



REPORT TO COUNCIL

City of Sacramento

915 I Street, Sacramento, CA 95814-2604
www.CityofSacramento.org

PUBLIC HEARING
June 22, 2010

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

Title: Neighborhood Landscaping District – Public Hearing

Location/Council District: This district includes 34 separate subdivisions, as follows (Exhibit A, page 7): Chardonnay, Del Paso Nuevo Units 1 & 3, Jones Ranch, Kelton, Sunrise 94, and Evergreen Phase 1, Council District 2; Eastland Park Village, Council District 4; Zorba Court, Council District 5; Elder Place, and 66th Street Subdivision, Council District 6; Carriage Estates, Villa Palazzo and Windemere Estates, Council District 7; Arlington Park 1, Arlington Park Creekside 2, 3 & 4, Brookfield Meadows #2, Cameron 5, Colony Brookfield, Jacinto Village 3, Laguna Verde 1 & 2, Laguna Parkway, Laguna Vega, Laguna Vista, Liberty Lane, Newport Cove, Regency Place, Shasta Meadows, Sheldon Farms, Sheldon Whitehouse, Stonewood and Wickford Square, Council District 8.

Recommendation: Conduct a public hearing and upon conclusion, adopt a **Resolution** confirming diagram and assessment, and levying assessment for Fiscal Year (FY) 2010/11 for the Neighborhood Landscaping District.

Contact: Mark Griffin, Fiscal Manager, (916) 808-8788

Presenter: Not Applicable

Department: Finance

Division: Public Improvement Financing

Organization No: 06001321

Description/Analysis:

Issue: According to the California Streets and Highways Code, the existing Neighborhood Landscaping District (District) is required to present an annual budget to City Council 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 landscaped areas adjacent to the subdivisions in this district for FY2010/11.

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. The recommended action is consistent with the Strategic Focus Area of Sustainability and Livability.

Sustainability Considerations: There are no sustainability considerations applicable to the administration of a special district.

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

Committee/Commission: None

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.

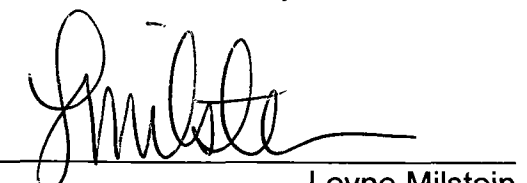
Financial Considerations: The District is self-supporting and supplements funding otherwise provided by the General and other Funds. The cost for each subdivision as well as a breakdown of cost per single-family lot is provided in Exhibit B, pages 13 & 14. The total assessment amount for the 34 subdivisions is estimated to be \$239,391 for FY2010/11. This equates to an average increase per parcel of just 0.3 percent over FY2009/10.

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

The annual operating budget for the District will be adjusted to reflect the Council approved assessments and expenditure plans.

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, Finance Department

Approved by: 
Leyne Milstein
Director, Finance Department

Recommendation Approved:

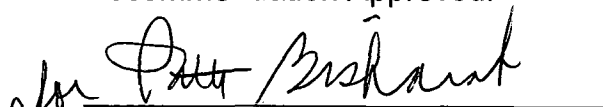

Gus Vina
Interim City Manager

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BACKGROUND

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. Exhibit B to the Resolution contains the assessment per subdivision and the proposed change over the current fiscal year (FY2009/10).

**NEIGHBORHOOD LANDSCAPING DISTRICT
FY2010/11 SCHEDULE**

May 18, 2010 Council Adopted Resolution of Intention and Set Date for Public Hearing

May 2010 Publish Notice of Public Hearing

June 22, 2010 Hold Public Hearing
Council Orders Annual Levy

July 2010 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 (FY2010/11)

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 Supervising Engineer of the Department of Transportation, as the Engineer of Work for the District, to prepare and file an Annual Report for the FY2010/11.
- D.** The Engineer of Work filed the Annual Report on May 18, 2010, and City Council adopted its Resolution approving Engineer's Annual Report and Intention to Levy and Collect Assessments within the assessment district for FY2010/11 and set a Public Hearing for June 22, 2010, 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.
- 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 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. 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: FY2009/10 District & Parcel Assessment – 2 Pages

