

DEVELOPMENT SERVICES
DEPARTMENT

CITY OF SACRAMENTO
CALIFORNIA

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DEVELOPMENT ENGINEERING
AND FINANCE DIVISION

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May 6, 2005

City Council
Sacramento, California

Honorable Members in Session:

SUBJECT: WILLOWCREEK MAINTENANCE ASSESSMENT DISTRICT - INITIATING ANNUAL PROCEEDINGS (FY2005/06)

LOCATION AND COUNCIL DISTRICT:

This district is located west of Natomas Main Drain and south of I-80 in Council District 1 (see Attachment A).

RECOMMENDATION:

This report recommends that City Council adopt the attached resolutions:

- Directing Filing of Annual Report for FY 2005/06 for the Willowcreek Maintenance Assessment District
- Approving Engineer's Report and Intention to Order Improvements for FY 2005/06 for the Willowcreek Maintenance Assessment District

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

FOR COUNCIL MEETING OF: May 31, 2005

SUMMARY:

The Willowcreek Maintenance Assessment District was established to recover the annual costs of maintenance related to the water quality mitigation program for the Willowcreek area. The recommended Council action will formally initiate the annual proceedings and set a public hearing date for June 21, 2005 (see Attachment B).

COMMITTEE/COMMISSION ACTION:

None.

BACKGROUND INFORMATION:

On August 18, 1998 City Council approved formation of the Willowcreek Maintenance Assessment District. The Maintenance District was established in Willowcreek as one of several Best Management Practices (BMP) to reduce storm water pollution at the maximum extent possible as required by the Federal Clean Water Act and the City's National Pollutant Discharge Elimination System Permit. The Maintenance District provides additional street sweeping during the winter months; cleaning of manholes; pipes and pump stations and monitoring of storm water discharge and sediments. Currently there are 10 subdivisions within the existing boundaries. As other subdivisions within the Willowcreek area are approved by City Council and recorded, they will be required to annex to this District.

FINANCIAL CONSIDERATIONS:

The total cost for FY 2005/06 is projected at \$45,375 as detailed on Exhibit A of the Engineer's Report on file with the City Clerk.

Neighborhood	FY 2005/06 Budget	Surplus/ (Deficit)	FY 2005/06 Assessed
Willowcreek Maintenance Assessment District	\$123,850	\$78,475	\$45,375

Maintenance costs will be assessed to the 722 single-family lots within the district. The following is the total assessment per single-family home.

Neighborhood	Maximum Authorized	FY 2004/05	FY 2005/06
Willowcreek Maintenance Assessment District	\$106.47	\$55	\$55

The maintenance district is self-supporting and has no impact on the general fund.

ENVIRONMENTAL CONSIDERATIONS:

Under the California Environmental Quality Act (CEQA) guidelines, the annual proceedings of a assessment district do not constitute a project, and is therefore exempt from review.

POLICY CONSIDERATIONS:

The annual proceedings for this district are being processed as set forth in Chapter 3.124 of the Sacramento City Code. This process is consistent with the City's Strategic Plan in preserving and enhancing the City's neighborhoods and quality of life.

City Council
Willowcreek Maintenance Assessment District
May 6, 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

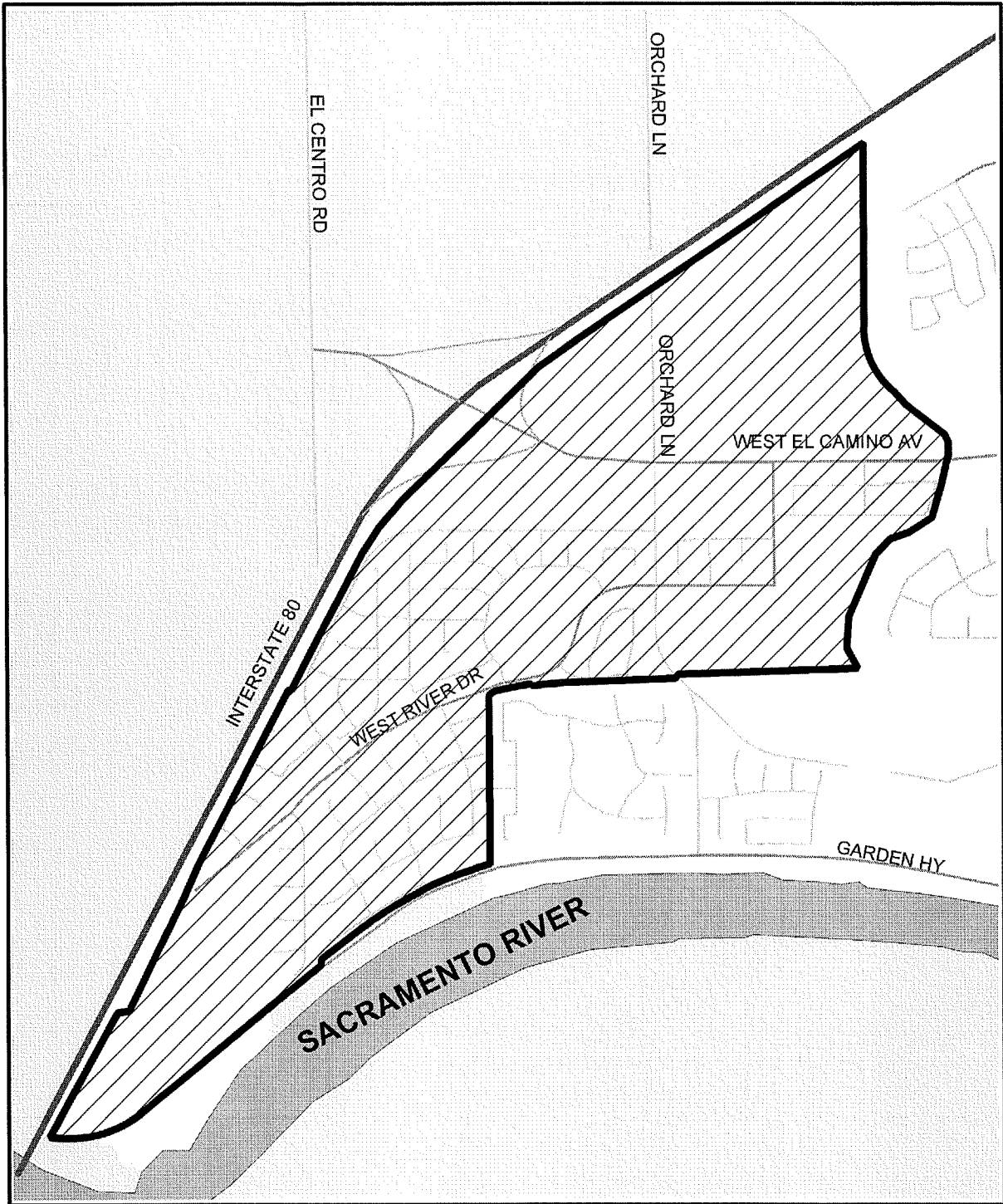
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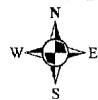
Willowcreek Maintenance Assessment District No. 98-03
Area of Work

