



# REPORT TO COUNCIL

## City of Sacramento

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

**CONSENT**  
**May 27, 2008**

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

**Title: Neighborhood Landscaping District – Initiate Annual Proceedings**

**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 66<sup>th</sup> 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:** Adopt 1) a **Resolution** directing filing of Annual Report for FY2008/09 for the Neighborhood Landscaping District; and 2) a **Resolution** approving Engineer's Annual Report and Intention to Order Maintenance of Improvements for FY2008/09 for the Neighborhood Landscaping District and setting a time and place for a Public Hearing for June 24, 2008.

**Contact:** Salina Cheung, Program Specialist, (916) 808-5236; Mark Griffin, Fiscal Manager, (916) 808-8788

**Presenter:** Not Applicable

**Department:** Planning Department

**Division:** Public Improvement Financing

**Organization No:** 4915

**Description/Analysis:**

**Issue:** According to the California Streets and Highways Code, the existing 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 FY2008/09.

**Policy Considerations:** The annual proceedings for this district are being processed as set forth in the Landscaping and Lighting Act of 1972, California Streets and Highways Code sections 22500, et seq. This process is consistent

with the City's Strategic Plan 3-Year Goal to "achieve sustainability and enhance livability".

**Environmental Considerations:**

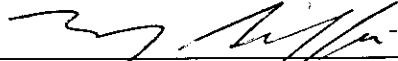
**California Environmental Quality Act (CEQA):** Under the CEQA guidelines, annual proceedings of a Special District do not constitute a project, and are therefore exempt from review.


**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 Landscaping and Lighting Act of 1972, for annual proceedings of an existing district.


**Financial Considerations:** The maintenance district is self-supporting and has no impact on the General Fund. 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 \$252,279 for FY2008/09, and is 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

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## **BACKGROUND**

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 32 additional subdivisions to the district.

**NEIGHBORHOOD LANDSCAPING DISTRICT  
FY2008/09 SCHEDULE**

May 27, 2008	Council Adopted Resolution of Intention and Set Date for Public Hearing
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June 2008            Publish Notice of Public Hearing

June 24, 2008      Hold Public Hearing  
                            Council Orders Annual Levy

July 2008            Assessments to County for Placement on Tax Roll

## **RESOLUTION NO.**

Adopted by the Sacramento City Council

### **DIRECTING FILING OF ANNUAL REPORT FOR THE NEIGHBORHOOD LANDSCAPING DISTRICT (FY2008/09)**

**(Pursuant to Landscaping and Lighting Act of 1972)**

#### **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.** 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 C are true and correct.

**Section 2.** The Supervising Engineer of the Department of Transportation, 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 the Landscaping and Lighting Act of 1972.

**Section 3.** This resolution is adopted pursuant to Section 22622 of the Streets and Highways Code.

**Section 4.** Exhibit A is part of the resolution.

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Exhibit A: District Map -1 Page

