

Meeting Date: 5/26/2015

Report Type: Consent

Report ID: 2015-00152

Title: Neighborhood Landscaping District - Initiate Annual Proceedings

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

Recommendation: Pass 1) a Resolution directing filing of Engineer's Annual Report for Fiscal Year (FY) 2015-16 for the Neighborhood Landscaping District; and 2) a Resolution approving Engineer's Annual Report and Intention to Order Maintenance of Improvement for FY2015-16 for the Neighborhood Landscaping District and setting a time and place for a Public Hearing for June 23, 2015.

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

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
Michael W. Voss
5/14/2015 3:29:23 PM

Approvals/Acknowledgements

Department Director or Designee: Leyne Milstein - 5/6/2015 3:59:06 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.

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 the maintenance of the landscaped areas adjacent to the subdivisions in this District for Fiscal Year (FY) 2015/16.

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

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

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 or on other funding sources. The 34 subdivisions in the District each have assessments that vary based on their operational needs.

The total assessment is \$260,917 for FY2015/16 in support of a projected operating budget of \$326,375. This equates to an average assessment of \$88.57, which is an increase of \$8.41 or 13 percent over the current year. District expenditures have been in excess of District assessments to lower fund balances to prudent levels. The increase in assessments is due to a reduction of fund balance and to increased costs projected in the current year and FY2015/16. These projected costs are due to contract cost escalations, more accurate cost accounting for each subdivision, and the full cost of utilities that have been allocated to districts over the last several years as a result of Proposition 218 concerns.

To generate the increase in assessments, assessment rates have increased from levels well below the maximum allowed. Ten of the subdivisions are now at the maximum allowed assessment. In five of these subdivisions, the maximum assessments are increasing by the permissible change in the Consumer Price Index, which is 2.84%. The remaining five were annexed into the District prior to Proposition 218 and do not have a CPI adjustment.

In the Jacinto Village #3 subdivision, the annual CPI adjustment has not been sufficient to support the increased costs in the past couple of years and this trend is forecasted to continue. A re-vote will be required during FY2015/16. In the Laguna Parkway, Arlington Park – Creekside #4, and Laguna Verde #2 subdivisions, all subdivisions without a CPI adjustment, the projected increased costs will require a re-vote in FY2016/17. The cost for each subdivision, as well as a breakdown of cost per

single-family lot, is provided in Exhibit B.

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

Local Business Enterprise (LBE): Not applicable.

SCHEDULE OF PROCEEDINGS

NEIGHBORHOOD LANDSCAPING DISTRICT FY2015/16 SCHEDULE

May 26, 2015	Council Considers Resolution of Intention and Sets Date for Public Hearing
---------------------	---

June 12, 2015 Publish Notice of Public Hearing

June 23, 2015 Hold Public Hearing
Council Orders Annual Levy

August 2015 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) 2015/16 (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.