Attachment A



City of Sacramento
Development Services
Department
Special Districts
B Mueller 1/27/03

0 625 1,250 2,500
Feet



ATTACHMENT B

**WILLOWCREEK MAINTENANCE ASSESSMENT DISTRICT
FY 2005/06 SCHEDULE**

May 31, 2005	Council Considers Resolution of Intention and Sets Date for Hearing
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June 2005 Publish Notice of Hearing

June 21, 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 FY 2005/06 FOR THE WILLOWCREEK
MAINTENANCE ASSESSMENT DISTRICT**

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 Willowcreek Maintenance Assessment District, is hereby directed to file an annual report in accordance with the provisions of Chapter 3.124 of the Sacramento City Code.
2. This resolution is adopted pursuant to Chapter 3.124 Article II of the Sacramento City 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 ENGINEER'S REPORT AND INTENTION TO ORDER IMPROVEMENTS FOR FY 2005/06 FOR WILLOWCREEK MAINTENANCE ASSESSMENT DISTRICT

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

1. City Council hereby approves the annual Engineer's Report on file with the City Clerk's Office.
2. City Council intends to levy and collect assessments within the Willowcreek Maintenance Assessment District during fiscal year 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 is generally described in three parts as follows:
 - A. The work described herein is to be carried out at Storm Sump 160 located within the boundaries of the Willowcreek Assessment District No. 94-03 recorded on March 17, 1998, in Book 80 of Maps of Assessment Districts and Community Facilities District at Page 26 in the office of the County Recorder of the County of Sacramento, State of California:

The work to be performed consists of furnishing all tools, equipment, apparatus, facilities, labor material, supplies, and utilities necessary or desirable to provide inspections and water quality and sediment sampling and analysis.
 - B. The work described here is to be carried out at Storm Sump 160, the storm drainage manholes, inlets and pipes in Orchard Lane/River Park Plaza Drive from its northerly intersection of the Natomas Main Drainage Canal to a point approximately 1,700 feet south of its intersection of West El Camino Avenue, Unity Way, Road "A", Road "B" all located within the Willowcreek Assessment District No. 94-03 and the roadways within the Subdivisions listed below located within the Willowcreek Maintenance Assessment District No. 98-03:

The work to be performed consists of furnishing all tools, equipment, apparatus, facilities, labor, material, supplies, and utilities necessary or desirable to remove sediment and other debris from the storm drainage system.

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RESOLUTION NO.: _____

DATE ADOPTED: _____

Maintenance work may include, but not be limited to, sediment removal, normal cleaning and inspection of all storm drainage pipes, inlets, manholes and storm Sump 160.

- C. The work described herein is to be carried out on Orchard Lane/River Plaza Drive from it northerly intersection of the Natomas Main Drainage Canal to a point approximately 1,700 feet south of its intersection of West El Camino Avenue, Unity Way, Road "A", Road "B" all located within the Willowcreek Assessment District No. 94-03 and the roadways within the Subdivisions listed below located within the Willowcreek Maintenance Assessment District No. 98-03:

The work to be performed consists of furnishing all tools, equipment, facilities, labor, material, supplies, and utilities necessary or desirable to mechanically sweep the roadways in order to remove sediment and other debris.

Subdivisions: Natomas West Villages No. 1 & 2, Riverbend Village A, Rivergate, Riverwalk Unit No. 1 & 2, Shorebird Unit No. 1 & 2, and Unity Parkside Unit No. 1 & 2.

4. In accordance with this Council's resolution directing the filing of any Annual Report, the Engineer of Work has filed with the City Clerk the report required by Chapter 81, Sacramento City Code. All interested persons 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. On Tuesday, June 21, 2005, at the hour of 2:00 p.m., City Council will conduct a public hearing on the proposed annual assessment. The hearing will be held at the meeting place of City Council located in the Interim City Hall, 730 I Street, 1st Floor, Sacramento, California.
6. The City Clerk is authorized and directed to give the notice of hearing required by Chapter 3.124 of the Sacramento City Code.

MAYOR

ATTEST:

CITY CLERK

FOR CITY CLERK USE ONLY

RESOLUTION NO.: _____

DATE ADOPTED: _____

