



STAFF REPORT

MEETING DATE: June 25, 2025

PRESENTER: Jesus A. Gonzalez, City Engineer

SUBJECT: Resolution Confirming and Ordering Tract 6447 Annexation into Kerman Landscaping and Lighting District No. 1, Area 15, and Establishing a Levy of Assessments for the Annexed Territory (JG)

RECOMMENDATION: Council by motion adopt resolution confirming and ordering tract 6447 annexation into Kerman Landscaping and Lighting District No. 1, Area 15, and establishing a levy of assessments for the annexed territory.

EXECUTIVE SUMMARY:

The City's Landscaping and Lighting District (LLD) No. 1 maintains public landscaping in median islands and landscape strips along major streets. The revenue from the LLD also pays for street lighting costs for areas within it. All new developments are annexed into the LLD and charged an annual assessment that is collected with property taxes. There are currently 14 sub-areas within the LLD.

The City Council initiated the process for annexation of Tract 6447 into LLD No. 1 on June 11, 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 Joseph Crown Construction & Development, Inc. ("Applicant") and setting a levy at \$377.59 per lot.

The Applicant is currently seeking to develop a 163-lot subdivision located on the north side of Kearney Boulevard, approximately 1,000 feet west of Siskiyou Avenue. The Applicant is in the process of submitting a final map for Tract 6447, for approval by the City Council, which will be considered as a separate Agenda item at a future meeting. A condition of approval for Tract 6447 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 \$377.59 per lot for the fiscal year. 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 15, of LLD No. 1, and sets the levy at \$377.59 per lot for the current fiscal year. 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 15.

FISCAL IMPACT:

Each lot that is annexed will pay the assessment rate of \$377.59 per lot. Thereafter, the City Council will approve assessment amounts for Area 15 of the LLD No. 1, which may be adjusted to reflect increases based on the consumer price index.

ATTACHMENTS:

A. Resolution w/Exhibits