



# REPORT TO COUNCIL

## City of Sacramento

915 I Street, Sacramento, CA 95814-2604  
www.CityofSacramento.org

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CONSENT  
May 18, 2010

Honorable Mayor and  
Members of the City Council

**Title: Neighborhood Landscaping District – Initiate Annual Proceedings**

**Location/Council District:** This district includes 34 separate subdivisions, as follows (Exhibit A, page 7): 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 66<sup>th</sup> 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:** Adopt 1) a **Resolution** directing filing of Annual Report for Fiscal Year (FY) 2010/11 for the Neighborhood Landscaping District; and 2) a **Resolution** approving Engineer's Annual Report and Intention to Order Maintenance of Improvements for FY2010/11 for the Neighborhood Landscaping District and setting a time and place for a Public Hearing for June22, 2010.

**Contact:** Mark Griffin, Fiscal Manager, (916) 808-8788

**Presenter:** Not Applicable

**Department:** Finance

**Division:** Public Improvement Financing

**Organization No:** 06001321

**Description/Analysis:**

**Issue:** According to the California Streets and Highways Code, the existing Neighborhood Landscaping District ("District") is required 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 FY2010/11.

**Policy Considerations:** The annual proceedings for this District are being processed as set forth in the Landscaping and Lighting Act of 1972 ("1972 Act"), California Streets and Highways Code Sections 22500, et seq. The

recommended action is consistent with the Strategic Focus Area of Sustainability and Livability.

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

**Environmental Considerations:** Under the 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 Codes, as set forth in Section 22500 of the 1972 Act, for annual proceedings of an existing district.

**Financial Considerations:** The 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, pages 13 & 14. The total assessment amount for the 34 subdivisions is estimated to be \$239,391 for FY2009/10. This equates to an average increase per parcel of just 0.3 percent over FY2009/10.

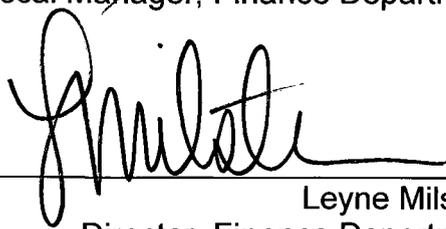
The assessments and the method by which they were derived are detailed in the Engineer's Report on file with the City Clerk.

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

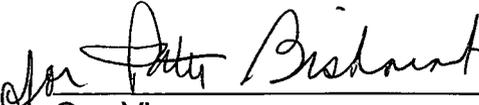
Respectfully Submitted by:

  
Mark Griffin  
Fiscal Manager, Finance Department

Approved by:

  
Leyne Milstein  
Director, Finance Department

Recommendation Approved:

  
Gus Vina  
Interim City Manager

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## **BACKGROUND**

On July 23, 1991, City Council approved formation of the Neighborhood Landscaping District (“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. Exhibit B to the Resolution contains the assessment per subdivision and the proposed change over the current fiscal year (FY2009/10).

Neighborhood Landscaping District – Initiate Annual Proceedings

May 18, 2010

Attachment 2

**NEIGHBORHOOD LANDSCAPING DISTRICT  
FY2010/11 SCHEDULE**

May 18, 2010	Council Adopted Resolution of Intention and Set Date for Public Hearing
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June 2010            Publish Notice of Public Hearing

June 22, 2010      Hold Public Hearing  
                            Council Orders Annual Levy

July 2010            Assessments to County for Placement on Tax Roll

## **RESOLUTION NO.**

Adopted by the Sacramento City Council

**DIRECTING FILING OF ANNUAL REPORT  
FOR THE NEIGHBORHOOD LANDSCAPING  
DISTRICT FOR FY2010/11  
(Pursuant to Landscaping and Lighting Act of 1972)**

