from well-maintained improvements associated with the properties.
- Reduced criminal activity and property-related crimes (especially vandalism) against properties in the District through well-maintained surroundings and amenities including abatement of graffiti.
- Enhanced environmental quality of the parcels within the Zones by moderating temperatures, providing oxygenation and attenuating noise.

The special benefits of street lighting are the convenience, safety, and security of property, improvements, and goods. Specifically:

- Enhanced deterrence of crime and to aid police protection.
- Increased nighttime safety on roads and highways.
- Improved ability of pedestrians and motorists to see.
- Improved ingress and egress to property.
- Reduced vandalism and other criminal acts and damage to improvements or property.
- Improved traffic circulation and reduced nighttime accidents and personal property loss.
- Increased promotion of business during nighttime hours in the case of commercial properties.

All of the preceding special benefits contribute to a specific enhancement and desirability of each of the assessed parcels within the District.

**General Benefits** - the improvements to be provided and maintained by the District are a direct result of property development within the District and would otherwise not be required or necessary. Developers typically install local improvements to enhance the marketability and value of properties within the development and/or as conditions of development. In either case, the improvements are clearly installed for the benefit of the properties being developed and not for the benefit of surrounding properties outside the District boundaries. Although local development improvements (by virtue of their location) may be visible to surrounding properties, any benefit to surrounding properties is incidental and cannot be considered a direct and special benefit. Furthermore, most developments within the City typically have various landscaping and lighting improvements specifically associated with their development and these improvements are funded by properties within those developments.

At the time of formation of the Assessment District, the majority of the benefit was special, and there was a small general benefit. The engineer of record between Fiscal Year 2012/2013 and Fiscal Year 2015/2016, further quantified this small general benefit.

The specific language from the most recent Engineer’s Report used to describe General Benefit is as follows:

*The maintenance and servicing of these improvements is also partially refunded, directly and indirectly from other sources including Yuba City, Sutter County and the State of California. This funding comes in the form of grants, development fees, special programs, and general funds, as well as direct maintenance and servicing of facilities (e.g. curbs, gutters, streets, drainage systems, etc.) This funding from other sources more than compensates for general benefits, if any, received by the properties within the Assessment District.*

*The General Benefits from this assessment may be quantified as illustrated in the following table.*

| Benefit Factor   | Relative Weight | General Benefit Contribution | Relative General Benefit |
|--|-----------------|------------------------------|--------------------------|
| Creation of parcels  | 90              | 0%                           | 0                        |
| Extention of recreation area                               | 2               | 10%                          | 0.2                      |
| Proximity to improved parks and recreation facilities      | 2               | 10%                          | 0.2                      |
| Access to improved parks, open space and rec areas         | 2               | 10%                          | 0.2                      |
| Improved views   | 2               | 10%                          | 0.2                      |
| Improved nighttime visibility and safety from streetlights | 2               | 20%                          | 0.4                      |
| Totals   | 100             |                              | 1.2                      |
| <i>Total Calculated General Benefit</i>                    |                 |                              | <i>1.2%</i>              |

*As a result, Yuba City will contribute at least 1.2% of the total budget from sources other than the assessment. This contribution offsets any general benefits from the Assessment Services.*

*This general benefit contribution is the sum of the following components:*

*Yuba City owns, maintains, rehabilitates and replaces curb and gutter along the border of the Assessment District improvements. This curb and gutter serves to support, contain, retain, manage irrigation flow and growth, and provide a boundary for the improvements. The contribution from the City towards general benefit from the maintenance, rehabilitation and replacement of the curb and gutter is conservatively estimated to be 1%.*

*Yuba City owns and maintains a storm drainage system along the border of the Assessment District improvements. This system serves to prevent flooding and associated damage to the improvements, and manage urban runoff including local pollutants loading from the improvements. The contribution from the City towards general benefit from the maintenance, and operation of the local storm drainage system is conservatively estimated to be 1%.*

*Yuba City owns and maintains local public streets along the border of the Assessment District improvements. These public streets provide access to the improvements for its enjoyment as well as efficient maintenance. The contribution from the City towards general benefit from the maintenance of local public streets is conservatively estimated to be 1%.*

*The value of the construction of the improvements can be quantified and monetized as an annuity. Since this construction was performed and paid for by non-assessment funds, this “annuity” can be used to offset general benefit costs, and is conservatively estimated to contribute 25%.*

*Therefore, the total General Benefit is conservatively quantified at 1.2%, which is more than offset by the total non-assessment contribution towards general benefit of 28%.<sup>(1)</sup>*

<sup>(1)</sup> *SCI Consulting Group (September 2015). City of Yuba City Residential Street Light Maintenance District No. 1, Walton Area Engineer's Report, Fiscal Year 2015/2016. pgs. 12-14.*

## ***IV. ASSESSMENT FORMULA***

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The method of assessment for each zone of benefit within the District is based on the determination that each lot or parcel within each zone of benefit receives the same level of benefit from the zone service. Therefore, the annual estimated service costs for each zone of benefit are apportioned equally to each assessable lot or parcel within the zone.

