



REPORT TO COUNCIL City of Sacramento

915 I Street, Sacramento, CA 95814-2604
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PUBLIC HEARING
June 23, 2009

**Honorable Mayor and
Members of the City Council**

Title: Neighborhood Landscaping District

Location/Council District: This district includes 34 separate subdivisions, as follows (Exhibit A, page 8): Chardonnay, Del Paso Nuevo Units 1 & 3, Jones Ranch, Kelton, Sunrise 94, and Evergreen Phase 1, Council District 2; Eastland Park Village, Council District 4; Zorba Court, Council District 5; Elder Place, and 66th Street Subdivision, Council District 6; Carriage Estates, Villa Palazzo and Windemere Estates, Council District 7; Arlington Park 1, Arlington Park Creekside 2, 3 & 4, Brookfield Meadows #2, Cameron 5, Colony Brookfield, Jacinto Village 3, Laguna Verde 1 & 2, Laguna Parkway, Laguna Vega, Laguna Vista, Liberty Lane, Newport Cove, Regency Place, Shasta Meadows, Sheldon Farms, Sheldon Whitehouse, Stonewood and Wickford Square, Council District 8.

Recommendation: Conduct a public hearing and upon conclusion, adopt a **Resolution** confirming diagram and assessment, and levying assessment for FY2009/10 for the landscaping district.

Contact: Salina Cheung, Program Specialist, (916) 808-5236; Mark Griffin, Fiscal Manager, (916) 808-8788

Presenter: Salina Cheung

Department: Finance Department

Division: Public Improvement Financing

Organization No: 06001321

Description/Analysis

Issue: The California Streets and Highways Code, requires the existing district to present an annual budget to City Council for approval. Approval of the district's annual budget will authorize the City to collect assessments in the amount sufficient to provide funding for maintenance of the landscaped areas adjacent to the subdivisions in this district for FY2009/10.

Policy Considerations: The annual proceedings for this district are being processed as set forth in the Landscaping and Lighting Act of 1972, California Streets and Highways Code Sections 22500, et seq. This process is consistent

with the City's Strategic Plan 3-Year Goal to "achieve sustainability and enhance livability".

Sustainability Considerations: There are no sustainability considerations applicable to the administration of a special district.

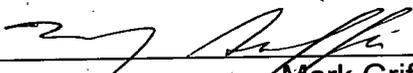
Environmental Considerations: Under California Environmental Quality Act (CEQA) guidelines, annual proceedings of a Special District do not constitute a project, and are therefore exempt from review.

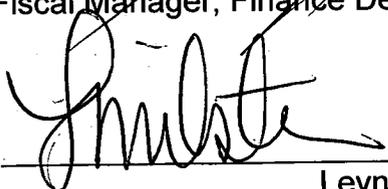
Committee/Commission: None

Rationale for Recommendation: The actions in the recommended Resolutions are required by the California Streets and Highways Code, as set forth in Section 22500 of the Landscaping and Lighting Act of 1972, for annual proceedings of an existing district.

Financial Considerations: The maintenance district is self-supporting and has no impact on the General Fund. The cost for each subdivision as well as a breakdown of cost per single-family lot is provided in Exhibit B, page 10. The total assessment amount for the 34 subdivisions is estimated to be \$238,659 for FY2009/10, and is detailed in the Engineer's Report on file with the City Clerk. The change in assessment amount for each subdivision varies, depending on its projected expenditure amount, its maximum authorized assessment amount, and the change in annual February CPI for the San Francisco-Oakland-San Jose area. Overall, the FY2009/10 total assessment amount is 5% lower than last fiscal year.

Emerging Small Business Development (ESBD): City Council approval of these proceedings is not affected by City policy related to the ESBD Program.

Respectfully Submitted by: 
Mark Griffin
Fiscal Manager, Finance Department

Approved by: 
Leyne Milstein
Director, Finance Department

Recommendation Approved:


 Ray Kerridge
City Manager

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BACKGROUND

On July 23, 1991, City Council approved formation of the Neighborhood Landscaping District, formerly known as the Subdivision Landscaping Maintenance District. This district provides funding for maintenance of landscaping improvements which are located adjacent to and/or along the frontage of residential subdivisions. At the time of formation, the initial district included the Laguna Verde and Laguna Parkway Subdivisions, located in Council District 8. Since then, the City Council has annexed 32 additional subdivisions to the district.

**NEIGHBORHOOD LANDSCAPING DISTRICT
FY2009/10 SCHEDULE**

May 26, 2009 Council Adopted Resolution of Intention and Set Date for Public Hearing

June 2009 Publish Notice of Public Hearing

**June 23, 2009 Hold Public Hearing
Council Orders Annual Levy**

July 2009 Assessments to County for Placement on Tax Roll

RESOLUTION NO.

