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DEPARTMENT OF  
PUBLIC WORKS

CITY OF SACRAMENTO  
CALIFORNIA

DEVELOPMENT SERVICES  
& SPECIAL DISTRICTS  
1231 I STREET, ROOM 300  
SACRAMENTO, CA 95814

TECHNICAL SERVICES  
DIVISION

APPROVED  
BY THE CITY COUNCIL

PH 916-264-7474  
FAX 916-264-7480

June 8, 1998

JUN 23 1998

City Council  
Sacramento, California

OFFICE OF THE  
CITY CLERK

Honorable Members in Session:

**SUBJECT: CITYWIDE LANDSCAPING AND LIGHTING DISTRICT - PUBLIC HEARING**

**LOCATION AND COUNCIL DISTRICT:** Citywide, all Council districts.

**RECOMMENDATION:**

This report recommends that the City Council take the following action:

- Conduct the public hearing.
- Adopt Resolution Overruling Protests.
- Adopt Resolution Confirming Report and Levying FY 1998/99 Annual Assessments for the Citywide Landscaping and Lighting District.
- Adopt Resolution Amending the FY 1998/99 Budget for the Citywide Landscaping and Lighting District.

**CONTACT PERSON:** Jim Johnston, Special Districts Analyst 264-7967

**FOR COUNCIL MEETING OF:** June 23, 1998

**SUMMARY:**

This report presents the recommended budget of \$8.5 million for the Citywide Landscaping and Lighting (L&L) District for FY 1998/99 (Exhibit B). The budget reflects a 3.0% consumer price index (CPI) adjustment for inflation. The proposed assessment for a typical single-family home is \$57.00. A rate schedule for proposed assessments is shown on Page 3 of this report. The purpose of the public hearing is to receive testimony and/or protests (if any) regarding the proposed budget, services, and assessments. Council action will approve the annual budget and establish the L&L assessment rates for FY 1998/99. A schedule of the L&L budget process is shown on Exhibit A.

**COMMITTEE/COMMISSION ACTION:** None.

Department of  
**PUBLICWORKS**  
CITY OF  
SACRAMENTO

### **BACKGROUND INFORMATION:**

The Citywide L&L was formed in June of 1989. The district provides funding for the maintenance and rehabilitation of City parks and other public landscaped areas, street tree maintenance and the energy and maintenance cost of street lights throughout the city. Property owners are assessed in accordance with a series of benefit formulas adopted by City Council at district formation. Annual assessments are paid by property owners with their regular County property taxes. Each year the City must adopt a new Engineer's Report and approve the assessment.

The budget is arranged in three categories as described below. In addition to the maintenance activity, each category also contains a proportionate share of the administration and billing costs.

- 1) Street Related Operations and Maintenance - This section contains the budget for safety lighting, neighborhood lighting, median maintenance and street tree maintenance.
- 2) Bonded Indebtedness - A portion of the L&L budget (\$600,000) goes towards the payment of annual debt service on 20-year bonds sold to finance park improvements (total \$7.2 million).
- 3) On-going Park Maintenance, Park Improvements and Graffiti Abatement - This section contains the park maintenance budget, the graffiti abatement program and funding for park capital improvement projects.

The existing Citywide L&L program contains a provision for an annual adjustment in budget and assessments to account for inflation. The automatic annual adjustment is based on the Consumer Price Index (CPI), however, it can not exceed three percent (3%). The proposed budget reflects an adjustment in assessments of 3.0% based on the January 1998 CPI.

### **FINANCIAL CONSIDERATIONS:**

Each year the L&L budget is put together taking into consideration several factors. Some of these factors include the cost of services, the number of parcels in each assessment category, and the amount of estimated surplus/deficit in the L&L fund. The proposed budget is shown on Exhibit B.

#### Cost of Street Light Services

In addition to the annual maintenance cost, the neighborhood street light budget includes a scheduled re-lamping program and pole painting program.

#### Parcel/Unit Count Update

L&L assessments are based on categories for single-family parcels and multi-family units (with and without neighborhood lights), non-residential parcels (based on parcel size), and churches. In preparation of this year's budget, the database was updated to reflect adjusted parcel counts primarily due to new construction. Other factors used in computing assessments are the number of residents or employees, parcel size, and trip generation factors.

City Council  
Citywide Landscaping and Lighting District  
June 8, 1998

L&L Fund Surplus

Each year, the L&L fund balance is reflected in the following year's budget. A fund surplus or deficit is shown in the proposed budget. A surplus can occur because contingencies are built into the budget to cover assessment delinquencies and potential cost increases. The estimated L&L fund balance for June 30, 1998, is a surplus of \$100,000.

Proposed Budget

The proposed L&L budget for FY 1998/99 is \$8,510,458. This budget reflects both the decrease in surplus and the increase in revenue due to the CPI rate adjustment (3.0%). A comparison of the proposed budget to last year's budget is shown on Exhibit B. Implementation of the proposed budget will require levy of the following assessments for FY 1998/99.

**RECOMMENDED ANNUAL ASSESSMENTS FOR FY 1998/99**

Assessment Components	Single-Family Residence	Multi-Family Residence	Business 0-25,000 S.F.	Business 25,001-100,000	Business 100,001 or more	Church
<b><u>Street Related O&amp;M:</u></b> Safety & Neighborhood Lighting Maintenance & Replacement Program, Median Maintenance & Construction, Tree Maintenance						
No Lights:	\$ 20.04	\$ 13.63	\$ 86.50	\$ 432.52	\$899.649	\$ 24.17
Lights	40.74	28.1238				
<b><u>Bonded Indebtedness:</u></b> CIP-Park Improvements	\$ 3.96	\$ 2.69	\$ 5.89	\$ 29.43	\$ 61.21	\$ 1.68
<b><u>Park Facilities &amp; Related O&amp;M:</u></b> Park Main., Youth Employment Program, Graffiti Abatement	\$ 11.66	\$ 7.94	\$ 20.18	\$ 100.92	\$ 209.91	\$ 5.77
<b><u>Total Assessment PerYear:</u></b>						
No Lights:	\$35.66	\$24.27	\$112.57	\$562.86	\$1,170.76	\$32.16
Lights:	\$56.36	\$38.75				
<b>Total assessment above reflects CIP adjustment of:</b>						
No Lights:	\$1.04	\$ .57	\$3.28	\$16.39	\$34.10	\$ .94
Lights:	\$1.64	\$1.03				

**ENVIRONMENTAL CONSIDERATIONS:**

Council action in adopting these resolutions is exempt from CEQA because it will have no conceivable effect on the physical environment and is therefore not within the definition of a CEQA project.

City Council  
Citywide Landscaping and Lighting District  
June 8, 1998

**POLICY CONSIDERATIONS:**

These annual proceedings are being conducted in accordance with the Landscaping and Lighting Act of 1972 as set forth in Section 22500 of the California Streets and Highway's Code.

