

CITY OF YUBA CITY
STAFF REPORT

Date: October 3, 2017

To: Honorable Mayor & Members of the City Council

From: Public Works Department

Presented by: Benjamin Moody, Deputy Public Works Director – Engineering

Summary

Subject: Yuba City Lighting and Landscape Maintenance District No. 5, Zone of Benefit K_18

Recommendation: Adopt a Resolution confirming diagram and assessment and levying assessment for Fiscal Year 2017-2018 for Lighting and Landscape Maintenance District No. 5, Zone of Benefit K_18 [Valencia Estates].

Fiscal Impact: Fiscal Year 17/18: \$296.15 per year/per lot with a max rate set of \$345.74 (39 lots). Costs are to be adjusted annually to reflect Consumer Price Index changes and district budget needs.

Approximate annual City operation and maintenance costs of \$5,500 – Account No. 3130-63684 until additional development occurs to share parkway costs.

Purpose:

To establish an assessment district to fund the operation, maintenance, and administration of a lighting and landscape maintenance district for the Valencia Estates development.

Background:

All actions and resolutions associated with establishment of a lighting and landscape maintenance district are done pursuant to the Landscaping and Lighting Act of 1972. Council proceedings on August 15, 2017, established Lighting and Landscape Maintenance District No. 5, Zone of Benefit K_18, for the maintenance and operation of street lighting, street trees, landscape medians, landscape strips, and landscape planters with block walls associated with the Valencia Estates Subdivision, SM 14-01. The August 15th proceedings also set a public hearing for October 3, 2017, to receive input from the affected property owner(s) and set the proposed assessments in accordance with the Engineer's Report.

The property owner has requested in writing that the affected parcels be included in the Lighting and Landscape Maintenance District No. 5 Zone of Benefit K_18 and waived the public hearing in accordance with Section 22608 of the Streets and Highways Code.

Analysis:

A public hearing and resolution are required by State law to establish the Lighting and Landscape Maintenance District for the maintenance and operation of the public improvements that were built as part of the Valencia Estates subdivision. The property owner requested that all properties within the district be included and waived the public hearing requirement. Therefore, Council is required to confirm the property assessment through resolution to levy fees to fund the cost and maintenance of the improvements within the district.

Fiscal Impact:

The property owners within the district will be annually assessed for the maintenance and operation costs. In Fiscal Year 17/18, each parcel will be assessed at the rate of \$296.15 via their tax bill. The maximum parcel assessment for the district is established at \$345.74. The maximum rate for the district will be adjusted with inflation annually, with the actual annual levy amount based on the district needs but not exceeding the maximum amount determined.

The levied fee is less than the maximum rate set for the district as a portion of the improvements along Elmer Road and Tuly Parkway have not been fully constructed at this time. However, the district is being established to account for those future costs so the City can adjust the levy amount to account for those future costs without modifying the district through a Proposition 218 process.

The assessment amount is shown on the Estimate of Cost of Maintenance in the Engineer's Report on file with the City Clerk. In addition, provisions for annual adjustments to reflect the Consumer Price Index changes have been included in the Engineer's Report.

With the construction of improvements along Tuly Parkway, a portion of the operation and maintenance costs associated with Tuly Parkway will be paid and maintained by the City. The City anticipates an annual maintenance cost of approximately \$5,500 for street lighting and landscape costs until adjacent development occurs to help participate in the costs for the parkway. Annual costs are anticipated to be budgeted for through the Public Works Street Maintenance Division's Account No. 3130-63684 (Landscape Operations and Maintenance).

Alternatives:

Do not adopt the following resolution and fund the operation and maintenance of the district from alternative sources.

Recommendation:

Adopt a resolution confirming diagram and assessment and levying assessment for Fiscal Year 2017-2018 for Lighting and Landscape Maintenance District No. 5, Zone of Benefit K_18 [Valencia Estates].

