

(Continued from reverse)

### WHAT ABOUT THE CITY'S PENSION LIABILITY?

Every city and county has pension liabilities. The City of Yuba City has implemented a plan to pay down that debt without increasing property taxes. Payments for the City's pension liability come from the General Fund. The General Fund is comprised of sales tax revenues and some property taxes. Property taxes won't be increased to pay for pension liabilities. You will not be "charged double" for City and County pension liabilities.

### WILL THE CITY INCREASE MY SALES TAX?

Sales tax is paid by anyone who shops within the City of Yuba City, regardless of whether or not they live in the City. A sales tax can't be increased or renewed without a vote of those living within the City.

## BRING YOUR QUESTIONS!

**THURSDAY, DEC. 15 | 6:30 PM**

Yuba City Open House: General  
Lincrest Elementary, 1400 Phillips Road

## LEARN MORE!

**CALL:** (530) 822-4762

**EMAIL:** [annexation@yubacity.net](mailto:annexation@yubacity.net)

**VISIT:** [www.yubacity.net/annexation](http://www.yubacity.net/annexation)

[yubacity.net](http://yubacity.net)

PROPOSED ANNEXATION  
OF SOUTH YUBA CITY

GET THE FACTS!

1201 Civic Center Boulevard  
Yuba City, CA 95993



## UPCOMING MEETINGS

**THURSDAY, DEC. 15 | 6:30 PM**

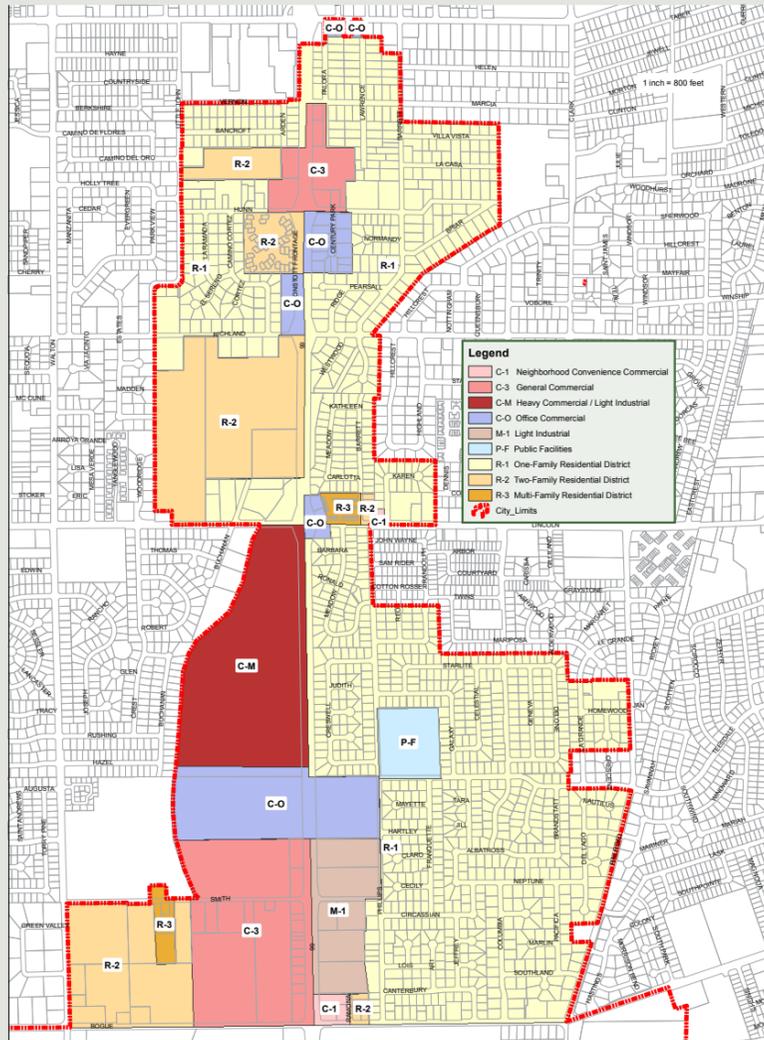
Yuba City Open House: General  
Lincrest Elementary, 1400 Phillips Road

**THURSDAY, DEC. 22 | 4:00 PM**

LAFCo Public Hearing  
Yuba City Council Chambers, 1201 Civic Center Blvd.

