



## STAFF REPORT

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**MEETING DATE:** August 13, 2025

**PRESENTER:** Jesus A. Gonzalez, City Engineer

**SUBJECT:** Resolution Confirming and Ordering Tract 6430 Annexation into Kerman Landscaping and Lighting District No. 1, Area 16, and Establishing a Levy of Assessments for the Annexed Territory (JG)

**RECOMMENDATION:** Council by motion adopt resolution confirming and ordering Tract 6430 annexation into Kerman Landscaping and Lighting District No. 1, Area 16, and establishing a Levy of Assessments for the annexed territory.

**EXECUTIVE SUMMARY:**

The City of Kerman's (the City) Landscaping and Lighting District (LLD) No. 1 maintains public landscaping in median islands and landscape strips along major streets. All new developments are annexed into the LLD and charged an annual assessment that is collected with property taxes. There are currently 15 sub-areas within the LLD.

The City Council initiated the process for annexation of Tract 6430 into LLD No. 1 on July 9, 2025. Approval of the proposed Resolution will conclude the process by annexing the lots of a new residential subdivision into LLD No. 1 being developed by WFK Holdings, LLC, a California limited liability company and The Boyd Trust dated December 23, 1999 ("Applicant") and setting a levy at \$187.14 for single-family lots 1 to 118 and \$5,729.39 multi-family lot 119 .

The Applicant has undergone the final map review process for Tract 6430 which seeks to develop a 119-lot subdivision located at the southeast corner of the California and Modoc Avenues alignments intersection. Final map approval by the City Council will be considered as a separate Agenda item at today's meeting. A condition of approval for Tract 6430 requires that Applicant request annexation to the City's LLD. Consistent with that requirement, the Applicant has submitted a petition and waiver to the City, requesting annexation into LLD No. 1 and agreeing to the initial assessment of \$187.14 for single-family lots 1 to 118 and \$5,729.39 for multi-family lot 119 for the fiscal year commencing July 1, 2026 and ending June 30, 2027. Thereafter, the property would be subject to the annual levy amounts approved by Council for LLD No. 1 for each fiscal year.

The Applicant has also (i) waived certain resolutions, report, notices of hearing, and right of majority protest, and consented to a public hearing and adoption of a Resolution by the City Council ordering annexation and levy of the Property; and (ii) expressly waived any requirement to have a ballot and majority protest proceeding per Government Code Section 53753 or as

may be permitted by the Act. As a result of this waiver, the annexation process can be expedited as no report by the City Engineer is required to be prepared, nor is a ballot and majority protest required.

The attached resolution finds that there is no majority protest by the Applicant, annexes the property into Area 16, of LLD No. 1, and sets the levy at \$187.14 for single-family lots 1 to 118 and \$5,729.39 for multi-family lot 119 for the fiscal year commencing July 1, 2026 and ending June 30, 2027. Going forward, the annexed property will be subject to the annual levy approved by the City Council every year for all property within LLD No. 1, Area 16.

**FISCAL IMPACT:**

Each of the single-family lots 1 to 118 that is annexed will pay the assessment rate of \$187.14 per lot and multi-family lot 119 will pay the assessment rate of \$5,729.39. Thereafter, the City Council will approve assessment amounts for Area 16 of the LLD No. 1, which may be adjusted to reflect increases based on the consumer price index.

**ATTACHMENTS:**

- A. Resolution w/Exhibits
- B. Waiver