EXHIBIT A

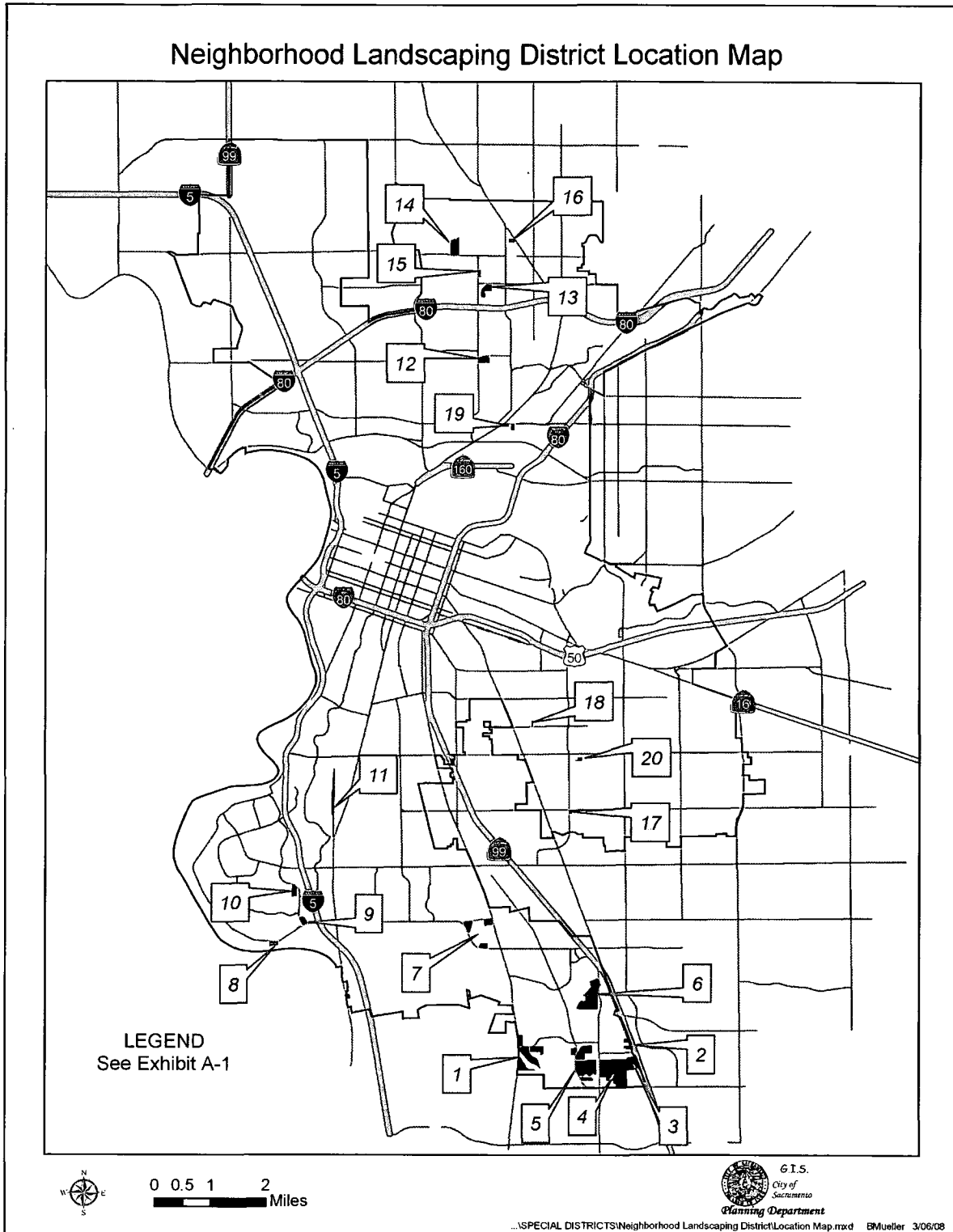


EXHIBIT A-1

NEIGHBORHOOD LANDSCAPING DISTRICT

LOCATION MAP LEGEND

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

EXHIBIT B**NEIGHBORHOOD LANDSCAPING DISTRICT
SUBDIVISION AND PARCEL ASSESSMENTS**

The cost for each individual subdivision is as follows:

Subdivision	FY2009/10 Assessed	FY2010/11 Budget	Surplus/ (deficit)	FY2010/11 Assessed
66 th Street Subdivision	3,749	5,749	5,749	0
Arlington Pk #1	5,628	24,270	18,642	5,628
Arlington Pk Creekside #2	8,480	37,833	26,506	11,327
Arlington Pk Creekside #3	4,649	28,232	24,632	3,600
Arlington Pk Creekside #4	6,976	24,693	20,825	3,868
Brookfield Meadows #2	10,309	17,904	7,425	10,479
Cameron 5	5,409	6,393	889	5,504
Carriage Estates	8,089	28,032	19,436	8,596
Chardonnay	3,686	24,695	22,852	1,843
Colony Brookfield	8,806	28,900	21,870	7,030
Del Paso Nuevo (Units 1 and 3)	12,131	28,735	16,417	12,318
East Land Park Village	13,459	49,563	31,582	17,981
Elder Place	5,493	16,126	10,544	5,582
Evergreen Phase I	5,768	9,740	9,740	0
Jacinto Village #3	3,207	1,373	(1,882)	3,255
Jones Ranch	5,337	18,749	16,038	2,711
Kelton	7,460	32,582	28,158	4,424
Laguna Parkway	16,777	50,811	30,771	20,040
Laguna Vega	8,194	33,215	19,750	13,465
Laguna Verde	11,656	39,660	26,929	12,731
Laguna Verde 2	3,287	28,399	24,565	3,834
Laguna Vista	4,971	27,463	23,354	4,109
Liberty Lane	9,028	26,600	20,552	6,048
Newport Cove	2,708	25,822	21,834	3,988
Regency Place	7,768	28,075	19,028	9,047
Shasta Meadows	5,106	21,869	16,683	5,186
Sheldon Farms	10,300	36,301	23,946	12,355
Sheldon Whitehouse	8,984	21,636	12,503	9,133
Stonewood	4,582	29,572	21,304	8,268
Sunrise 94	3,591	10,758	7,111	3,647
Villa Palazzo	5,520	32,217	28,017	4,200
Wickford Square	9,132	26,806	14,814	11,992
Windemere Estates	6,008	37,517	32,767	4,750
Zorba Court	2,411	8,019	5,567	2,452
Total	\$238,659	\$868,309	\$628,918	\$239,391

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 FY2010/11	Actual FY2009/10	Authorized FY2010/11
66 th Street Subdivision	19	200.87	197.34	0.00
Arlington Pk #1	84	67.00	67.00	67.00
Arlington Pk Creekside #2	76	265.00	111.58	149.04
Arlington Pk Creekside #3	60	120.00	77.48	60.00
Arlington Pk Creekside #4	119	65.00	58.62	32.50
Brookfield Meadows #2	55	190.53	187.44	190.52
Cameron 5	26	211.69	208.06	211.68
Carriage Estates	23	373.74	351.70	373.74
Chardonay	97	38.00	38.00	19.00
Colony Brookfield	74	190.00	119.00	95.00
Del Paso Nuevo (Units 1 and 3)	79	155.93	153.56	155.92
East Land Park Village	90	199.79	149.54	199.78
Elder Place	14	398.74	392.38	398.74
Evergreen Phase I	60	96.72	96.14	0.00
Jacinto Village #3	29	112.23	110.60	112.22
Jones Ranch	23	235.74	232.04	117.86
Kelton	146	60.60	51.10	30.30
Laguna Parkway	318	63.02	52.76	63.02
Laguna Vega	270	49.87	30.46	49.86
Laguna Verde	128	99.46	91.06	99.46
Laguna Verde 2	43	178.34	76.44	89.16
Laguna Vista	72	114.14	69.04	57.06
Liberty Lane	74	163.46	122.00	81.72
Newport Cove	62	128.66	43.68	64.32
Regency Place:				
Single Family	133	52.88	45.40	52.88
Multi Family	56	35.96	30.88	35.96
Shasta Meadows	22	235.74	232.10	235.74
Sheldon Farms	103	119.95	100.00	119.94
Sheldon Whitehouse	163	56.03	55.12	56.02
Stonewood	261	31.68	17.56	31.68
Sunrise 94	19	191.93	189.02	191.92
Villa Palazzo	80	105.00	69.00	52.50
Wickford Square	103	116.43	88.66	116.42
Windemere Estates	50	190.00	120.16	95.00
Zorba Court	9	272.42	267.88	272.42