Attachments:

1. LLMD District Map
2. Resolution
3. Engineer's Report
4. Request for Inclusion
5. Request to Waive the Public Hearing

Prepared by:

/s/ Benjamin K. Moody

Benjamin K. Moody
Deputy Public Works Director – Engineering

Submitted by:

/s/ Steven C. Kroeger

Steven C. Kroeger
City Manager

Reviewed by:

Department Head

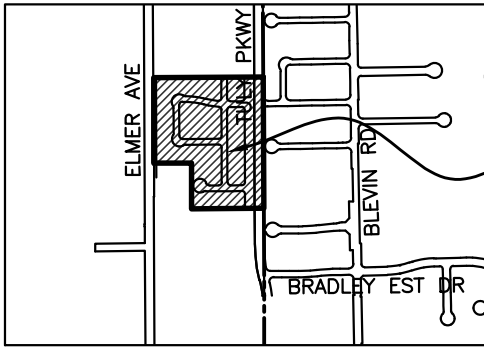
DL

Finance

RB

City Attorney

TH by email



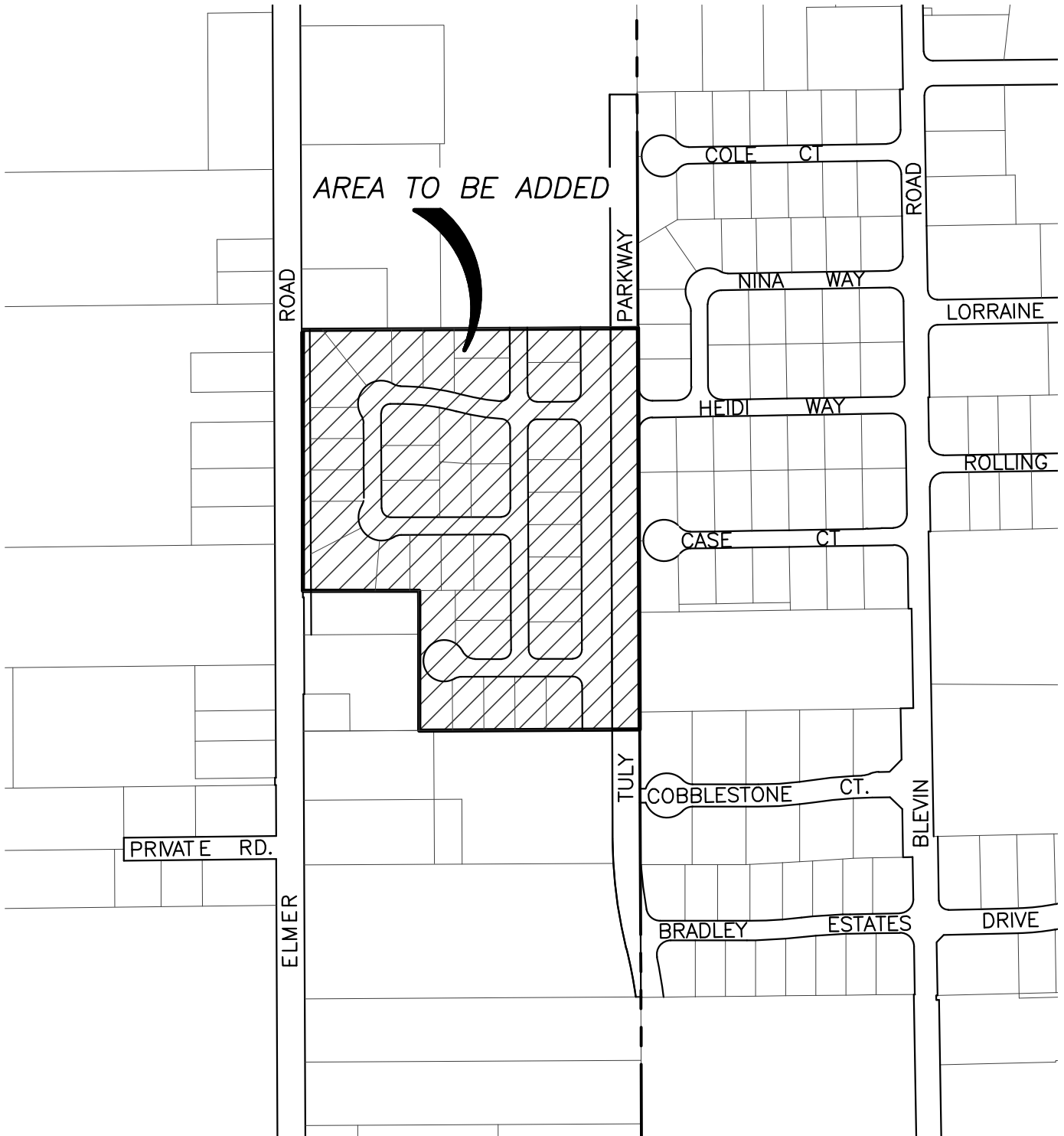
SUBJECT AREA



SCALE: 1" = 300'