Exhibit A-1: Map Legend -1 Page

EXHIBIT A

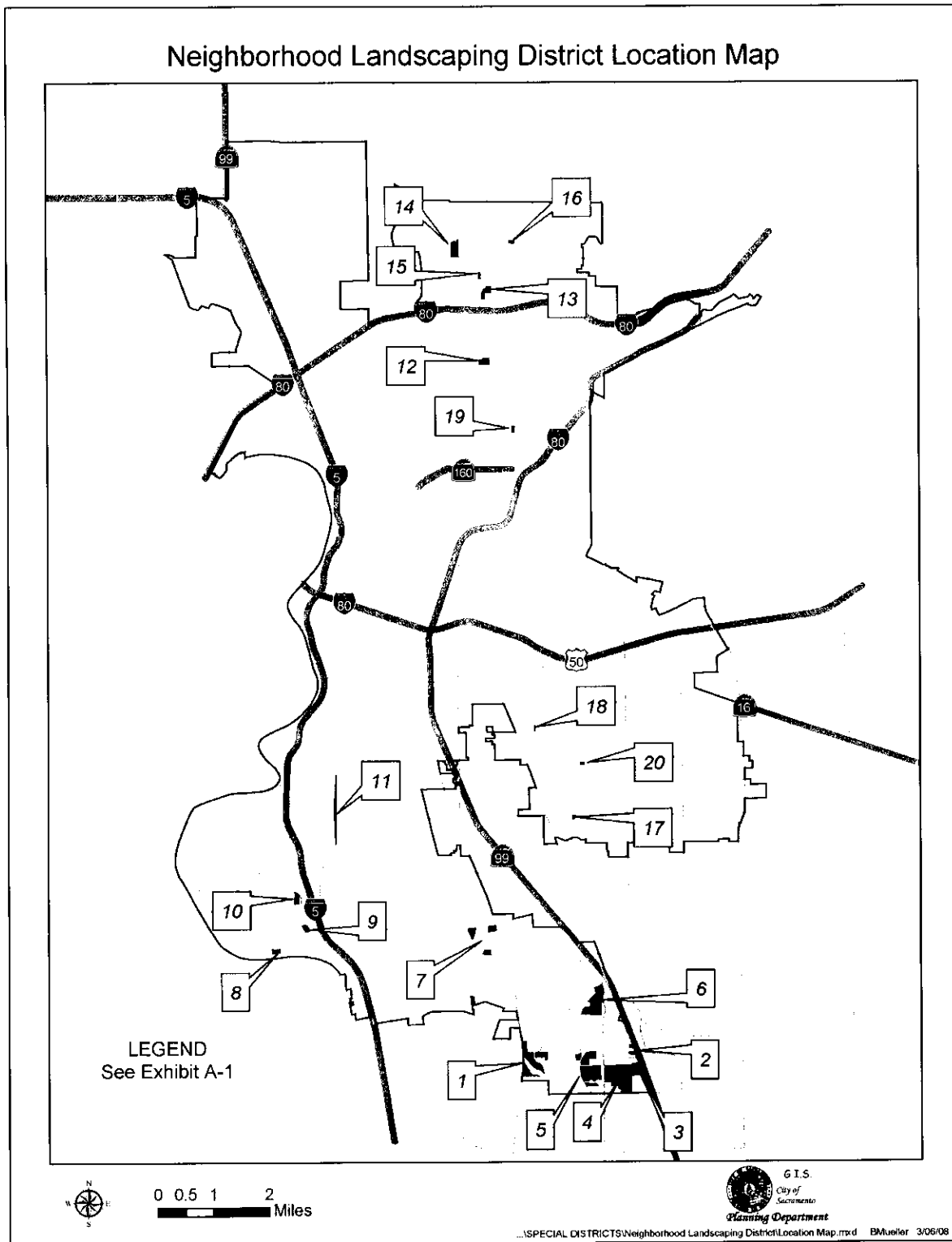


EXHIBIT A-1

NEIGHBORHOOD LANDSCAPING DISTRICT  
**LOCATION MAP LEGEND**

1  
Arlington Park #1  
Arlington Park Creekside #2  
Arlington Park Creekside #3  
Arlington Park Creekside #4  
Wickford Square

2  
Jacinto Village #3  
Shasta Meadows

3  
Laguna Vista

4  
Cameron 5  
Laguna Vega  
Sheldon Farms  
Sheldon Whitehouse

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

6  
Regency Place  
Stonewood

7  
Brookfield Meadows #2  
Colony Brookfield  
Liberty Lane

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

18  
Zorba Court

19  
Evergreen Phase I

20  
66th Street Subdivision



## **RESOLUTION NO.**

Adopted by the Sacramento City Council

**APPROVING ENGINEER’S ANNUAL REPORT  
AND INTENTION TO ORDER  
MAINTENANCE OF IMPROVEMENTS FOR THE  
NEIGHBORHOOD LANDSCAPING DISTRICT (FY2008/09)  
(Pursuant to Landscaping and Lighting Act of 1972)**

**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 29, 2003.
- 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. The Supervising Engineer of the Department of Transportation, the person designated by this Council as the Engineer of Work for the Neighborhood Landscaping District, was directed to file an annual report in accordance with the provisions of the 1972 Act.
- 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.** City Council hereby approves the Engineer’s Annual Report (FY2008/09) on file in the City Clerk’s Office.

**Section 3.** The City Council intends to levy and collect assessments within the Neighborhood Landscaping District during fiscal year 2008/09. The area of land to be assessed is located in the City of Sacramento, Sacramento County.

**Section 4.** The maintenance of improvements to be made in this assessment district is 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.

**Section 5.** 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 1972 Act. 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.

**Section 6.** At the hour of 2:00 pm on Tuesday, June 24, 2008, the City Council will conduct a public hearing on the question of the levy of the proposed annual assessment. The hearing will be held at the meeting place of the City Council located in the New City Hall, 915 I Street, First Floor, Sacramento, California.

**Section 7.** Assessments for all subdivisions within the District are at or below the highest authorized amount for this district, as shown on Exhibit B.

