



DEVELOPMENT SERVICES
DEPARTMENT

CITY OF SACRAMENTO
CALIFORNIA

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DEVELOPMENT ENGINEERING
AND FINANCE

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April 29, 2005

City Council
Sacramento, California

Honorable Members in Session:

**SUBJECT: NEIGHBORHOOD LANDSCAPING DISTRICT - INITIATING ANNUAL
PROCEEDINGS FY2005/06**

LOCATION AND COUNCIL DISTRICT:

This district includes 26 separate subdivisions, as follows (see Attachment A):

- Kelton, Chardonnay, Del Paso Nuevo Units 1 & 3, Sunrise 94 and Jones Ranch 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, 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, located in Council District 8.

RECOMMENDATION:

This report recommends that City Council adopt the following resolutions:

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

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

FOR COUNCIL MEETING OF: May 24, 2005

City Council
Neighborhood Landscaping District
April 29, 2005

SUMMARY:

The Neighborhood Landscaping District was established to recover the annual costs for the maintenance of this district. The recommended Council action will formally initiate the annual proceedings and set a public hearing for June 14, 2005 (see Attachment C). Assessments are equal to or less than the maximum amount authorized.

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 #8. Since then, the City Council has annexed 24 additional subdivisions to the district.

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 Attachment B. 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 CONSIDERATION:

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
April 29, 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 APPROVAL:

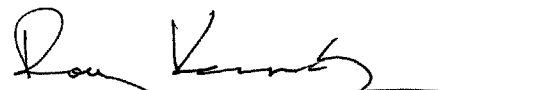
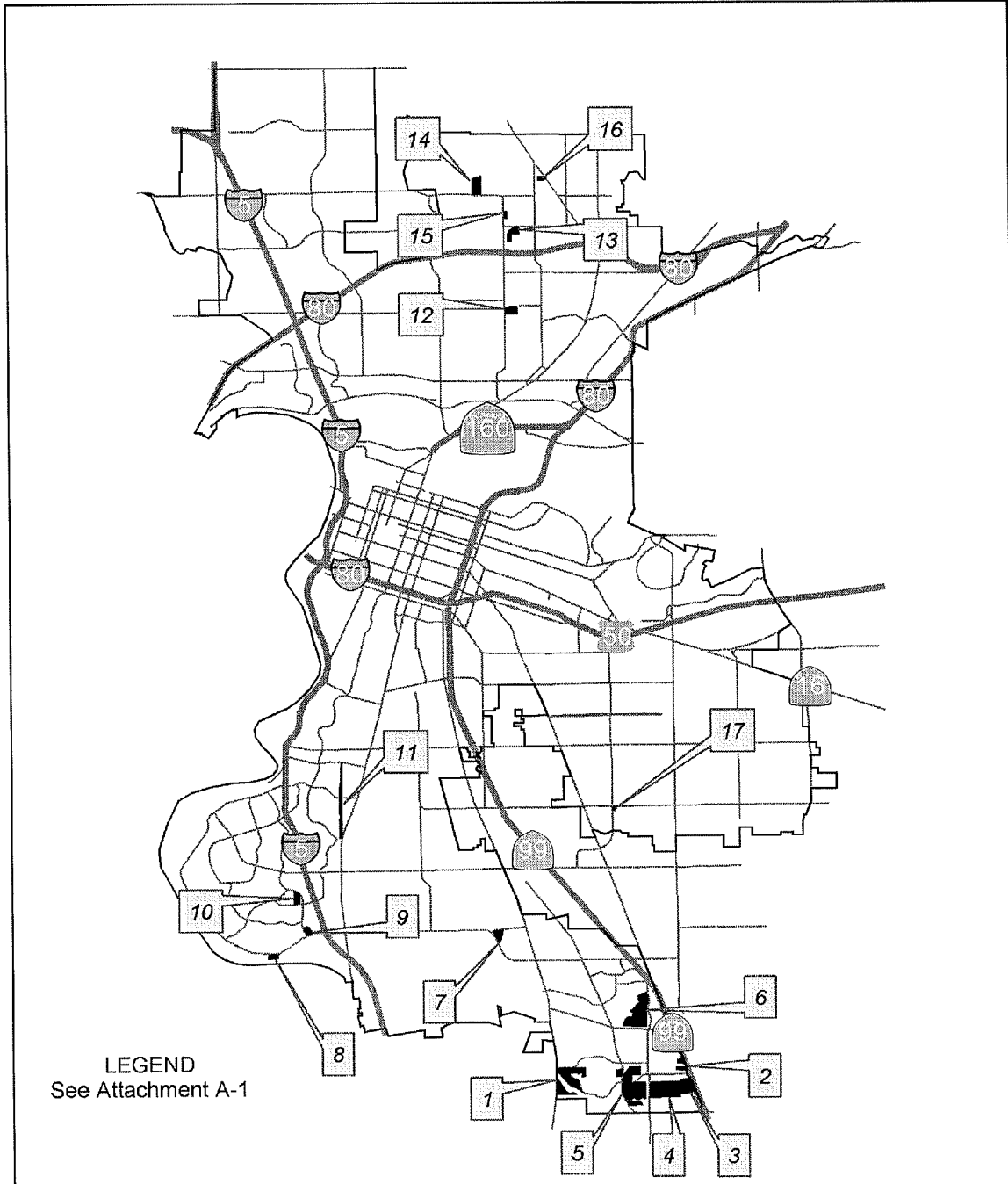

