



REPORT TO COUNCIL City of Sacramento

915 I Street, Sacramento, CA 95814-2671
www.CityofSacramento.org

PUBLIC HEARING
June 27, 2006

Honorable Mayor and
Members of the City Council

Subject: Neighborhood Landscaping District – Public Hearing FY2006/07

Location/Council District:

This district includes 30 separate subdivisions, as follows (Exhibit "A", page 7):

- Chardonnay, Del Paso Nuevo Units 1 & 3, Jones Ranch, Kelton and Sunrise 94 in Council District 2.
- Eastland Park Village, in Council District 4.
- Zorba Court, in Council District 5.
- Elder Place, in Council District 6.
- Carriage Estates, Villa Palazzo and Windemere Estates, in Council District 7.
- Arlington Park 1, Arlington Park Creekside 2, 3 & 4, Brookfield Meadows #2, Colony Brookfield, Jacinto Village 3, Laguna Verde 1 & 2, Laguna Parkway, Laguna Vega, Laguna Vista, Liberty Lane, Newport Cove, Regency Place, Shasta Meadows, Sheldon Whitehouse, and Stonewood, in Council District 8.

Recommendation:

Adopt Resolution(s): 1) Confirming Diagram and Assessment, and Levying Assessment for FY 2006/07 for the Neighborhood Landscaping District; and 2) Amending the City's FY 2006/07 Budget for the Neighborhood Landscaping District.

Contact: Ron Wicky, Program Specialist, (916) 808-5628; Mark Griffin, Fiscal Manager, (916) 808-8788

Presenter(s): Ron Wicky, Program Specialist

Department: Development Services

Division: Public Improvement Financing

Organization No: 4815

Summary:

The Neighborhood Landscaping District provides funding for the annual cost of

maintaining landscaped areas adjacent to the above listed subdivisions. The assessments are equal to or less than the maximum amount authorized. Staff recommends Council adopt the attached Resolutions that will levy the FY 2006/07 annual assessment for the Neighborhood Landscaping District, and amend the FY 2006/07 budget for the district.

Committee/Commission Action: None

Background Information:

On July 23, 1991, City Council approved formation of the Neighborhood Landscaping 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 No. 8. Since then, the City Council has annexed 28 additional subdivisions to the District. On June 8, 2006, City Council adopted the Resolution of Intention, which set a hearing for this date on the Annual Report (see Attachment "A", page 4).

Financial Considerations:

The total maintenance cost for the 30 subdivisions is estimated to be \$592,105 for FY 2006/07. The cost for each subdivision, as well as a breakdown of cost per single-family lot, is provided in Exhibit "B", pages 14 and 15. The proposed FY 2006/07 assessments are equal to or less than the maximum amount authorized prior to the current year. The costs are detailed in the Engineer's Report on file with the City Clerk. The maintenance district is self-supporting and has no impact on the General Fund.

Environmental Considerations:

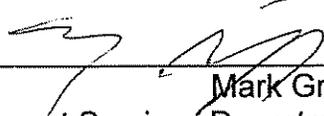
Under California Environmental Quality Act (CEQA) guidelines, annual proceedings of a Special District do not constitute a project, and are therefore exempt from review.

Policy Considerations:

The annual proceedings for this district are being processed as set forth in the Landscaping and Lighting Act of 1972, California Streets and Highways Code sections 22500, et seq. This process is consistent with the City's Strategic Plan 3 Year Goal to "achieve sustainability and enhance livability".

Emerging Small Business Development (ESBD):

City Council approval of these proceedings is not affected by City policy related to the ESBD Program.

Respectfully Submitted by: 
Mark Griffin
Fiscal Manager, Development Services Department

Respectfully Submitted by: 
Carol Sheary
Director of Planning, Development Services Department

Recommendation Approved:

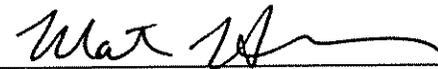

RAY KERRIDGE
City Manager

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Pg 12	Exhibit A, Map of District
Pg 13	Exhibit A-1, Map Legend
Pg 14	Exhibit B, District and Parcel Assessment

ATTACHMENT A

**NEIGHBORHOOD LANDSCAPING DISTRICT
FY 2006/07 SCHEDULE**

June 8, 2006	Council Adopted Resolution of Intention and Set Date for Public Hearing
June 2006	Publish Notice of Public Hearing
June 27, 2006	Hold Public Hearing Council Orders Annual Levy
July 2006	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 (FY 2006/07)

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 Development Engineering Manager of the Development Services Department, as the Engineer of Work for the District, to prepare and file an Annual Report for the Fiscal Year 2006/07.
- D. The Engineer of Work filed the Annual Report on June 8, 2006, and City Council adopted its Resolution approving Engineer's Annual Report and Intention to Levy and Collect Assessments within the assessment district for Fiscal Year 2006/07 and set a Public Hearing for June 27, 2006, 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. For some subdivisions within the District, this year's assessments are an increase from the previous year, but 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:

- a) confirms the assessment diagram and the assessment roll set forth in the Engineer's Annual Report; and
- b) levies the assessment set forth in the Engineer's Annual Report.

Section 3. Exhibits A and B are part of this resolution.

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Exhibit A: District Map -1 Page

Exhibit B: FY2006/07 District & Parcel Assessment -1 Page

Exhibit A

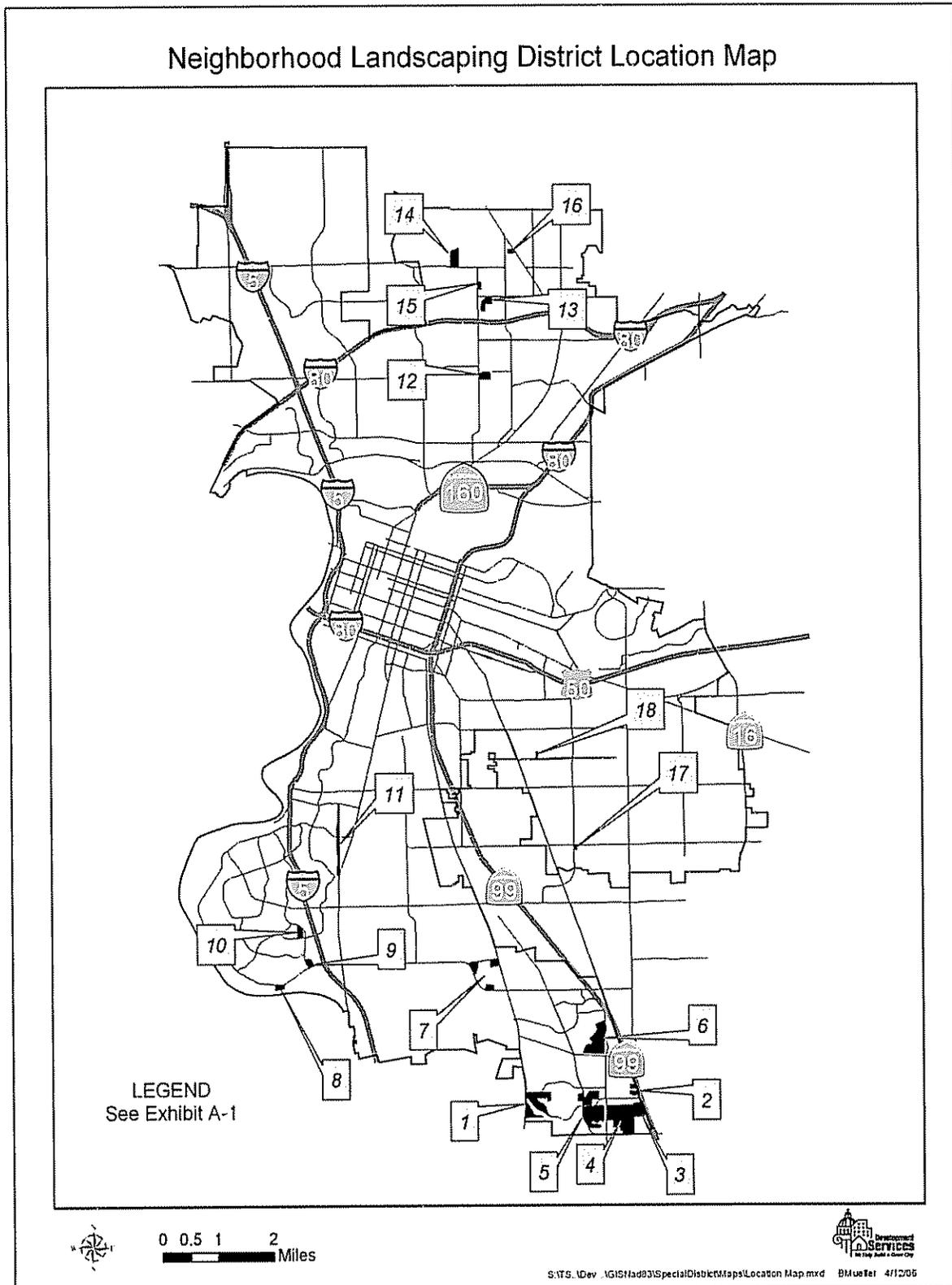


EXHIBIT A-1

NEIGHBORHOOD LANDSCAPING DISTRICT

LOCATION MAP LEGEND

1

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

2

Jacinto Village #3
Shasta Meadows

3

Laguna Vista

4

Laguna Vega
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

EXHIBIT B

**NEIGHBORHOOD LANDSCAPING DISTRICT
SUBDIVISION AND PARCEL ASSESSMENTS**

The cost for each individual subdivision is as follows:

Neighborhood	FY 2006/07 Budget	Surplus/ (deficit)	FY 2006/07 Assessed
Arlington Park #1	\$17,371	11,743	5,628
Arlington Park Creekside #2	29,067	24,507	4,560
Arlington Park Creekside #3	24,188	19,688	4,500
Arlington Park Creekside #4	23,278	20,184	3,094
Brookfield Meadows #2	9,621	0	9,621
Carriage Estates	25,077	18,522	6,555
Chardonay	20,263	16,577	3,686
Colony Brookfield	24,902	15,282	9,620
Del Paso Nuevo (Units 1 and 3)	20,840	9,526	11,314
East Land Park Village	30,038	19,688	10,350
