



REPORT TO COUNCIL

City of Sacramento

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

CONSENT
May 22, 2007

**Honorable Mayor and
Members of the City Council**

Title: Laguna Creek Maintenance District – Annual Report

Location/Council District: North of Sheldon Road between Franklin Boulevard and Bruceville Road, in Council District 8 (Exhibit A, page 6).

Recommendation: Adopt 1) a **Resolution** adopting the Laguna Creek Maintenance District Annual Budget and Levy Assessment for FY 2007/08; and 2) a **Resolution** amending the FY 2007/08 City Budget for the Laguna Creek Maintenance District.

Contact: Salina Cheung, Program Specialist, (916) 808-5236; Ron Wicky, Program Specialist, (916) 808-5628

Presenters: Not Applicable

Department: Planning Department

Division: Public Improvement Financing

Organization No: 4915

Description/Analysis

Issue: The existing district is required by the Sacramento City Code to present to City Council an annual budget for approval. Approval of the district's annual budget will authorize the City to collect assessments in the amount sufficient to provide funding for maintenance of the Laguna Creek Wetlands Mitigation Program and the landscaped areas in this district for FY2007-08.

Policy Considerations: The annual proceedings for this district are being processed as set forth in Section 3.124.190 of the Sacramento City Code. This process is consistent with the City's Strategic Plan 3-Year Goal to "achieve sustainability and enhance livability."


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.

Committee/Commission Action: None

Rationale for Recommendation: The actions in the recommended Resolutions are required by the Sacramento City Code, as set forth in Section 3.124.190, for annual proceedings of an existing district.

Financial Considerations: The district is self-supporting and has no impact on the General Fund. The cost of maintenance for the Laguna Creek Wetlands Mitigation Program, together with the landscaped areas, will be funded by the maintenance district. The total assessment for FY 2007/08 is projected at \$136,533 as shown on Exhibit B, page 7, and detailed in the Engineer’s Report on file with the City Clerk.

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, Planning Department

Approved by: 
Carol Shearly
Director, Planning Department

Recommendation Approved:



RAY KERRIDGE
City Manager

Table of Contents:

	Report.....	Pg	1
Attachments			
1	Background.....	Pg	3
2	Resolution, Adopting Budget and Levying Assessment.....	Pg	4
	Exhibit A, Map of District.....	Pg	6
	Exhibit B, District and Parcel Assessment.....	Pg	7
3	Resolution, Amending City’s Fiscal Year Budget.....	Pg	8
	Exhibit A, Map of District.....	Pg	9
	Exhibit B, District Budget and Parcel Assessment.....	Pg	10

BACKGROUND

The Laguna Creek wetlands area was constructed in 1988. On April 16, 1991, the City Council approved formation of the Laguna Creek Maintenance District. The district provides funding for environmental monitoring and maintenance activities associated with the Laguna Creek Wetlands Mitigation Program. The monitoring and maintenance work is required to comply with a Section 404 Permit (No. 9570) issued by the U.S. Army Corps of Engineers to the City of Sacramento. The adopted monitoring program identified a five to eight year monitoring period, which has been completed along with the required remediation work.

Monitoring and Maintenance Program

The Laguna Creek wetlands maintenance area includes the primary creek channel and adjacent wetlands, wetlands preserved to the south of the floodway, and adjacent turf areas. The maintenance area also includes channel improvements and wetlands located west of Franklin Boulevard which were constructed as part of the Laguna Creek Floodway project. The work that is intended to be funded by the annual maintenance district includes:

- Maintenance and repair of irrigation systems.
- Maintenance and operation of planting basins, including fertilization, pruning, staking, turf and grassland mowing, disking fire breaks, litter control, and patrolling.
- Maintenance of bikeways and landscaping adjacent to the wetlands area.
- Unscheduled maintenance such as repair of damage due to vandalism, flood or fire, and temporary irrigation of vernal pools not wetted by natural events.
- Public outreach, including design and development of interpretive signage, education workshops, nature walks, information for the kiosk (i.e. community information center), and for wetlands articles in the North Laguna Creek Neighborhood Association newspaper.

RESOLUTION NO.

