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DEVELOPMENT SERVICES
DEPARTMENT

CITY OF SACRAMENTO
CALIFORNIA

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DEVELOPMENT ENGINEERING
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April 22, 2005

City Council
Sacramento, California

Honorable Members in Session:

**SUBJECT: NORTHSIDE SUBDIVISION MAINTENANCE DISTRICT - INITIATING
 ANNUAL PROCEEDINGS (FY2005/06)**

LOCATION AND COUNCIL DISTRICT:

This district is located north of Main Avenue between Rio Linda Boulevard and Marysville Boulevard, within Council District 2 (see Attachment A).

RECOMMENDATION:

This report recommends that City Council adopt the following resolutions:

- Directing Filing of the Annual Report for FY 2005/06 for the Northside Subdivision Maintenance District
- Approving Engineers Report and Intention to Order Maintenance of Improvements FY 2005/06 for the Northside Subdivision Maintenance District.

CONTACT PERSONS: Ron Wicky, Program Specialist, 808-5628
 Edward Williams, Manager, 808-5440

FOR COUNCIL MEETING OF: May 17, 2005

SUMMARY:

The Northside Subdivision Maintenance District was established to recover the annual costs of wetlands and landscape maintenance. The recommended Council action will formally initiate the annual proceedings and set a public hearing date for June 7, 2005 (see Attachment B).

COMMITTEE/COMMISSION ACTION:

None.

BACKGROUND INFORMATION:

On January 7, 1992, City Council approved formation of the Northside Subdivision Maintenance District. This district provides funding for maintenance activities associated with the Northside Subdivision Wetlands Mitigation Program. The mitigation program is in compliance with the U. S. Army Corps of Engineers' Permit, issued to the developer of Northside Subdivision on June 20, 1990. The activities include: cleaning of the sand and grease trap separator for the storm drain system, disposal of the contents, mowing and litter pick up. The district also funds maintenance activities for the landscaped area adjacent to Marysville Boulevard.

FINANCIAL CONSIDERATIONS:

The cost of maintenance for the Northside Subdivision Wetlands Mitigation Program, together with the landscaped area along Marysville Boulevard, will be funded through the maintenance district. The total cost for FY 2005/06 is projected at \$6,160 as detailed on Exhibit A of the Engineer's Report on file with the City Clerk.

Neighborhood	FY 2005/06 Budget	Surplus/ (Deficit)	FY 2005/06 Assessed
Northside Subdivision Maintenance District	\$71,211	\$65,051	\$6,160

Maintenance costs will be assessed to the 112 single-family lots within the district. The following is the total assessment per single-family home.

Neighborhood	Maximum Authorized	FY 2004/05	FY 2005/06
Northside Subdivision Maintenance District	\$191	\$55	\$55

The maintenance district is self-supporting and has no impact on the general fund.

ENVIRONMENTAL CONSIDERATIONS:

Under the California Environmental Quality Act (CEQA) guidelines, annual proceedings of a special district do not constitute a project, and therefore is exempt from review.

POLICY CONSIDERATIONS:

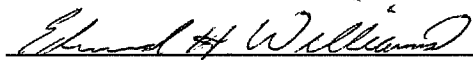
The annual proceedings for this district are being processed as set forth in Chapter 3.124 of the Sacramento City Code. This process is consistent with the City's Strategic Plan in preserving and enhancing the City's neighborhoods and quality of life.

City Council
Northside Subdivision Maintenance District
April 22, 2005

ESBD CONSIDERATIONS:

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

Respectfully submitted,


Edward Williams, Manager
Development Engineering & Finance

RECOMMENDATION APPROVED:


ROBERT P. THOMAS, City Manager

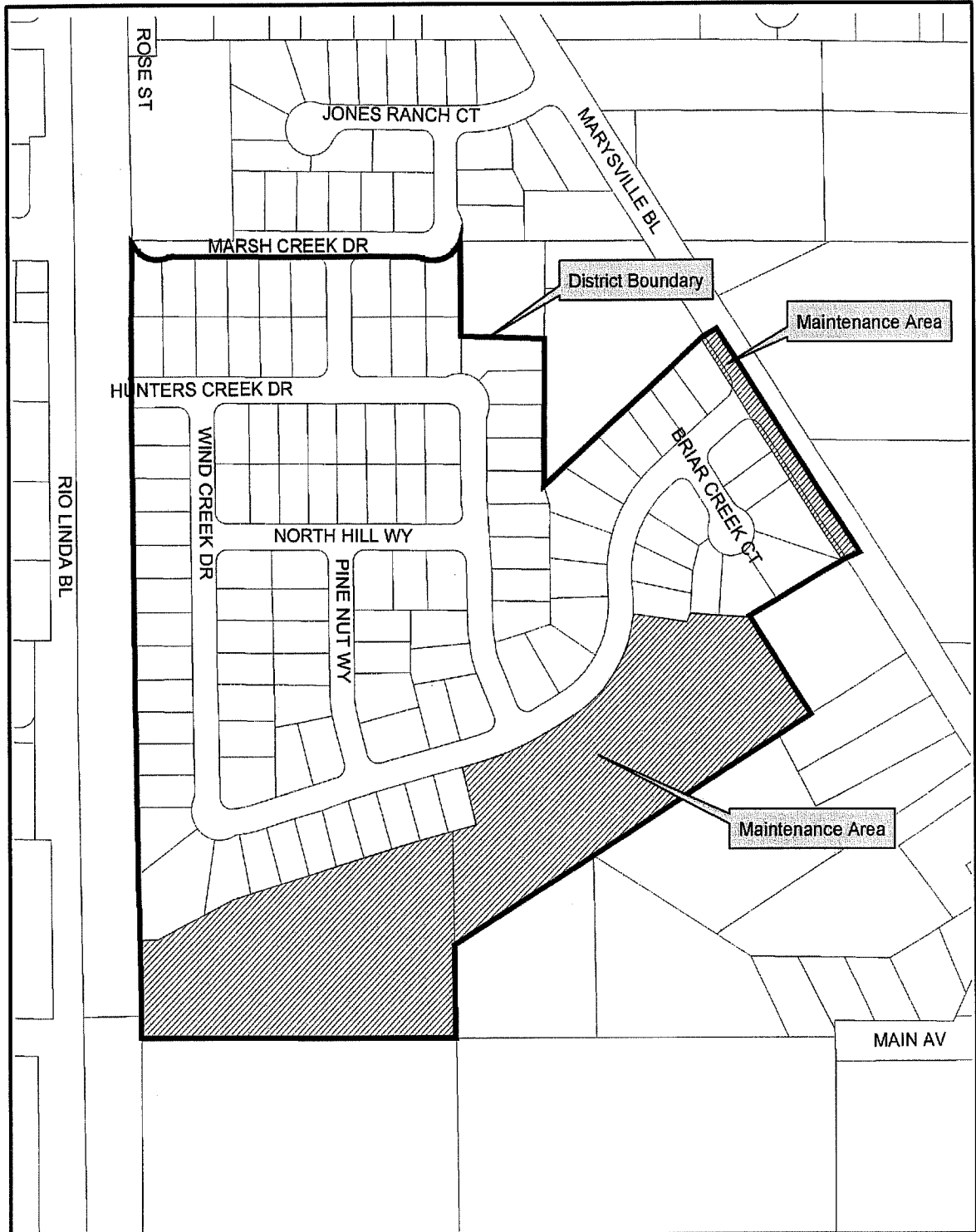
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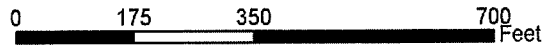
Northside Subdivision Maintenance District

Attachment A



City Of Sacramento
Development Services
Department
Special Districts

B Mueller 04/23/03



ATTACHMENT B

**NORTHSIDE SUBDIVISION MAINTENANCE DISTRICT
FY 2005/06 SCHEDULE**

May 17, 2005	Council Considers Resolution of Intention and Sets Date for Hearing
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May 2005 Publish Notice of Hearing

June 7, 2005 Hold Hearing

COUNCIL CONSIDERS ALL PROTESTS, ORDERS ANNUAL LEVY

July 2005 Assessments to County for Placement on Tax Roll

RESOLUTION NO.

