

**Meeting Date:** 6/23/2015

**Report Type:** Public Hearing

**Report ID:** 2015-00153

**Title:** Neighborhood Landscaping District–Public Hearing (Noticed 06/12/2015)

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

**Recommendation:** Conduct a public hearing and upon conclusion, pass a Resolution confirming the assessment diagram and assessment for fiscal Year (FY) 2015/16 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, Department of Finance

**Department:** Finance

**Division:**

**Dept ID:**

**Attachments:**

1-Description/Analysis

2-Schedule of Proceedings

3-Resolution, Confirming Diagram and Levying Assessment

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**City Attorney Review**

Approved as to Form

Michael W. Voss

6/11/2015 9:46:35 AM

**Approvals/Acknowledgements**

Department Director or Designee: Leyne Milstein - 6/3/2015 2:24:38 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 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 that time, the 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.

The California Streets and Highways Code requires that an Engineer's Annual Report, annual budget, and proposed levy be presented to Council for approval for the Neighborhood Landscaping District. 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 FY2015/16.

**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 provides for the funding for the maintenance of landscaping improvements located adjacent to and/or along the frontage of residential subdivisions included in the District.

**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 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 or on other funding sources. The District includes 34 subdivisions, each with assessments that change based on the District's operational needs.

Proposed assessments are going both down and up, resulting in an average increase of \$8.41 or 13 percent from FY2014/15. This equates to an average assessment of \$88.57. The increase is due to the reduction of available fund balance and to increased costs projected in the current year and FY2015/16. These projected cost increases are the result of contract cost escalation, 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 ensure assessments cover District costs, assessment rates have increased from levels well below the maximum allowed. As a result, ten of the subdivisions will be at the maximum allowed assessment. In five of these subdivisions, the maximum assessments are increasing by the permissible change in the Consumer Price Index of 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 over the past couple of years and this trend is forecasted to continue. A re-vote will be required during FY2015/16 if service levels are to be maintained. 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 total assessment amount for the 34 subdivisions is estimated to be \$260,917 for FY2015/16. The assessments and the method by which they were derived are detailed in the Engineer's Report on file with the Public Improvement Finance 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.

**Local Business Enterprise (LBE):** Not applicable.

**NEIGHBORHOOD LANDSCAPING DISTRICT  
FY2015/16 SCHEDULE**

May 26, 2015 Council Adopted Resolution of Intention and Set 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

### **CONFIRMING DIAGRAM AND ASSESSMENT AND LEVYING ASSESSMENT FOR THE NEIGHBORHOOD LANDSCAPING DISTRICT FISCAL YEAR 2015/16**

#### **BACKGROUND**

- A.** The Neighborhood Landscaping District (“District”), as depicted in Exhibit A, was established by the City Council and approved by the Laguna Verde and Laguna Parkway Subdivision property owners on July 23, 1991. The City Council subsequently annexed 32 additional subdivisions to the District.
- 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 Fiscal Year (FY) 2015/16.
- D.** The Engineer of Work filed the Annual Report on May 26, 2015, and City Council adopted its Resolution approving the Engineer’s Annual Report and Intention to Levy and Collect Assessments within the assessment district for FY2015/16 and set a Public Hearing for June 23, 2015, 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.

#### **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 E 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 FY2015/16.

