

DEVELOPMENT SERVICES
DEPARTMENT

CITY OF SACRAMENTO
California

1231 I Street, Room 300
Sacramento, CA 95814

DEVELOPMENT ENGINEERING
AND FINANCE

PH: 916-808-7995
FAX: 916-264-7480

May 20, 2005

City Council
Sacramento, California

Honorable Members in Session:

SUBJECT: NEIGHBORHOOD LANDSCAPING DISTRICT - PUBLIC HEARING (FY 2005/06)

LOCATION AND COUNCIL DISTRICT:

This district includes 26 separate subdivisions, as follows (see Exhibit A to Budget Resolution):

- Kelton, Chardonnay, Del Paso Nuevo (Units 1 and 3), Sunrise 94 and Jones Ranch Subdivisions located in Council District 2
- Eastland Park Village, located in Council District 4
- Elder Place, Located in Council District 6
- Windemere Estates, Carriage Estates and Villa Palazzo Subdivisions, located in Council District 7
- Jacinto Village 3, Laguna Verde 1 and 2, Laguna Parkway, Laguna Vega, Laguna Vista, Newport Cove, Regency Place, Shasta Meadows, Stonewood, Colony Brookfield, Arlington Park 1 and Arlington Park Creekside 2, 3 and 4 Subdivisions located in Council District 8

RECOMMENDATION:

This report recommends that City Council adopt the attached resolutions:

- Overruling Protests (if any) for Neighborhood Landscaping District for FY 2005/06
- Confirming Diagram and Assessment and Levying Assessment for Neighborhood Landscaping District for FY 2005/06
- Amending the FY 2005/06 Budget for Neighborhood Landscaping District

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

FOR COUNCIL MEETING OF: June 14, 2005

SUMMARY:

The recommended Council action will levy a continuation of an annual assessment for the Neighborhood Landscaping District. The 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. As of this date, no protests have been received.

COMMITTEE/COMMISSION ACTION:

None.

BACKGROUND INFORMATION:

On July 23, 1991, City Council approved formation of the Neighborhood Landscaping 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, City Council has annexed 24 additional subdivisions to the district. On May 24, 2005, City Council adopted the Resolution of Intention, which set a hearing date on this date for the Annual Report (see Attachment A).

FINANCIAL CONSIDERATIONS:

The total maintenance cost for the 26 subdivisions is estimated to be \$501,568 for FY 2005/06. The cost for each subdivision as well as a breakdown of cost per single-family lot is provided in Exhibit B to the Budget Resolution. The proposed FY 2005/06 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 the 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:

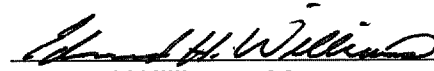
The annual proceedings for this district are being processed as set forth in Section 22500 of the California Streets and Highways Code, Landscaping and Lighting Act of 1972. This process is consistent with the City's Strategic Plan in preserving and enhancing the City's neighborhoods and quality of life.

City Council
Neighborhood Landscaping District – Hearing
May 20, 2005

ESBD CONSIDERATIONS:

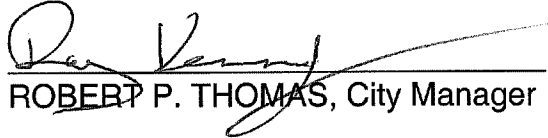
City Council approval of these proceedings is not affected by City policy related to the ESBD Program.

Respectfully submitted,



Edward Williams, Manager
Development Engineering and Finance

RECOMMENDATION APPROVED:



ROBERT P. THOMAS, City Manager

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5. Exhibit A, Map of Neighborhood Landscaping District, pg. 8
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ATTACHMENT A
NEIGHBORHOOD LANDSCAPING DISTRICT
FY 2005/06 SCHEDULE

May 24, 2005 Council Adopted Resolution of Intention and Set Date for Hearing

May, 2005 Publish Notice of Hearing

June 14, 2005	Hold Hearing Council Considers All Protests, Orders Annual Levy
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July, 2005 Assessments to County for Placement on Tax Roll

RESOLUTION NO.