ADOPTED BY THE SACRAMENTO CITY COUNCIL

ON DATE OF: _____

**RESOLUTION DIRECTING FILING OF ANNUAL REPORT
FOR FY 2005/06 FOR THE NORTHSIDE SUBDIVISION
MAINTENANCE DISTRICT**

BE IT RESOLVED BY THE COUNCIL OF THE CITY OF SACRAMENTO:

1. The Development Engineering & Finance Manager of the Development Services Department, the person designated by this Council as the Engineer of Work for the Northside Subdivision Maintenance District, is hereby directed to file an annual report in accordance with the provisions of Chapter 3.124 of the Sacramento City Code.
2. This resolution is adopted pursuant to Chapter 3.124 Article II of the Sacramento City Code.

MAYOR

ATTEST:

CITY CLERK

FOR CITY CLERK USE ONLY

RESOLUTION NO: _____

DATE ADOPTED: _____

RESOLUTION NO.

ADOPTED BY THE SACRAMENTO CITY COUNCIL

ON DATE OF: _____

RESOLUTION APPROVING ENGINEER'S REPORT AND INTENTION TO ORDER IMPROVEMENTS FOR FY 2005/06 FOR NORTHSIDE SUBDIVISION MAINTENANCE DISTRICT

BE IT RESOLVED BY THE COUNCIL OF THE CITY OF SACRAMENTO:

1. The City Council hereby approves the annual Engineer's Report on file with the City Clerk's Office.
2. The City Council intends to levy and collect assessments within the Northside Subdivision Maintenance District during fiscal year 2005/06. The area of land to be assessed is located in the City of Sacramento, Sacramento County.
3. The maintenance of improvements to be made in this assessment district is generally described as follows:

Wetlands: The work to be performed consists of the special monitoring, maintenance and repair of the designated wetland areas as identified in the Corps of Engineers Nationwide Permit, issued on June 12, 1990, for Northside Subdivision (hereafter referred to as "Corps Permit"). Specifically, the work may include, but not be limited to, monitoring and maintenance of seasonal wetlands, inspection and minor repairs to basin inlets and outlets, mowing fire breaks, litter control and patrolling, road maintenance, minor bank repairs, inspection and maintenance of oil/sand interceptors, keeping of contractors' records, and any related work necessary to comply with the conditions of said Corps Permit. Pumping, hauling and disposal of collected wastes shall be in accordance with all appropriate state, federal and local regulations. The work does not include general maintenance of the drainage channel as normally provided by the City of Sacramento.

Landscaping and Masonry Wall: The work to be performed consists of furnishing all tools, equipment, apparatus, facilities, labor, material, supplies and utilities necessary or desirable to maintain the masonry walls, landscaping and irrigation systems. Maintenance work may include, but not be limited to, periodic mowing of grass, trimming of trees and shrubs, and fertilizing, together with regular furnishing of water for irrigation of all plant material, and the repair, maintenance and replacement of the irrigation system, planted materials and amenities.

FOR CITY CLERK USE ONLY

RESOLUTION NO: _____

DATE ADOPTED: _____

Certain types of the unscheduled maintenance may also be performed, but only when specifically authorized by the City of Sacramento. These tasks include plant replacement, turf and grassland seeding, insect, weed and rodent control, erosion control, maintaining/repairing masonry walls, channel repairs, hauling and dumping debris, maintaining floodway improvements, maintaining areas adjacent to the floodway right-of-way, and repair of damage due to vandalism, flood or fire.

4. In accordance with this Council's resolution directing the filing of any Annual Report, the Engineer of Work has filed with the City Clerk the report required by Chapter 3.124, Sacramento City Code. All interested persons are referred to that report for a full and detailed description of the improvements, the boundaries of the assessment district, and the proposed assessments upon assessable lots and parcels of land within the assessment district.
5. On Tuesday, June 7, 2005, at the hour of 2:00 p.m., the City Council will conduct a public hearing on the proposed annual assessment. The hearing will be held at the meeting place of the City Council located in the Interim City Hall, 730 I Street, 1st Floor, Sacramento, California.
6. The City Clerk is authorized and directed to give the notice of hearing required by Chapter 3.124 of the Sacramento City Code.

MAYOR

ATTEST:

CITY CLERK

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