Adopted by the Sacramento City Council

ADOPTING THE LAGUNA CREEK MAINTENANCE DISTRICT ANNUAL BUDGET AND LEVYING ASSESSMENT FOR (FY 2007/08)

BACKGROUND:

- A. The Laguna Creek Maintenance District (“District”), as depicted in Exhibit A, was established by the City Council and approved by the property owners on April 16, 1991.
- B. The City Council established the District under Chapter 3.124 of the Sacramento City Code (“Chapter 3.124”), 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 Chapter 3.124.
- C. This year’s total assessment is a slight increase from the previous year’s total assessment, and is still below the highest authorized amount for this district shown on Exhibit B.
- 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 Development Engineering Manager of the Development Services Department, 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 Section 3.124.190 of the Sacramento City Code.

Section 3. The City Council

- (a) adopts the annual budget set forth in the FY 2007/08 Engineer’s Annual Report; and
- (b) levies the assessment set forth in the FY 2007/08 Engineer’s Annual Report.

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

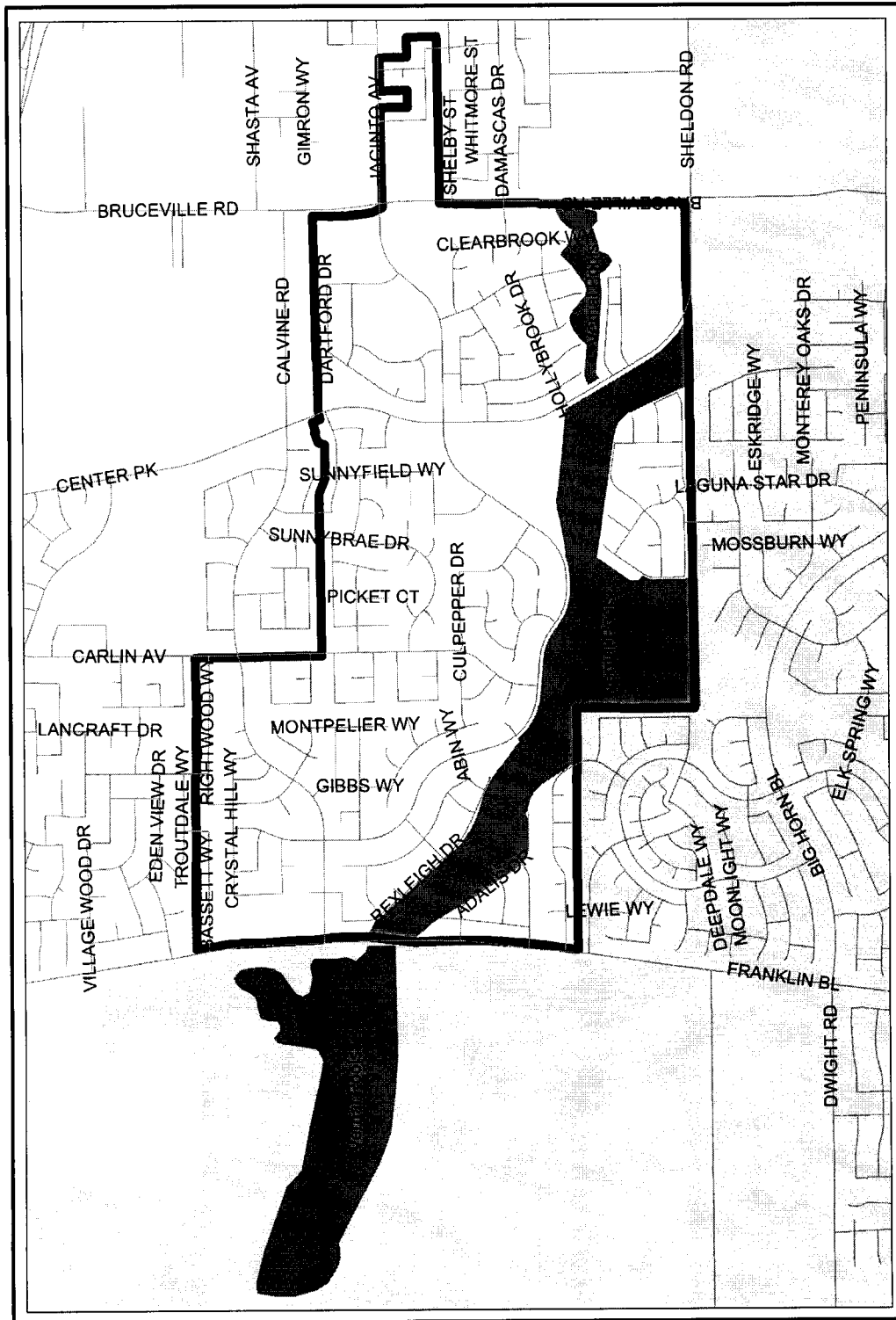
Table of Contents:

Exhibit A: District Map -1 Page

Exhibit B: FY2007/08 District & Parcel Assessment -1 Page

EXHIBIT A

Laguna Creek Maintenance District



City of Sacramento
Planning Department
B Mueller 04/24/03

EXHIBIT B

**LAGUNA CREEK MAINTENANCE DISTRICT
FY2007/2008
DISTRICT AND PARCEL ASSESSMENT**

DISTRICT ASSESSMENT

Neighborhood	FY 2006/07 Assessed	FY 2007/08 Budget	Surplus/ (deficit)	FY 2007/08 Assessed
Laguna Creek Maintenance District	\$136,230	\$359,338	\$222,805	\$136,533

PARCEL ASSESSMENT

Annual Maintenance Assessment			
	Maximum Authorized	FY 2006/07	FY 2007/08
Single-Family Residential (per unit)	\$81.73	\$44.86	\$44.86
Developed Multi-Family and Condos (per unit)	58.78	31.14	31.12
Undeveloped Multi-Family (per acre)	741.72	439.58	440.32
Non-Residential (Land Area)			
0-25,000 Square Feet (per parcel)	113.04	63.59	63.62
25,000-100,000 Square Feet (per parcel)	525.45	310.23	310.72
Over 100,000 Square Feet (per parcel)	1,082.23	643.22	644.34
Churches (per parcel)	39.52	19.62	19.58

RESOLUTION NO.

Adopted by the Sacramento City Council

AMENDING THE CITY'S FISCAL YEAR 2007/08 BUDGET FOR THE LAGUNA CREEK MAINTENANCE DISTRICT, FUND 226

BACKGROUND:

- A.** The Laguna Creek Maintenance District ("District"), as depicted in Exhibit A, was established by the City Council and approved by the property owners on April 16, 1991.
- B.** The City Council established the District under Chapter 3.124 of the Sacramento City Code ("section 3.124"), 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 Chapter 3.124.
- C.** The property owners within the boundaries of the District are assessed a fee (See Exhibit B) to cover the cost of delivering 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 FY2007/08 revenue \$136,533 (\$359,338 - \$222,805 surplus) and expenditure \$359,338 budgets 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 Departments of Transportation, Parks, Planning and Finance (See Exhibit B) necessary to provide services for the District in the amount of \$359,338 which will be reimbursed by the District.