**BACKGROUND:**

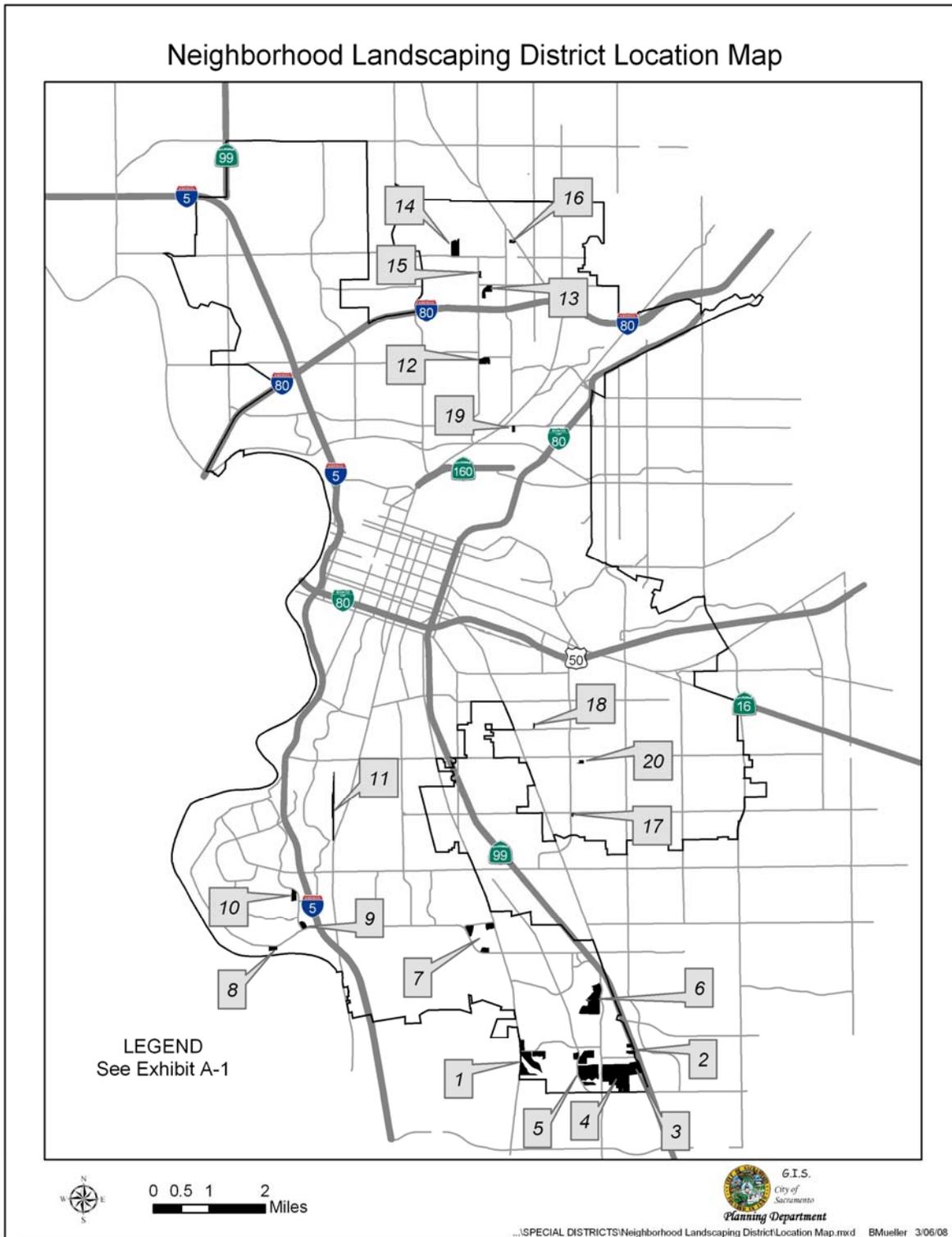
- A. The Neighborhood Landscaping District (“District”), as depicted in Exhibit A, was established by the City Council and approved by the property owners on July 23, 1991.
- B. The City Council established the District under the Landscaping and Lighting Act of 1972 (Part 2 of Division 15 in the Streets 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. 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 C are true and correct.
- Section 2.** The Supervising Engineer of the Department of Transportation, the person designated by this Council as the Engineer of Work for the District, is hereby directed to file an annual report in accordance with the provisions of the 1972 Act.
- Section 3.** This resolution is adopted pursuant to Section 22622 of the Streets and Highways Code.
- Section 4.** Exhibit A is part of the resolution.