The District does not have an approved formula for increasing the maximum assessment rates on an annual basis. Therefore, there has been no change to the maximum assessment rates for FY 2022/2023 from the prior year.

## V. DISTRICT BUDGET FY 2022/2023 – WALTON AREA

| BUDGET ITEM                                    | AMOUNT             |
|--|--------------------|
| <b>DIRECT COSTS</b>                            |                    |
| Heat/Power Utility                             | \$0.00             |
| Street Lights Power Utility                    | 69,721.85          |
| Professional Services                          | 0.00               |
| Water Utility                                  | 0.00               |
| Materials & Supplies                           | 0.00               |
| LMD Lights                                     | 0.00               |
| Landscape Labor                                | 0.00               |
| <b>Direct Costs Subtotal</b>                   | <b>\$69,721.85</b> |
| <b>ADMINISTRATION COSTS</b>                    |                    |
| City Administration Costs                      | \$2,158.00         |
| Willdan Financial Services Administration Fees | 2,121.62           |
| County Administration Fee                      | 476.10             |
| Miscellaneous Administration Expenses          | 0.00               |
| <b>Administrative Costs Subtotal</b>           | <b>\$4,755.72</b>  |
| <b>LEVY BREAKDOWN</b>                          |                    |
| Total Direct and Admin. Costs                  | \$74,477.57        |
| Operating Reserve Collection                   | 7,199.91           |
| Capital Reserve Collection                     | 0.00               |
| <b>Levy Breakdown Subtotal</b>                 | <b>\$81,677.48</b> |
| <b>LEVY ADJUSTMENTS</b>                        |                    |
| Operating Reserve Contribution                 | \$0.00             |
| Capital Reserve Contribution                   | 0.00               |
| Additional City Contribution                   | 0.00               |
| Estimated Interest Earnings                    | 0.00               |
| Rounding Adjustment                            | 0.00               |
| <b>Levy Adjustments Subtotal</b>               | <b>\$0.00</b>      |
| <b>BALANCE TO LEVY</b>                         | <b>\$81,677.48</b> |
| <b>OPERATING RESERVE</b>                       |                    |
| Estimated Balance at June 30, 2022             | (\$31,793.36)      |
| FY2022/2023 Collection/(Contribution)          | 7,199.91           |
| GF Gateway Maintenance Transfer                | 0.00               |
| Estimated Balance at June 30, 2023             | (\$24,593.45)      |
| <b>CAPITAL IMPROVEMENT RESERVE</b>             |                    |
| Estimated Balance at June 30, 2022             | \$0.00             |
| FY2022/2023 Collection/(Contribution)          | 0.00               |
| Estimated Balance at June 30, 2023             | \$0.00             |
| <b>DISTRICT STATISTICS</b>                     |                    |
| Total Parcels                                  | 1587               |
| Total Parcels Levied                           | 1587               |
| Total EBU                                      | 1587.00            |
| Maximum Levy Amount - 2021/2022                | \$81,677.48        |
| Maximum Levy Amount - 2022/2023                | \$81,677.48        |