VALENCIA ESTATES
LIGHTING AND LANDSCAPE MAINTENANCE
DISTRICT No. 5
ZONE OF BENEFIT K_18

AREA TO BE ADDED



RESOLUTION NO. _____

**YUBA CITY LIGHTING AND LANDSCAPE
MAINTENANCE DISTRICT NO. 5,
ZONE OF BENEFIT K_18
(Pursuant to the Landscaping and Lighting Act of 1972)**

**RESOLUTION OF THE CITY COUNCIL OF THE CITY OF YUBA CITY
CONFIRMING DIAGRAM AND ASSESSMENT AND LEVYING ASSESSMENT
FOR FISCAL YEAR 2017-2018**

THE CITY COUNCIL OF THE CITY OF YUBA CITY RESOLVES:

1. Pursuant to Chapter 3 of the Landscaping and Lighting Act of 1972, the City Council directed Diana Langley, Engineer of Work for Yuba City Lighting and Landscape Maintenance District No. 5, Zone of Benefit K-18 to prepare and file an annual report for fiscal year 2017-2018.

2. The Engineer of Work filed her annual report and the City Council adopted its resolution of intention to levy and collect assessments within the assessment district for fiscal year 2017-2018, and set a public hearing to be held on October 3, 2017, in the meeting place of the City Council, City Hall, 1201 Civic Center Boulevard, Yuba City, California.

3. The property owner of the affected land waived the requirement of a notice for the public hearing in accordance with Section 22608 of the Streets and Highways Code and requested that the property be included in Lighting and Landscape Maintenance District No. 5, Zone of Benefit K-18.

4. The City Council hereby confirms the diagram and assessment as set forth in the annual report of the Engineer of Work and hereby levies the assessment set forth therein for fiscal year 2017-2018.

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 3rd day of October 2017.

AYES:

NOES:

ABSENT:

Stanley Cleveland, Jr., Mayor

ATTEST:

Patricia Buckland, City Clerk

ENGINEER'S REPORT

YUBA CITY LIGHTING AND LANDSCAPE MAINTENANCE DISTRICT NO. 5



2017 - 2018
ZONE OF BENEFIT K_18
(Valencia Estates)

**ENGINEER'S REPORT
FOR
YUBA CITY LIGHTING AND LANDSCAPE MAINTENANCE DISTRICT NO. 5
(PURSUANT TO THE LANDSCAPING AND LIGHTING ACT OF 1972)**

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

Dated : _____

By : _____
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 _____, 2017.

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 _____, 2017.

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

By : _____

ENGINEER'S REPORT
YUBA CITY LIGHTING AND LANDSCAPE MAINTENANCE DISTRICT NO. 5
ZONE OF BENEFIT K_18
(Valencia Estates)
(Pursuant to the Landscaping and Lighting Act of 1972)

Diana Langley, Engineer of work for the Yuba City Lighting and Landscape Maintenance District No. 5, Zone of Benefit K_18, 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 improvements to be maintained subject to this report include the street lighting, street trees, landscape medians, landscape strips, and landscape planters with block walls associated with the Valencia Estates Subdivision, SM 14-01, on and adjacent to the original assessor parcel number 59-530-025, located north of Bradley Estates Drive, west of Tuly Parkway, and east of Elmer Road.