**Table of Contents:**

- Exhibit A: District Map -1 Page
- Exhibit A-1: Map Legend -1 Page



## EXHIBIT A-1

### NEIGHBORHOOD LANDSCAPING DISTRICT **LOCATION MAP LEGEND**

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

## **RESOLUTION NO.**

Adopted by the Sacramento City Council

**APPROVING ENGINEER’S ANNUAL REPORT  
AND INTENTION TO ORDER  
MAINTENANCE OF IMPROVEMENTS FOR THE  
NEIGHBORHOOD LANDSCAPING DISTRICT FOR FY2010/11  
(Pursuant to Landscaping and Lighting Act of 1972)**

**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 29, 2003.
- 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. The Supervising Engineer of the Department of Transportation, the person designated by this Council as the Engineer of Work for the District, was directed to file an annual report in accordance with the provisions of the 1972 Act.
- D. 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 D are true and correct.
- Section 2.** City Council hereby approves the Engineer’s Annual Report (FY2010/11) on file in the City Clerk’s Office.
- Section 3.** The City Council intends to levy and collect assessments within the District during FY2010/11. The area of land to be assessed is located in the City of Sacramento, Sacramento County.
- Section 4.** The maintenance of improvements to be made in this District is generally described as follows:

The maintenance or servicing, or both, of any of the landscaping, water irrigation and masonry wall, including: (a) repair, removal or replacement of all or part of any improvement; (b) the provision for the life, growth, health and beauty of landscaping, including cultivation, irrigation, trimming, spraying, fertilizing or treating for disease or injury; (c) the removal of trimmings, rubbish, debris and other solid waste; and (d) the furnishing of water for the irrigation of any landscaping, the operation of any fountains, or the maintenance of any other improvements.

**Section 5.** In accordance with this Council's resolution directing the filing of an annual report, the Engineer of Work has filed with the City Clerk the report required by the 1972 Act. All interested parties are referred to that report for a full and detailed description of the improvements, the boundaries of the assessment district, and the proposed assessments upon assessable lots and parcels of land within the assessment district.

**Section 6.** At the hour of 6:00 pm on Tuesday, June 22, 2010, the City Council will conduct a public hearing on the question of the levy of the proposed annual assessment. The hearing will be held at the meeting place of the City Council located in the New City Hall, 915 I Street, First Floor, Sacramento, California.

**Section 7.** Assessments for all subdivisions within the District are at or below the highest authorized amount for this district, as shown on Exhibit B.