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

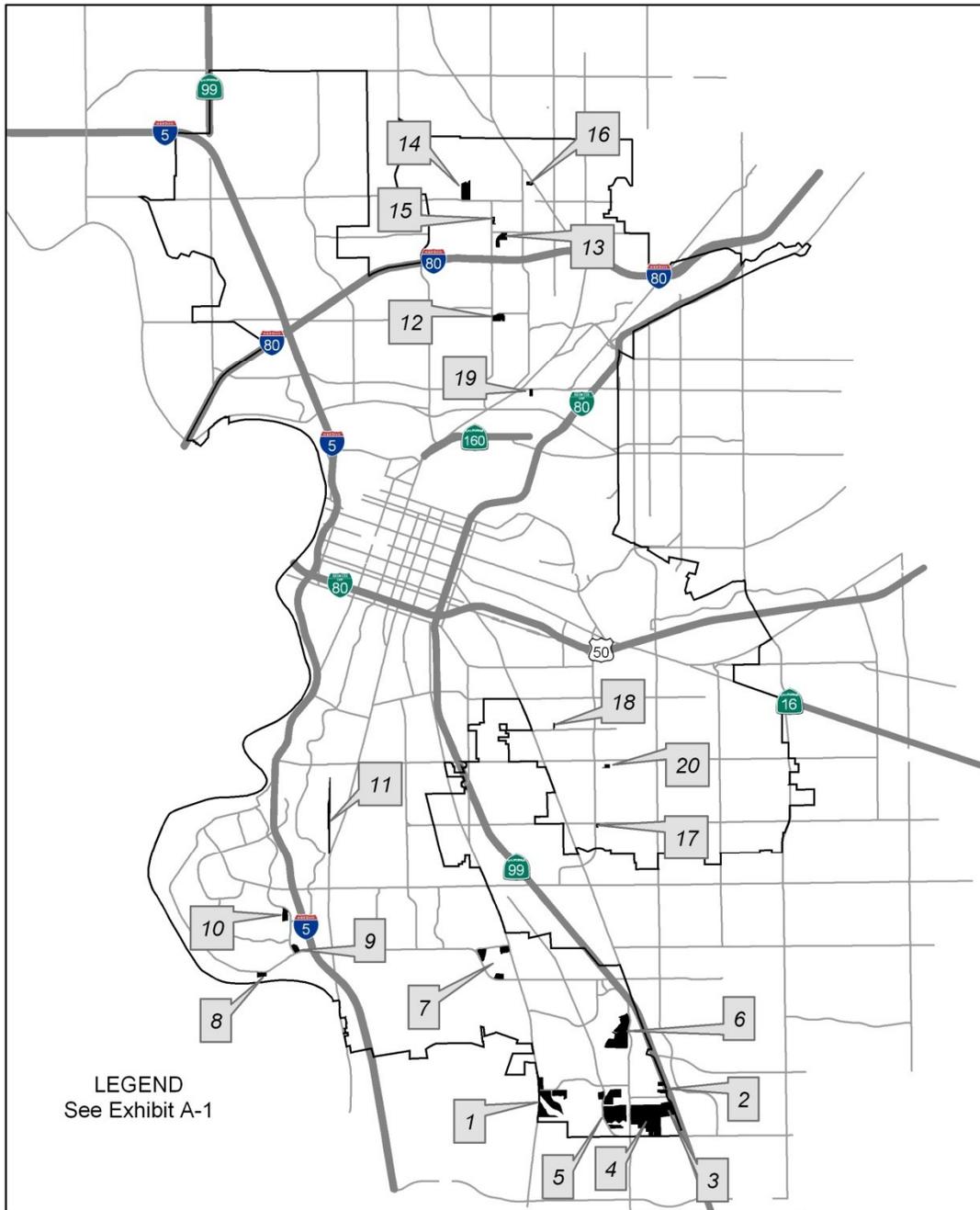
- Section 1.** The City Council finds and determines that the background statements A and B are true and correct.
- Section 2.** The Supervising Engineer of the Department of Public Works, the person designated by this Council as the Engineer of Work for the District, is hereby directed to file an annual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



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

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) 2015/16
(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, 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 District has 34 subdivisions with assessments that change by varying amounts primarily based on the operational needs of each subdivision. Ten of these subdivisions are now at the maximum allowed assessment. In five of these subdivisions, the assessment is increasing by the permissible change in the Consumer Price Index, which is 2.84%. In all 34 subdivisions, due to more accurate contract and utility cost analysis, assessments are going both down and up, resulting in an average increase of 13% from FY2014/15.
- D. The Supervising Engineer of the Department of Public Works, 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.

**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.** The City Council hereby approves the Engineer's Annual Report for FY2015/16 on file in the City Clerk's Office.
- Section 3.** The City Manager is authorized to make any necessary budgetary adjustments associated with the approval of the Engineer's Annual Report for FY2015/16.

Section 4. The City Council intends to levy and collect assessments within the District during FY2015/16. The area of land to be assessed is located in the City of Sacramento, Sacramento County.