Adopted by the Sacramento City Council

CONFIRMING DIAGRAM AND ASSESSMENT AND LEVYING ASSESSMENT FOR THE NEIGHBORHOOD LANDSCAPING DISTRICT (FY2009/10)

BACKGROUND

- A.** The Neighborhood Landscaping District ("District"), as depicted in Exhibit A, was established by the City Council and approved by the property owners on July 23, 1991.
- B.** The City Council established the District under the Landscaping and Lighting Act of 1972 (Part 2 of Division 15 in the Streets and Highways Code, beginning with Section 22500) ("the 1972 Act"), and has previously levied assessments on property in the District to pay for landscaping maintenance services and related services to be provided within the District, all in accordance with the 1972 Act.
- C.** Pursuant to Chapter 3 of the 1972 Act, City Council directed the Supervising Engineer of the Department of Transportation, as the Engineer of Work for the District, to prepare and file an Annual Report for the FY2009/10.
- D.** The Engineer of Work filed the Annual Report on May 26, 2009, and City Council adopted its Resolution approving Engineer's Annual Report and Intention to Levy and Collect Assessments within the assessment district for FY2009/10 and set a Public Hearing for June 23, 2009, in the meeting place of City Council Chambers, New City Hall, 915 I Street, First Floor, Sacramento, California. Notice of the hearing was given in the time and manner required by law.
- E.** Assessments for all subdivisions within the District are at or below the highest authorized amount for this district shown on Exhibit B.
- F.** The Council is fully advised in this matter.

BASED ON THE FACTS SET FORTH IN THE BACKGROUND, THE CITY COUNCIL RESOLVES AS FOLLOWS:

- Section 1.** The City Council finds and determines that the background statements A through F are true and correct.

Section 2. The City Council confirms the assessment diagram and the assessment roll set forth in the Engineer's Annual Report; and levies the assessment set forth in the Engineer's Annual Report.

Section 3. Exhibits A and B are part of this resolution.

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Exhibit A: District Map – 1 Page

