



City of Sacramento City Council

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

Meeting Date: 5/15/2012

Report Type: Consent

Title: Neighborhood Landscaping District - Initiate Proceedings

Report ID: 2012-00136

Location: District 2, 5, 6, 7, 8

Recommendation: Pass 1) a Resolution directing filing of Engineer's Annual Report for Fiscal Year (FY) 2012/13 for the Neighborhood Landscaping District; and 2) a Resolution approving Engineer's Annual Report and Intention to Order Maintenance of Improvement for FY2012/13 for the Neighborhood Landscaping District and setting a time and place for a Public Hearing for June 19, 2012.

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

Presenter: None

Department: Finance

Division: Public Improvement Finance

Dept ID: 06001321

Attachments:

- 1-Description/Analysis
- 2-Schedule of Proceedings
- 3-Resolution Directing Filing of Annual Engineer's Report
- 4-Resolution Approving Engineer's Annual Report

City Attorney Review

Approved as to Form
 Jeffrey Heeren
 5/3/2012 4:04:52 PM

City Treasurer Review

Reviewed for Impact on Cash and Debt
 Russell Fehr
 4/30/2012 11:05:29 AM

Approvals/Acknowledgements

Department Director or Designee: Leyne Milstein - 5/2/2012 2:25:02 PM



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 (FY2011/12).

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 FY2012/13.

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 subdivisions.

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

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. The total assessment amount for the 34 subdivisions is estimated to be \$197,355 for FY2012/13. This equates to an average decrease per parcel of 3.6 percent from FY2011/12.

The FY2012/13 budget is \$920,794, which includes \$315,500 from fund reserves for a replacement/refurbishment project in 26 subdivisions. The replacement/refurbishment will include new plants, bark, irrigation improvements, or a combination of all three as needed by subdivision.

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
FY2012/13 SCHEDULE**

May 15, 2012	Council Adopted Resolution of Intention and Set Date for Public Hearing
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June 09, 2012 Publish Notice of Public Hearing

June 19, 2012 Hold Public Hearing
Council Orders Annual Levy

July 2012 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) 2012/13 (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:

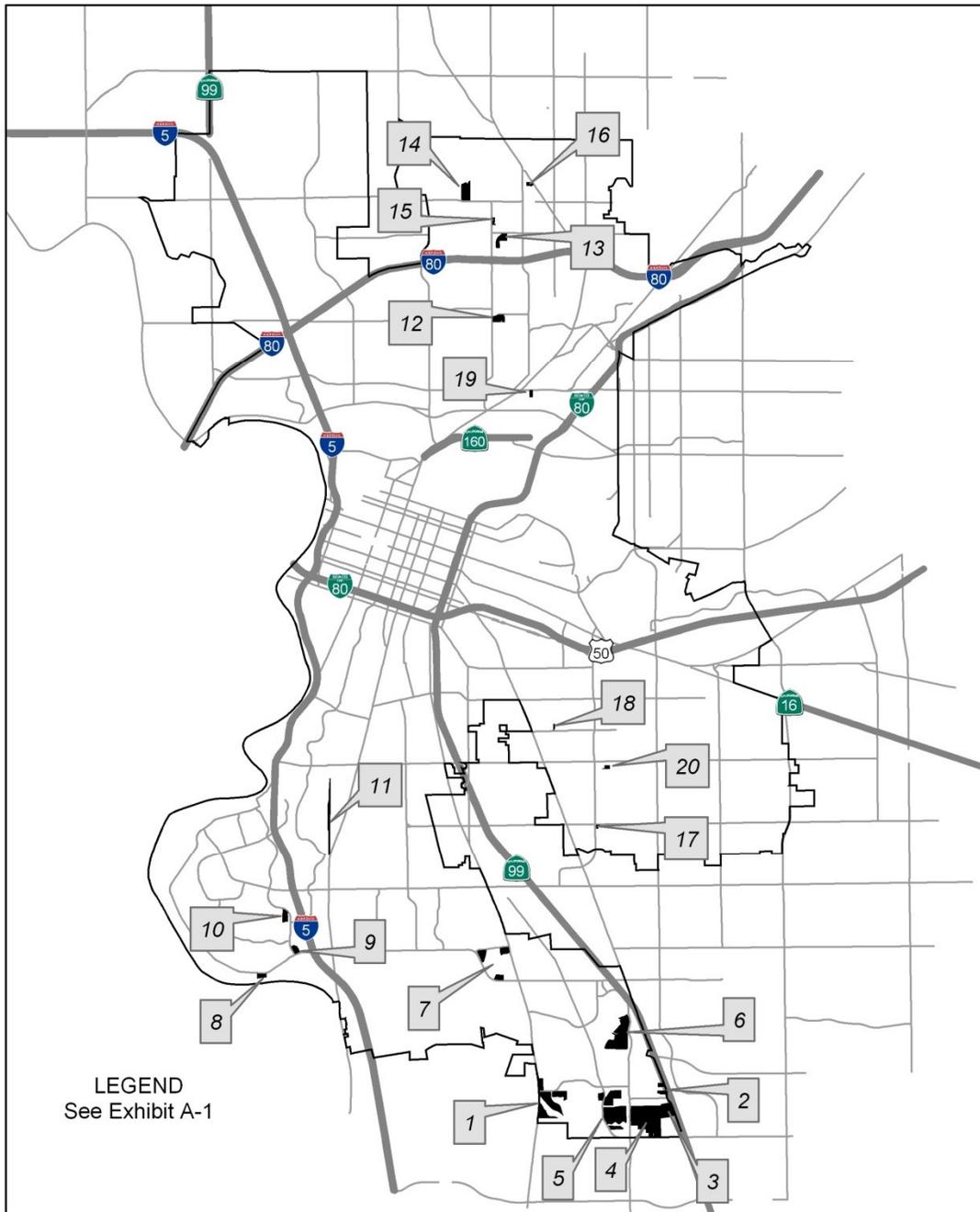
- Section 1.** The City Council finds and determines that the background statements A through C are true and correct.
- Section 2.** The Supervising Engineer of the Department of Transportation, the person designated by this Council as the Engineer of Work for the District, is hereby directed to file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

Neighborhood Landscaping District Location Map



LEGEND
See Exhibit A-1



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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**

1
Arlington Park #1
Arlington Park Creekside #2
Arlington Park Creekside #3
Arlington Park Creekside #4
Wickford Square

2
Jacinto Village #3
Shasta Meadows

3
Laguna Vista

4
Cameron 5
Laguna Vega
Sheldon Farms
Sheldon Whitehouse

5
Laguna Verde #1
Laguna Verde #2
Laguna Parkway
Newport Cove

6
Regency Place
Stonewood

7
Brookfield Meadows #2
Colony Brookfield
Liberty Lane

8
Carriage Estates

9
Villa Palazzo

10
Windemere Estates

11
East Land Park Village

12
Del Paso Nuevo #1 & #3

13
Chardonnay

14
Kelton

15
Sunrise 94

16
Jones Ranch

17
Elder Place

18
Zorba Court

19
Evergreen Phase I

20
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) 2012/13 (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 FY2012/13 on file in the City Clerk’s Office.
- Section 3.** The City Council intends to levy and collect assessments within the District during FY2012/13. 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 19, 2012, 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:

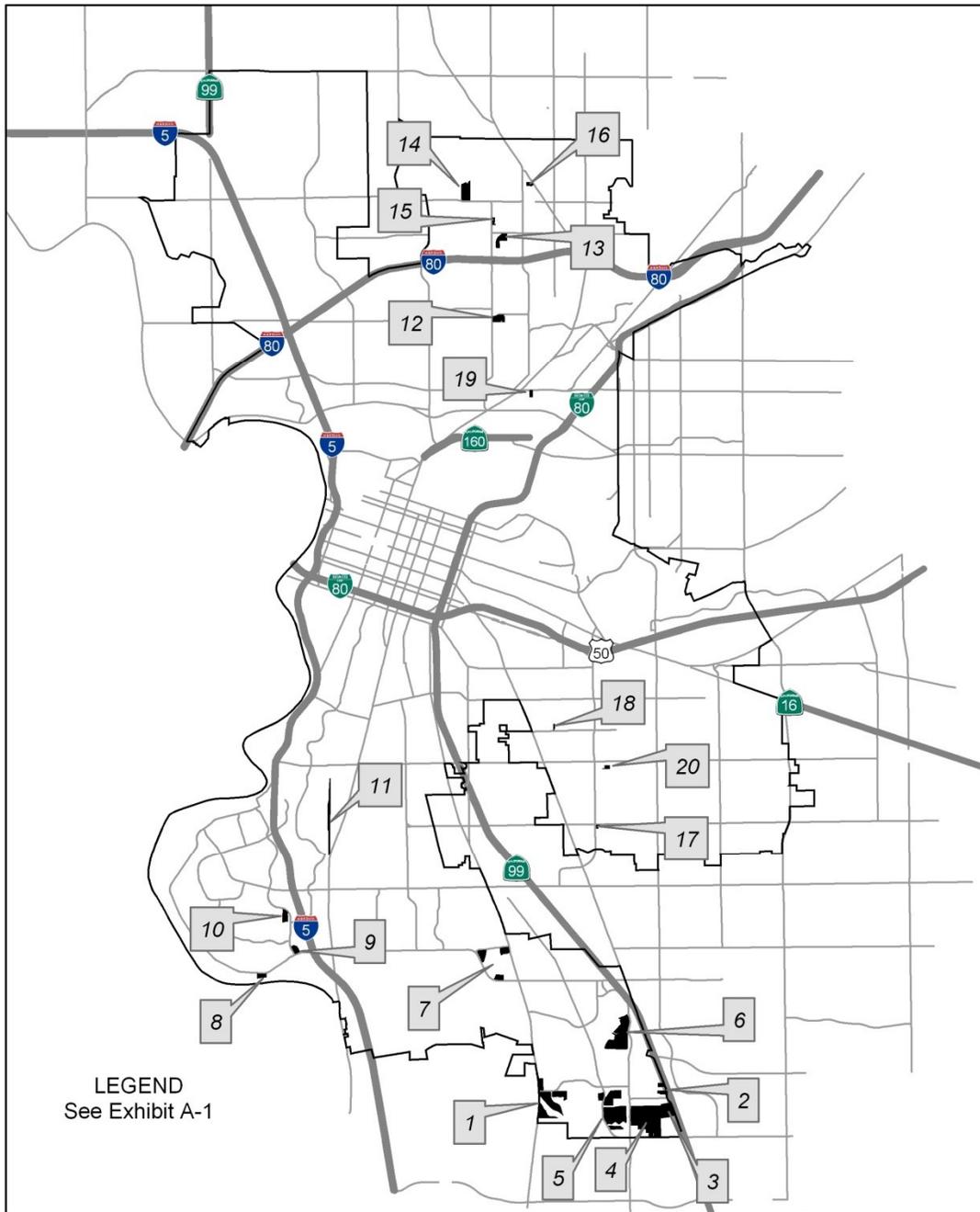
Exhibit A: District Map - 1 Page

Exhibit A-1: Map Legend - 1 Page

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

EXHIBIT A

Neighborhood Landscaping District Location Map



LEGEND
See Exhibit A-1



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Miles



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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

EXHIBIT B

NEIGHBORHOOD LANDSCAPING DISTRICT SUBDIVISION AND PARCEL ASSESSMENTS

The cost for each individual subdivision is as follows:

Subdivision	FY2011/12 Assessed	FY2012/13 Budget	Surplus/ (deficit)	FY2012/13 Assessed
66 th Street Subdivision	0	6,067	6,067	0
Arlington Pk #1	3,176	28,092	24,687	3,405
Arlington Pk Creekside #2	7,414	41,633	33,354	8,279
Arlington Pk Creekside #3	2,753	31,640	28,628	3,012
Arlington Pk Creekside #4	3,102	26,856	23,158	3,698
Brookfield Meadows #2	10,657	24,776	15,013	9,763
Cameron 5	5,598	7,363	1,620	5,743
Carriage Estates	8,596	31,308	22,712	8,596
Chardonay	1,843	22,984	20,984	2,000
Colony Brookfield	7,030	31,180	23,680	7,500
Del Paso Nuevo (Units 1 and 3)	12,528	22,809	9,956	12,853
East Land Park Village	15,239	49,814	34,053	15,761
Elder Place	5,677	19,922	14,567	5,355
Evergreen Phase I	0	10,214	10,214	0
Jacinto Village #3	3,310	806	(2,590)	3,396
Jones Ranch	2,820	19,485	16,348	3,137
Kelton	4,424	31,270	25,916	5,354
Laguna Parkway	15,548	60,073	44,123	15,950
Laguna Vega	9,797	36,417	26,374	10,043
Laguna Verde	8,555	43,075	34,203	8,872
Laguna Verde 2	7,669	28,567	23,700	4,867
Laguna Vista	4,109	27,854	23,421	4,433
Liberty Lane	3,494	29,311	25,707	3,604
Newport Cove	2,957	26,362	23,278	3,084
Regency Place	8,840	28,924	21,877	7,047
Shasta Meadows	4,745	23,253	18,345	4,908
Sheldon Farms	12,565	40,268	32,461	7,807
Sheldon Whitehouse	5,110	23,111	17,628	5,483
Stonewood	4,414	32,916	28,041	4,875
Sunrise 94	3,709	12,277	8,472	3,805
Villa Palazzo	2,888	30,708	27,304	3,404
Wickford Square	9,992	29,114	23,664	5,450
Windemere Estates	3,438	33,139	29,236	3,903
Zorba Court	2,493	9,206	7,238	1,968
Total	\$204,490	\$920,794	\$723,439	\$197,355

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 FY2012/13	Actual FY2011/12	Authorized FY2012/13
66 th Street Subdivision *	19	209.59	0.00	0.00
Arlington Pk #1	84	67.00	37.80	40.54
Arlington Pk Creekside #2	76	265.00	97.54	108.92
Arlington Pk Creekside #3	60	120.00	45.88	50.20
Arlington Pk Creekside #4	119	65.00	26.06	31.08
Brookfield Meadows #2	55	198.81	193.76	177.50
Cameron 5	26	220.89	215.30	220.88
Carriage Estates	23	373.74	373.74	373.74
Chardonay	97	38.00	19.00	20.62
Colony Brookfield	74	190.00	95.00	101.34
Del Paso Nuevo (Units 1 and 3)	79	162.70	158.58	162.70
East Land Park Village	90	208.46	169.32	175.12
Elder Place	14	416.06	405.50	382.50
Evergreen Phase I *	60	102.11	0.00	0.00
Jacinto Village #3	29	117.11	114.14	117.10
Jones Ranch	23	245.98	122.60	136.38
Kelton	146	60.60	30.30	36.66
Laguna Parkway	318	63.02	48.88	50.16
Laguna Vega	270	52.00	36.28	37.20
Laguna Verde	128	99.46	66.84	69.30
Laguna Verde 2	43	178.34	178.34	113.18
Laguna Vista	72	119.10	57.06	61.56
Liberty Lane	74	170.56	47.22	48.70
Newport Cove	62	128.66	47.68	49.74
Regency Place:				
Single Family	133	52.88	51.28	45.36
Multi Family	56	35.97	36.06	18.10
Shasta Meadows	22	245.81	215.68	223.08
Sheldon Farms	103	125.16	121.98	75.80
Sheldon Whitehouse	163	58.46	31.34	33.64
Stonewood	261	31.68	16.90	18.68
Sunrise 94	19	200.26	195.20	200.26
Villa Palazzo	80	105.00	36.10	42.54
Wickford Square	103	121.49	97.00	52.90
Windemere Estates	50	190.00	68.76	78.06
Zorba Court	9	284.25	277.00	218.66

* These subdivisions are annexed, but are inactive due to a lack of development.