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. 5
ZONE OF BENEFIT K_18
(Valencia Estates)

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

PART B
ESTIMATE OF ANNUAL COST OF MAINTENANCE

Yuba City Lighting and Landscape Maintenance District No. 5
Zone of Benefit K_18
(39 Lots)

Basis of Calculation
Valencia Estates Dwg. No. 5364-D

| | | |
|--|---|------------------------|
| Street Lighting – Residential | | <u>Total</u> |
| \$109./yr x 12 lights | = | \$1,308.00 |
| Street Lighting – Tuly Parkway & Elmer Road Collector/Arterial | | |
| \$119/yr. x 7 lights | = | \$833.00 |
| Current cost: (5 active lights = \$595.00) | | |
| Interior Street Trees – | | |
| \$45/tree x 88 trees | = | \$3,960.00 |
| Tuly Parkway - Trees, Landscape Strips/Planters, and Medians | | |
| \$.20/ sq. ft. x 18,850 SF | = | \$3,770.00 |
| Elmer Road – Trees, Landscape Strips/Planters | | |
| current r/w area between edge of pavement and block wall | | |
| \$0.20/ sq. ft. x 8,750 SF | = | \$1,750.00 |
| Current cost: (Elmer Road not fully constructed = \$500.00) | | |
| Tuly Parkway and Elmer Avenue – Block Wall | | |
| \$.50/ LF x 1,274 LF | = | <u>\$637.00</u> |
| Subtotal | = | \$12,258.00 |
| CPI multiplier (1.0) | | \$12,258.00 |
| 10% Administration | = | <u>\$1,225.80</u> |
| Subtotal Assessment | = | \$13,483.80 |
| Per Lot Assessment (39 Lots) | = | <u>\$345.74</u> |
| FY 17-18 Per Lot Assessment (39 Lots) | = | \$296.15 |

**PART C
ASSESSMENT ROLL**

**Yuba City Lighting and Landscape Maintenance District No. 5
ZONE OF BENEFIT K_18**

| Assessment # | Assessor's # | Amount of Assmt. |
|---------------------|---------------------|-------------------------|
| 1 | 59 – 630 – 001 | \$ 345.74 |
| 2 | 59 – 630 – 002 | \$ 345.74 |
| 3 | 59 – 630 – 003 | \$ 345.74 |
| 4 | 59 – 630 – 004 | \$ 345.74 |
| 5 | 59 – 630 – 005 | \$ 345.74 |
| 6 | 59 – 630 – 006 | \$ 345.74 |
| 7 | 59 – 630 – 007 | \$ 345.74 |
| 8 | 59 – 630 – 008 | \$ 345.74 |
| 9 | 59 – 630 – 009 | \$ 345.74 |
| 10 | 59 – 630 – 010 | \$ 345.74 |
| 11 | 59 – 630 – 011 | \$ 345.74 |
| 12 | 59 – 630 – 012 | \$ 345.74 |
| 13 | 59 – 630 – 013 | \$ 345.74 |
| 14 | 59 – 630 – 014 | \$ 345.74 |
| 15 | 59 – 630 – 015 | \$ 345.74 |
| 16 | 59 – 630 – 016 | \$ 345.74 |
| 17 | 59 – 630 – 017 | \$ 345.74 |
| 18 | 59 – 630 – 018 | \$ 345.74 |
| 19 | 59 – 630 – 019 | \$ 345.74 |
| 20 | 59 – 630 – 020 | \$ 345.74 |
| 21 | 59 – 630 – 021 | \$ 345.74 |
| 22 | 59 – 630 – 022 | \$ 345.74 |
| 23 | 59 – 630 – 023 | \$ 345.74 |
| 24 | 59 – 630 – 024 | \$ 345.74 |
| 25 | 59 – 630 – 025 | \$ 345.74 |
| 26 | 59 – 630 – 026 | \$ 345.74 |
| 27 | 59 – 630 – 027 | \$ 345.74 |

ASSESSMENT ROLL

Yuba City Lighting and Landscape Maintenance District No. 5 ZONE OF BENEFIT K_18

| Assessment # | Assessor's # | Amount of Assmt. |
|---------------------|---------------------|-------------------------|
| 28 | 59 – 630 – 028 | \$ 345.74 |
| 29 | 59 – 630 – 029 | \$ 345.74 |
| 30 | 59 – 630 – 030 | \$ 345.74 |
| 31 | 59 – 630 – 031 | \$ 345.74 |
| 32 | 59 – 630 – 032 | \$ 345.74 |
| 33 | 59 – 630 – 033 | \$ 345.74 |
| 34 | 59 – 630 – 034 | \$ 345.74 |
| 35 | 59 – 630 – 035 | \$ 345.74 |
| 36 | 59 – 630 – 036 | \$ 345.74 |
| 37 | 59 – 630 – 037 | \$ 345.74 |
| 38 | 59 – 630 – 038 | \$ 345.74 |
| 39 | 59 – 630 – 039 | \$ 345.74 |

