



City of Sacramento City Council

915 I Street, Sacramento, CA, 95814

www.CityofSacramento.org

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Meeting Date: 5/17/2011

Report Type: Consent

Title: Neighborhood Landscaping District - Initiate Annual Proceedings

Report ID: 2011-00219

Location: Districts 2, 4, 5, 6, 7, 8

Recommendation: Adopt 1) a Resolution directing filing of Engineer's Annual Report for Fiscal Year (FY) 2011/12 for the Neighborhood Landscaping District; and 2) a Resolution approving Engineer's Annual Report and Intention to Order Maintenance of Improvement for F2011/12 for the Neighborhood Landscaping District and setting a time and place for a Public Hearing for June 21, 2011.

Contact: Diane Morrison, Program Specialist, (916) 808-7535; Mark Griffin, Fiscal Manager, (916) 808-8788

Presenter: None

Department: Finance

Division: Public Improvement Finance

Dept ID: 06001321

Attachments:

- 01-Description/Analysis
- 02 - Schedule of Proceedings
- 03 - Resolution Directing Filing of Annual Engineer's Report
- 04 - Resolution Approving Engineer's Annual Report

City Attorney Review

Approved as to Form
Jeffrey C. Heeren
5/11/2011 11:49:15 AM

City Treasurer Review

Prior Council Financial Policy Approval or
Outside City Treasurer Scope
Russell Fehr
4/29/2011 4:09:17 PM

Approvals/Acknowledgements

Department Director or Designee: Leyne Milstein - 5/11/2011 9:47:26 AM

Assistant City Manager: Patti Bisharat - 5/11/2011 11:42:39 AM



Description/Analysis

Issue: 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 (FY2010/11).

According to the California Streets and Highways Code, the existing District is required to present an Engineer's Annual Report, annual budget and proposed levy to City Council for approval. Approval 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 FY2011/12.

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. This action supports Best Management Practices to provide funding for maintenance of landscaping improvements which are located adjacent to and/or along the frontage of residential subdivision.

Environmental Considerations

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

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

Commission/Committee Action: None

Rationale for Recommendation: The actions in the recommended Resolutions are required by the California Streets and Highway 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. The total assessment amount for the 34 subdivisions is estimated to be \$204,490 for FY2011/12. This equates to an average decrease per parcel of 17.0 percent from FY2010/11.

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.



**NEIGHBORHOOD LANDSCAPING DISTRICT
FY2011/12 SCHEDULE**

May 17, 2011	Council Adopted Resolution of Intention and Set Date for Public Hearing
June 2011	Publish Notice of Public Hearing
June 21, 2011	Hold Public Hearing Council Orders Annual Levy
July 2011	Assessments to County for Placement on Tax Roll



RESOLUTION NO.

Adopted by the Sacramento City Council

DIRECTING FILING OF ANNUAL ENGINEER'S REPORT FOR THE NEIGHBORHOOD LANDSCAPING DISTRICT FOR FISCAL YEAR (FY) 2011/12 (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:

