



## Council Agenda Report

From: Dante Pecchenino, P.E., Senior Development Review Engineer

Subject: Initiation of the Annexation of Tract 2790 into the Landscape & Lighting Maintenance District No. 1 as Standalone Sub-Area 120

CEQA Determination: The City Council finds the proposed action is not a project under the California Environmental Quality Act pursuant to State CEQA Guidelines, §§ 15060, subd. (c)(2)-(3), 15378.

Date: February 18, 2025

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### Facts

1. The El Paso de Robles Landscape & Lighting Maintenance District No. 1 ("LLMD No. 1" or "District") was formed in 1989 for the ongoing maintenance of streetlights, hardscapes, detention basins, parkways, median islands, open space, slopes, and other related appurtenant facilities.
2. The City began assessing parcels within the District in 1993.
3. Currently, over 4,100 lots are organized into 18 Zones and 132 designated Sub-Areas in LLMD No. 1.
4. The annexation of property into the District is a two-step process. The first step includes (1) adopting a Resolution initiating the proceedings; and (2) adopting a Resolution declaring the intention to annex Tract 2790 as Sub-Area 120 into the LLD, conduct a property owner protest ballot, and levy and collect assessments.
5. The second and final step is to conduct the public hearing to count the ballots, declare the results of the balloting, approve the final Engineer's Report, and authorize the levy and collection of assessments if no majority protest exists.
6. Tract 2790 consists of Assessor's Parcel Numbers (APNs) 009-071-009 through 14.
7. The Sub-Area will only pay to fund the streetlights within the area.

### Options

1. Take no action;
2. Approve Resolutions 25-XXX(A) initiating proceedings for the annexation of Tract 2790 as standalone Sub-Area 120 into LLMD No. 1 for Fiscal Year 2024/2025, approve the Resolution 25-XXX(B) declaring the City's intent to Annex Tract 2790 as Sub-Area 120, conduct a property owner protest ballot to levy and collect assessments for Fiscal Year 2025/2026;
3. Provide alternative direction to staff.

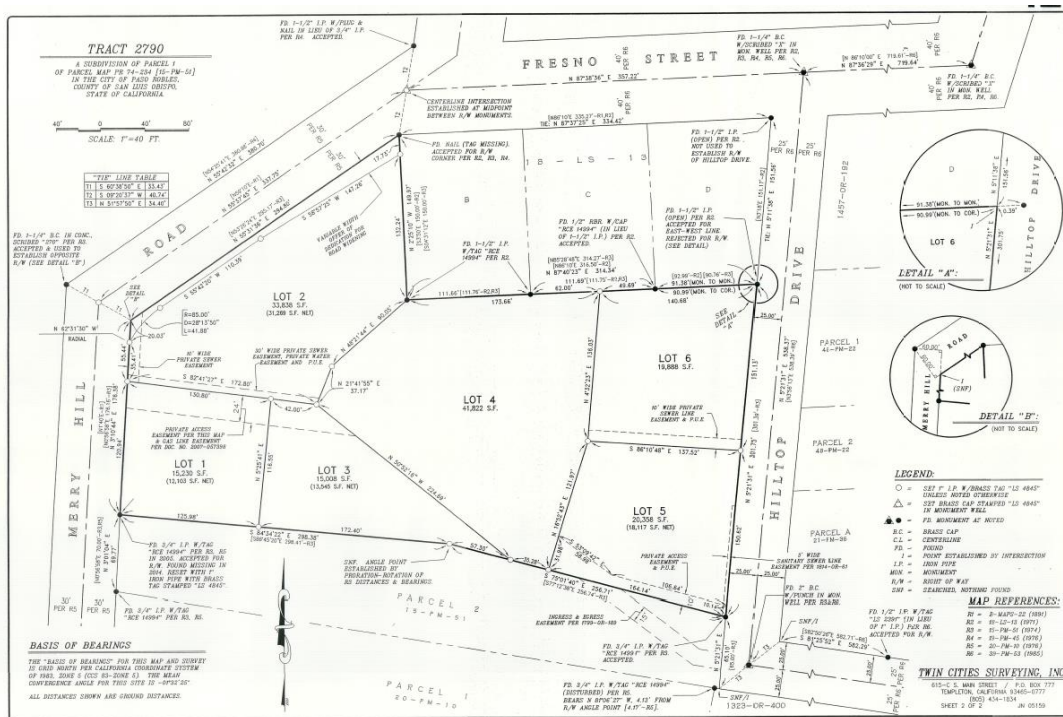
### Analysis and Conclusions

Landscape & Lighting Maintenance District No. 1: The current LLMD No. 1 provides a funding mechanism to deliver to the public the benefit of street lighting, landscaping, drainage, and related facilities associated with various developments in the City. Economy of scale is achieved by combining the efforts for all maintenance services within separate geographic locations as individual Sub-Areas or groups of Sub-Areas also referred to as Zones.

LLMD No. 1 funding is determined annually. Each Sub-Area's costs are determined based on the landscape, lighting, and architectural amenities associated with a tract, and the costs associated with the maintenance of those improvements. Costs are apportioned to the parcels within each Sub-Area in an equity-based formula. Each Sub-Area is essentially assessed for only those maintenance services and activities funded by property owners within that Sub Area.

For Fiscal Year 2025/2026, the new annexation area which will be standalone Sub-Area 120, will generate a revenue of \$662. This revenue stream will increase by a Consumer Price Index annually to keep up with the growing cost of maintenance for this area.

The initiation and inclusion of these parcels within the LLD is a requirement of conditions of approval that subdivided one parcel into six. Prior to any sale of the lot(s), the parcels must be added to the LLD to ensure proportional support for public infrastructure within the LLD Sub-Area.



### Fiscal Impact

There is no fiscal impact to the City as a result of this annexation. Upfront cost where paid by the property owner, any additional cost will be funded by the assessments.

### CEQA Determination

The City Council finds the proposed action is not a project under the California Environmental Quality Act pursuant to State CEQA Guidelines, §§ 15060, subd. (c)(2)-(3), 15378.

### Recommendation (Option 2)

It is recommended that the City Council takes the following actions:

1. Approve Resolution 25-XXX (A), Initiating Proceedings for the Annexation of Tract 2790, as Sub-Area 120 of the El Paso de Robles Landscape and Lighting Maintenance District No. 1; and the Levy and Collection of Assessments Related Thereto Commencing with Fiscal Year 2025/2026.

2. Approve Resolution 25-XXX (B), Declaring the City Council's intention to Annex Tract 2790, as Sub-Area 120 of the El Paso de Robles Landscape and Lighting Maintenance District No. 1; Declaring its Intention to Conduct a Property Owner Protest Ballot Proceeding on the Matter of the New Assessments and to Levy and Collect Assessments Related Thereto Commencing with Fiscal Year 2025/2026.

**Attachments**

1. Resolution 25-XXX (A) – Initiating Proceedings for the Annexation of Tract 2790
2. Resolution 25-XXX (B) – Declaring the City Council's Intention to Annex Tract 2790