**MBE/WBE:**

None. No goods or services are being purchased.


Respectfully submitted,

  
for Gary Alm, Manager  
Development Services & Special Districts

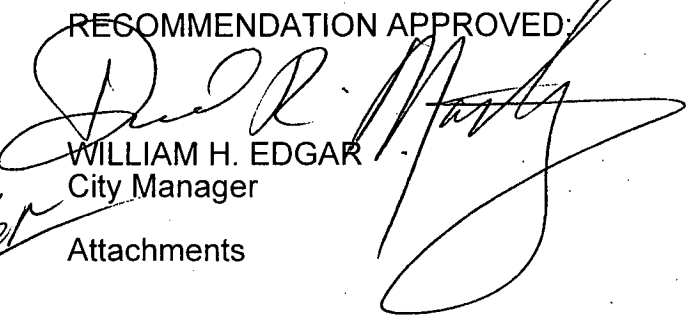
Approved:

  
Duane J. Wray, Manager  
Technical Services Division

Approved:

  
Michael Kashiwagi  
Director of Public Works

RECOMMENDATION APPROVED:

  
WILLIAM H. EDGAR  
City Manager

Attachments

## EXHIBIT A

### CITYWIDE LANDSCAPING & LIGHTING ASSESSMENT DISTRICT ANNUAL REPORT SCHEDULE FOR FY 1998/99 BUDGET

June 4, 1998

City Council Adopts:

- Resolution Directing Filing of the Annual Report
- Resolution of Intention to Order Improvements (setting hearing date)

June 8, 1998

City Clerk publishes Notice of Hearing

June 23, 1998

City Council Conducts Public Hearing and adopts:

- Resolution Overruling Protests (if any)
- Resolution Confirming Report and Levying FY 1998/99 Assessments.
- Resolution Amending the FY 1998/99 Budget for the Citywide Landscaping and Lighting District

July 1998

Prepare final assessment roll for adopted budget.

August 1, 1998

Transfer assessment roll to County for inclusion on tax bill.

## EXHIBIT B

### PROPOSED FY 1998/99 BUDGET FOR CITYWIDE LANDSCAPING AND LIGHTING DISTRICT (With 3.0% CPI adjustment in assessments)

SERVICE	ACTUAL BUDGET FY 1997/98	PROPOSED BUDGET FY 1998/99
<u>Street Related Operations &amp; Maintenance:</u>		
Safety Lighting	\$ 328,386	\$ 328,386
CIP – Safety Lighting Replacement Program	120,000	120,000
Median Maintenance	390,725	402,446
CIP – Median & Soundwall Area Landscaping	54,600	0
Tree Maintenance (Residential & Non-residential)	2,709,760	2,816,700
Neighborhood Street Lighting Maintenance	1,649,341	1,649,341
CIP – Neighborhood Street Lighting Replacement Program	388,990	448,659 <sup>(3)</sup>
Administration & Billing <sup>(1)</sup>	68,016	54,556
Contingency	100,095	196,375
<b>SUBTOTAL STREET RELATED O&amp;M</b>	<b>\$5,809,913</b>	<b>\$6,016,463</b>
<u>Bonded Indebtedness:</u>		
Park Improvements (bonded portion) <sup>(2)</sup>	\$ 600,000	\$ 600,000
Administration & Billing	7,107	5,479
<b>SUBTOTAL BONDED INDEBTEDNESS</b>	<b>\$ 607,107</b>	<b>\$ 605,479</b>
<u>Park Maintenance &amp; Improvements and Graffiti Abatement:</u>		
Park Maintenance	\$1,051,134	\$1,085,125
CIP – Park Improvements (on-going improv)	608,000	608,000
Graffiti Abatement	75,981	78,260
Administration & Billing	21,737	17,131
Contingency	99,906	100,000
<b>SUBTOTAL PARK MAINT., IMPROV. &amp; GRAFFITI</b>	<b>\$1,856,758</b>	<b>\$1,888,516</b>
<b>TOTAL L&amp;L BUDGET</b>	<b>\$8,273,778</b>	<b>\$8,510,458</b>
Estimated Fiscal Year-End Fund Balance:	(\$200,000)	(\$100,000)
<b>ASSESSED TO PROPERTY OWNERS:</b>	<b>\$8,073,778</b>	<b>\$8,410,458</b>

<sup>(1)</sup> Administration and billing costs are proportional in each category to the total budget.

<sup>(2)</sup> Represents annual amount necessary for 20-year bond debt service.

<sup>(3)</sup> \$300,000 has been appropriated from the L&L as part of the transportation CIP budget. The remaining \$148,659 completes the appropriation from the L&L for this program.

**RESOLUTION NO. 98-308**

ADOPTED BY THE SACRAMENTO CITY COUNCIL

ON DATE OF \_\_\_\_\_

**APPROVED**  
BY THE CITY COUNCIL

**JUN 23 1998**

OFFICE OF THE  
CITY CLERK

**RESOLUTION OVERRULING PROTESTS  
CITYWIDE LANDSCAPING AND LIGHTING ASSESSMENT DISTRICT  
FOR FY 1998/99**

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

On June 4, 1998, the City Council opened a public hearing on the Resolution of Intention and the Engineer's Annual Report for the Citywide Landscaping and Lighting Assessment District, City of Sacramento, County of Sacramento, State of California.

At or before the time set for the hearing, certain interested persons made protests or objections to the proposed maintenance, the extent of the assessment district, or the proposed assessment.

The City Council hereby overrules each of these protests, written or oral.

The City Council finds that the protest against the proposed maintenance, the extent of the assessment district, or the proposed assessment (including all written protests not withdrawn in writing before the conclusion of the protest hearing) is made by the owners of less than one-half of the area of the land to be assessed.

\_\_\_\_\_  
MAYOR

ATTEST:

\_\_\_\_\_  
CITY CLERK

\_\_\_\_\_  
FOR CITY CLERK USE ONLY

RESOLUTION NO.: \_\_\_\_\_

DATE ADOPTED: \_\_\_\_\_

APPROVED  
BY THE CITY COUNCIL

**RESOLUTION NO. 98-309**

**JUN 23 1998**

ADOPTED BY THE SACRAMENTO CITY COUNCIL

OFFICE OF THE  
CITY CLERK

ON DATE OF \_\_\_\_\_

**RESOLUTION CONFIRMING DIAGRAM AND ASSESSMENT AND LEVYING  
ASSESSMENT FOR CITYWIDE LANDSCAPING AND LIGHTING ASSESSMENT  
DISTRICT FOR FY 1998/99**

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

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

1. Pursuant to Chapter 3 of the Landscaping and Lighting Act of 1972, the City Council directed the Director of Public Works as the Engineer of Work for the Citywide Landscaping and Lighting Assessment District, to prepare and file an Annual Report for the Fiscal Year 1998/99.
2. The Engineer of Work filed the Annual Report on June 4, 1998, and the City Council adopted its Resolution of Intention to levy and collect assessments within the assessment district for Fiscal Year 1998/99 and set a public hearing date for June 23, 1998, in the meeting place of the City Council, City Hall, 915 "I" Street, Second Floor, Sacramento, California. Notice of the hearing was given in the time and manner required by law.
3. At the public hearing, the City Council afforded to every interested person an opportunity to make a protest to the Annual Report either in writing or orally, and the City Council has considered each protest.
4. The City Council hereby confirms the diagram and assessment as set forth in the Annual Report of the Engineer of Work and hereby levies the assessment set forth therein for Fiscal Year 1998/99.