**Section 8.** The City Clerk is authorized and directed to give the notice of hearing required by the Landscaping and Lighting Act of 1972.

**Section 9.** Exhibits A and B are part of the resolution.

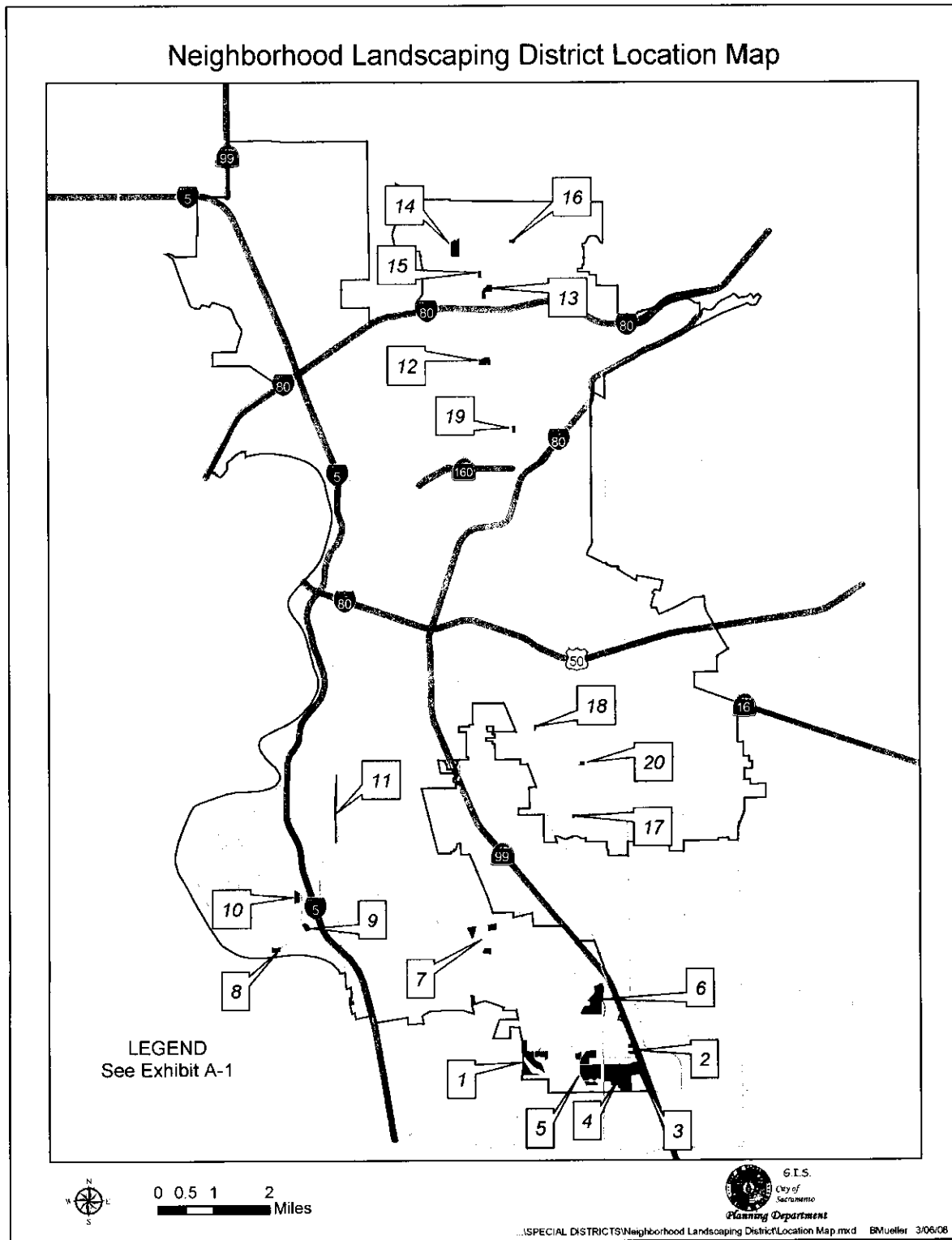
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Exhibit A-1: Map Legend - 1 Page

Exhibit B: FY2008/09 District & Parcel Assessment -2 Pages

EXHIBIT A



## EXHIBIT A-1

### NEIGHBORHOOD LANDSCAPING DISTRICT

#### ***LOCATION MAP LEGEND***

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

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

The cost for each individual subdivision is as follows:

Subdivision	FY2007/08 Assessed	FY2008/09 Budget	Surplus/ (deficit)	FY2008/09 Assessed
66 <sup>th</sup> Street Subdivision	\$ -	\$3,705	-	\$3,705
Arlington Pk #1	5,628	23,592	17,964	5,628
Arlington Pk Creekside #2	6,460	39,186	31,738	7,448
Arlington Pk Creekside #3	4,500	28,608	23,448	5,160
Arlington Pk Creekside #4	4,998	27,746	21,499	6,247
Brookfield Meadows #2	9,910	18,435	8,248	10,187
Cameron 5	5,200	7,837	2,492	5,345
Carriage Estates	6,785	29,525	21,751	7,774
Chardonay	3,686	25,818	22,132	3,686
Colony Brookfield	9,028	31,213	21,556	9,657
Del Paso Nuevo (Units 1 and 3)	11,660	27,490	15,504	11,986
East Land Park Village	11,340	44,385	29,085	15,300
Elder Place	5,280	16,531	11,104	5,427
Evergreen Phase I	-	5,700	-	5,700
Jacinto Village #3	3,082	3,120	(49)	3,169
Jones Ranch	5,131	16,609	11,335	5,274
Kelton	6,570	33,393	25,970	7,423
Laguna Parkway	20,040	45,555	25,515	20,040
Laguna Vega	6,456	34,590	26,789	7,801
Laguna Verde	12,032	37,597	25,565	12,032
Laguna Verde 2	2,881	30,966	27,741	3,225
Laguna Vista	4,104	29,017	24,121	4,896
Liberty Lane	11,433	19,394	7,643	11,751
Newport Cove	3,100	25,218	22,118	3,100
Regency Place	6,330	28,702	21,437	7,265
Shasta Meadows	4,908	20,834	15,789	5,045
Sheldon Farms	11,678	20,655	8,649	12,006
Sheldon Whitehouse	8,636	14,938	6,058	8,880
Stonewood	4,176	27,385	22,859	4,526
Sunrise 94	3,452	9,888	6,340	3,548
Villa Palazzo	5,520	30,734	25,214	5,520
Wickford Square	11,330	16,894	5,247	11,647
Windemere Estates	9,500	31,738	22,238	9,500
Zorba Court	2,317	2,963	582	2,381
<b>Total</b>	<b>\$227,151</b>	<b>\$809,961</b>	<b>\$557,682</b>	<b>\$252,279</b>

**EXHIBIT B (Continued)**

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

Subdivision	# of Lots	Maximum Authorized	FY2007/08	FY2008/09
66 <sup>th</sup> Street Subdivision	19	\$195.00	\$ -	\$195.00
Arlington Pk #1	84	67.00	67.00	67.00
Arlington Pk Creekside #2	76	265.00	85.00	98.00
Arlington Pk Creekside #3	60	120.00	75.00	86.00
Arlington Pk Creekside #4	119	65.00	42.00	52.50
Brookfield Meadows #2	55	185.22	180.18	185.22
Cameron 5	26	205.60	200.00	205.58
Carriage Estates	23	373.74	295.00	338.00
Chardonay	97	38.00	38.00	38.00
Colony Brookfield	74	190.00	122.00	130.50
Del Paso Nuevo (Units 1 and 3)	79	151.75	147.60	151.72
East Land Park Village	90	194.29	126.00	170.00
Elder Place	14	387.74	377.16	387.64
Evergreen Phase I	60	95.00	-	95.00
Jacinto Village #3	29	109.28	106.28	109.28
Jones Ranch	23	229.35	223.08	229.30
Kelton	146	60.60	45.00	50.84
Laguna Parkway	318	63.02	63.02	63.02
Laguna Vega	269	48.56	24.00	29.00
Laguna Verde	128	99.46	94.00	94.00
Laguna Verde 2	43	178.34	67.00	75.00
Laguna Vista	72	111.00	57.00	68.00
Liberty Lane	74	158.83	154.50	158.80
Newport Cove	62	128.66	50.00	50.00
Regency Place	133	52.88	37.00	42.46
Shasta Meadows	22	229.35	223.10	229.32
Sheldon Farms	103	116.56	113.38	116.56
Sheldon Whitehouse	163	54.48	52.98	54.48
Stonewood	261	31.68	16.00	17.34
Sunrise 94	19	186.79	181.68	186.74
Villa Palazzo	80	105.00	69.00	69.00
Wickford Square	103	113.08	110.00	113.08
Windemere Estates	50	190.00	190.00	190.00
Zorba Court	9	264.71	257.44	264.56