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

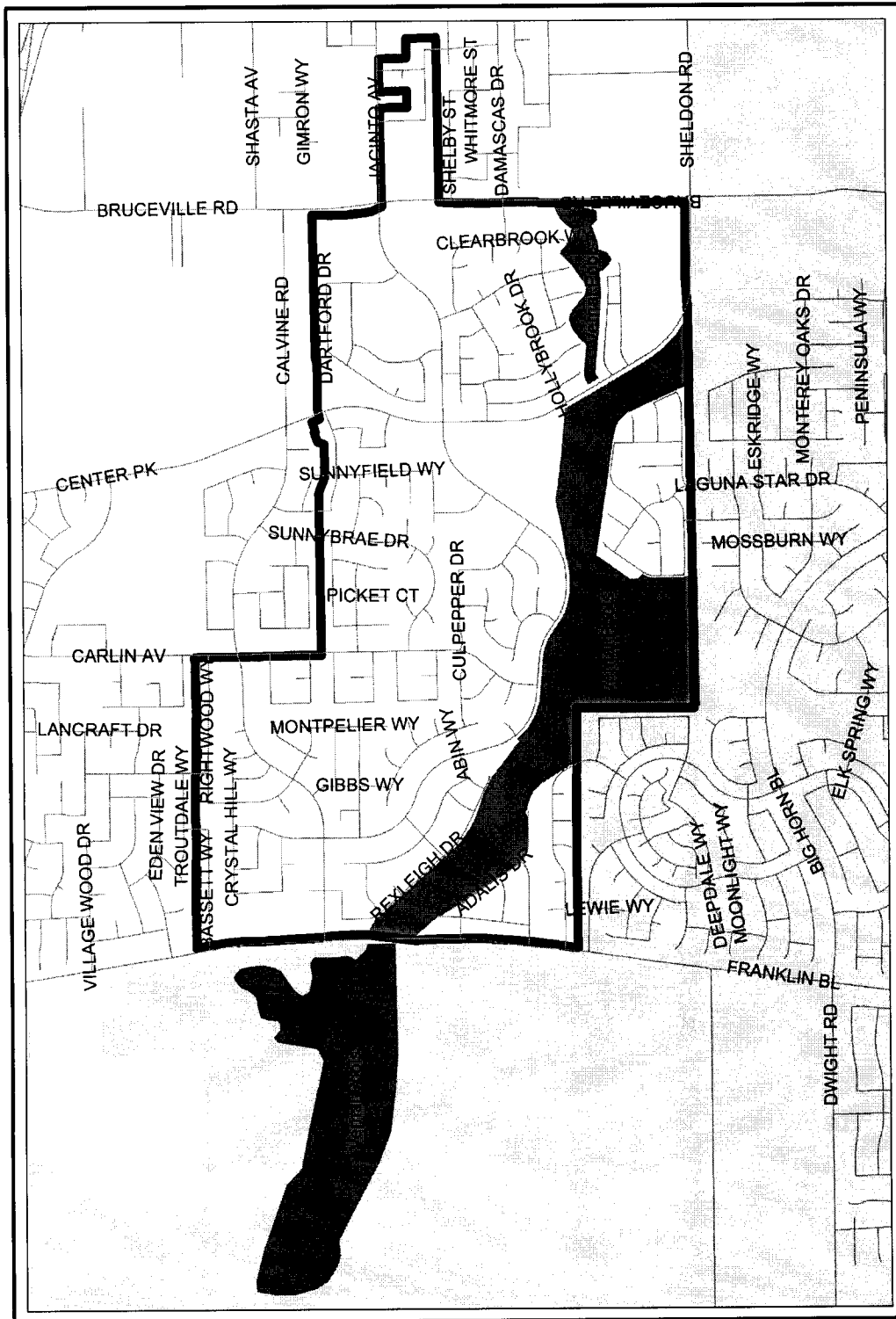
Table of Contents:

Exhibit A: District Map – 1 Page

Exhibit B: FY 2007/08 District Budget & Parcel Assessment – 1 Page

EXHIBIT A

Laguna Creek Maintenance District



City of Sacramento
Planning Department
B. Mieller 04/24/03

EXHIBIT B**LAGUNA CREEK MAINTENANCE DISTRICT
FY 2007/08 BUDGET**

Transportation Streets Costs	\$23,090
Parks Maintenance Costs	93,300
Parks Outreach	60,000
Special Districts Administration	15,100
Consultant (Muni) Reporting	2,752
Finance Administration	761
County Billing Cost	1,206
Ending Fund Balance (Contingency)	163,129
Subtotal	\$359,338
Less: Beginning Fund Balance	(222,805)
Total Assessed to Property Owners	\$136,533

PARCEL ASSESSMENT

Annual Maintenance Assessment			
	Maximum Authorized	FY 2006/07	FY 2007/08
Single-Family Residential (per unit)	\$81.73	\$44.86	\$44.86
Developed Multi-Family and Condos (per unit)	58.78	31.14	31.12
Undeveloped Multi-Family (per acre)	741.72	439.58	440.32
Non-Residential (Land Area)			
0-25,000 Square Feet (per parcel)	113.04	63.59	63.62
25,000-100,000 Square Feet (per parcel)	525.45	310.23	310.72
Over 100,000 Square Feet (per parcel)	1,082.23	643.22	644.34
Churches (per parcel)	39.52	19.62	19.58