

**Meeting Date: 6/11/2013**

**Report Type:** Public Hearing

**Report ID:** 2013-00160

**Title: Neighborhood Landscaping District – Public Hearing**

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

**Issue:** State law requires maintenance districts formed under the Landscaping and Lighting Act of 1972 to conduct a public hearing prior to levying an assessment.

**Recommendation:** Conduct a public hearing and upon conclusion, pass a Resolution confirming the assessment diagram and assessment for Fiscal Year (FY) 2013-14 for the Neighborhood Landscaping District.

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

**Presenter:** Diane Morrison, Program Specialist, (916) 808-7535, Finance Department

**Department:** Finance

**Division:** Public Improvement Finance

**Dept ID:** 06001321

**Attachments:**

1-Description/Analysis

2-Schedule of Proceedings

3-Resolution Confirming Assessment Diagram and Levying Assessment

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**City Attorney Review**

Not Approved as to Form  
Michael W. Voss  
5/31/2013 10:38:32 AM

**City Treasurer Review**

Reviewed for Impact on Cash and Debt  
Russell Fehr  
5/28/2013 3:29:13 PM

**Approvals/Acknowledgements**

Department Director or Designee: Leyne Milstein - 5/29/2013 12:41:48 PM

## **Description/Analysis:**

**Issue:** On July 23, 1991, City Council approved formation of the Neighborhood Landscaping District (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.

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 FY 2013-14.

**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 the practice of funding the maintenance of landscaping improvements which are located adjacent to and/or along the frontage of residential subdivisions.

**Economic Impacts:** This report does not have direct economic impacts.

## **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 Resolution 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 District has 34 subdivisions, each with assessments that change based on the operational needs. In all 34 subdivisions, assessments are going both down and up, resulting in an average increase of 2.6% from FY 2012-13. Only three of these subdivisions are at the maximum allowed assessment. The assessment in these three subdivisions is increasing by the permissible change in the Consumer Price Index, which is 2.7%. Fund balances are being used to some extent in two of these subdivisions. Because of this, Jacinto Village #3 and Del Paso Nuevo (Units 1 and 3) may require a revote to increase the allowable assessment to cover cost of services. Jacinto Village #3 may require a revote in FY 2013-14 and Del Paso Nuevo (Units 1 and 3) in three to four years.

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 \$202,585 for FY 2013-14. The assessments and the method by which they were derived are detailed in the Engineer's Report on file with the Public Improvement Financing Division of the Department of Finance. The annual operating budget for the District will be adjusted to reflect the Council approved assessments and expenditure plans.

**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  
FY 2013-14 SCHEDULE**

May 14, 2013 Council Adopted Resolution of Intention and Set Date for Public Hearing

June 01, 2013 Publish Notice of Public Hearing

June 11, 2013 **Hold Public Hearing  
Council Orders Annual Levy**

August 2013 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 FISCAL YEAR (FY) 2013-14**

#### **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 Public Works, as the Engineer of Work for the District, to prepare and file an Annual Report for the FY 2013-14.
- D. The Engineer of Work filed the Annual Report on May 14, 2013, and City Council adopted its Resolution approving Engineer's Annual Report and Intention to Levy and Collect Assessments within the assessment district for FY 2013-14 and set a Public Hearing for June 11, 2013, 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. The City Manager is authorized to make any necessary budgetary adjustments associated with the approval of the Engineer's Annual Report for FY 2013-14.

Section 4. Exhibits A and B are part of this resolution.

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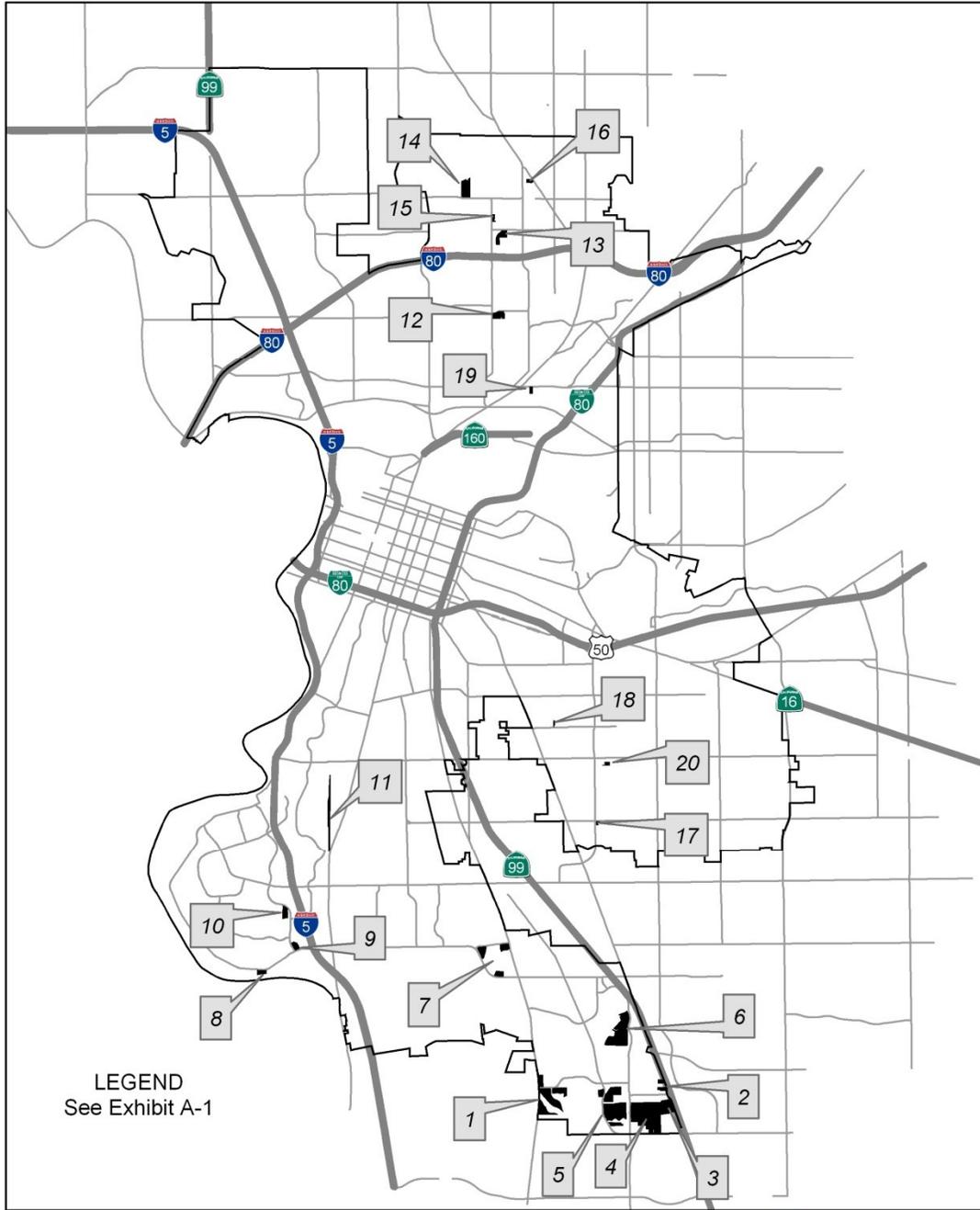
Exhibit A: District Map – 1 Page

Exhibit A-1: Map Legend – 1 Page

Exhibit B: FY 2013-14 District & Parcel Assessment – 2 Pages

# 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**

**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

**EXHIBIT B**  
**NEIGHBORHOOD LANDSCAPING DISTRICT**  
**SUBDIVISION BUDGET AND PARCEL ASSESSMENTS**  
**FUND 2205, FOR FY 2013-14**

The annual budget for each individual subdivision is as follows:

Subdivision	FY 2013-14 Estimated Beginning Fund Balance	FY 2013-14 Assessments	FY 2013-14 Expenditures	FY 2013-14 Estimated Ending Fund Balance
66 <sup>th</sup> Street Subdivision	6,200	0	0	6,200
Arlington Pk #1	5,492	4,361	3,862	5,991
Arlington Pk Creekside #2	10,190	9,241	10,241	9,190
Arlington Pk Creekside #3	9,848	3,982	4,982	8,848
Arlington Pk Creekside #4	8,489	4,638	5,638	7,489
Brookfield Meadows #2	8,940	9,735	9,735	8,940
Cameron 5	2,254	5,822	4,822	3,254
Carriage Estates	23,719	7,596	9,273	22,042
Chardonnay	18,063	2,000	4,559	15,504
Colony Brookfield	8,934	8,363	8,363	8,934
Del Paso Nuevo (Units 1 and 3)	21,001	13,200	17,199	17,002
East Land Park Village	23,430	15,034	19,034	19,430
Elder Place	10,413	5,347	5,347	10,413
Evergreen Phase I	10,438	0	0	10,438
Jacinto Village #3	(3,463)	3,488	4,569	(4,544)
Jones Ranch	9,418	3,125	4,125	8,418
Kelton	9,336	7,280	8,280	8,336
Laguna Parkway	13,190	16,289	16,289	13,190
Laguna Vega	12,800	9,906	12,906	9,800
Laguna Verde	11,365	8,807	11,807	8,365
Laguna Verde 2	7,178	5,345	5,345	7,178
Laguna Vista	10,976	4,396	5,896	9,476
Liberty Lane	13,969	3,566	4,066	13,469
Newport Cove	9,100	3,054	3,554	8,600
Regency Place	15,954	7,047	10,141	12,860
Shasta Meadows	14,033	4,554	5,533	13,054
Sheldon Farms	19,336	5,755	7,755	17,336
Sheldon Whitehouse	12,042	5,400	6,400	11,042
Stonewood	10,164	5,243	5,743	9,664
Sunrise 94	8,703	3,908	3,952	8,659
Villa Palazzo	7,524	3,864	5,864	5,524
Wickford Square	8,386	5,398	5,398	8,386
Windemere Estates	16,209	4,878	7,378	13,709
Zorba Court	5,108	1,963	1,463	5,608
<b>Total</b>	<b>\$378,739</b>	<b>\$202,585</b>	<b>\$239,519</b>	<b>\$341,805</b>

## EXHIBIT B (Continued)

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

Subdivision	# of Lots	Actual Assessment FY 2012-13	Proposed Assessment FY 2013-14	Maximum Authorized Assessment FY 2013-14
66 <sup>th</sup> Street Subdivision *	19	0.00	0.00	215.25
Arlington Pk #1	84	40.54	51.92	67.00
Arlington Pk Creekside #2	76	108.92	121.58	265.00
Arlington Pk Creekside #3	60	50.20	66.36	120.00
Arlington Pk Creekside #4	119	31.08	38.96	65.00
Brookfield Meadows #2	55	177.50	177.00	204.18
Cameron 5	26	220.88	223.92	226.85
Carriage Estates	23	373.74	330.26	373.74
Chardonnay	97	20.62	20.62	38.00
Colony Brookfield	74	101.34	113.02	190.00
Del Paso Nuevo (Units 1	79	162.70	167.08	167.09
East Land Park Village	90	175.12	167.04	214.09
Elder Place	14	382.50		427.29
Evergreen Phase I *	60	0.00	0.00	104.84
Jacinto Village #3	29	117.10	120.28	120.27
Jones Ranch	23	136.38	135.86	252.62
Kelton	146	36.66	49.86	60.60
Laguna Parkway	318	50.16	51.22	63.02
Laguna Vega	270	37.20	36.68	53.40
Laguna Verde	128	69.30	68.80	99.46
Laguna Verde 2	43	113.18	124.30	178.34
Laguna Vista	72	61.56	61.04	122.32
Liberty Lane	74	48.70	48.18	175.17
Newport Cove	62	49.74	49.24	128.66
Regency Place:				
Single Family	133	45.36	45.36	52.88
Multi Family	56	18.10	18.10	35.97
Shasta Meadows	22	223.08	207.00	252.45
Sheldon Farms	103	75.80	55.86	128.54
Sheldon Whitehouse	163	33.64	33.12	60.04
Stonewood	261	18.68	20.08	31.68
Sunrise 94	19	200.26	205.66	205.67
Villa Palazzo	80	42.54	48.30	105.00
Wickford Square	103	52.90	52.40	124.77
Windemere Estates	50	78.06	97.56	190.00
Zorba Court	9	218.66	218.14	291.92

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