ADOPTED BY THE SACRAMENTO CITY COUNCIL

ON DATE OF: _____

**RESOLUTION OVERRULING PROTESTS FOR
NEIGHBORHOOD LANDSCAPING DISTRICT
FOR FISCAL YEAR 2005/06**

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

On June 14, 2005, City Council opened the public hearing on the Resolution of Intention and the Engineer’s Annual Report for the Neighborhood Landscaping District, City of Sacramento, County of Sacramento, State of California.

At or before the time set for the hearing, certain interested persons made protests or objections to the proposed maintenance, the extent of the assessment district, or the proposed maintenance.

City Council hereby overrules each of these protests, written or oral.

City Council finds that the protest against the proposed maintenance (including all written protests not withdrawn in writing before the conclusion of the protest hearing) is made by the owners of less than one-half of the area of the land to be assessed for the improvement.

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 CONFIRMING DIAGRAM AND ASSESSMENT AND LEVYING
ASSESSMENT FOR NEIGHBORHOOD LANDSCAPING DISTRICT (FY 2005/06)
(Pursuant to Landscaping and Lighting Act of 1972)**

1. Pursuant to Chapter 3 of the Landscaping and Lighting Act of 1972, City Council directed the Development Services & Engineering Manager of the Development Services Department, as the Engineer of Work for the Neighborhood Landscaping District, to prepare and file an Annual Report for the Fiscal Year 2005/06.
2. The Engineer of Work filed the Annual Report on May 24, 2005, and City Council adopted it's Resolution approving Engineer's Report and Intention to levy and collect assessments within the assessment district for Fiscal Year 2005/06 and set a public hearing for June 14, 2005, in the meeting place of City Council, Interim City Hall, 730 I Street, 1st floor, Sacramento, California. Notice of the hearing was given in the time and manner required by law.
3. At the public hearing, City Council afforded to every interested person an opportunity to make a protest to the Annual Report, either in writing or orally, and City Council has considered each protest.
4. City Council hereby confirms the diagram and assessment as set forth in the Annual Report of the Engineer of Work and hereby levies the assessment set forth therein for fiscal year 2005/06.

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 AMENDING THE FISCAL YEAR 2005/06 BUDGET FOR THE NEIGHBORHOOD LANDSCAPING DISTRICT (FUND 225)

Whereas the Neighborhood Landscaping District was established by the City Council on July 23, 1991; and

Whereas property owners within the boundaries of the Neighborhood Landscaping District are assessed a fee (See Exhibit B) to cover the cost of delivering Landscaping maintenance services;

NOW THEREFORE, BE IT RESOLVED BY THE COUNCIL OF THE CITY OF SACRAMENTO:

1. The FY2005 revenue \$164,032 (\$501,568 - \$337,536 surplus) and expenditure \$501,568 budgets to be amended for the Neighborhood Landscaping District (NLD). See Exhibit B for detailed information on the budget.
2. 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 NLD in the amount of \$501,568 which will be reimbursed by the NLD.

MAYOR

ATTEST:

CITY CLERK

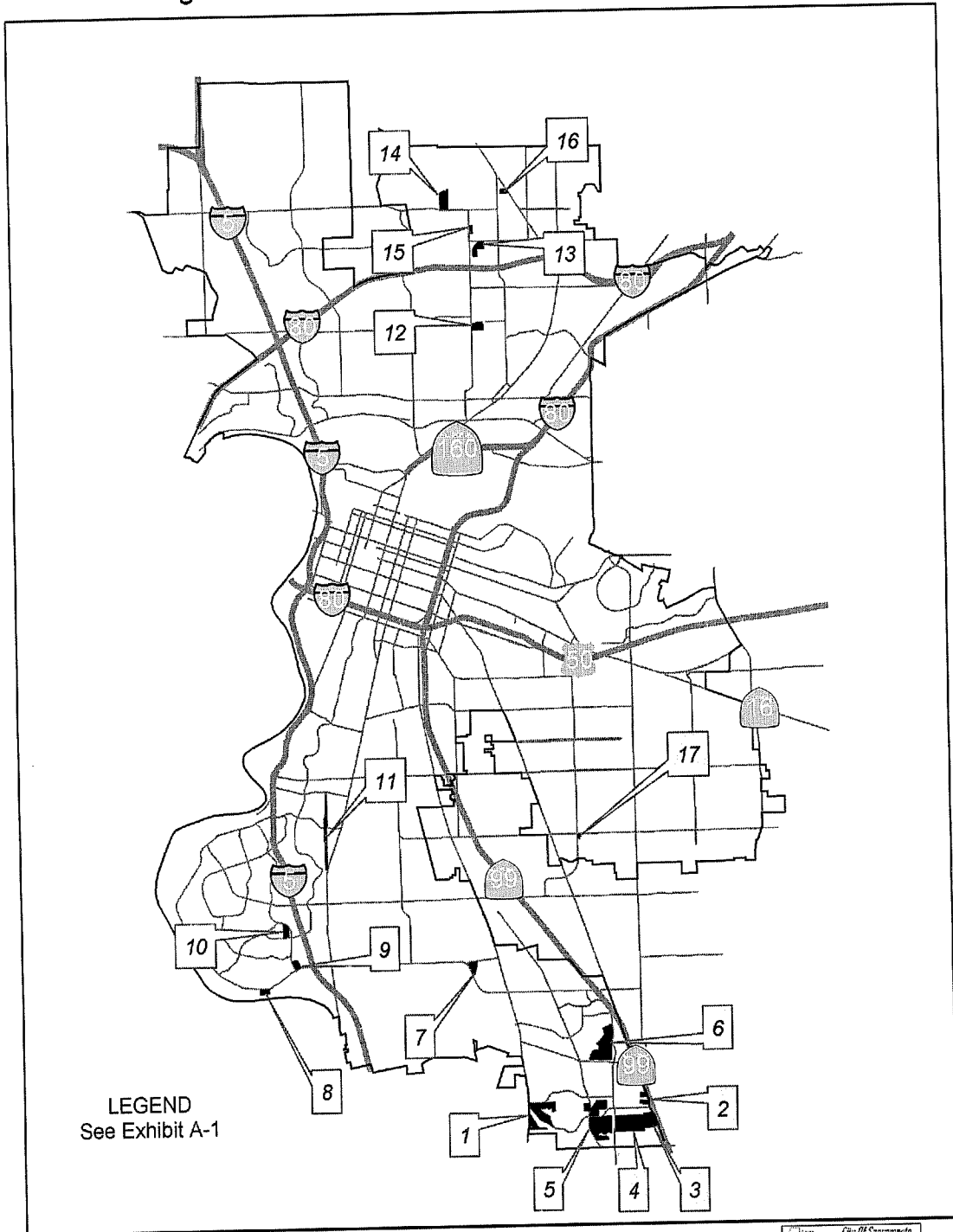
Exhibit A - Location Map (1 page)
Exhibit B - FY2005/06 Budget & Parcel Assessment (1 page)

FOR CITY CLERK USE ONLY

RESOLUTION NO.: _____

DATE ADOPTED: _____

Neighborhood Landscaping District Location Map



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Miles



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FOR CITY CLERK USE ONLY

RESOLUTION NO.: _____

DATE ADOPTED: _____

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

5
Laguna Verde #1
Laguna Verde #2
Laguna Parkway
Newport Cove

6
Regency Place
Stonewood

7
Colony Brookfield

8
Carriage Estates

9
Villa Palazzo

10
Windemere Estates

11
East Land Park Village

12
Del Paso Nuevo

13
Chardonnay

14
Kelton

15
Sunrise 94

16
Jones Ranch

17
Elder Place

FOR CITY CLERK USE ONLY

RESOLUTION NO.: _____

DATE ADOPTED: _____

**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	\$1,824	\$350	\$298	\$101	\$334	\$11,500	\$14,407	\$8,779	\$5,628
Arlington Pk Creekside #2	6,478	335	298	98	326	20,000	27,535	22,975	4,560
Arlington Pk Creekside #3	2,565	300	298	91	310	17,900	21,464	16,964	4,500
Arlington Pk Creekside #4	1,816	425	298	116	369	20,000	23,024	19,930	3,094
Carriage Estates	4,413	225	298	75	273	18,900	24,184	17,629	6,555
Chardonay	1,118	380	298	107	347	16,300	18,550	14,864	3,686
Colony Brookfield	8,753	330	298	97	324	12,900	22,702	12,342	10,360
Del Paso Nuevo	6,811	340	298	99	329	9,700	17,577	6,345	11,232
East Land Pk Village	9,200	365	298	104	340	12,600	22,907	6,871	16,036
Elder Place	2,400	205	298	71	264	1,740	4,978	0	4,978
Jacinto Village #3	1,277	235	298	77	279	0	2,166	(803)	2,969
Jones Ranch	1,086	225	298	75	273	8,300	10,257	5,419	4,838
Kelton	3,208	485	298	128	396	20,000	24,515	21,011	3,504
Laguna Parkway	14,844	840	298	202	568	17,900	34,652	15,890	18,762
Laguna Vega	3,536	740	298	181	520	16,600	21,875	14,074	7,801
Laguna Verde	9,228	445	298	120	378	20,000	30,469	20,485	9,984
Laguna Verde 2	2,386	265	298	83	293	20,000	23,325	20,745	2,580
Laguna Vista	4,045	325	298	96	322	16,000	21,086	13,756	7,330
Newport Cove	1,704	305	298	92	312	19,000	21,711	18,673	3,038
Regency Place	3,269	500	298	132	405	19,000	23,604	18,814	4,790
Shasta Meadows	3,030	220	298	74	272	7,500	11,394	6,767	4,627
Stonewood	1,800	720	298	177	511	19,600	23,106	19,452	3,654
Sunrise 94	1,715	215	298	73	269	5,000	7,570	4,245	3,325
Villa Palazzo	4,770	345	298	99	330	17,600	23,442	15,442	8,000
Windemere Estates	6,103	280	298	87	300	18,000	25,068	16,868	8,200
TOTAL	107,379	9,400	7,450	2,655	8,644	366,040	501,568	337,537	164,031

See second page for individual parcel assessments.

FOR CITY CLERK USE ONLY

RESOLUTION NO.: _____

DATE ADOPTED: _____

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 2004/05	FY 2005/06
Arlington Pk #1	84	\$87.00	\$67.00	\$67.00
Arlington Pk Creekside #2	76	265.00	100.00	60.00
Arlington Pk Creekside #3	60	120.00	105.00	75.00
Arlington Pk Creekside #4	119	65.00	30.00	26.00
Carriage Estates	23	373.74	285.00	285.00
Chardonay	97	58.00	38.00	38.00
Colony Brookfield	74	190.00	130.00	140.00
Del Paso Nuevo (Units 1 and 3)	79	142.18	139.94	142.18
East Land Park Village	90	178.18	175.36	178.18
Elder Place	14	355.60	350.00	355.60
Jacinto Village #3	29	102.38	100.76	102.38
Jones Ranch	23	210.34	207.02	210.34
Kelton	146	60.60	32.00	24.00
Laguna Parkway	318	83.02	63.02	59.00
Laguna Vega	269	45.50	40.00	29.00
Laguna Verde	128	99.46	93.00	78.00
Laguna Verde 2	43	178.34	90.00	60.00
Laguna Vista	72	101.80	100.20	101.80
Newport Cove	62	128.66	49.00	49.00
Regency Place	133	52.88	27.06	28.00
Shasta Meadows	22	210.34	207.02	210.34
Stonewood	261	31.68	17.00	14.00
Sunrise 94	19	175.00	172.24	175.00
Villa Palazzo	80	105.00	105.00	100.00
Windemere Estates	50	190.00	164.00	164.00

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