Elder Place	8,761	3,638	5,123
Jacinto Village #3	2,400	(591)	2,991
Jones Ranch	9,854	4,876	4,978
Kelton	26,296	22,062	4,234
Laguna Parkway	38,929	15,079	23,850
Laguna Vega	25,744	19,288	6,456
Laguna Verde	32,876	20,146	12,730
Laguna Verde 2	23,931	20,921	3,010
Laguna Vista	22,013	18,053	3,960
Liberty lane	11,100	0	11,100
Newport Cove	22,057	18,957	3,100
Regency Place	24,533	18,203	6,330
Shasta Meadows	13,919	9,157	4,762
Sheldon Farms	11,330	0	11,330
Sheldon Whitehouse	8,386	0	8,386
Stonewood	23,655	20,001	3,654
Sunrise 94	7,788	4,439	3,349
Villa Palazzo	25,152	18,592	6,560
Windemere Estates	26,486	16,986	9,500
Zorba Court	2,250	0	2,250

See second page for individual parcel assessments.

EXHIBIT B (Continued)

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

Neighborhood	# of Lots	Maximum Authorized	FY 2005/06	FY 2006/07
Arlington Park #1	84	\$87.00	\$67.00	\$67.00
Arlington Park Creekside #2	76	265.00	60.00	60.00
Arlington Park Creekside #3	60	120.00	75.00	75.00
Arlington Park Creekside #4	119	65.00	26.00	26.00
Brookfield Meadows #2	55	174.93	170.00	174.93
Carriage Estates	23	373.74	285.00	285.00
Chardonnay	97	58.00	38.00	38.00
Colony Brookfield	74	190.00	140.00	130.00
Del Paso Nuevo (Units 1 and	79	143.21	142.18	143.22
East Land Park Village	90	183.35	178.18	115.00
Elder Place	14	365.91	355.60	365.91
Jacinto Village #3	29	103.13	102.38	103.14
Jones Ranch	23	216.44	210.34	216.44
Kelton	146	60.60	24.00	29.00
Laguna Parkway	318	83.02	59.00	75.00
Laguna Vega	269	445.83	29.00	24.00
Laguna Verde	128	99.46	78.00	99.46
Laguna Verde 2	43	178.34	60.00	70.00
Laguna Vista	72	104.75	101.80	55.00
Liberty lane	74	150.00	0	150.00
Newport Cove	62	128.66	49.00	50.00
Regency Place	133	52.88	28.00	37.00
Shasta Meadows	22	216.44	210.34	216.44
Sheldon Farms	103	110.00	0	110.00
Sheldon Whitehouse	163	51.45	50.00	51.44
Stonewood	261	31.68	14.00	14.00
Sunrise 94	19	176.27	175.00	176.28
Villa Palazzo	80	105.00	100.00	82.00
Windemere Estates	50	190.00	164.00	190.00
Zorba Court	9	250.00	0	250.00

RESOLUTION NO.

Adopted by the Sacramento City Council

AMENDING THE CITY'S FISCAL YEAR 2006/07 BUDGET FOR THE NEIGHBORHOOD LANDSCAPING DISTRICT, FUND 225

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 property owners within the boundaries of the District are assessed a fee (see Exhibit B) to cover the cost of delivering landscaping maintenance services.
- 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. The FY2006 revenue (\$206,581 [\$592,105 - 385,524 surplus]) and expenditure (\$592,105) budgets are to be amended for the District. See Exhibit B for detailed information on the budget.

Section 3. The Finance Director is authorized to amend the expenditure authority for Transportation, Development Services, and the Department of Finance (see Exhibit B) necessary to provide services for the District in the amount of \$592,105 which will be reimbursed by the District.

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

Table of Contents:

Exhibit A: District Map -1 Page

Exhibit B: FY2006/07 District & Parcel Assessment -1 Page

EXHIBIT A

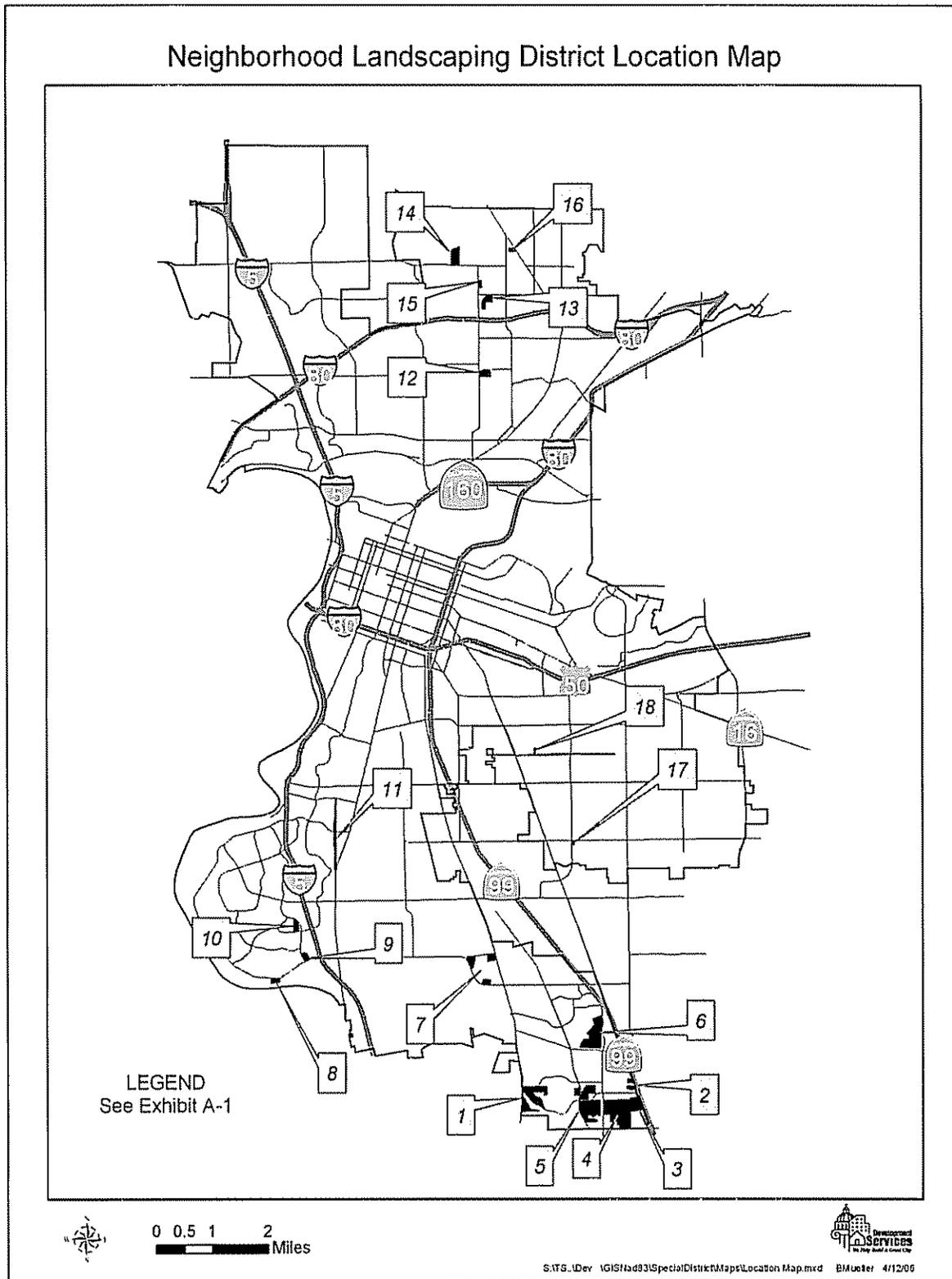


EXHIBIT A-1

NEIGHBORHOOD LANDSCAPING DISTRICT

LOCATION MAP LEGEND

1

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

2

Jacinto Village #3
Shasta Meadows

3

Laguna Vista

4

Laguna Vega
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

EXHIBIT B
NEIGHBORHOOD LANDSCAPING DISTRICT BUDGET & PARCEL ASSESSMENTS

The cost for each individual subdivision is as follows:

SUBDIVISION	Maintenance Cost	Special Districts	Billing Administration			Contingency	Subtotal	Surplus/ Deficit	Total
			City	County	Consultant				
Arlington Pk#1	\$2,253	\$330	\$39	\$115	\$334	\$14,300	\$17,371	\$11,743	\$5,628
Arlington Pk Creekside #2	8,281	310	39	111	326	20,000	29,067	24,507	4,560
Arlington Pk Creekside #3	3,562	275	39	102	310	19,900	24,188	19,688	4,500
Arlington Pk Creekside #4	2,331	405	39	134	369	20,000	23,278	20,184	3,094
Brookfield Meadows #2	6,300	265	39	100	305	2,612	9,621	0	9,621
Carriage Estates	5,183	200	39	82	273	19,300	25,077	18,522	6,555
Chardonnay	1,300	355	39	122	347	18,100	20,263	16,577	3,686
Colony Brookfield	6,024	305	39	110	324	18,100	24,902	15,282	9,620
Del Paso Nuevo	7,539	320	39	113	329	12,500	20,840	9,526	11,314
East Land Pk Village	9,200	340	39	119	340	20,000	30,038	19,688	10,350
Elder Place	2,400	180	39	78	264	5,800	8,761	3,638	5,123
Jacinto Village #3	1,786	210	39	86	279	0	2,400	(591)	2,991
Jones Ranch	3,960	200	39	82	273	5,300	9,854	4,876	4,978
Kelton	5,257	455	39	149	396	20,000	26,296	22,062	4,234
Laguna Parkway	20,270	810	39	242	568	17,000	38,929	15,079	23,850
Laguna Vega	4,556	715	39	215	519	19,700	25,744	19,288	6,456
Laguna Verde	11,900	420	39	139	378	20,000	32,876	20,146	12,730
Laguna Verde 2	3,261	245	39	93	293	20,000	23,931	20,921	3,010
Laguna Vista	1,538	305	39	109	322	19,700	22,013	18,053	3,960
Liberty Lane	8,500	305	39	110	324	1,822	11,100	0	11,100
Newport Cove	2,218	285	39	103	312	19,100	22,057	18,957	3,100
Regency Place	4,560	475	39	154	405	18,900	24,533	18,203	6,330
Shasta Meadows	1,326	200	39	82	272	12,000	13,919	9,157	4,762
Sheldon Farms	6,000	365	39	126	353	4,447	11,330	0	11,330
Sheldon Whitehouse	3,100	490	39	158	413	4,186	8,386	0	8,386
Stonewood	2,199	695	39	211	511	20,000	23,655	20,001	3,654
Sunrise 94	2,405	195	39	80	269	4,800	7,788	4,439	3,349
Villa Palazzo	4,950	320	39	113	330	19,400	25,152	18,592	6,560
Windemere Estates	7,795	255	39	97	300	18,000	26,486	16,986	9,500
Zorba Court	300	170	39	75	259	1,407	2,250	0	2,250
TOTAL	150,254	10,400	1,170	3,610	10,297	416,374	592,105	385,524	206,581

PARCEL ASSESSMENT

The annual maintenance cost for each property owner is based on the linear footage of their property multiplied by the following cost per foot:

Neighborhood	# of Lots	Maximum Authorized	FY 2005/06	FY 2006/07
Arlington Park #1	84	\$87.00	\$67.00	\$67.00
Arlington Park Creekside #2	76	265.00	60.00	60.00
Arlington Park Creekside #3	60	120.00	75.00	75.00
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