\_\_\_\_\_  
MAYOR

ATTEST:

\_\_\_\_\_  
CITY CLERK

\_\_\_\_\_  
FOR CITY CLERK USE ONLY

RESOLUTION NO.: \_\_\_\_\_

DATE ADOPTED: \_\_\_\_\_



**RESOLUTION NO. 98-310**

ADOPTED BY THE SACRAMENTO CITY COUNCIL

ON DATE OF \_\_\_\_\_

**APPROVED**  
BY THE CITY COUNCIL

**JUN 23 1998**

OFFICE OF THE  
CITY CLERK

**RESOLUTION ADOPTING THE FY 1998/99 BUDGET  
FOR ASSESSMENT DISTRICT NO. 2  
(Citywide Landscaping and Lighting District,  
Pursuant to the Landscaping and Lighting Act of 1972)**

**THE CITY COUNCIL OF THE CITY OF SACRAMENTO RESOLVES:**

1. That the Director of Finance is hereby authorized to adjust the 1998/99 budget to reflect the operating transfers from the Landscaping and Lighting Fund to City Operating Budgets in accordance with the Engineer's Report.
2. That \$148,659 be appropriated from the Landscaping and Lighting District (281-XXX-XXX-XXXX) for the Neighborhood Street Lighting Replacement Program. (281-500-SK01-4820)
3. That \$120,000 be appropriated from the Landscaping and Lighting District (281-XXX-XXX-XXXX) to the Safety Lighting Replacement Program (281-500-SK12-4820)

\_\_\_\_\_  
MAYOR

ATTEST:

\_\_\_\_\_  
CITY CLERK

\_\_\_\_\_  
FOR CITY CLERK USE ONLY

RESOLUTION NO.: \_\_\_\_\_

DATE ADOPTED: \_\_\_\_\_

102

Manuel & Mary Mejia  
231 Sterling Grove Dr  
Galt, CA 95632-2433

RECEIVED  
CITY CLERKS OFFICE  
CITY OF SACRAMENTO

APR 1 3 46 PM '98

PARCEL NUMBER  
027-0032-028-0000

March 31, 1998

City of Sacramento  
CityHall-Room 304  
915 I street  
Sacramento, CA 95814

Dear City Council:

Re: Sacto City Landscaping & Lighting District.

What where the number of homes without Street Lights for  
Fiscal years 1996-1997 & 1997-1998?

When is the next public hearing on Landscaping and Lighting  
service? Do I have to notify you before hand if I wish to  
express my concerns at this hearing?

Sincerely:



Manuel Mejia

**ENGINEER'S REPORT**  
**FY 1998/99**  
**ASSESSMENT DISTRICT NO. 2**  
(Pursuant to the Landscaping and Lighting Act of 1972)

The undersigned respectfully submits the enclosed report as directed by the City Council.

Dated: June 4, 1998

Michael Kashiwagi, Director of Public Works  
City of Sacramento, Engineer of Work

By 

I HEREBY CERTIFY that the enclosed Engineer's Report together with Assessment and Assessment Diagram thereto attached, was filed with me on the 4<sup>th</sup> day of June, 1998.

Valerie A. Burrowes, City Clerk  
City of Sacramento, Sacramento County,  
California

By 

I HEREBY CERTIFY that the enclosed Engineer's Report, together with Assessment and Assessment Diagram thereto attached, was approved and confirmed by the City Council of the City of Sacramento, California, on the 23<sup>rd</sup> day of June, 1998.

Valerie A. Burrowes, City Clerk  
City of Sacramento, Sacramento County  
California

By 

I HEREBY CERTIFY that the enclosed Engineer's Report, together with Assessment and Assessment Diagram, thereto attached, was filed with the County Auditor of the County of Sacramento on the \_\_\_\_ day of \_\_\_\_\_, 1998.

Valerie A. Burrowes, City Clerk  
Sacramento County, California

By 

CITY OF SACRAMENTO  
SACRAMENTO COUNTY, CALIFORNIA

ENGINEER'S REPORT  
FOR THE  
CITY OF SACRAMENTO  
LANDSCAPING AND LIGHTING ASSESSMENT DISTRICT  
AND THE  
LEVY OF THE ANNUAL ASSESSMENT  
FOR 1998/99

As Accepted By The  
City of Sacramento

May 1998

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## I. INTRODUCTION

### A. Enabling Legislation:

The Landscaping and Lighting Act of 1972 (Streets and Highways Code Section 22500 and following) allows a municipality or other local public agency to establish a special assessment district to raise funds for installing, maintaining, and servicing public lighting, landscaping, and park facilities. The revenue to pay for these improvements comes from special assessments on the land benefiting from the improvements. The local legislative body sets the assessment each year after receiving and reviewing an Engineer's Report and holding a public hearing. The assessments are collected as a separately stated item on the County property tax bill. The City of Sacramento Landscaping and Lighting District was formed in 1989 pursuant to this Act.

The annual levy proceedings for this District must be successfully completed by August 1, 1998, in order to be entered on the tax roll for the 1998/99 tax year. A certified copy of the Engineer's Report and a magnetic tape containing the assessment roll are then submitted to the Sacramento County Auditor for billing and collection of the approved assessments.

### B. Engineer's Report

It is the task of the City of Sacramento staff, through this Engineer's Report, to recommend to the City Council of Sacramento a fair assessment for each parcel in the District. This recommendation is arrived at by spreading the District Budget in accordance with the methodology established with the District formation in 1989 with revisions for churches.

This report describes the work performed and methods adopted in recommending fair assessments. The report includes the following:

Part II	Assessment Diagram
Part III	Description of Improvements
Part IV	An Estimate of the Operation and Maintenance Costs for FY 1998/99
Part V	Assessment Methodology
Part VI	Assessment Roll

Respectfully submitted,

Michael Kashiwagi  
Director of Public Works  
Engineer of Work

## II ASSESSMENT DIAGRAM

### A. Assessment District:

The boundary of the assessment district is as depicted on the Assessment Diagram, which was established with the District formation in 1989. The assessment district boundary coincides with the City of Sacramento boundary and encompasses all parcels of land within the City.