PART D
METHOD OF APPORTIONMENT OF ASSESSMENT

Yuba City Lighting and Landscape Maintenance District No. 5
Zone of Benefit K_18

All areas within the LLMD will share equally in the maintenance costs of the street lighting, street trees, landscape medians, landscape strips, and landscape planters with block walls associated with the Valencia Estates Subdivision, SM 14-01, on and adjacent to the original assessor parcel number 59-530-025, located north of Bradley Estates Drive, west of Tuly Parkway, and east of Elmer Road. (\$13,483.80 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 2016 | 236.916 | |
| January 2017 | 242.839 | 1.000 |

PART E

ASSESSMENT DIAGRAM

Yuba City Lighting and Landscape Maintenance District No. 5

ZONE OF BENEFIT K_18

(Valencia Estates)



PUBLIC WORKS DEPARTMENT
1201 Civic Center Boulevard
Yuba City, California 95993

REQUEST FOR INCLUSION

YUBA CITY LIGHTING AND LANDSCAPE MAINTENANCE DISTRICT NO. 5
(Pursuant to the Landscape and Lighting Act of 1972)

TO THE HONORABLE MAYOR AND MEMBERS OF THE CITY COUNCIL OF THE
CITY OF YUBA CITY:

1. The undersigned is/are the owner/owners of land within the City of Yuba City described as:

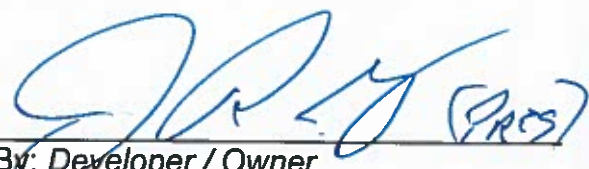
Valencia Estates Subdivision

APNs:

59-630-001, 59-630-002, 59-630-003, 59-630-004, 59-630-005, 59-630-006,
59-630-007, 59-630-008, 59-630-009, 59-630-010, 59-630-011, 59-630-012,
59-630-013, 59-630-014, 59-630-015, 59-630-016, 59-630-017, 59-630-018,
59-630-019, 59-630-020, 59-630-021, 59-630-022, 59-630-023, 59-630-024,
59-630-025, 59-630-026, 59-630-027, 59-630-028, 59-630-029, 59-630-030,
59-630-031, 59-630-032, 59-630-033, 59-630-034, 59-630-035, 59-630-036,
59-630-037, 59-630-038, 59-630-039

2. The undersigned request that this land be included with Yuba City Lighting and Landscape Maintenance District No. 5, Zone of Benefit K-18 and be assessed annually for the cost of maintenance as described in the engineer's report on file with the City Clerk.

