



City Council Report

915 I Street, 1st Floor

Sacramento, CA 95814

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File ID: 2019-00085

June 4, 2019

Public Hearing Item 19

Title: Neighborhood Lighting District [Noticed 05/24/2019]

Location: Districts 2, 5, and 6

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 Lighting District.

Contact: Arwen Wacht, Program Specialist, (916) 808-7535; Sheri Smith, Special Districts Manager, (916) 808-7204, Department of Finance

Presenter: Arwen Wacht, Program Specialist, (916) 808-7535, Department of Finance

Attachments:

1-Description/Analysis

2-Background

3-Schedule of Proceedings

4-Resolution – Confirming Diagram and Levying Assessment

5-Exhibit A – District Boundary Map

6-Exhibit B – District Budget, Neighborhood and Parcel Assessments

Description/Analysis

Issue Detail: The Neighborhood Lighting District (District) is required by the California Streets and Highways Code to present an annual budget to City Council for approval. Approval of the annual budget will authorize the City to collect assessments in the amount sufficient to provide funding for maintenance and energy costs of neighborhood lighting 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 will ensure the continuation of an affordable means of providing neighborhood lights by maintaining lights on Sacramento Municipal Utilities District (SMUD) wood poles.

Economic Impacts: Not applicable.

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 [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 (1972 Act), California Streets and Highways Code Sections 22500, et. seq., for annual proceedings of an existing district.

Financial Considerations: The annual District budget is developed taking into consideration the cost of services, the projected number of parcels in each subdivision, and the amount of projected surplus/deficit in the District fund balance at the end of the current fiscal year. The District assessment for FY2019/20 is projected at \$45,808 and District expenditures at \$43,526. Revenues that exceed expenditures will be used to maintain a prudent fund balance. Projected revenues and expenditures are shown in Exhibit B to the resolution and are detailed in the Engineer's Report on file with the Public Improvement Finance Division of the Department of Finance.

The District consists of three subdivisions. Details of the assessment and cost for each subdivision, as well as a breakdown per single family lot, are provided in the Background section of the report and in Exhibit B (Attachment 6) to the resolution. The District is self-supporting and has no impact on the General Fund.

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

June 4, 2019	Hold Public Hearing Council Orders Annual Levy
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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.

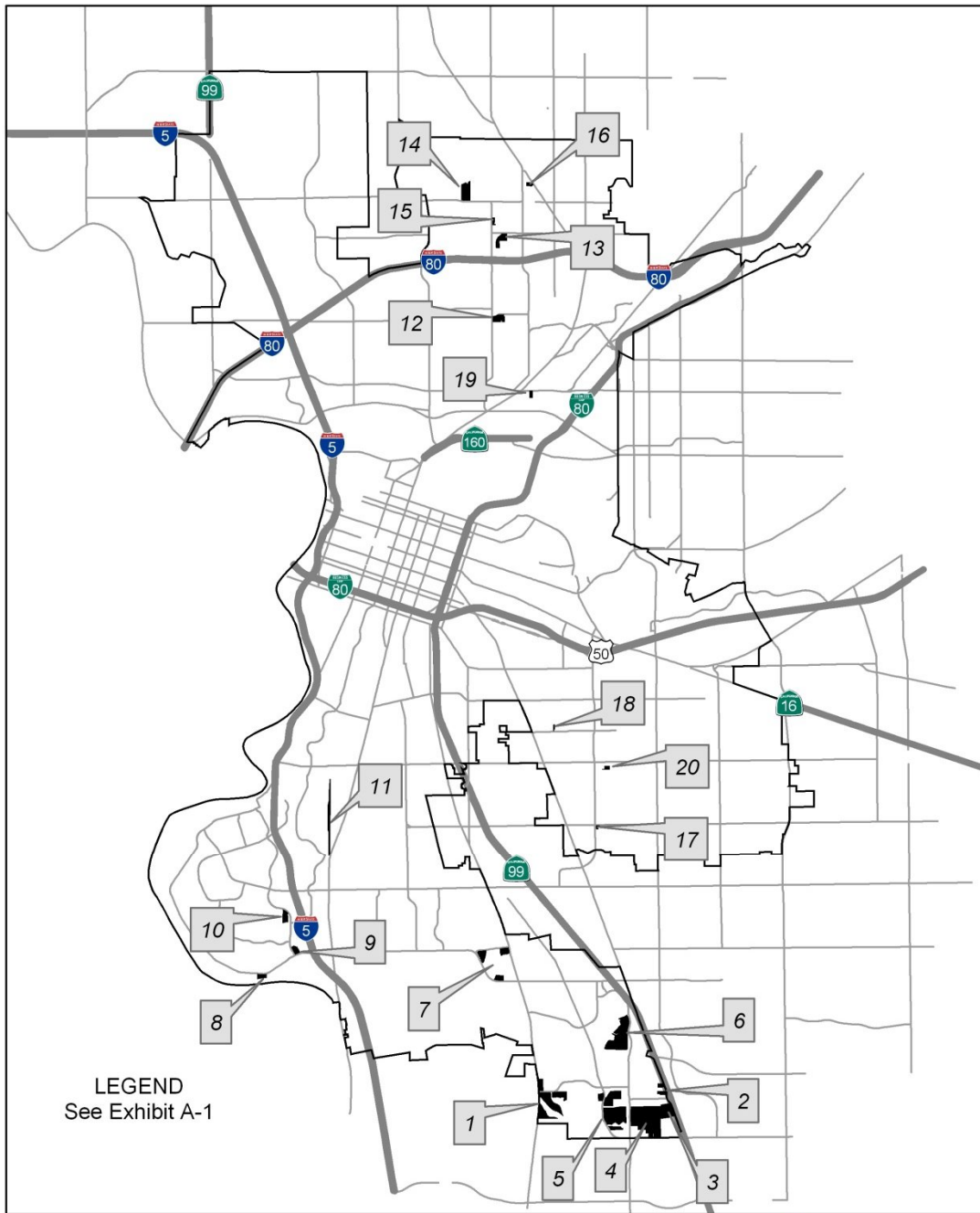
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Exhibit A – District Map

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**

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

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 th 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
Total	295,278	299,046	325,840	268,484

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 th 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.