The Assessment Diagram presents the District Boundary and the Park Zone boundaries. For a description of lines and dimensions of each parcel of land within the District the reader is referred to the Assessor's parcel maps on file at the office of the City Clerk. Those maps are incorporated by reference into the Assessment Diagram. The Assessor's parcel number is adopted as the distinctive designation of each lot or parcel. The following statement is included on the Assessment Diagram:

The Sacramento County Assessor's maps are incorporated by reference into this Assessment Diagram. The lines and dimensions of lots or parcels for this diagram are those lines and dimensions shown on the Assessor's maps, which are on file and open to public inspection at the Assessor's office. The distinctive designation of each lot or parcel shall be its Assessor's parcel number.

### B. Park Zone Boundaries:

The Assessment District is divided into eleven park zones, residential, and non-residential, as discussed in Part V, Assessment Methodology. The Assessment Diagram established with the District formation shows the eleven park zones and the City boundaries.

## III DESCRIPTION OF IMPROVEMENTS

### A. General:

This section describes the public improvements to be constructed, installed, operated, serviced, maintained, and repaired by the District.

The District's improvements include City street lights in public rights-of-way and lights in City parks. Also included are landscaped public areas and City parks, bikeways and City trees, and all types of improvements and maintenance of these improvements as described by the Landscaping and Lighting Act of 1972. Any additional lighting and landscaping improvements planned or constructed after the completion of this report, and any other such improvements not specifically described in this report but authorized under the Landscaping and Lighting Act of 1972, shall also be included in the District.

Should detailed information on improvements be desired, the City of Sacramento should be contacted. Any available plans and specifications for improvements, on file with the City of Sacramento, are incorporated by reference into this report.

B. Improvement Categories:

For the 1998/99 fiscal year, the District has been organized under three general categories, 1. Street Related Operations and Maintenance, 2. Bonded Indebtedness (for park improvements), and 3. On-going Park Maintenance, Park Improvements and Graffiti Abatement. The following provides a description of the improvements included in each category:

1. Street Related Operations and Maintenance

Common facilities are all those improvements which provide special benefit to all of the assessed properties and includes the following:

a. Common Facilities:

- I The operation, maintenance and repair of all City street light facilities (100 watt or greater safety lighting) on major streets and at intersections.
- ii The construction, care, development, and maintenance of all City maintained landscaping, irrigation facilities, and other appurtenances within or along freeway corridors and public rights-of-way.
- iii The maintenance, repair, and construction of bikeways, including bikeway bridges and structures.
- iv Designated streetscaping construction projects.
- v Proportional costs of all engineering and administrative costs for the District.
- vi Proportional costs of the contingency fund for the District.
- vii Any miscellaneous cost related to any street related items allowed under the Landscaping and Lighting Act of 1972, but not specifically listed in any of the cost categories.

b. Neighborhood Street Lighting:

This category includes:

- I The operation, maintenance, repair, and any other related care of all City street light facilities designated as neighborhood lighting (typically 100 watt or less lights).
- ii The replacement of failed street light electrical conduit and circuits.
- iii Any miscellaneous cost related to any of the items described under this category.



c. Street Tree Maintenance:

The general care and maintenance of street trees within the public right-of-way are included in Tree Maintenance. This category includes:

- I The trimming, maintenance, general care, and replacement of street trees within the City street right-of-way.
- ii The planting of new street trees within the City street right-of-way.
- iii All costs associated with the operation and administration of the street tree maintenance program.
- iv Any other miscellaneous work related to street tree care and maintenance.

2. Bonded Indebtedness for Park Improvements:

a. Capital Improvement Project (CIP) Improvements:

This category includes:

- I The construction, and development of City maintained landscaping, irrigation facilities, and other appurtenances for neighborhood and community parks.
- ii The construction of all greenbelts, linear parkways, and buffer zones on City owned lands.
- iii The construction of bikeways, including bikeway bridges and structures.
- iv Any miscellaneous cost related to any of the items described under this category.

b. Common Facilities:

- I Proportional costs of all engineering and administrative costs for the District.
- ii Any miscellaneous cost related to any of the items described under this category.

3. On-going Park Maintenance, Park Improvements and Graffiti Abatement

a. Park Maintenance and Improvements

Park Maintenance and Improvements includes:

- I The construction, care, and development of City maintained landscaping, irrigation facilities, and other appurtenances for neighborhood and community parks.

- ii The construction and maintenance of all greenbelts, linear parkways, and buffer zones on City owned lands.
- iii The trimming, maintenance, general care and replacement of trees within City parks.
- iv Proportional costs of the contingency fund for the district.
- v Any miscellaneous cost related to any of the items described under this category.

b. Common Facilities:

Common facilities are all those improvements which provide special benefit to all of the assessed properties and includes the following:

- I The construction, care, development, and maintenance of all City maintained landscaping, irrigation facilities, and other appurtenances within City regional parks, as well as habitat preservation in designated open spaces.
- ii The cleaning, sandblasting, and painting of walls and other improvements to remove or cover graffiti.
- iii Proportional costs of all engineering and administrative costs for the District.
- iv Any miscellaneous cost related to any of the items allowed under the Landscaping and Lighting Act of 1972, but not specifically listed in any of the cost categories.

#### IV. ESTIMATE OF COST

The following is a listing of the cost estimate for the fiscal year 1998/99 in as much detail as is feasible, including such incidental items as legal, administrative, and engineering costs. The total of the cost estimate should equal the total of the assessment roll in Part VI.

##### SUMMARY ESTIMATE

District Item	Activity	Category	Costs in District	Reference
<u>Street Related Operations and Maintenance:</u>		1		
Safety Lighting O&M	Lights & Signals	1-a	\$328,386	
Safety Lighting Enhancement	CIP	1-a	120,000	
Median Maintenance	Park Maintenance	1-a	402,446	
Median & Soundwall Landscaping	CIP	1-a	0	
Tree Maintenance-Residential	Tree Services	1-c	2,184,500	
Tree Maintenance-Non-Residential	Tree Services	1-c	632,200	
Tree Care-Heritage Trees	Tree Services	1-a	0	
Administration & Billing	Public Works/Finance	1-d	54,556	
Habitat Preservation	CIP	1-a	0	
Neighborhood Street Lighting O/M	Lights (neighborhood)	1-b	1,649,341	
Neighborhood Street Light Replacement Program	CIP Lights (neighborhood)	1-b	448,659	
Contingency	None	1-a	196,375	
Less surplus applied to Category 1			<u>-38,000</u>	
TOTAL			\$5,978,463	
<u>Bonded Indebtedness:</u>		2		
Park Improvements	CIP	2-a	\$600,000	
Administration & Billing	Public Works/Finance	2-b	<u>5,479</u>	
TOTAL			\$605,479	
<u>On-going Park Maintenance, Park Improvements and Graffiti Abatement:</u>		3		
Graffiti Abatement		3-b	\$78,260	
Administration & Billing	Public Works/Finance	3-c	17,131	
Central City	Park Maintenance & Improv.	Zone 1	202,515	Page 18
Land Park	Park Maintenance & Improv.	Zone 2	178,842	Page 18
Pocket	Park Maintenance & Improv.	Zone 3	169,025	Page 18
South Sacramento	Park Maintenance & Improv.	Zone 4	191,332	Page 18
East Broadway	Park Maintenance & Improv.	Zone 5	247,296	Page 18
East Sacramento	Park Maintenance & Improv.	Zone 6	179,502	Page 18
Arden-Arcade	Park Maintenance & Improv.	Zone 7	79,412	Page 18
North Sacramento	Park Maintenance & Improv.	Zone 8	187,746	Page 18
South Natomas	Park Maintenance & Improv.	Zone 9	128,177	Page 18
North Natomas	Park Maintenance & Improv.	Zone 10	8,171	Page 18
Airport-Meadowview	Park Maintenance & Improv.	Zone 11	121,108	Page 18
Contingency			100,000	
Less surplus applied to Category 3			<u>-62,000</u>	
TOTAL			\$1,826,517	
TOTAL ASSESSED TO PROPERTY OWNERS			\$8,410,458	

## V. METHOD OF SPREADING ASSESSMENTS

The following describes the proposed method of spreading assessments for the City of Sacramento, Landscaping and Lighting Assessment District No. 2.

The costs that are included in this District will be assessed to each parcel which currently receives City utility service in relation to the amount of benefit received based on the following described methodology. The three cost categories are as follows:

1. Street Related Operations and Maintenance
2. Bonded Indebtedness
3. On-going Park Maintenance, Park Improvements and Graffiti Abatement

Each cost category is assessed to six use types as described below:

- i. Single Family Residence
- ii. Multi-family Residence (Apartments and Condominiums)(Per Unit)
- iii. Non-Residential - Parcel Size 0 - 25,000 sq. ft.
- iv. Non-Residential - Parcel Size 25,001 - 100,000 sq. ft.
- v. Non-Residential - Parcel Size > 100,000 sq. ft.
- vi. Church

Parcels which are owned by public agencies, mobile homes with no land, permanent open space, and cemeteries will not be assessed.

### A. METHOD OF SPREADING ASSESSMENT CATEGORIES

#### 1. STREET RELATED OPERATIONS AND MAINTENANCE

##### a. Common Facilities:

##### i. Park Maintenance-Regional and Habitat Preservation

Costs for these items are assessed to each benefited parcel in proportion to its residents or employees to the total number of residents (for single family and multi-family residences) and employees (for non-residential parcels) which benefit from the particular item. Each employee is determined to have 40 percent of the benefit of a resident. Each single family residential unit was determined to have an average of 2.673 persons per unit and each multi-family residential unit was determined to have an average of 1.818 per unit. (Reference 1980 census.) The number of employees in a non-residential parcel was calculated by multiplying an average of 33.47 employees per acre by an average parcel size. The average parcel sizes were calculated to be 12,500 sq. ft. for the size category of 0-25,000 sq. ft. 62,500 sq. ft., for the size category of 25,001-100,000 sq. ft., and 130,000 sq. ft. for the size category greater than 100,000 sq. ft. Churches were determined to have two-sevenths of the benefiting employees of a 0-25,000 sq. ft. non-residential parcel, since churches are only in operation a few days each week.

##### ii. Safety lighting, median maintenance, median construction, tree trimming, park special services and tree care (Heritage Trees).

The costs of these items are assessed to each benefited parcel in proportion

to the calculated average number of vehicle trips each parcel generates to the total calculated vehicle trips generated. Each single family residential unit was determined to have an average trip generation factor of 9.0 and each multi-family residential unit was determined to have an average trip generation factor of 6.30. These factors were taken from the South Natomas Public Facilities Financing Plan and Facilities Benefit Assessment - June 1989. The average non-residential trip generation factors for each non-residential parcel were calculated to be 118.13 for parcels in the size category of 0-25,000 sq. ft., 590.63 for parcels in the size category of 25,001-100,000 sq. ft., and 1,228.50 for parcels in the size category greater than 100,000 sq. ft. These non-residential factors were based on average parcel size in the size category, a building size equal to 35% of the average parcel size, and an average trip generation factor of 27.0 for every 1,000 sq. ft. of building size. Churches were determined to have two-sevenths of the trip factor of a 0-25,000 sq. ft. non-residential parcel, or 33.75, since churches are only in operation a few days each week.

b. Neighborhood Street Lighting:

The costs of these items are assessed only to benefited residential parcels in proportion to the calculated average number of vehicle trips each parcel generates to the total calculated vehicle trips generated. Only the residential parcels which have been determined to benefit from neighborhood street lighting will be assessed. A parcel benefits from neighborhood street lights if it fronts a street which, as a minimum, has a street light at the intersections and at least one street light at mid-block. Each single family residential unit was determined to have an average trip generation factor of 9.0 and each multi-family residential unit was determined to have an average trip generation factor of 6.30. The average non-residential trip generation factors for each non-residential parcel were calculated to be 118.13 for parcels in size category of 0-25,000 sq. ft., 590.63 for parcels in the size category of 25,001-100,000, sq. ft., and 1,228.50 for parcels in the size category greater than 100,000 sq. ft. These non-residential factors were based on an average parcel size in the size category, a building size equal to 35% of the average parcel size, and an average trip generation factor of 27.0 for every 1,000 sq. ft. of building size. Churches were determined to have two-sevenths of the trip factor of a 0-25,000 sq. ft. non-residential parcel, or 33.75 since churches are only in operation a few days each week.

c. Street Tree Maintenance in Right-of-Way:

The Citywide street tree maintenance program is divided into two categories, (1) residential street trees and (2) non-residential street trees. The cost of street tree maintenance is divided into the two categories in the same proportion as the area of developed residential and non-residential parcels in the city which is estimated to be 78% and 22% respectively. The costs allocated to residential street trees are assessed to each benefited residential parcel in proportion to the calculated average number of vehicle trips each parcel generates to the total calculated vehicle trips generated. Each single family residential unit was determined to have an average trip generation factor of 9.0 and each multi-family residential unit was determined to have an average trip generation factor of 6.30.

The costs allocated to non-residential street trees are assessed to each benefited non-residential parcel in proportion to the calculated average number of vehicle trips each parcel generates to the total calculated non-residential trips generated.