DATED: 9/14/17

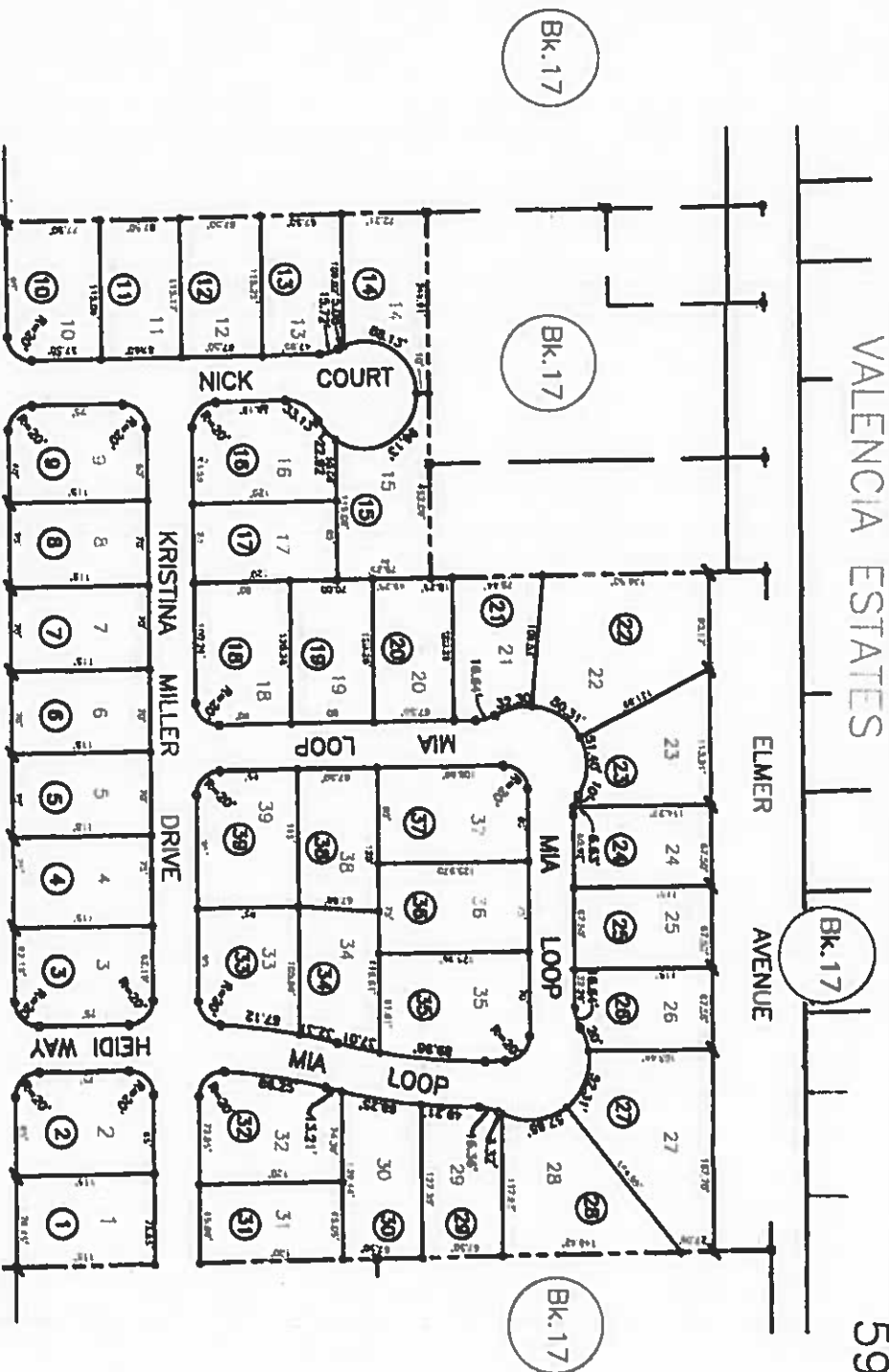

By: Developer / Owner

PRESIDENT / INTERWEST HOMES CORP.
Title / Date

9/14/17

VALENCIA ESTATES

59-63



(53)

TULY PARKWAY

(53)

Valencia Estates R.M. Bk. 19- Pg. 222

City of Yuba City
Assessor's Map Bk. 59- Pg. 63
Sutter County, Calif.
2016-1



Building Trust over 30 Years

September 22, 2017

Ron Scott
Interwest Homes Corp
950 Tharp Road, Suite 1402
Yuba City, CA 95993

Benjamin Moody
City of Yuba City
Public Works Department
1201 Civic Center Boulevard
Yuba City, CA 95993

Subject: Valencia Estates
Lighting and Landscape Maintenance District Assessment Formation

Dear Mr. Moody:

I am the owner of the property designated as the Valencia Estates subdivision, which is filed with the Sutter County Recorder's Office in Book 19 of Surveys at Page 222, Assessor Parcel Numbers: 59-630-001 through 59-630-0039.

The subject properties have been conditioned to request for the formation of a Lighting and Landscape Maintenance District, Zone of Benefit, as part of the conditions of approval for the subject development project.

Pursuant to Section 22608 of the Streets and Highways Code, I am waiving the requirement of a notice of the public hearing for the formation of Lighting and Landscape Maintenance District 5, Zone of Benefit K-18.

Please call with any questions or concerns, (530) 671-4600.

Sincerely,

Ron Scott, President
Interwest Homes Corp