



REPORT TO COUNCIL

City of Sacramento

13

915 I Street, Sacramento, CA 95814-2671
www.CityofSacramento.org

CONSENT
June 8, 2006

Honorable Mayor and
Members of the City Council

Subject: Neighborhood Landscaping District – Initiate Annual Proceedings FY2006/07

Location/Council District:

This district includes 30 separate subdivisions, as follows (Exhibit A, page 6):

- Chardonnay, Del Paso Nuevo Units 1 & 3, Jones Ranch, Kelton and Sunrise 94 in Council District 2
- Eastland Park Village, in Council District 4
- Zorba Court, in Council District 5
- Elder Place, in Council District 6
- Carriage Estates, Villa Palazzo and Windemere Estates, in Council District 7
- Arlington Park 1, Arlington Park Creekside 2, 3 & 4, Brookfield Meadows #2, Colony Brookfield, Jacinto Village 3, Laguna Verde 1 & 2, Laguna Parkway, Laguna Vega, Laguna Vista, Liberty Lane, Newport Cove, Regency Place, Shasta Meadows, Sheldon Whitehouse and Stonewood, in Council District 8

Recommendation:

Adopt a Resolution: 1) Directing Filing of Annual Report for FY 2006/07 for the Neighborhood Landscaping District; and 2) Approving Engineer's Annual Report and Intention to Order Maintenance of Improvements for FY 2006/07 for the Neighborhood Landscaping District and setting a time and place for a Public Hearing, June 27, 2006.

Contact: Ron Wicky, Program Specialist, (916) 808-5628; Mark Griffin, Fiscal Manager, (916) 808-8788

Presenters: Ron Wicky, Program Specialist

Department: Development Services

Division: Public Improvement Financing

Organization No: 4815

Summary:

The Neighborhood Landscaping District was established to recover the annual costs for the maintenance of landscaping in this district. The recommended Council action will formally initiate the annual proceedings and set a public hearing for June 27, 2006 (Attachment A).

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 28 additional subdivisions to the district. The recommended Council action is necessary to allow staff to notify the public of the proposed hearing, which has been set for June 27, 2006.

Financial Considerations:

The total maintenance cost for the 30 subdivisions is estimated to be \$592,105 for FY 2006/07. The cost for each subdivision as well as a breakdown of cost per single-family lot is provided in Exhibit B, pages 12 & 13. The proposed FY 2006/07 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 Considerations:

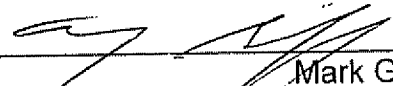
Under California Environmental Quality Act (CEQA) guidelines, annual proceedings of a Special District do not constitute a project, and are therefore exempt from review.


Policy Considerations:

The annual proceedings for this district are being processed as set forth in 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".

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, Development Services Department

Respectfully Submitted by: 
Carol Shearly
Director of Planning, Development Services Department

Recommendation Approved:



for RAY KERRIDGE
City Manager

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Pg 10	Exhibit A, Map of District
Pg 11	Exhibit A-1, Map Legend
Pg 12-13	Exhibit B, District and Parcel Assessment

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ATTACHMENT A

**NEIGHBORHOOD LANDSCAPING DISTRICT
FY 2006/07 SCHEDULE**

June 8, 2006	Council Considers Resolution of Intention and Sets Date for Hearing
June 2006	Publish Notice of Hearing
June 27, 2006	Hold Hearing
	Council Orders Annual Levy
July 2006	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 (FY 2006/07)
(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 Development Engineering Manager of the Development Services Department, 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.