The average non-residential trip generation factors for each non-residential parcel were calculated to be 118.13 for parcels in the size category of 0-25,000 sq. ft., 590.60 for parcels in the size category of 25,001-100,000 sq. ft., and 1,228.50 for parcels in the size category greater than 100,000 sq. ft. These non-residential factors were based on an average parcel size in the size category, a building size equal to 35% of the average parcel size, and an average trip generation factor of 27.0 for every 1,000 sq. ft. of building size. Churches were determined to have two-sevenths of the trip factor of a 0-25,000 sq. ft. non residential parcel, or 33.75 since churches are only in operation a few days each week.

d. Engineering, Administration and Other Miscellaneous Items.

The costs of these items are assessed to each benefited parcel in proportion to the calculated average number of vehicle trips each parcel generates to the total calculated vehicle trips generated. Each single family residential unit was determined to have an average trip generation factor of 9.0 and each multi-family residential unit was determined to have an average trip generation factor of 6.30.

These factors were taken from the South Natomas Public Facilities Financing Plan and Facilities Benefit Assessment - June 1989. The average non-residential trip generation factors for each non-residential parcel were calculated to be 118.13 for parcels in the size category of 0-25,000 sq. ft., 590.63 for parcels in the size category of 25,001-100,000 sq. ft., and 1,228.50 for parcels in the size category greater than 100,000 sq. ft. These non-residential factors were based on average parcel size in the size category, a building size equal to 35% of the average parcel size, and an average trip generation factor of 27.0 for every 1,000 sq. ft. of building size. Churches were determined to have two-sevenths of the trip factor of a 0-25,000 sq. ft. non-residential parcel, or 33.75, since churches are only in operation a few days each week.

2. BONDED INDEBTEDNESS

a. Park Improvements.

The costs in this category are determined for each of the eleven individual park zones. The cost determined for each park zone is assessed to each benefitted parcel within each park zone in proportion to its residents or employees to the total number of residents (for single family and multi-family residences) and employees (for non-residential parcels) in that park zone. Each employee is determined to have 40 percent the benefit of that of a resident. Each single family residential unit was calculated at an average of 2.673 persons per unit and each multi-family residential unit was determined to have an average of 1.818 persons per unit (reference 1980 census). The number of employees in a non-residential parcel was calculated by multiplying an average of 33.47 employees per acre by an average parcel size. The average parcel sizes were calculated to be 12,500 sq. ft. for the size category of 0-25,000 sq. ft., 62,500 sq. ft. for the size category of 25,001-100,000 sq. ft., and 130,000 sq. ft. for the size category greater than 100,000 sq. ft. Churches were determined to have two-sevenths of the benefiting employees of a 0-25,000 sq. ft. non-residential parcel, since churches are only in operation a few days each week.

b. Engineering, Administration and Other Miscellaneous Items.

The costs of these items are assessed to each benefited parcel in proportion to

the calculated average number of vehicle trips each parcel generates to the total calculated vehicle trips generated. Each single family residential unit was determined to have an average trip generation factor of 9.0 and each multi-family residential unit was determined to have an average trip generation factor of 6.30.

These factors were taken from the South Natomas Public Facilities Financing Plan and Facilities Benefit Assessment - June 1989. The average non-residential trip generation factors for each non-residential parcel were calculated to be 118.13 for parcels in the size category of 0-25,000 sq. ft., 590.63 for parcels in the size category of 25,001-100,000 sq. ft., and 1,228.50 for parcels in the size category greater than 100,000 sq. ft. These non-residential factors were based on average parcel size in the size category, a building size equal to 35% of the average parcel size, and an average trip generation factor of 27.0 for every 1,000 sq. ft. of building size. Churches were determined to have two-sevenths of the trip factor of a 0-25,000 sq. ft. non-residential parcel, or 33.75, since churches are only in operation a few days each week.

### 3. ON-GOING PARK MAINTENANCE, PARK IMPROVEMENTS & GRAFFITI ABATEMENT

#### a. Park Maintenance and Improvements:

The costs in this category are determined for each of the eleven individual park zones. The cost determined for each park zone is assessed to each benefitted parcel within each park zone in proportion to its residents or employees to the total number of residents (for single family and multi-family residences) and employees (for non-residential parcels) in that park zone. Each employee is determined to have 40 percent the benefit of that of a resident. Each single family residential unit was calculated at an average of 2.673 persons per unit and each multi-family residential unit was determined to have an average of 1.818 persons per unit (reference 1980 census). The number of employees in a non-residential parcel was calculated by multiplying an average of 33.47 employees per acre by an average parcel size. The average parcel sizes were calculated to be 12,500 sq. ft. for the size category of 0-25,000 sq. ft., 62,500 sq. ft. for the size category of 25,001-100,000 sq. ft., and 130,000 sq. ft. for the size category greater than 100,000 sq. ft. Churches were determined to have two-sevenths of the benefiting employees of a 0-25,000 sq. ft. non-residential parcel, since churches are only in operation a few days each week.

All parcels will be assessed for described costs to maintain park trees using the following methodology. The costs determined are assessed to each benefiting parcel in proportion to its residents or employees to the total number of residents (for single family and multi-family residences) and employees (for non-residential parcels). Each employee is determined to have 40 percent the benefit of that of a resident. Each single-family residential unit was calculated at an average of 2.673 persons per unit and each multi-family residential unit was calculated at an average of 1.818 persons per unit. The number of employees in a non-residential parcel was calculated by multiplying an average of 33.47 employees per acre by an average parcel size. The average parcel sizes were calculated to be 12,500 sq. ft. for the size category of 0-25,000 sq. ft., 62,500 sq. ft. for the size category of 25,001-100,000 sq. ft. and 130,000 sq. ft. for the size category greater than 100,000 sq. ft. Churches were determined to have two-sevenths of the benefiting employees of a 0-25,000 sq. ft. non-residential parcel since churches are only in operation a few days each week.



b. Graffiti Abatement

The costs of this item is assessed to each benefited parcel in proportion to the calculated average number of vehicle trips each parcel generates to the total calculated vehicle trips generated. Each single family residential unit was determined to have an average trip generation factor of 9.0 and each multi-family residential unit was determined to have an average trip generation factor of 6.30.

These factors were taken from the South Natomas Public Facilities Financing Plan and Facilities Benefit Assessment - June 1989. The average non-residential trip generation factors for each non-residential parcel were calculated to be 118.13 for parcels in the size category of 0-25,000 sq. ft., 590.63 for parcels in the size category of 25,001-100,000 sq. ft., and 1,228.50 for parcels in the size category greater than 100,000 sq. ft. These non-residential factors were based on average parcel size in the size category, a building size equal to 35% of the average parcel size, and an average trip generation factor of 27.0 for every 1,000 sq. ft. of building size. Churches were determined to have two-sevenths of the trip factor of a 0-25,000 sq. ft. non-residential parcel, or 33.75, since churches are only in operation a few days each week.

c. Engineering, Administration and Other Miscellaneous Items.