## District Budget by Subdivision

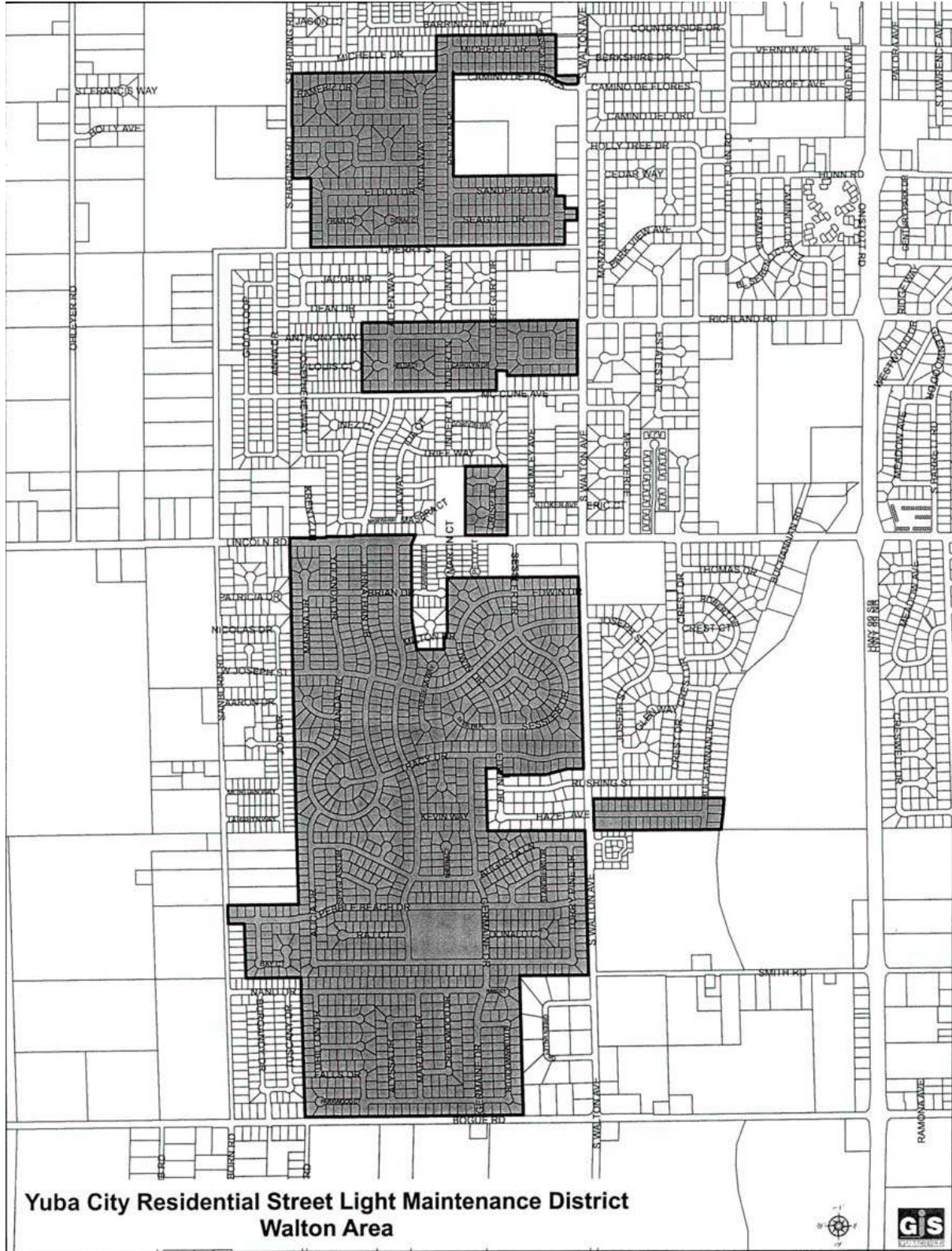
|                       | Assessment<br>(Per/Single<br>Unit) | Total<br>Units | Total Annual<br>Maintenance Cost |
|-----------------------|------------------------------------|----------------|----------------------------------|
| <b>Subdivision</b>    |                                    |                |                                  |
| Bogue Ranch           | \$37.00                            | 157            | \$5,809.00                       |
| Bogue Ranch II        | \$59.40                            | 82             | 4,870.80                         |
| Cypress               | \$41.74                            | 319            | 13,315.06                        |
| Hampton Estates 1     | \$45.58                            | 41             | 1,868.78                         |
| Hampton Estates 2     | \$41.80                            | 45             | 1,881.00                         |
| Kushlia Village       | \$62.00                            | 31             | 1,922.00                         |
| Lincoln Park 2        | \$52.56                            | 63             | 3,311.28                         |
| Lincoln Pointe        | \$51.48                            | 22             | 1,132.56                         |
| Lincoln Village 1     | \$61.44                            | 86             | 5,283.84                         |
| Lincoln Village 2     | \$50.78                            | 101            | 5,128.78                         |
| Meadowood 1           | \$73.12                            | 23             | 1,681.76                         |
| Meadowood 2           | \$111.88                           | 32             | 3,580.16                         |
| Orchard 2             | \$62.92                            | 84             | 5,285.28                         |
| Orchard 3             | \$34.60                            | 25             | 865.00                           |
| Ravenwood 1           | \$54.06                            | 40             | 2,162.40                         |
| Ravenwood 2           | \$67.28                            | 25             | 1,682.00                         |
| Ravenwood 3           | \$40.40                            | 31             | 1,252.40                         |
| Sanborn Estates       | \$63.58                            | 34             | 2,161.72                         |
| Sandpiper 1, 2, 3     | \$46.32                            | 83             | 3,844.56                         |
| Sun Valley 2          | \$51.48                            | 44             | 2,265.12                         |
| Sunrise Village       | \$58.56                            | 39             | 2,283.84                         |
| W Ranch & Meadowood 3 | \$67.06                            | 55             | 3,688.30                         |
| Walton Park Estates   | \$38.00                            | 61             | 2,318.00                         |
| Walton Ranch          | \$60.06                            | 32             | 1,921.92                         |
| Woodside Village 2    | \$67.56                            | 32             | 2,161.92                         |
|                       |                                    | <b>1587</b>    | <b>\$81,677.48</b>               |

## APPENDIX A – DISTRICT BOUNDARY MAP

The boundary map for the District has been submitted to the City Clerk in the format required under the Act and is, by reference, hereby made part of this Report. The boundary maps are available for inspection at the office of the City Clerk during normal business hours.

The following is a reproduction of the County Assessor's Parcel Map associated with this District.

# YUBA CITY RESIDENTIAL STREET LIGHT MAINTENANCE DISTRICT (WALTON AREA)





## APPENDIX B – 2022/2023 ASSESSMENT ROLL

Each lot or parcel within the District shall be identified by the parcel as shown on the County Assessor's map for the year in which this Report is prepared.

A listing of parcels assessed within the District, along with their corresponding assessment amount, is on the following pages.