Exhibit A-1: Map Legend – 1 Page

Exhibit B: FY2009/10 District & Parcel Assessment – 2 Pages

EXHIBIT A

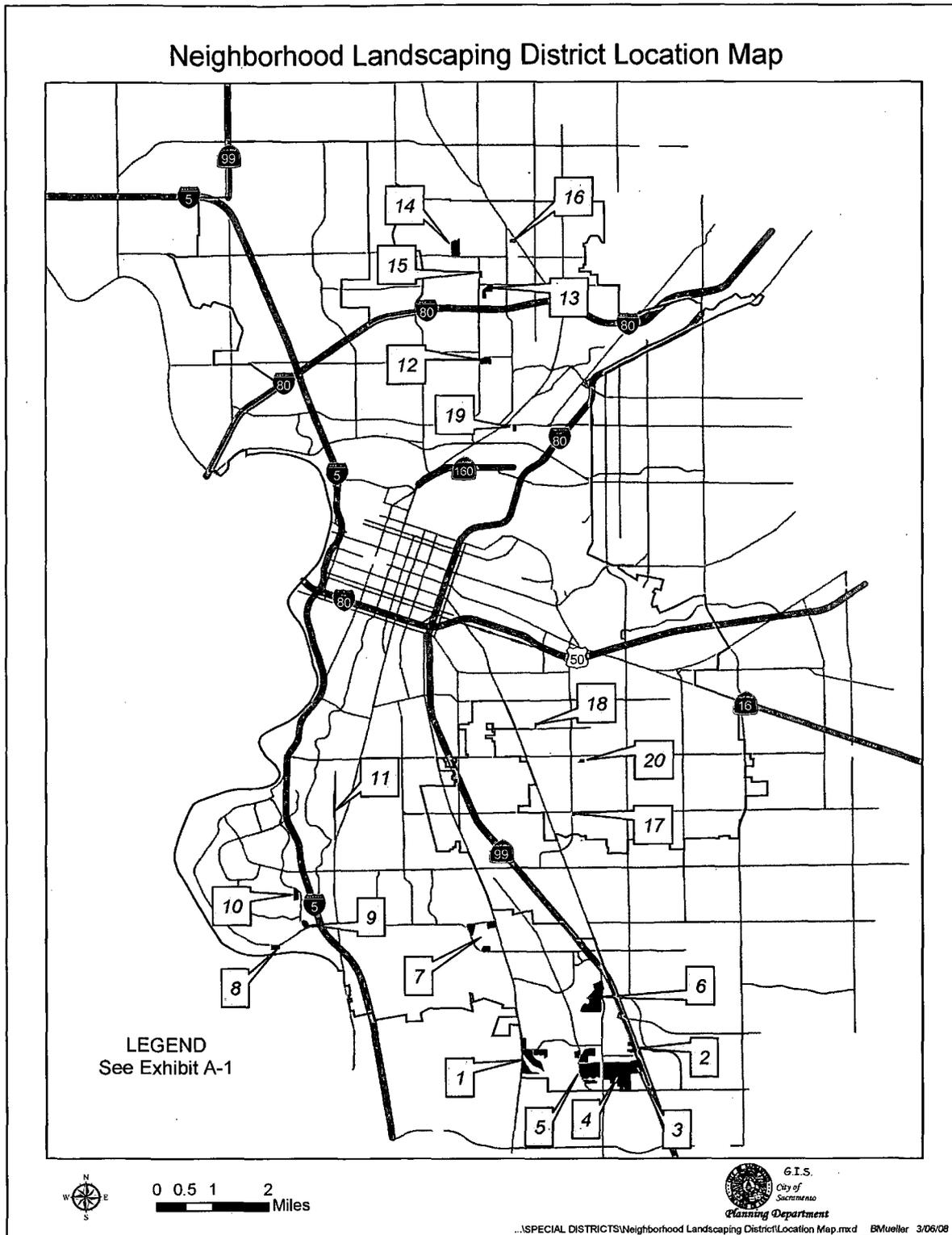


EXHIBIT A-1

NEIGHBORHOOD LANDSCAPING DISTRICT

LOCATION MAP LEGEND

- | | |
|---|---|
| <p><u>1</u> Arlington Park #1 Arlington Park Creekside #2 Arlington Park Creekside #3 Arlington Park Creekside #4 Wickford Square</p> | <p><u>9</u> Villa Palazzo</p> |
| <p><u>2</u> Jacinto Village #3 Shasta Meadows</p> | <p><u>10</u> Windemere Estates</p> |
| <p><u>3</u> Laguna Vista</p> | <p><u>11</u> East Land Park Village</p> |
| <p><u>4</u> Cameron 5 Laguna Vega Sheldon Farms Sheldon Whitehouse</p> | <p><u>12</u> Del Paso Nuevo #1 & #3</p> |
| <p><u>5</u> Laguna Verde #1 Laguna Verde #2 Laguna Parkway Newport Cove</p> | <p><u>13</u> Chardonnay</p> |
| <p><u>6</u> Regency Place Stonewood</p> | <p><u>14</u> Kelton</p> |
| <p><u>7</u> Brookfield Meadows #2 Colony Brookfield Liberty Lane</p> | <p><u>15</u> Sunrise 94</p> |
| <p><u>8</u> Carriage Estates</p> | <p><u>16</u> Jones Ranch</p> |
| | <p><u>17</u> Elder Place</p> |
| | <p><u>18</u> Zorba Court</p> |
| | <p><u>19</u> Evergreen Phase I</p> |
| | <p><u>20</u> 66th Street Subdivision</p> |

EXHIBIT B**NEIGHBORHOOD LANDSCAPING DISTRICT
SUBDIVISION AND PARCEL ASSESSMENTS**

The cost for each individual subdivision is as follows:

| Subdivision | FY2008/09 Assessed | FY2009/10 Budget | Surplus/ (deficit) | FY2009/10 Assessed |
|-------------------------------------|-----------------------|---------------------|-----------------------|-----------------------|
| 66 th Street Subdivision | \$3,705 | \$4,258 | \$509 | \$3,749 |
| Arlington Pk #1 | 5,628 | 22,824 | 17,196 | 5,628 |
| Arlington Pk Creekside #2 | 7,448 | 35,967 | 27,487 | 8,480 |
| Arlington Pk Creekside #3 | 5,160 | 29,303 | 24,654 | 4,649 |
| Arlington Pk Creekside #4 | 6,247 | 27,878 | 20,902 | 6,976 |
| Brookfield Meadows #2 | 10,187 | 17,044 | 6,735 | 10,309 |
| Cameron 5 | 5,345 | 10,175 | 4,766 | 5,409 |
| Carriage Estates | 7,774 | 28,803 | 20,714 | 8,089 |
| Chardonnay | 3,686 | 27,016 | 23,330 | 3,686 |
| Colony Brookfield | 9,657 | 30,329 | 21,523 | 8,806 |
| Del Paso Nuevo (Units 1 and 3) | 11,986 | 25,682 | 13,551 | 12,131 |
| East Land Park Village | 15,300 | 42,705 | 29,246 | 13,459 |
| Elder Place | 5,427 | 18,466 | 12,973 | 5,493 |
| Evergreen Phase I | 5,700 | 7,585 | 1,817 | 5,768 |
| Jacinto Village #3 | 3,169 | 2,977 | (230) | 3,207 |
| Jones Ranch | 5,274 | 19,340 | 14,003 | 5,337 |
| Kelton | 7,423 | 34,433 | 26,973 | 7,460 |
| Laguna Parkway | 20,040 | 47,555 | 30,778 | 16,777 |
| Laguna Vega | 7,801 | 36,161 | 27,967 | 8,194 |
| Laguna Verde | 12,032 | 38,952 | 27,296 | 11,656 |
| Laguna Verde 2 | 3,225 | 31,610 | 28,323 | 3,287 |
| Laguna Vista | 4,896 | 29,822 | 24,851 | 4,971 |
| Liberty Lane | 11,751 | 24,338 | 15,310 | 9,028 |
| Newport Cove | 3,100 | 26,432 | 23,724 | 2,708 |
| Regency Place | 7,265 | 30,453 | 22,685 | 7,768 |
| Shasta Meadows | 5,045 | 22,291 | 17,185 | 5,106 |
| Sheldon Farms | 12,006 | 30,523 | 20,223 | 10,300 |
| Sheldon Whitehouse | 8,880 | 16,162 | 7,178 | 8,984 |
| Stonewood | 4,526 | 28,600 | 24,018 | 4,582 |
| Sunrise 94 | 3,548 | 9,712 | 6,121 | 3,591 |
| Villa Palazzo | 5,520 | 33,562 | 28,042 | 5,520 |
| Wickford Square | 11,647 | 22,364 | 13,232 | 9,132 |
| Windemere Estates | 9,500 | 33,610 | 27,602 | 6,008 |
| Zorba Court | 2,381 | 5,785 | 3,374 | 2,411 |
| Total | \$252,279 | \$852,717 | \$614,058 | \$238,659 |