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

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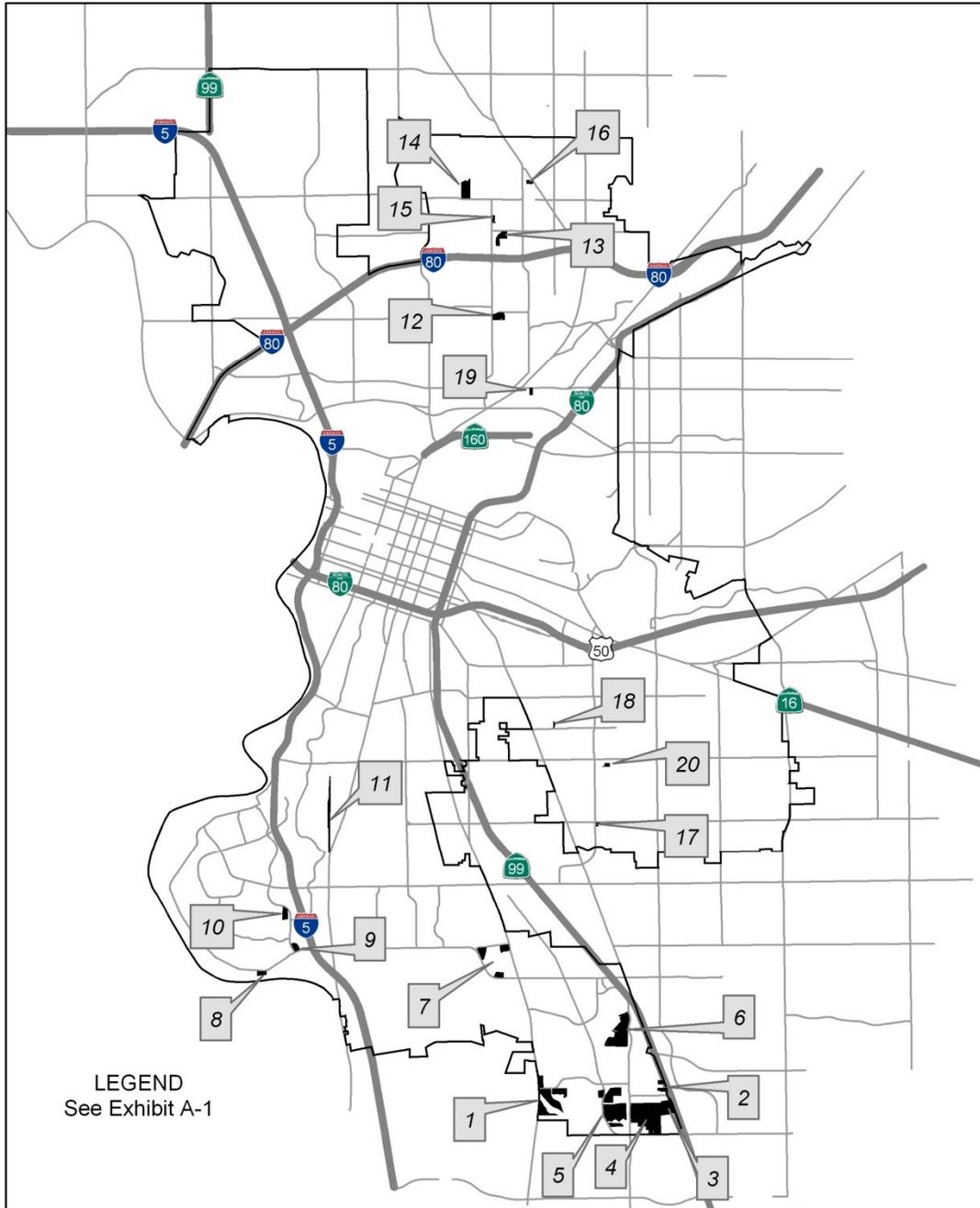
Exhibit A: District Map – 1 Page

Exhibit A-1: Map Legend – 1 Page

Exhibit B: FY2015/16 District & Parcel Assessment – 2 Pages

# 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

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EXHIBIT A-1  
NEIGHBORHOOD LANDSCAPING DISTRICT

**LOCATION MAP LEGEND**

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

**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 <sup>th</sup> 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
<b>Total</b>	<b>\$385,542</b>	<b>\$260,917</b>	<b>\$326,375</b>	<b>\$320,084</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 FY2015/16	Actual FY2014/15	Authorized FY2015/16
66 <sup>th</sup> 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
Chardonay	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.