ROBERT P. THOMAS, City Manager

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Neighborhood Landscaping District Location Map



LEGEND
See Attachment A-1



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ATTACHMENT 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 #1 & #3

13

Chardonnay

14

Kelton

15

Sunrise 94

16

Jones Ranch

17

Elder Place

ATTACHMENT B

NEIGHBORHOOD LANDSCAPING DISTRICT SUBDIVISION AND PARCEL ASSESSMENTS

The cost for each individual subdivision is as follows:

Neighborhood	FY 2005/06 Budget	Surplus/ (deficit)	FY 2005/06 Assessed
Arlington Pk #1	\$14,407	8,779	5,628
Arlington Pk Creekside #2	27,535	22,975	4,560
Arlington Pk Creekside #3	21,464	16,964	4,500
Arlington Pk Creekside #4	23,024	19,930	3,094
Carriage Estates	24,184	17,629	6,555
Chardonay	18,550	14,864	3,686
Colony Brookfield	22,702	12,342	10,360
Del Paso Nuevo (Units 1 and 3)	17,577	6,345	11,232
East Land Park Village	22,907	6,871	16,036
Elder Place	4,978	0	4,978
Jacinto Village #3	2,166	(803)	2,969
Jones Ranch	10,257	5,419	4,838
Kelton	24,515	21,011	3,504
Laguna Parkway	34,652	15,890	18,762
Laguna Vega	21,875	14,075	7,801
Laguna Verde	30,469	20,485	9,984
Laguna Verde 2	23,325	20,745	2,580
Laguna Vista	21,086	13,756	7,330
Newport Cove	21,711	18,673	3,038
Regency Place	23,604	18,814	4,790
Shasta Meadows	11,394	6,767	4,627
Stonewood	23,106	19,452	3,654
Sunrise 94	7,570	4,245	3,325
Villa Palazzo	23,442	15,442	8,000
Windemere Estates	25,068	16,868	8,200

See second page for individual parcel assessments.

ATTACHMENT B (Continued)

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

Neighborhood	# of Lots	Maximum Authorize	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
Chardonnay	97	58.00	38.00	38.00
Colony Brookfield	74	190.00	130.00	140.00
Del Paso Nuevo (Units 1 and	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

ATTACHMENT C
NEIGHBORHOOD LANDSCAPING DISTRICT
FY 2005/06 SCHEDULE

May 24, 2005	Council Considers Resolution of Intention and Sets Date for Hearing
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May, 2005 Publish Notice of Meeting and Hearing

June 14, 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 THE NEIGHBORHOOD LANDSCAPING
DISTRICT (FY 2005/06)
(Pursuant to Landscaping and Lighting Act of 1972)**

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 Neighborhood Landscaping District, is hereby directed to file an annual report in accordance with the provisions of the Landscaping and Lighting Act of 1972.
2. This resolution is adopted pursuant to Section 22622 of the Streets and Highways 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 ENGINEERS REPORT AND INTENTION TO ORDER
MAINTENANCE OF IMPROVEMENTS FOR NEIGHBORHOOD LANDSCAPING
DISTRICT (FY 2005/06)**

(Pursuant to Landscaping and Lighting Act of 1972)

1. City Council hereby approves the annual Engineer's Report on file in the City Clerk's Office.
2. The City Council intends to levy and collect assessments within the Neighborhood Landscaping District during FY 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 are generally described as follows:

The maintenance or servicing, or both, of any of the landscaping, water irrigation and masonry wall, including: (a) repair, removal or replacement of all or part of any improvement; (b) the provision for the life, growth, health and beauty of landscaping, including cultivation, irrigation, trimming, spraying, fertilizing or treating for disease or injury; (c) the removal of trimmings, rubbish, debris and other solid waste; and (d) the furnishing of water for the irrigation of any landscaping, the operation of any fountains, or the maintenance of any other improvements.

4. In accordance with this Council's resolution directing the filing of an annual report, the Engineer of Work has filed with the City Clerk the report required by the Landscaping and Lighting Act of 1972. All interested parties 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. At the hour of 2:00 pm on Tuesday, June 14, 2005, the City Council will conduct a public hearing on the questions of the levy of 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, Sacramento, California.

FOR CITY CLERK USE ONLY

RESOLUTION NO.: _____

DATE ADOPTED: _____

6. This year's are the same as last year's assessments, and are still below the highest authorized amount assessed from any of the previous years.
7. The City Clerk is authorized and directed to give the notice of hearing required by the Landscaping and Lighting Act of 1972.

MAYOR

ATTEST:

CITY CLERK

FOR CITY CLERK USE ONLY

RESOLUTION NO.: _____

DATE ADOPTED: