



## City Council Report

915 I Street, 1<sup>st</sup> Floor

Sacramento, CA 95814

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**File ID:** 2019-00085

June 4, 2019

**Public Hearing Item 19**

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**Title:** Neighborhood Landscaping District [Noticed 05/24/2019]

**Location:** Districts 2, 5, 6, 7, and 8

**Recommendation:** Conduct a public hearing and upon conclusion, adopt a Resolution confirming the assessment diagram and assessment for Fiscal Year (FY) 2019/20 for the Neighborhood Landscaping District (District).

**Contact:** Eric Frederick, Program Specialist, (916) 808-5129; Sheri Smith, Special Districts Manager, (916) 808-7204, Department of Finance

**Presenter:** Eric Frederick, Program Specialist, (916) 808-5129, Department of Finance

**Attachments:**

1-Description/Analysis

2-Background

3-Schedule of Proceedings

4-Resolution Confirming Diagram and Levying Assessment

5-Exhibit A: District Map

6-Exhibit B: FY2019/20 Subdivision Budgets & Parcel Assessments

## Description/Analysis

**Issue Detail:** The District is required by the California Streets and Highways Code to present an annual assessment and diagram to City Council (Council) for approval. Approval of the assessment and diagram will authorize the City to collect assessments in an amount sufficient to provide funding for maintenance of the landscaped areas adjacent to the subdivisions in the District for FY2019/20. Additional information on this District is provided in the Background section of this report.

**Policy Considerations:** The recommended action supports funding, via property-based assessments, for maintenance of landscaping improvements located adjacent to or along the frontage of residential subdivisions within the District.

**Economic Impacts:** Not applicable.

## Environmental Considerations:

**California Environmental Quality Act (CEQA):** Under the CEQA Guidelines, the continuing administrative activities of an assessment district do not constitute a project and are therefore exempt from review (14 Cal. Code Regs. §15378(b)(2 & 5)).

**Sustainability:** Not applicable.

**Commission/Committee Action:** None.

**Rationale for Recommendation:** The actions in the recommended Resolution are required by the Landscaping and Lighting Act of 1972, California Streets and Highways Code Sections 22500, et. seq., for annual proceedings of an existing district.

**Financial Considerations:** The total District assessment is projected to be \$299,046 for FY2019/20 in support of a projected operating budget of \$325,840, with the difference being paid from available fund balance in the Subdivision Landscaping Maintenance District Fund (Fund 2205). This equates to a weighted average assessment of \$99.54 per single family parcel, which is an increase of \$3.43 or 3.56 percent over the weighted average assessment in the current year. The 34 subdivisions in the District each have assessments that vary based on their operational needs, and that are at or below their FY2019/20 maximum authorized amounts. The FY2019/20 costs for each subdivision, as well as a breakdown of cost per single-family lot, is provided in Exhibit B to the Resolution.

It is projected that five subdivisions will end FY2018/19 with a negative fund balance

(compared to six subdivisions in the previous fiscal year). Staff continues to work with the Department of Public Works to develop funding and maintenance solutions. The FY2019/20 Proposed Budget includes a plan to continue to repay the fund balance of those five subdivisions with a negative balance and ensure each subdivision in the District stays within budget.

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

**Local Business Enterprise (LBE):** Not applicable.

## **ATTACHMENT 2 BACKGROUND**

On July 23, 1991, Council approved formation of the District, formerly known as the Subdivision Landscaping Maintenance District. At the time of formation, the initial District included the Laguna Verde and Laguna Parkway subdivisions, located in Council District 8. Since then, Council has annexed 32 additional subdivisions to the District for a total of 34 subdivisions. A map showing the location of all 34 subdivisions is included as Exhibit A to the resolution.

District services include the annual maintenance of landscaping improvements located adjacent to or along the frontage of residential subdivisions, and the District administration and billing costs. In 18 of the subdivisions, a provision was included to mitigate cost increases by automatically increasing the maximum annual assessment based on the annual average increase in the Consumer Price Index (CPI), San Francisco Area - All Urban Consumers. However, this automatic increase cannot exceed 3 percent in four of these subdivisions and cannot exceed 4 percent in the other 14 subdivisions. For FY2019/20, the change in the prior year annual average CPI was 3.87 percent, and the annual maximum assessments will be increased by either 3.87 percent or 3 percent, depending on the maximum increase allowed. The remaining 16 subdivisions do not have such a provision and their annual assessment may not increase above the amount set forth at the time the subdivision annexed to the District.

At the conclusion of the public hearing, staff will recommend Council adopt the District budget and levy the assessments. The total property owner assessment in FY2019/20 is projected to be \$299,046.

**ATTACHMENT 3  
SCHEDULE OF PROCEEDINGS  
NEIGHBORHOOD LANDSCAPING DISTRICT  
FY2019/20 SCHEDULE**

May 14, 2019      Council Adopted Resolution of Intention and Set Date for Public Hearing

May 24, 2019      Notice of Public Hearing Published

<b>June 4, 2019</b>	<b>Hold Public Hearing Council Orders Annual Levy</b>
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August 2019      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 Fiscal Year 2019/20 (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 Laguna Verde and Laguna Parkway Subdivision property owners on July 23, 1991. Council subsequently annexed 32 additional subdivisions to the District.
- 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. On March 26, 2019, the City Council directed the Supervising Engineer of the Department of Public Works, designated by the City Council as the Engineer of Work for the District, to file an annual report in accordance with the provisions of the 1972 Act (Resolution No. 2019-0087).
- D. On May 14, 2019, and City Council adopted its Resolution approving the Engineer's Annual Report filed by the Engineer of Work and Intention to Levy and Collect Assessments within the District for FY2019/20, and set a public hearing for June 4, 2019, 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.

#### **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 E 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 assessments set forth in the assessment roll in the Engineer's Annual Report.

Section 3. The City Manager is authorized to make any necessary budgetary adjustments associated with the approval of the Engineer's Annual Report for FY2019/20.

Section 4. Exhibits A and B are part of this resolution.

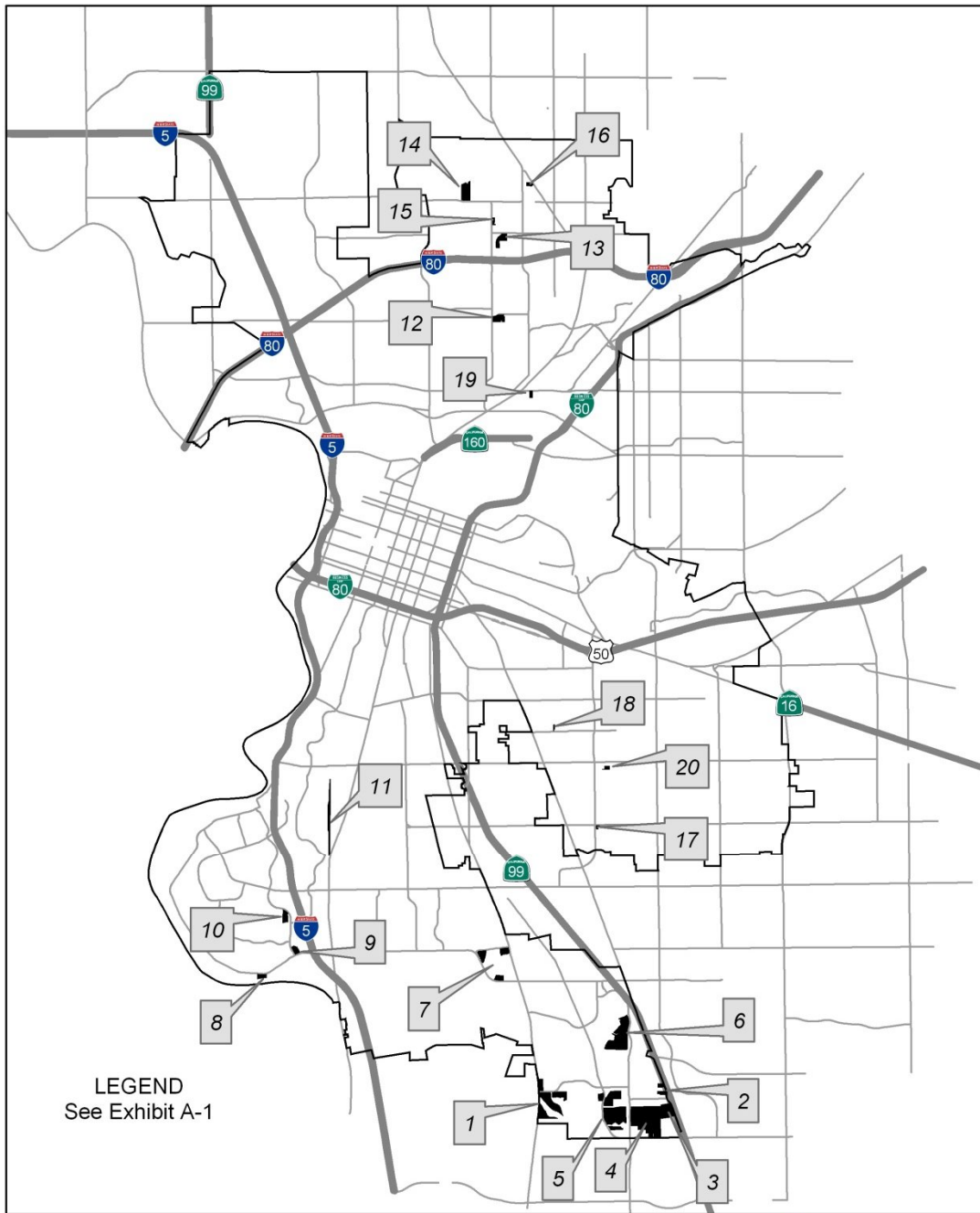
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Exhibit A – District Map

Exhibit B – FY2019/20 Subdivision Budgets & Parcel Assessments

# EXHIBIT A

## Neighborhood Landscaping District Location Map



LEGEND  
See Exhibit A-1



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Miles



G.I.S.  
City of  
Sacramento

Planning Department

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**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

