

Meeting Date: 6/21/2016

Report Type: Public Hearing

Report ID: 2016-00243

Title: Neighborhood Landscaping District – Public Hearing (Noticed 06/10/2016)

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

Recommendation: Conduct a public hearing and upon conclusion, pass a Resolution confirming the assessment diagram and assessment for Fiscal Year (FY) 2016/17 for the Neighborhood Landscaping District.

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

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

Department: Finance

Division: Public Improvement Finance

Dept ID: 06001321

Attachments:

- 1-Description/Analysis
- 2-Schedule of Proceedings
- 3-Resolution, Confirming Diagram and Levying Assessment

City Attorney Review

Approved as to Form
Michael W. Voss
6/8/2016 1:39:02 PM

Approvals/Acknowledgements

Department Director or Designee: Leyne Milstein - 6/2/2016 9:35:04 AM

Description/Analysis

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

According to the California Streets and Highways Code, the City is required to present an Engineer's Annual Report for the District, annual budget, and proposed levy to 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 FY2016/17.

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 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 across the subdivisions, but with an average increase of \$2.39 or 2.7 percent from FY2015/16. This equates to an average assessment of \$90.96.

Fourteen of the subdivisions are 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 2.61%. The remaining nine 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 few years and this trend is forecasted to continue, requiring a re-vote in FY2016/17. In the Arlington Park – Creekside #4, Laguna Verde 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 \$267,981 for FY2016/17. 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.

SCHEDULE OF PROCEEDINGS
NEIGHBORHOOD LANDSCAPING DISTRICT
FY2016/17 SCHEDULE

May 24, 2016 Council Adopted Resolution of Intention and Set Date for Public Hearing

June 10, 2016 Publish Notice of Public Hearing

June 21, 2016	Hold Public Hearing Council Orders Annual Levy
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August 2016 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 2016/17**

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) 2016/17.
- D. The Engineer of Work filed the Annual Report on May 24, 2016, and City Council adopted its Resolution approving the Engineer’s Annual Report and Intention to Levy and Collect Assessments within the assessment district for FY2016/17 and set a Public Hearing for June 21, 2016, 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 FY2016/17.

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

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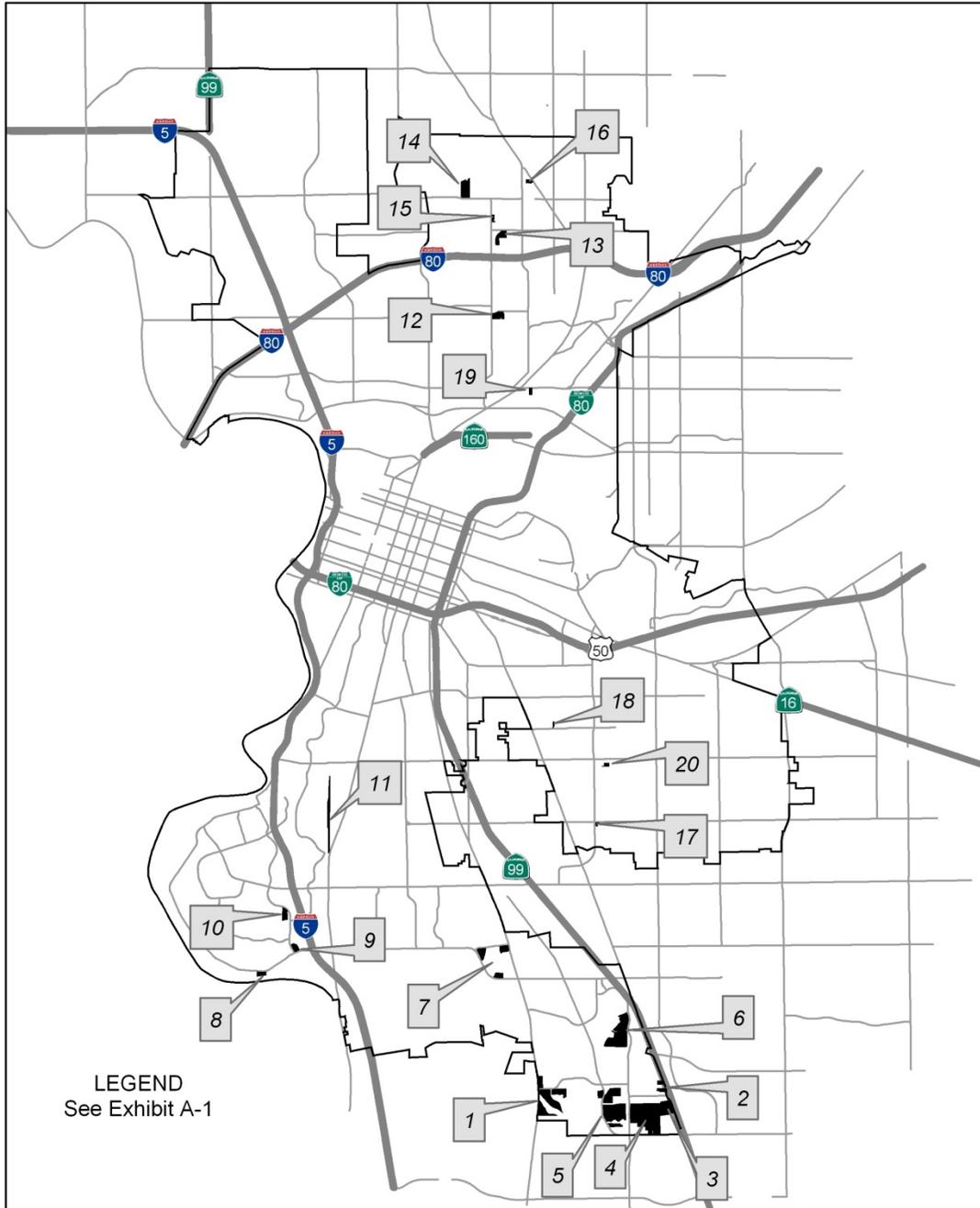
Exhibit A: District Map – 1 Page

Exhibit A-1: Map Legend – 1 Page

Exhibit B: FY2016/17 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 BUDGET AND
PARCEL ASSESSMENTS FUND 2205, FOR FY2016/17

The annual budget for each individual subdivision is as follows:

Subdivision	FY2016/17 Estimated Beginning Fund Balance	FY2016/17 Assessments	FY2016/17 Expenditures	FY2016/17 Estimated Ending Fund Balance
66 th Street Subdivision	3,772	3,454	2,758	4,468
Arlington Pk #1	5,263	5,628	8,176	2,715
Arlington Pk Creekside #2	4,939	15,017	15,017	4,939
Arlington Pk Creekside #3	2,089	7,200	8,580	709
Arlington Pk Creekside #4	528	7,735	9,390	(1,127)
Brookfield Meadows #2	5,551	12,115	9,409	8,257
Cameron 5	7,182	6,364	4,941	8,605
Carriage Estates	25,398	5,668	8,668	22,398
Chardonay	10,239	2,686	3,915	9,010
Colony Brookfield	6,162	11,962	10,962	7,162
Del Paso Nuevo (Units 1 and 3)	75,316	13,241	640	87,917
East Land Park Village	15,307	18,289	22,372	11,224
Elder Place	14,253	4,126	5,126	13,253
Evergreen Phase I	10,718	0	-	10,718
Jacinto Village #3	(10,851)	3,763	5,608	(12,696)
Jones Ranch	12,893	4,244	4,246	12,891
Kelton	18,230	8,848	10,893	16,185
Laguna Parkway	7,749	20,040	15,316	12,473
Laguna Vega	5,863	11,926	11,176	6,613
Laguna Verde	2,683	12,731	16,209	(795)
Laguna Verde 2	825	7,669	11,061	(2,567)
Laguna Vista	16,713	4,651	5,901	15,463
Liberty Lane	3,550	7,852	4,352	7,050
Newport Cove	5,120	7,977	9,132	3,965
Regency Place	9,535	7,547	8,830	8,252
Shasta Meadows	16,470	5,060	5,060	16,470
Sheldon Farms	16,123	6,100	9,100	13,123
Sheldon Whitehouse	6,925	7,686	7,686	6,925
Stonewood	24,438	6,367	7,867	22,938
Sunrise 94	5,782	4,215	5,068	4,929
Villa Palazzo	12,933	4,027	7,027	9,933
Wickford Square	(18,772)	13,858	13,630	(18,544)
Windemere Estates	12,112	7,102	7,102	12,112
Zorba Court	1,253	2,833	3,034	1,052
Total	\$336,291	\$267,981	\$278,252	\$326,020

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 FY2016/17	Actual FY2015/16	Authorized FY2016/17
66 th Street Subdivision	19	232.23	181.78	181.78
Arlington Pk #1	84	67.00	67.00	67.00
Arlington Pk Creekside #2	76	265.00	189.14	197.58
Arlington Pk Creekside #3	60	120.00	100.00	120.00
Arlington Pk Creekside #4	119	65.00	65.00	65.00
Brookfield Meadows #2	55	220.28	196.48	220.26
Cameron 5	26	244.75	238.54	244.76
Carriage Estates	23	373.74	270.88	246.42
Chardonnay	97	38.00	22.54	27.68
Colony Brookfield	74	190.00	151.50	161.64
Del Paso Nuevo (Units 1 and 3)	79	180.27	169.34	167.60
East Land Park Village	90	230.99	191.78	203.20
Elder Place	14	461.00	373.68	294.70
Evergreen Phase I **	60	113.11	-	-
Jacinto Village #3	29	129.75	126.44	129.76
Jones Ranch	23	272.55	165.00	184.50
Kelton	146	60.60	57.18	60.60
Laguna Parkway	318	63.02	63.02	63.02
Laguna Vega	270	57.62	43.64	44.16
Laguna Verde	128	99.46	99.46	99.46
Laguna Verde 2	43	178.34	178.34	178.34
Laguna Vista	72	131.97	69.04	64.60
Liberty Lane	74	188.99	108.62	106.10
Newport Cove	62	128.66	120.60	128.66
Regency Place:				
Single Family	133	52.88	49.12	47.24
Multi Family	56	35.97	27.04	22.56
Shasta Meadows	22	272.36	242.68	230.00
Sheldon Farms	103	138.68	56.50	59.22
Sheldon Whitehouse	163	64.74	46.12	47.14
Stonewood	261	31.68	25.92	24.38
Sunrise 94	19	221.82	216.16	221.84
Villa Palazzo	80	105.00	48.00	50.34
Wickford Square	103	134.54	118.28	134.54
Windemere Estates	50	190.00	145.56	142.04
Zorba Court	9	314.77	306.78	314.78

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