EXHIBIT B (Continued)

The following is a breakdown of the actual cost per single-family lot in each subdivision.

| Subdivision | # of Lots | Maximum | | |
|-------------------------------------|-----------|------------|-----------|-----------|
| | | Authorized | FY2008/09 | FY2009/10 |
| 66 th Street Subdivision | 19 | \$197.34 | \$195.00 | \$197.34 |
| Arlington Pk #1 | 84 | 67.00 | 67.00 | 67.00 |
| Arlington Pk Creekside #2 | 76 | 265.00 | 98.00 | 111.58 |
| Arlington Pk Creekside #3 | 60 | 120.00 | 86.00 | 77.48 |
| Arlington Pk Creekside #4 | 119 | 65.00 | 52.50 | 58.62 |
| Brookfield Meadows #2 | 55 | 187.45 | 185.22 | 187.44 |
| Cameron 5 | 26 | 208.07 | 205.58 | 208.06 |
| Carriage Estates | 23 | 373.74 | 338.00 | 351.70 |
| Chardonay | 97 | 38.00 | 38.00 | 38.00 |
| Colony Brookfield | 74 | 190.00 | 130.50 | 119.00 |
| Del Paso Nuevo (Units 1 and 3) | 79 | 153.57 | 151.72 | 153.56 |
| East Land Park Village | 90 | 196.62 | 170.00 | 149.54 |
| Elder Place | 14 | 392.39 | 387.64 | 392.38 |
| Evergreen Phase I | 60 | 96.14 | 95.00 | 96.14 |
| Jacinto Village #3 | 29 | 110.60 | 109.28 | 110.60 |
| Jones Ranch | 23 | 232.11 | 229.30 | 232.04 |
| Kelton | 146 | 60.60 | 50.84 | 51.10 |
| Laguna Parkway | 318 | 63.02 | 63.02 | 52.76 |
| Laguna Vega | 269 | 49.14 | 29.00 | 30.46 |
| Laguna Verde | 128 | 99.46 | 94.00 | 91.06 |
| Laguna Verde 2 | 43 | 178.34 | 75.00 | 76.44 |
| Laguna Vista | 72 | 112.33 | 68.00 | 69.04 |
| Liberty Lane | 74 | 160.74 | 158.80 | 122.00 |
| Newport Cove | 62 | 128.66 | 50.00 | 43.68 |
| Regency Place | 155 | 52.88 | 42.46 | 45.40 |
| Shasta Meadows | 22 | 232.11 | 229.32 | 232.10 |
| Sheldon Farms | 103 | 117.96 | 116.56 | 100.00 |
| Sheldon Whitehouse | 163 | 55.12 | 54.48 | 55.12 |
| Stonewood | 261 | 31.68 | 17.34 | 17.56 |
| Sunrise 94 | 19 | 189.03 | 186.74 | 189.02 |
| Villa Palazzo | 80 | 105.00 | 69.00 | 69.00 |
| Wickford Square | 103 | 114.44 | 113.08 | 88.66 |
| Windemere Estates | 50 | 190.00 | 190.00 | 120.16 |
| Zorba Court | 9 | 267.89 | 264.56 | 267.88 |