## EXHIBIT B

### NEIGHBORHOOD LANDSCAPING DISTRICT SUBDIVISION BUDGET AND PARCEL ASSESSMENTS FUND 2205, FOR FY2019/20

The annual budget for each individual subdivision is as follows:

Subdivision	FY2019/20 Estimated Beginning Fund Balance	FY2019/20 Assessments	FY2019/20 Expenditures	FY2019/20 Estimated Ending Fund Balance
66 <sup>th</sup> Street Subdivision	7,891	3,703	4,918	6,676
Arlington Pk #1	(2,642)	5,628	4,828	(1,842)
Arlington Pk Creekside #2	9,585	16,728	19,147	7,166
Arlington Pk Creekside #3	(2,759)	7,200	6,300	(1,859)
Arlington Pk Creekside #4	(1,985)	7,735	6,735	(985)
Brookfield Meadows #2	7,613	13,259	13,259	7,613
Cameron 5	4,924	7,031	8,281	3,674
Carriage Estates	17,709	7,064	11,754	13,019
Chardonay	6,666	3,686	3,686	6,666
Colony Brookfield	7,643	13,325	13,325	7,643
Del Paso Nuevo (Units 1 and 3)	79,685	13,239	19,959	72,965
East Land Park Village	16,422	22,996	27,403	12,015
Elder Place	14,695	4,863	5,763	13,795
Evergreen Phase I	11,090	-	-	11,090
Jacinto Village #3	(13,938)	4,168	308	(10,078)
Jones Ranch	14,934	4,550	5,404	14,080
Kelton	9,916	8,848	11,313	7,451
Laguna Parkway	12,863	20,040	21,914	10,989
Laguna Vega	3,779	14,022	13,481	4,320
Laguna Verde	8,995	12,731	12,731	8,995
Laguna Verde 2	1,057	7,669	7,634	1,092
Laguna Vista	8,163	5,796	7,696	6,263
Liberty Lane	8,462	8,670	7,753	9,379
Newport Cove	11,245	7,977	6,605	12,617
Regency Place	5,793	9,047	9,047	5,793
Shasta Meadows	10,155	5,962	7,714	8,403
Sheldon Farms	6,610	8,872	10,975	4,507
Sheldon Whitehouse	3,033	10,693	10,693	3,033
Stonewood	14,201	7,085	9,290	11,996
Sunrise 94	6,065	4,668	4,668	6,065
Villa Palazzo	4,402	5,115	5,768	3,749
Wickford Square	(9,104)	15,319	13,319	(7,104)
Windemere Estates	10,700	8,256	11,072	7,884
Zorba Court	1,410	3,101	3,101	1,410
<b>Total</b>	<b>295,278</b>	<b>299,046</b>	<b>325,840</b>	<b>268,484</b>

## EXHIBIT B (Continued)

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

Subdivision	# of Lots	Maximum	Actual	Proposed
		Authorized In FY2019/20	FY2018/19	Actual FY2019/20
66 <sup>th</sup> Street Subdivision	19	256.46	187.64	194.88
Arlington Pk #1	84	67.00	67.00	67.00
Arlington Pk Creekside #2	76	265.00	211.64	220.10
Arlington Pk Creekside #3	60	120.00	120.00	120.00
Arlington Pk Creekside #4	119	65.00	65.00	65.00
Brookfield Meadows #2	55	241.07	234.04	241.06
Cameron 5	26	270.41	260.34	270.40
Carriage Estates	23	373.74	279.20	307.12
Chardonay	97	38.00	38.00	38.00
Colony Brookfield	74	190.00	173.14	180.06
Del Paso Nuevo (Units 1 and 3)	79	199.58	167.58	167.58
East Land Park Village	90	255.51	246.00	255.50
Elder Place	14	509.96	318.70	347.32
Evergreen Phase I **	60	124.95	-	-
Jacinto Village #3	29	143.71	138.32	143.70
Jones Ranch	23	301.63	190.46	197.82
Kelton	146	60.60	60.60	60.60
Laguna Parkway	318	63.02	63.02	63.02
Laguna Vega	270	63.87	49.46	51.92
Laguna Verde	128	99.46	99.46	99.46
Laguna Verde 2	43	178.34	178.34	178.34
Laguna Vista	72	145.97	73.18	80.50
Liberty Lane	74	206.72	112.80	117.16
Newport Cove	62	128.66	128.66	128.66
Regency Place:				
Single Family	133	52.88	52.88	52.88
Multi Family	56	35.97	35.96	35.96
Shasta Meadows	22	301.63	246.38	271.02
Sheldon Farms	103	153.29	74.90	86.14
Sheldon Whitehouse	163	70.88	59.64	65.60
Stonewood	261	31.68	26.10	27.14
Sunrise 94	19	245.67	236.52	245.66
Villa Palazzo	80	105.00	58.12	63.92
Wickford Square	103	148.73	143.20	148.72
Windemere Estates	50	190.00	158.98	165.12
Zorba Court	9	344.51	334.42	344.50

\*\* This subdivision is annexed but inactive due to a lack of development.