## FACTS ABOUT PROPOSED ANNEXATION

The City of Yuba City is proposing to annex approximately 1,400 properties (see map) from the County into the City. Properties in this area, known as South Yuba City, form an unincorporated island surrounded by the City. These properties are more urban (city) than rural (county). But, they don't benefit from the same level of services as their neighboring City areas.



Annexation of this area is included in both the County and City's General Plans. In 2000, the City and County approved a Master Tax Exchange Agreement. Under the agreement, the City pays the County to provide Sheriff's services to South Yuba City until these properties are annexed. Once annexed, the City would stop paying the County and will use that money to enhance public safety and provide other services – like road maintenance – for these properties.

## HOW DOES ANNEXATION BENEFIT YOU?

- ✓ Improved public safety
- ✓ Improved street and road maintenance
- ✓ Right to vote in City elections
- ✓ No increase in property taxes

## IS THE CITY GOING TO RAISE MY PROPERTY TAXES?

**No.** Your property tax will not change. Upon annexation, the City will receive a small portion (16%) of the taxes you already pay to cover enhanced urban level services. For example, the City will receive approximately \$320 annually from the County for a house with an assessed value of \$200,000.

## WILL PUBLIC SAFETY BE IMPROVED?

**Yes.** Currently, the Sheriff's Department provides three to four officers to patrol 600 square miles, including South Yuba City. The City will have six officers and one sergeant patrolling a 15-square mile area. New services would include traffic patrols, which are currently performed when possible by the California Highway Patrol. It would also enhance levels of police protection for neighborhood schools and parks.

## WILL I BE REQUIRED TO CONNECT WITH CITY SEWER?

**No.** The regulations for the County and City are exactly the same. If your septic fails and can't be repaired and you live within 200 feet of a sewer main, the County will require you to connect to sewer. This is a state law that is enforced by the Sutter County Environmental Health Department. Even if South Yuba City stays within the County, a property fitting the description above would be required to connect to sewer.

## WILL I BE REQUIRED TO CONNECT TO CITY WATER?

**No.** You may maintain your own well in compliance with regulations of the Sutter County Environmental Health Department.

## IS THIS CITY TRYING TO ANNEX MY PROPERTY SO IT CAN DEVELOP SOUTH OF BOGUE?

**No.** The area south of Bogue Road is within the County. It can be developed independently of the South Yuba City area. In other words, the annexation of the South Yuba City area does not help or stop the property owners' rights to develop that area. If owners of property south of Bogue Road want to annex their properties into the City, they can file an annexation application with the Local Area Formation Committee (LAFCo).

## DOES THE CITY HAVE A MARIJUANA ORDINANCE?

**Yes.** The County and City marijuana ordinances will be the same for South Yuba City. The County ordinance restricts growing marijuana within 1,000 feet of a school, school evacuation site, church, park, county-licensed child care center, or a youth-oriented facility. Although the City's current ordinance restricts growing within 500 feet of these locations, it will restrict growing marijuana within 1,000 feet in the proposed annexation area.

## WILL I NEED A CITY BUSINESS LICENSE FOR MY HOME-BASED BUSINESS?

**Yes.** The City requires a business license for any business that performs activities in the City, even if the business is not located within City limits. For this reason, many businesses in the proposed annexation area already have City-issued business licenses.

## DOES THE CITY REQUIRE AN ALARM PERMIT?

**Yes.** If a property has an alarm, it must be registered through the permit process. This helps improve police and fire response. It also allows property owners to be notified if an alarm is triggered. Residents will receive a three-year permit at no cost if they apply within a year after annexation. The standard rate for a three-year alarm permit is \$43.50.

## WILL THE CITY INSTALL SIDEWALKS IN OUR NEIGHBORHOOD?

**No.** The City will not install curbs, gutters, and sidewalks unless the residents request and pay for the installation.