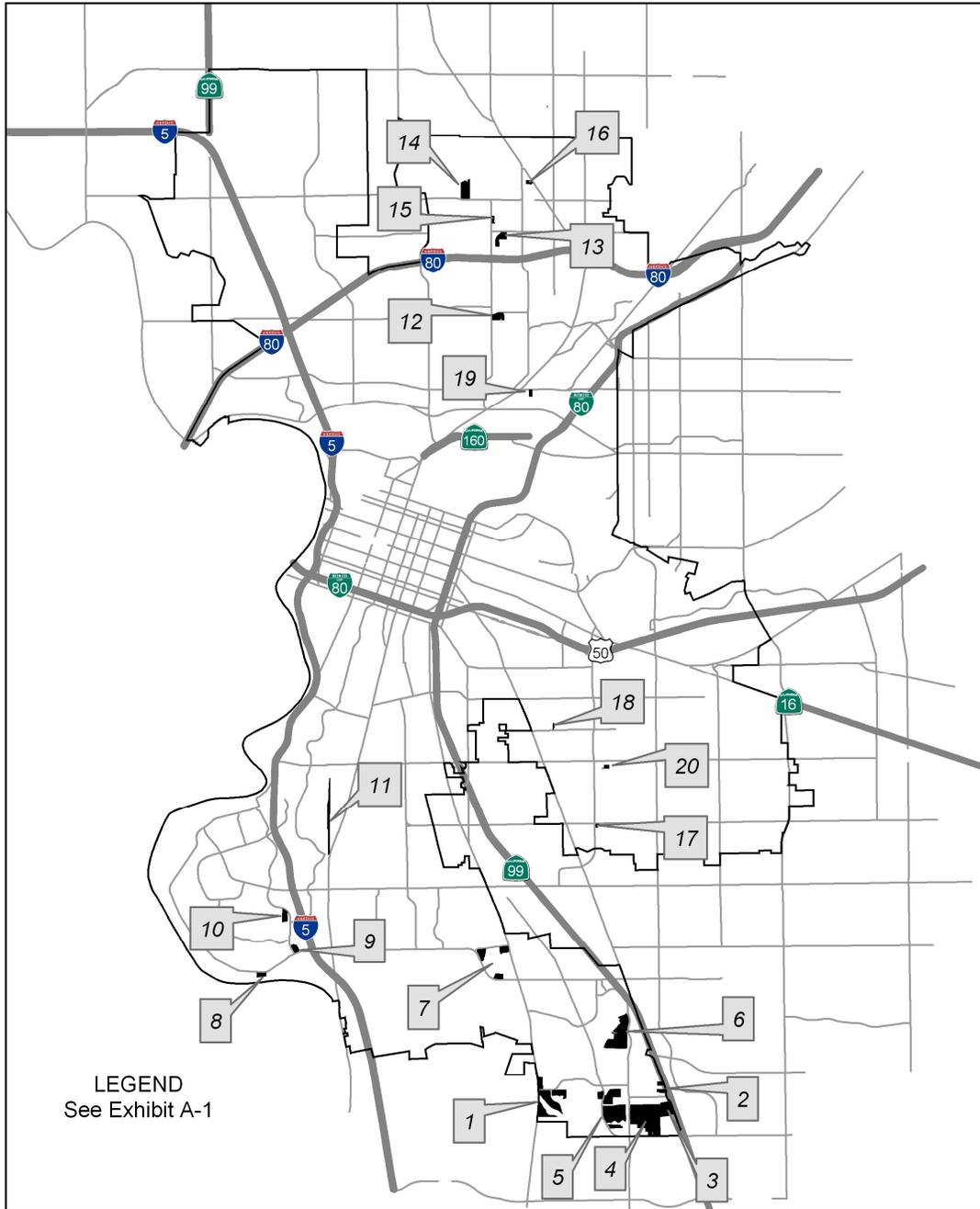
- Section 1.** The City Council finds and determines that the background statements A through C are true and correct.
- Section 2.** The Supervising Engineer of the Department of Transportation, the person designated by this Council as the Engineer of Work for the District, is hereby directed to file 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.

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

EXHIBIT A

Neighborhood Landscaping District Location Map



0 0.5 1 2 Miles



G.I.S.
City of
Sacramento

Planning Department

...SPECIAL DISTRICTS\Neighborhood Landscaping District\Location Map.mxd BMueller 3/06/08

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 FISCAL YEAR (FY) 2011/12
(Pursuant to Landscaping and Lighting Act of 1972)**

BACKGROUND:

- A.** The Neighborhood Landscaping District (“the 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 for FY2011/12 on file in the City Clerk’s Office.
- Section 3.** The City Council intends to levy and collect assessments within the District during FY2011/12. 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 21, 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:

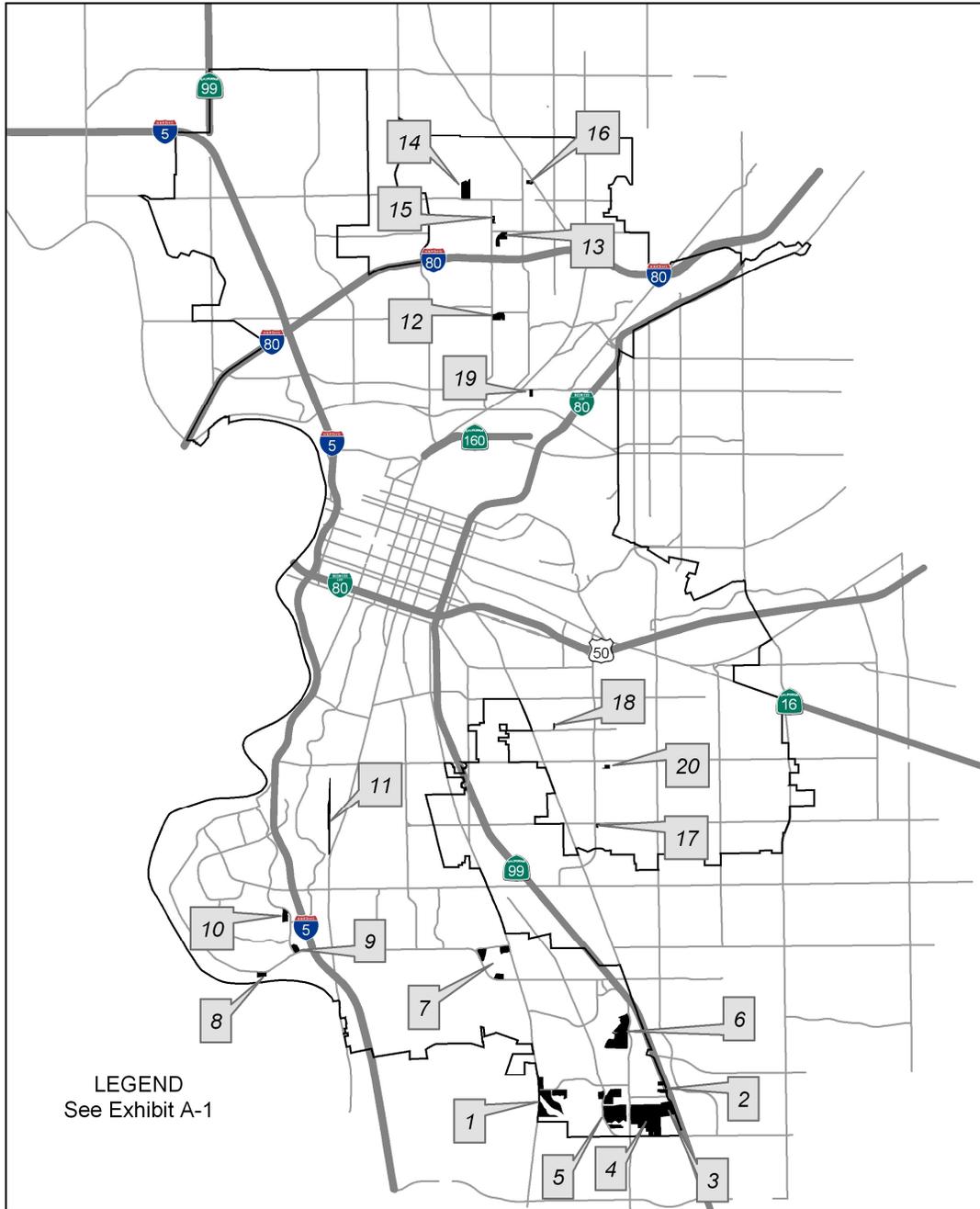
Exhibit A: District Map - 1 Page

Exhibit A-1: Map Legend - 1 Page

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

EXHIBIT A

Neighborhood Landscaping District Location Map



0 0.5 1 2 Miles



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...SPECIAL DISTRICTS\Neighborhood Landscaping District\Location Map.mxd BMueller 3/06/08

EXHIBIT A-1

NEIGHBORHOOD LANDSCAPING DISTRICT

LOCATION MAP LEGEND

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	<u>17</u> Elder Place
	<u>18</u> Zorba Court
	<u>19</u> Evergreen Phase I
	<u>20</u> 66th Street Subdivision

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

The cost for each individual subdivision is as follows:

Subdivision	FY2010/11 Assessed	FY2011/12 Budget	Surplus/ (deficit)	FY2011/12 Assessed
66 th Street Subdivision	0	5,961	5,961	0
Arlington Pk #1	5,628	26,824	23,648	3,176
Arlington Pk Creekside #2	11,327	42,628	35,214	7,414
Arlington Pk Creekside #3	3,600	32,442	29,689	2,753
Arlington Pk Creekside #4	3,868	27,553	24,451	3,102
Brookfield Meadows #2	10,479	22,700	12,043	10,657
Cameron 5	5,504	2,595	(3,003)	5,598
Carriage Estates	8,596	30,410	21,814	8,596
Chardonay	1,843	24,720	22,877	1,843
Colony Brookfield	7,030	27,784	20,754	7,030
Del Paso Nuevo (Units 1 and 3)	12,318	26,942	14,414	12,528
East Land Park Village	17,981	51,400	36,161	15,239
Elder Place	5,582	15,841	10,164	5,677
Evergreen Phase I	0	10,031	10,031	0
Jacinto Village #3	3,255	608	(2,702)	3,310
Jones Ranch	2,711	20,287	17,467	2,820
Kelton	4,424	32,839	28,415	4,424
Laguna Parkway	20,040	55,307	39,759	15,548
Laguna Vega	13,465	37,237	27,440	9,797
Laguna Verde	12,731	45,319	36,764	8,555
Laguna Verde 2	3,834	23,346	15,677	7,669
Laguna Vista	4,109	27,559	23,450	4,109
Liberty Lane	6,048	27,462	23,968	3,494
Newport Cove	3,988	25,095	22,138	2,957
Regency Place	9,047	29,956	21,116	8,840
Shasta Meadows	5,186	22,798	18,053	4,745
Sheldon Farms	12,355	32,309	19,744	12,565
Sheldon Whitehouse	9,133	22,705	17,595	5,110
Stonewood	8,268	31,986	27,572	4,414
Sunrise 94	3,647	12,176	8,467	3,709
Villa Palazzo	4,200	32,611	29,723	2,888
Wickford Square	11,992	28,472	18,480	9,992
Windemere Estates	4,750	37,164	33,726	3,438
Zorba Court	2,452	8,591	6,098	2,493
Total	\$239,391	\$901,658	\$697,168	\$204,490

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 FY2011/12	Actual FY2010/11	Authorized FY2011/12
66 th Street Subdivision *	19	204.28	0.00	0.00
Arlington Pk #1	84	67.00	67.00	37.81
Arlington Pk Creekside #2	76	265.00	149.04	97.55
Arlington Pk Creekside #3	60	120.00	60.00	45.88
Arlington Pk Creekside #4	119	65.00	32.50	26.07
Brookfield Meadows #2	55	193.77	190.53	193.76
Cameron 5	26	215.29	211.71	215.33
Carriage Estates	23	373.74	373.74	373.74
Chardonay	97	38.00	19.00	19.00
Colony Brookfield	74	190.00	95.00	95.00
Del Paso Nuevo (Units 1 and 3)	79	158.58	155.93	158.58
East Land Park Village	90	203.19	199.79	169.32
Elder Place	14	405.52	398.76	405.52
Evergreen Phase I *	60	96.72	0.01	0.00
Jacinto Village #3	29	114.14	112.24	114.15
Jones Ranch	23	239.75	117.87	122.61
Kelton	146	60.60	30.30	30.30
Laguna Parkway	318	63.02	63.02	48.89
Laguna Vega	270	50.68	49.87	36.29
Laguna Verde	128	99.46	99.46	66.84
Laguna Verde 2	43	178.34	89.17	178.35
Laguna Vista	72	116.08	57.07	57.07
Liberty Lane	74	166.24	81.73	47.22
Newport Cove	62	128.66	64.33	47.69
Regency Place:				
Single Family	133	52.88	45.40	52.88
Multi Family	56	35.96	30.88	35.96
Shasta Meadows	22	239.75	235.75	215.69
Sheldon Farms	103	121.99	119.95	121.99
Sheldon Whitehouse	163	56.98	56.03	31.35
Stonewood	261	31.68	31.68	16.91
Sunrise 94	19	195.19	191.95	195.23
Villa Palazzo	80	105.00	52.50	36.10
Wickford Square	103	118.41	116.43	97.01
Windemere Estates	50	190.00	95.00	68.76
Zorba Court	9	277.05	272.41	276.99

* These districts are formed but inactive due to a lack of development.