Section 5. 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 6. 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 7. At the hour of 6:00 pm on Tuesday, June 23, 2015, 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 8. 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:

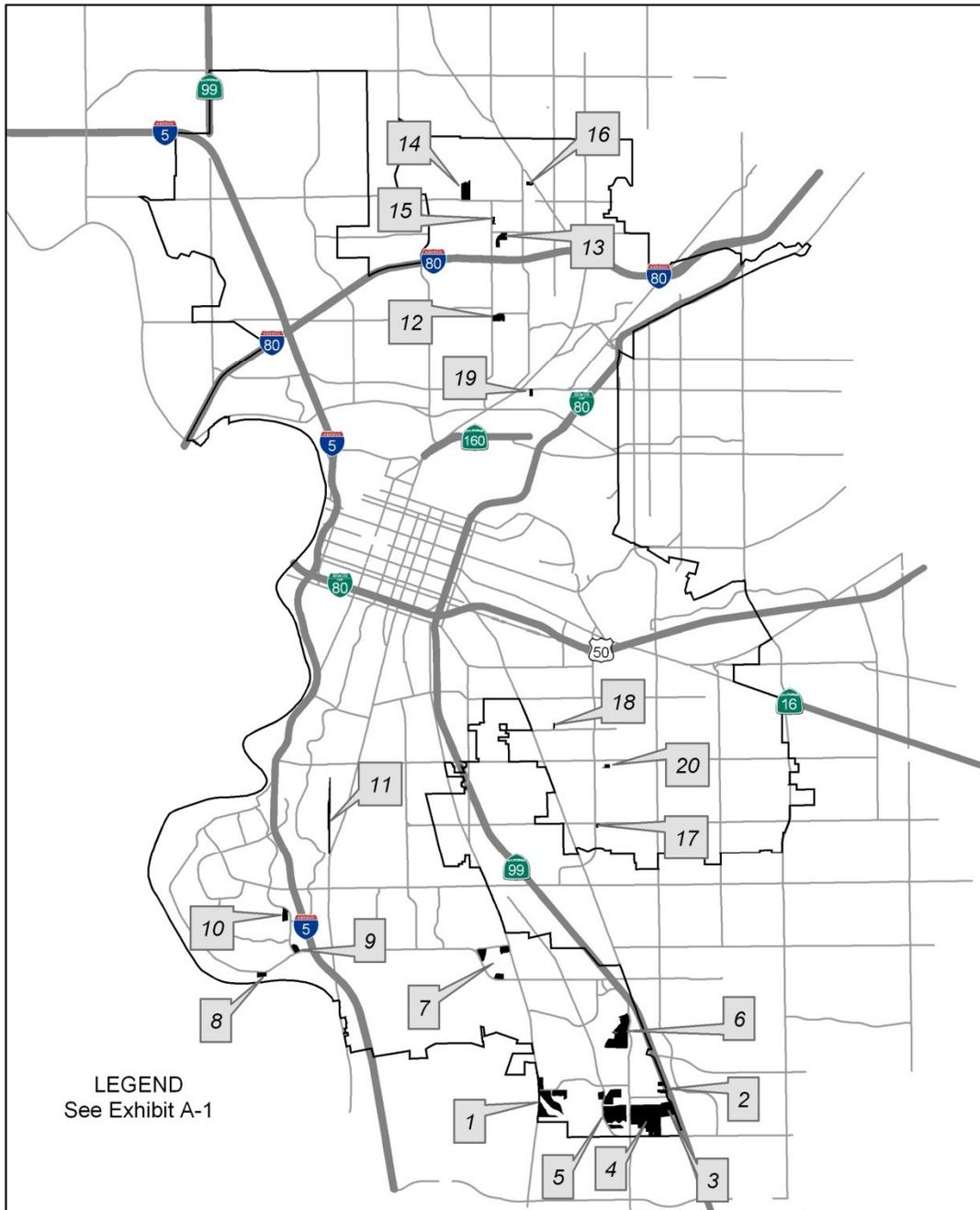
Exhibit A: District Map - 1 Page

Exhibit A-1: Map Legend - 1 Page

Exhibit B: FY2015/16 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

<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 BUDGET AND
PARCEL ASSESSMENTS FUND 2205, FOR FY2015/16**

The annual budget for each individual subdivision is as follows:

Subdivision	FY2015/16 Estimated Beginning Fund Balance	FY2015/16 Assessments	FY2015/16 Expenditures	FY2015/16 Estimated Ending Fund Balance
66 th Street Subdivision	6,319	3,454	3,454	6,319
Arlington Pk #1	9,087	5,628	9,603	5,112
Arlington Pk Creekside #2	5,417	14,375	16,375	3,417
Arlington Pk Creekside #3	6,630	6,000	9,258	3,372
Arlington Pk Creekside #4	4,820	7,735	10,951	1,604
Brookfield Meadows #2	4,491	10,807	11,356	3,942
Cameron 5	5,598	6,202	4,458	7,342
Carriage Estates	27,805	6,230	9,230	24,805
Chardonay	12,900	2,186	5,072	10,014
Colony Brookfield	5,075	11,211	11,211	5,075
Del Paso Nuevo (Units 1 and 3)	61,846	13,379	15,451	59,774
East Land Park Village	17,961	17,260	25,883	9,338
Elder Place	14,382	5,274	6,274	13,382
Evergreen Phase I	10,639	0	0	10,639
Jacinto Village #3	(7,848)	3,667	5,893	(10,074)
Jones Ranch	14,060	3,795	5,805	12,050
Kelton	18,545	8,348	11,980	14,913
Laguna Parkway	5,897	20,040	24,593	1,344
Laguna Vega	5,029	11,782	11,782	5,029
Laguna Verde	3,515	12,731	17,105	(859)
Laguna Verde 2	5,816	7,669	11,547	1,938
Laguna Vista	17,672	4,971	6,221	16,422
Liberty Lane	1,143	8,038	6,538	2,643
Newport Cove	9,514	7,477	8,719	8,272
Regency Place	10,199	7,047	9,635	7,611
Shasta Meadows	16,213	5,339	6,686	14,866
Sheldon Farms	19,893	5,819	10,453	15,259
Sheldon Whitehouse	8,196	7,519	8,519	7,196
Stonewood	24,181	6,765	7,765	23,181
Sunrise 94	6,901	4,107	6,674	4,334
Villa Palazzo	17,729	3,840	7,340	14,229
Wickford Square	(2,055)	12,183	6,183	3,945
Windemere Estates	15,231	7,278	10,778	11,731
Zorba Court	2,741	2,761	3,583	1,919
Total	\$385,542	\$260,917	\$326,375	\$320,084

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 FY2015/16	Actual FY2014/15	Authorized FY2015/16
66 th Street Subdivision *	19	226.32	0.00	181.78
Arlington Pk #1	84	67.00	55.10	67.00
Arlington Pk Creekside #2	76	265.00	140.90	189.14
Arlington Pk Creekside #3	60	120.00	75.00	100.00
Arlington Pk Creekside #4	119	65.00	50.00	65.00
Brookfield Meadows #2	55	214.68	172.38	196.48
Cameron 5	26	238.52	231.92	238.54
Carriage Estates	23	373.74	287.66	270.88
Chardonnay	97	38.00	17.38	22.54
Colony Brookfield	74	190.00	135.46	151.50
Del Paso Nuevo (Units 1 and	79	175.68	170.82	169.34
East Land Park Village	90	225.11	163.32	191.78
Elder Place	14	449.27	313.04	376.68
Evergreen Phase I **	60	110.23	0.00	0.00
Jacinto Village #3	29	126.45	122.96	126.44
Jones Ranch	23	265.62	150.00	165.00
Kelton	146	60.60	53.74	57.18
Laguna Parkway	318	63.02	56.72	63.02
Laguna Vega	270	56.15	34.04	43.64
Laguna Verde	128	99.46	75.00	99.46
Laguna Verde 2	43	178.34	150.00	178.34
Laguna Vista	72	128.61	65.66	69.04
Liberty Lane	74	184.18	100.54	108.62
Newport Cove	62	128.66	116.28	120.60
Regency Place:				
Single Family	133	52.88	45.36	49.12
Multi Family	56	35.97	18.10	27.04
Shasta Meadows	22	265.43	235.36	242.68
Sheldon Farms	103	135.15	55.90	56.50
Sheldon Whitehouse	163	63.09	41.46	46.12
Stonewood	261	31.68	30.10	25.92
Sunrise 94	19	216.18	210.20	216.16
Villa Palazzo	80	105.00	53.02	48.00
Wickford Square	103	131.12	110.72	118.28
Windemere Estates	50	190.00	124.54	145.56
Zorba Court	9	303.76	298.28	306.78

* This subdivision, previously annexed, has been activated due to development.

** This subdivision is annexed, but inactive due to a lack of development.