Table of Contents:

Exhibit A: District Map -1 Page
Exhibit A-1: Map Legend – 1 Page

EXHIBIT A

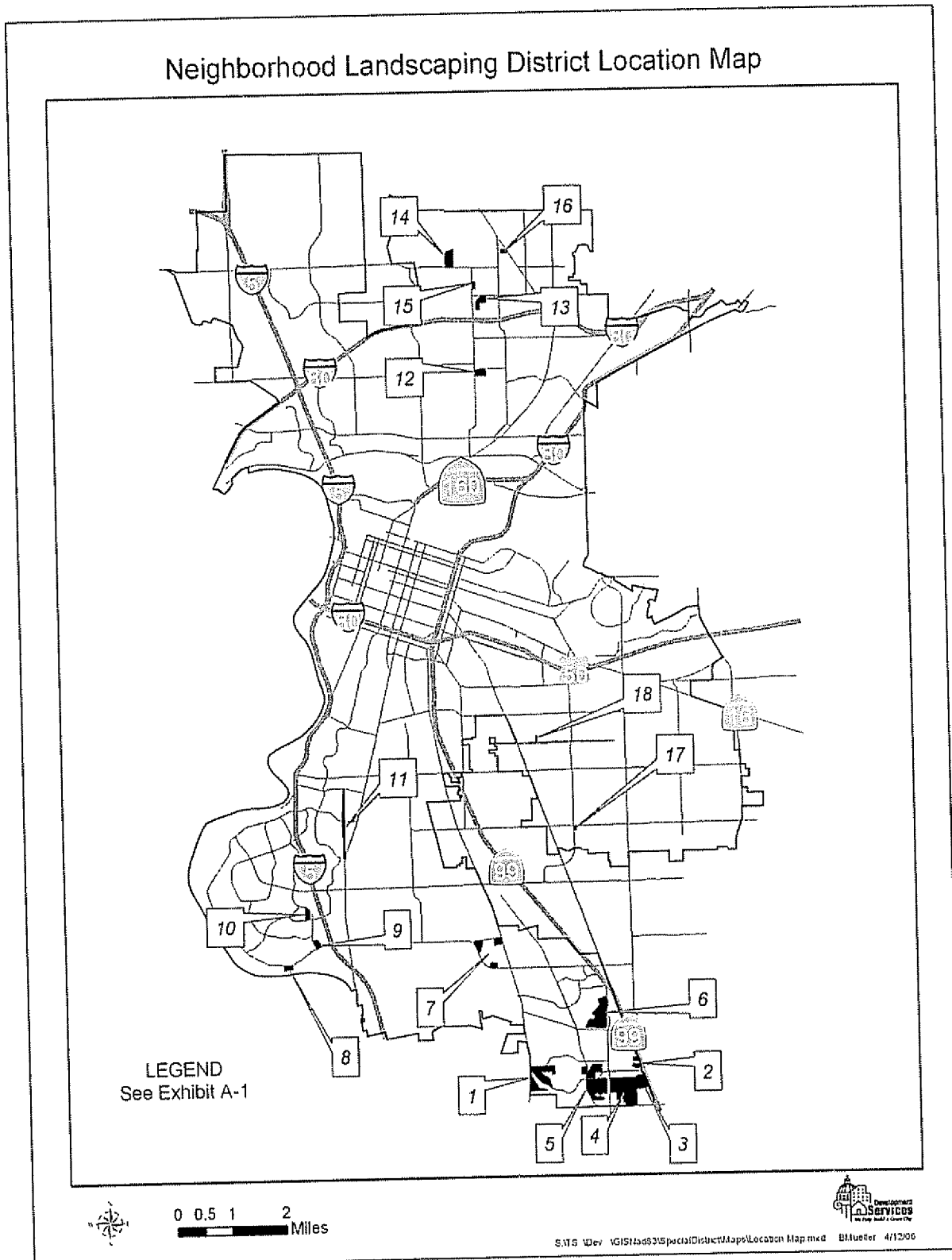


EXHIBIT A-1

NEIGHBORHOOD LANDSCAPING DISTRICT

LOCATION MAP LEGEND

1

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

2

Jacinto Village #3
Shasta Meadows

3

Laguna Vista

4

Laguna Vega
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

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 (FY 2006/07) (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 Development Engineering and Finance Manager of the Development Services Department, 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 (FY 2006/07) 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 2006/07. 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 27, 2006, 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 City Hall, 915 I Street, First Floor, Sacramento, California.

Section 7. For some subdivisions within the District, this year's assessments are an increase from the previous year, but assessments for all subdivisions within the District are at or below the highest authorized amount for this district 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 8. Exhibits A and B are part of the resolution.

Table of Contents:

Exhibit A: District Map -1 Page

Exhibit A-1: Map Legend – 1 Page

Exhibit B: FY2006/07 District & Parcel Assessment -2 Pages

EXHIBIT A

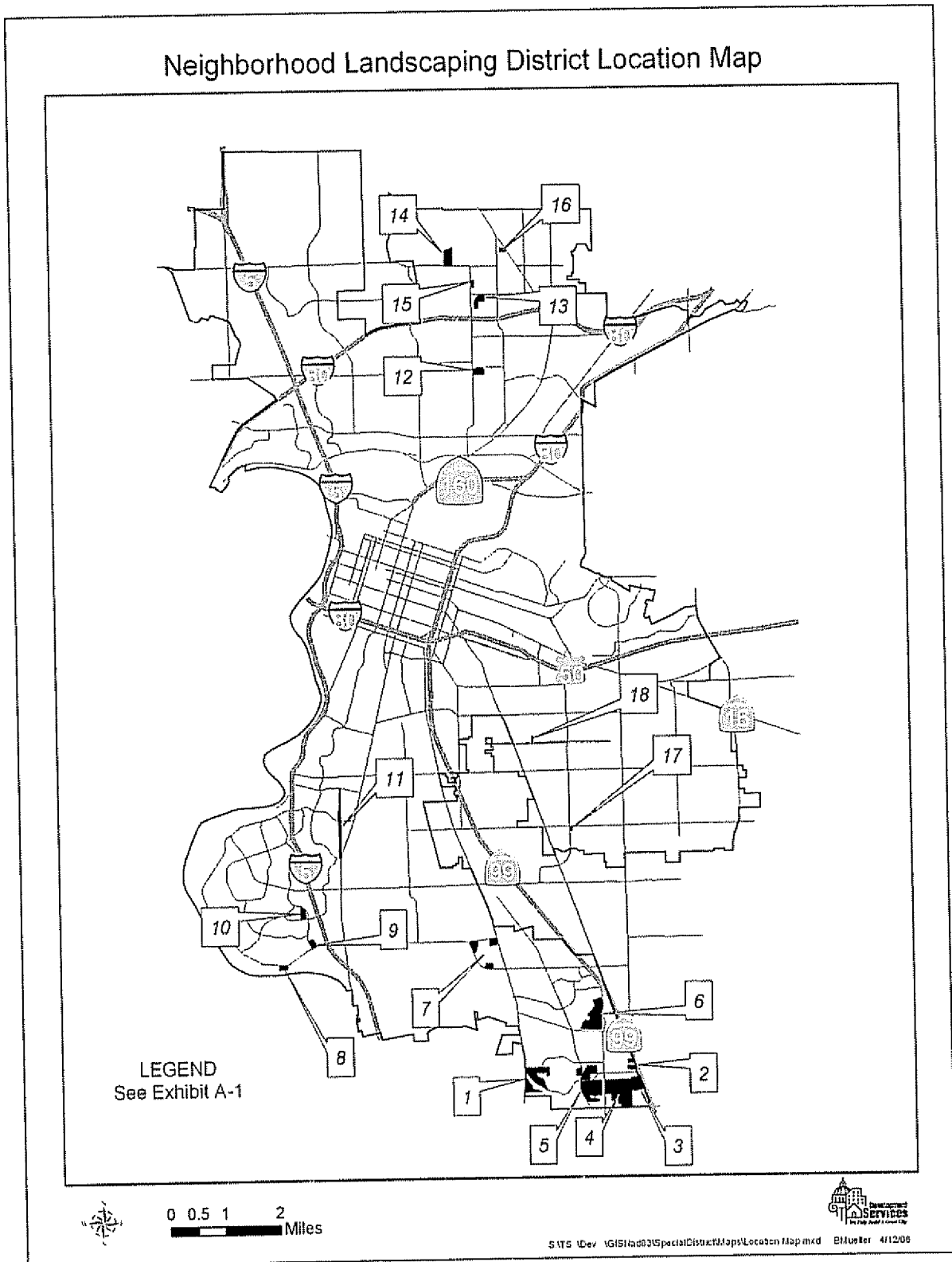


EXHIBIT A-1

NEIGHBORHOOD LANDSCAPING DISTRICT

LOCATION MAP LEGEND

1

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

2

Jacinto Village #3
Shasta Meadows

3

Laguna Vista

4

Laguna Vega
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

EXHIBIT B

**NEIGHBORHOOD LANDSCAPING DISTRICT
SUBDIVISION AND PARCEL ASSESSMENTS**

The cost for each individual subdivision is as follows:

Neighborhood	FY 2006/07 Budget	Surplus/ (deficit)	FY 2006/07 Assessed
Arlington Pk #1	\$17,371	11,743	5,628
Arlington Pk Creekside #2	29,067	24,507	4,560
Arlington Pk Creekside #3	24,188	19,688	4,500
Arlington Pk Creekside #4	23,278	20,184	3,094
Brookfield Meadows #2	9,621	0	9,621
Carriage Estates	25,077	18,522	6,555
Chardonnay	20,263	16,577	3,686
Colony Brookfield	24,902	15,282	9,620
Del Paso Nuevo (Units 1 and 3)	20,840	9,526	11,314
East Land Park Village	30,038	19,688	10,350
Elder Place	8,761	3,638	5,123
Jacinto Village #3	2,400	(591)	2,991
Jones Ranch	9,854	4,876	4,978
Kelton	26,296	22,062	4,234
Laguna Parkway	38,929	15,079	23,850
Laguna Vega	25,744	19,288	6,456
Laguna Verde	32,876	20,146	12,730
Laguna Verde 2	23,931	20,921	3,010
Laguna Vista	22,013	18,053	3,960
Liberty lane	11,100	0	11,100
Newport Cove	22,057	18,957	3,100
Regency Place	24,533	18,203	6,330
Shasta Meadows	13,919	9,157	4,762
Sheldon Farms	11,330	0	11,330
Sheldon Whitehouse	8,386	0	8,386
Stonewood	23,655	20,001	3,654
Sunrise 94	7,788	4,439	3,349
Villa Palazzo	25,152	18,592	6,560
Windemere Estates	26,486	16,986	9,500
Zorba Court	2,250	0	2,250

EXHIBIT B (Continued)

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

Neighborhood	# of Lots	Maximum Authorize	FY 2005/06	FY 2006/07
Arlington Pk #1	84	\$87.00	\$67.00	\$67.00
Arlington Pk Creekside #2	76	265.00	60.00	60.00
Arlington Pk Creekside #3	60	120.00	75.00	75.00
Arlington Pk Creekside #4	119	65.00	26.00	26.00
Brookfield Meadows #2	55	174.93	170.00	174.93
Carriage Estates	23	373.74	285.00	285.00
Chardonnay	97	58.00	38.00	38.00
Colony Brookfield	74	190.00	140.00	130.00
Del Paso Nuevo (Units 1 and	79	143.21	142.18	143.22
East Land Park Village	90	183.35	178.18	115.00
Elder Place	14	365.91	355.60	365.91
Jacinto Village #3	29	103.13	102.38	103.14
Jones Ranch	23	216.44	210.34	216.44
Kelton	146	60.60	24.00	29.00
Laguna Parkway	318	83.02	59.00	75.00
Laguna Vega	269	445.83	29.00	24.00
Laguna Verde	128	99.46	78.00	99.46
Laguna Verde 2	43	178.34	60.00	70.00
Laguna Vista	72	104.75	101.80	55.00
Liberty lane	74	150.00	0	150.00
Newport Cove	62	128.66	49.00	50.00
Regency Place	133	52.88	28.00	37.00
Shasta Meadows	22	216.44	210.34	216.44
Sheldon Farms	103	110.00	0	110.00
Sheldon Whitehouse	163	51.45	50.00	51.44
Stonewood	261	31.68	14.00	14.00
Sunrise 94	19	176.27	175.00	176.28
Villa Palazzo	80	105.00	100.00	82.00
Windemere Estates	50	190.00	164.00	190.00
Zorba Court	9	250.00	0	250.00