**Section 8.** The City Clerk is authorized and directed to give the notice of hearing required by the 1972 Act.

**Section 9.** Exhibits A and B are part of the resolution.

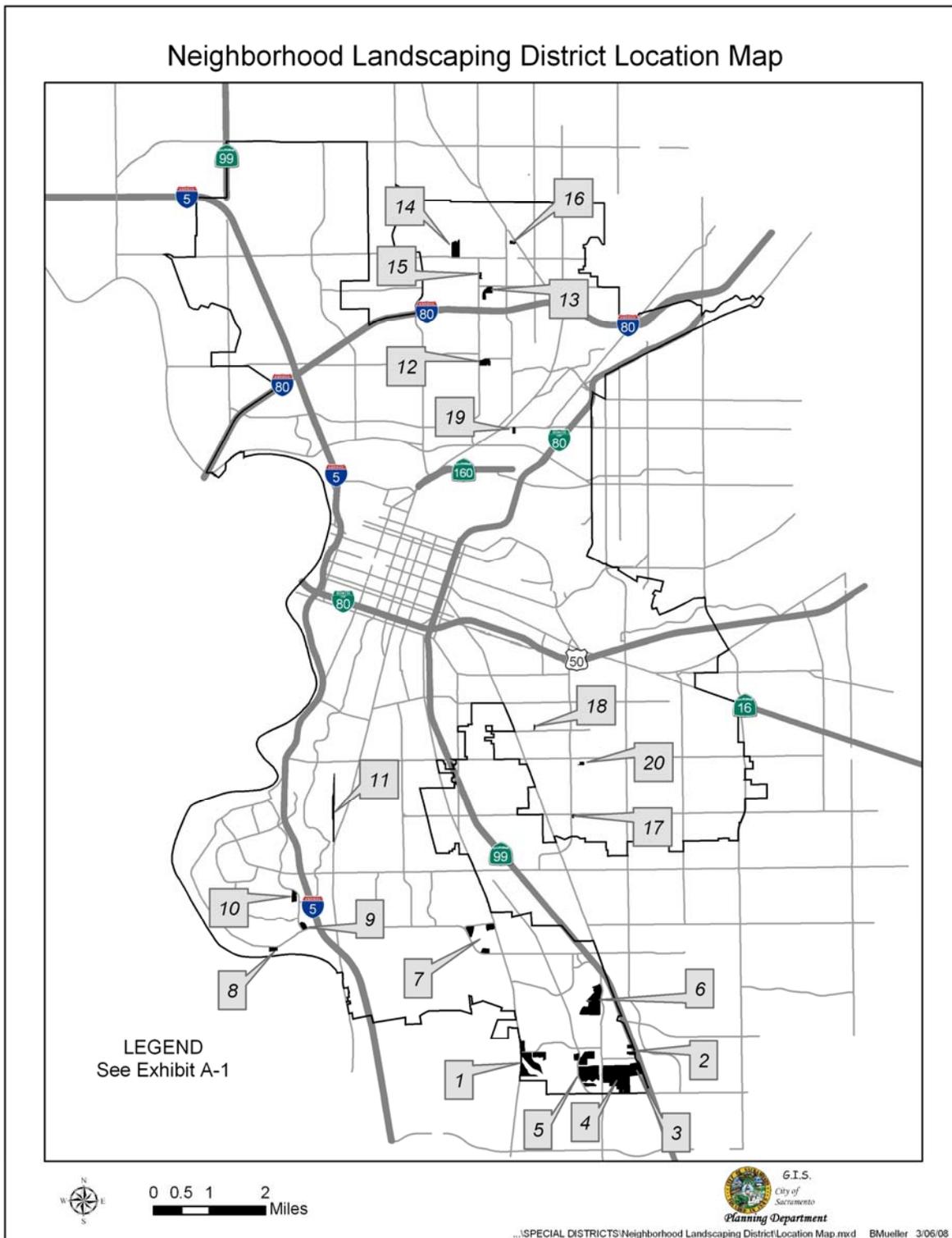
**Table of Contents:**

Exhibit A: District Map - 1 Page

Exhibit A-1: Map Legend - 1 Page

Exhibit B: FY2010/11 District & Parcel Assessment - 2 Pages

**EXHIBIT A**



## EXHIBIT A-1

### NEIGHBORHOOD LANDSCAPING DISTRICT

#### ***LOCATION MAP LEGEND***

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

**EXHIBIT B**

**NEIGHBORHOOD LANDSCAPING DISTRICT  
SUBDIVISION AND PARCEL ASSESSMENTS**

The cost for each individual subdivision is as follows:

Subdivision	FY2009/10 Assessed	FY2010/11 Budget	Surplus/ (deficit)	FY2010/11 Assessed
66 <sup>th</sup> Street Subdivision	3,749	5,749	5,749	0
Arlington Pk #1	5,628	24,270	18,642	5,628
Arlington Pk Creekside #2	8,480	37,833	26,506	11,327
Arlington Pk Creekside #3	4,649	28,232	24,632	3,600
Arlington Pk Creekside #4	6,976	24,693	20,825	3,868
Brookfield Meadows #2	10,309	17,904	7,425	10,479
Cameron 5	5,409	6,393	889	5,504
Carriage Estates	8,089	28,032	19,436	8,596
Chardonnay	3,686	24,695	22,852	1,843
Colony Brookfield	8,806	28,900	21,870	7,030
Del Paso Nuevo (Units 1 and 3)	12,131	28,735	16,417	12,318
East Land Park Village	13,459	49,563	31,582	17,981
Elder Place	5,493	16,126	10,544	5,582
Evergreen Phase I	5,768	9,740	9,740	0
Jacinto Village #3	3,207	1,373	(1,882)	3,255
Jones Ranch	5,337	18,749	16,038	2,711
Kelton	7,460	32,582	28,158	4,424
Laguna Parkway	16,777	50,811	30,771	20,040
Laguna Vega	8,194	33,215	19,750	13,465
Laguna Verde	11,656	39,660	26,929	12,731
Laguna Verde 2	3,287	28,399	24,565	3,834
Laguna Vista	4,971	27,463	23,354	4,109
Liberty Lane	9,028	26,600	20,552	6,048
Newport Cove	2,708	25,822	21,834	3,988
Regency Place	7,768	28,075	19,028	9,047
Shasta Meadows	5,106	21,869	16,683	5,186
Sheldon Farms	10,300	36,301	23,946	12,355
Sheldon Whitehouse	8,984	21,636	12,503	9,133
Stonewood	4,582	29,572	21,304	8,268
Sunrise 94	3,591	10,758	7,111	3,647
Villa Palazzo	5,520	32,217	28,017	4,200
Wickford Square	9,132	26,806	14,814	11,992
Windemere Estates	6,008	37,517	32,767	4,750
Zorba Court	2,411	8,019	5,567	2,452
<b>Total</b>	<b>\$238,659</b>	<b>\$868,309</b>	<b>\$628,918</b>	<b>\$239,391</b>

**EXHIBIT B (Continued)**

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

Subdivision	# of Lots	Maximum Authorized In FY2010/11	Actual FY2009/10	Authorized FY2010/11
66 <sup>th</sup> Street Subdivision	19	200.87	197.34	0.00
Arlington Pk #1	84	67.00	67.00	67.00
Arlington Pk Creekside #2	76	265.00	111.58	149.04
Arlington Pk Creekside #3	60	120.00	77.48	60.00
Arlington Pk Creekside #4	119	65.00	58.62	32.50
Brookfield Meadows #2	55	190.53	187.44	190.52
Cameron 5	26	211.69	208.06	211.68
Carriage Estates	23	373.74	351.70	373.74
Chardonay	97	38.00	38.00	19.00
Colony Brookfield	74	190.00	119.00	95.00
Del Paso Nuevo (Units 1 and 3)	79	155.93	153.56	155.92
East Land Park Village	90	199.79	149.54	199.78
Elder Place	14	398.74	392.38	398.74
Evergreen Phase I	60	96.72	96.14	0.00
Jacinto Village #3	29	112.23	110.60	112.22
Jones Ranch	23	235.74	232.04	117.86
Kelton	146	60.60	51.10	30.30
Laguna Parkway	318	63.02	52.76	63.02
Laguna Vega	270	49.87	30.46	49.86
Laguna Verde	128	99.46	91.06	99.46
Laguna Verde 2	43	178.34	76.44	89.16
Laguna Vista	72	114.14	69.04	57.06
Liberty Lane	74	163.46	122.00	81.72
Newport Cove	62	128.66	43.68	64.32
Regency Place:				
Single Family	133	52.88	45.40	52.88
Multi Family	56	35.96	30.88	35.96
Shasta Meadows	22	235.74	232.10	235.74
Sheldon Farms	103	119.95	100.00	119.94
Sheldon Whitehouse	163	56.03	55.12	56.02
Stonewood	261	31.68	17.56	31.68
Sunrise 94	19	191.93	189.02	191.92
Villa Palazzo	80	105.00	69.00	52.50
Wickford Square	103	116.43	88.66	116.42
Windemere Estates	50	190.00	120.16	95.00
Zorba Court	9	272.42	267.88	272.42