The costs of these items are assessed to each benefited parcel in proportion to the calculated average number of vehicle trips each parcel generates to the total calculated vehicle trips generated. Each single family residential unit was determined to have an average trip generation factor of 9.0 and each multi-family residential unit was determined to have an average trip generation factor of 6.30.

These factors were taken from the South Natomas Public Facilities Financing Plan and Facilities Benefit Assessment - June 1989. The average non-residential trip generation factors for each non-residential parcel were calculated to be 118.13 for parcels in the size category of 0-25,000 sq. ft., 590.63 for parcels in the size category of 25,001-100,000 sq. ft., and 1,228.50 for parcels in the size category greater than 100,000 sq. ft. These non-residential factors were based on average parcel size in the size category, a building size equal to 35% of the average parcel size, and an average trip generation factor of 27.0 for every 1,000 sq. ft. of building size. Churches were determined to have two-sevenths of the trip factor of a 0-25,000 sq. ft. non-residential parcel, or 33.75, since churches are only in operation a few days each week.



## B. SUMMARY OF CATEGORY ASSESSMENT AMOUNTS

USE TYPE	CAT. 1 (St. Related O&M)	CAT. 2 (Bonded Indebtedness)	CAT.3 Park O&M, Dev. Graffiti Abatement	TOTAL ASSESSMENT
Single Family (Per Parcel w/lights)	\$ 40.74	\$ 3.96	\$ 11.66	\$ 56.36
Single Family (Per Parcel w/o lights)	20.04	3.96	11.66	35.66
Multi-Family (Per Unit w/lights)	28.12	2.69	7.94	38.75
Multi-Family (Per Unit w/o lights)	13.64	2.69	7.94	24.27
Non-Residential-25*(Per Parcel)	86.50	5.89	20.18	112.57
Non-Residential 25-100*(Per Parcel)	432.52	29.43	100.91	562.86
Non-Residential 100+*(Per Parcel)	899.64	61.21	209.91	1,170.76
Church (Per Parcel)	24.71	1.68	5.77	32.16
*Parcel Size in 1,000's of Sq. Ft.				

### C. SUMMARY OF STREET RELATED OPERATIONS & MAINTENANCE ASSESSMENTS

#### Common Facilities Portion:

TOTAL COST \$1,087,763

USE TYPE	UNITS/ PARCELS	TRIP FACTOR	TOTAL TRIPS	COST PER TRIP	TOTAL COST	COST PER UNIT/PAR
SINGLE FAMILY (PER UNIT)	95,696	9.00	861,264	\$0.3706	\$319,144	\$3.33
MULTI-FAMILY (PER UNIT)	51,852	6.30	326,668	\$0.3706	121,048	2.33
NON-RESIDENTIAL 0-25* (PER PARCEL)	3,118	118.13	368,314	\$0.3706	136,480	43.77
NON-RESIDENTIAL 25-100* (PER PARCEL)	1,269	590.63	749,503	\$0.3706	277,730	218.86
NON-RESIDENTIAL 100-OVER* (PER PARCEL)	507	1,228.50	622,850	\$0.3706	230,798	455.22
CHURCH (PER PARCEL)	205	33.75	6,918	\$0.3706	2,564	12.51
* PARCEL SIZE IN 1,000'S OF SQ. FT.						
TOTAL	152,647		2,935,516		\$1,087,763	

#### Neighborhood Street Lighting Portion:

TOTAL COST \$2,074,000

USE TYPE	UNITS/ PARCELS	TRIP FACTOR	TOTAL TRIPS	COST PER TRIP	TOTAL COST	COST PER UNIT/PAR
SINGLE FAMILY (PER UNIT)	74,921	9.00	674,289	\$2.2996	\$1,550,574	\$20.70
MULTI-FAMILY (PER UNIT)	36,130	6.30	227,619	2.2996	523,426	14.49
TOTAL	111,051		901,908		\$2,074,000	

#### Street Tree Maintenance - Residential Portion:

TOTAL COST \$2,184,500

USE TYPE	UNITS/ PARCELS	TRIP FACTOR	TOTAL TRIPS	COST PER TRIP	TOTAL Cost	COST PER UNIT/PAR
SINGLE FAMILY (PER UNIT)	95,696	9.00	861,264	1.8561	1,598,568.95	\$16.70
MULTI-FAMILY (PER UNIT)	51,852	6.30	326,668	1.7937	585,931.05	11.30
TOTAL	147,548		1,187,932		\$2,184,500	

#### Street Tree Maintenance - Non-Residential Portion:

TOTAL COST \$632,200

USE TYPE	UNITS/ PARCELS	TRIP FACTOR	TOTAL TRIPS	COST PER TRIP	TOTAL Cost	COST PER UNIT/PAR
NON-RESIDENTIAL 0-25* (PER PARCEL)	3,118	118.13	368,314	0.3618	133,239.86	42.73
NON-RESIDENTIAL 25-100* (PER PARCEL)	1,269	590.63	749,503	0.3618	271,137.56	213.66
NON-RESIDENTIAL 100-OVER* (PER PARCEL)	507	1,228.50	622,850	0.3618	225,319.80	444.42
CHURCH (PER PARCEL)	205	33.75	6,918	0.3618	2,502.78	12.21
* PARCEL SIZE IN 1,000'S OF SQ. FT.						
TOTAL	5,099		1,747,585		\$632,200	

#### TOTAL ALL STREET RELATED MAINTENANCE & OPERATIONS ASSESSMENTS:

USE TYPE	COMMON FACILITIES	STREET LIGHTING	STREET TREE MAINTENANCE	TOTAL
Single Family w/lights	\$ 3.33	\$ 20.70	\$ 16.71	\$ 40.74
Single Family w/o lights	3.33	0	16.71	20.04
Multi Family w/lights	2.33	14.49	11.30	28.12
Multi Family w/o lights	2.33	0	11.30	13.63
Non-Residential 1-25K s.f.	43.77	0	42.73	86.50
Non-Residential 25-100K s.f.	218.86	0	213.66	432.52
Non-Residential 100+K s.f.	455.22	0	444.42	899.64
Church	12.51	0	12.20	24.71

#### D. SUMMARY OF BONDED INDEBTEDNESS ASSESSMENTS

Common Facilities Portion:

TOTAL COST

\$5,479

USE TYPE	UNITS/ PARCELS	TRIP FACTOR	TOTAL TRIPS	COST PER TRIP	TOTAL COST	COST PER UNIT/PAR
SINGLE FAMILY (PER UNIT)	95,696	9.00	861,264	\$0.0019	\$1,608	\$0.02
MULTI-FAMILY (PER UNIT)	51,852	6.30	326,668	\$0.0019	610	0.01
NON-RESIDENTIAL 0-25* (PER PARCEL)	3,118	118.13	368,314	\$0.0019	687	0.22
NON-RESIDENTIAL 25-100* (PER PARCEL)	1,269	590.63	749,503	\$0.0019	1,399	1.10
NON-RESIDENTIAL 100-OVER* (PER PARCEL)	507	1,228.50	622,850	\$0.0019	1,163	2.29
CHURCH (PER PARCEL)	205	33.75	6,918	\$0.0019	13	0.06
* PARCEL SIZE IN 1,000'S OF SQ. FT.						
TOTAL	152,647		2,935,516		\$5,479	

Capital Improvement Bonded Portion by Park Zone:

TOTAL COST =

\$600,000

ZONE	PARK AREA	SINGLE FAMILY COST PER UNIT	MULTI- FAMILY COST PER UNIT	NON-RES 0-25 COST PER PARCEL	NON-RES 25-100 COST PER PARCEL	NON-RES 100-OVER COST PER PARCEL	NON-RES CHURCH COST PER PARCEL	TOTAL COST PER ZONE
1	CENTRAL CITY	3.94	2.68	5.67	28.33	58.92	1.62	\$71,766
2	LAND PARK	3.94	2.68	5.67	28.33	58.92	1.62	63,377
3	POCKET	3.94	2.68	5.67	28.33	58.92	1.62	59,898
4	SOUTH SACRAMENTO	3.94	2.68	5.67	28.33	58.92	1.62	67,803
5	EAST BROADWAY	3.94	2.68	5.67	28.33	58.92	1.62	87,635
6	EAST SACRAMENTO	3.94	2.68	5.67	28.33	58.92	1.62	63,611
7	ARDEN - ARCADE	3.94	2.68	5.67	28.33	58.92	1.62	28,142
8	NORTH SACRAMENTO	3.94	2.68	5.67	28.33	58.92	1.62	66,532
9	SOUTH NATOMAS	3.94	2.68	5.67	28.33	58.92	1.62	45,423
10	NORTH NATOMAS	3.94	2.68	5.67	28.33	58.92	1.62	2,896
11	AIRPORT - MEADOWVIEW	3.94	2.68	5.67	28.33	58.92	1.62	42,917
TOTAL								\$600,000

TOTAL ALL BONDED INDEBTEDNESS ASSESSMENTS:

USE TYPE	COMMON FACILITIES	CAPITAL IMPROVEMENTS	TOTAL
Single Family w/lights	\$ .02	\$ 3.94	\$ 3.96
Single Family w/o lights	.02	3.94	3.96
Multi Family w/lights	.01	2.68	2.69
Multi Family w/o lights	.01	2.68	2.69
Non-Residential 1-25K s.f.	.22	5.67	5.89
Non-Residential 25-100K s.f.	1.10	28.33	29.43
Non-Residential 100+K s.f.	2.29	58.92	61.21
Church	.06	1.62	1.68

# E. PARK MAINTENANCE, PARK IMPROVEMENTS & GRAFFITI ABATEMENT ASSESSMENTS

Common Facilities Portion:

TOTAL COST \$95,391

USE TYPE	UNITS/ PARCELS	TRIP FACTOR	TOTAL TRIPS	COST PER TRIP	TOTAL COST	COST PER UNIT/PAR
SINGLE FAMILY (PER UNIT)	95,696	9.00	861,264	\$0.0325	\$27,987	\$0.29
MULTI-FAMILY (PER UNIT)	51,852	6.30	326,668	\$0.0325	10,615	0.20
NON-RESIDENTIAL 0-25* (PER PARCEL)	3,118	118.13	368,314	\$0.0325	11,969	3.84
NON-RESIDENTIAL 25-100* (PER PARCEL)	1,269	590.63	749,503	\$0.0325	24,355	19.19
NON-RESIDENTIAL 100-OVER* (PER PARCEL)	507	1,228.50	622,850	\$0.0325	20,240	39.92
CHURCH (PER PARCEL)	205	33.75	6,918	\$0.0325	225	1.10
* PARCEL SIZE IN 1,000'S OF SQ. FT.						
TOTAL	152,647		2,935,516		\$95,391	

Park Maintenance & Improvements Portion by Park Zone:

TOTAL COST = \$1,731,125

ZONE	PARK AREA	SINGLE FAMILY COST PER UNIT	MULTI- FAMILY COST PER UNIT	NON-RES 0-25 COST PER PARCEL	NON-RES 25-100 COST PER PARCEL	NON-RES 100-OVER COST PER PARCEL	NON-RES CHURCH COST PER PARCEL	TOTAL COST PER ZONE
1	CENTRAL CITY	11.37	7.73	16.34	81.72	169.99	4.67	\$207,060
2	LAND PARK	11.37	7.73	16.34	81.72	169.99	4.67	182,856
3	POCKET	11.37	7.73	16.34	81.72	169.99	4.67	172,818
4	SOUTH SACRAMENTO	11.37	7.73	16.34	81.72	169.99	4.67	195,626
5	EAST BROADWAY	11.37	7.73	16.34	81.72	169.99	4.67	252,846
6	EAST SACRAMENTO	11.37	7.73	16.34	81.72	169.99	4.67	183,531
7	ARDEN - ARCADE	11.37	7.73	16.34	81.72	169.99	4.67	81,195
8	NORTH SACRAMENTO	11.37	7.73	16.34	81.72	169.99	4.67	191,959
9	SOUTH NATOMAS	11.37	7.73	16.34	81.72	169.99	4.67	131,053
10	NORTH NATOMAS	11.37	7.73	16.34	81.72	169.99	4.67	8,354
11	AIRPORT - MEADOWVIEW	11.37	7.73	16.34	81.72	169.99	4.67	123,826
TOTAL								\$1,731,125

TOTAL ALL PARK MAINTENANCE, PARK IMPROVEMENTS & GRAFFITI ABATEMENT ASSESSMENTS

USE TYPE	COMMON FACILITIES	PARK MAINT. & IMPROV.	TOTAL
Single Family w/lights	\$ .29	\$ 11.37	\$ 11.66
Single Family w/o lights	.29	11.37	11.66
Multi Family w/lights	.21	7.73	7.94
Multi Family w/o lights	.21	7.73	7.94
Non-Residential 1-25K s.f.	3.84	16.34	20.18
Non-Residential 25-100K s.f.	19.19	81.72	100.91
Non-Residential 100+K s.f.	39.92	169.99	209.91
Church	1.10	4.67	5.77

## F. DETAIL OF PARK MAINTENANCE & IMPROVEMENTS BY PARK ZONE

CATEGORY 4: PARK MAINTENANCE AND DEVELOPMENT - COSTS PER ZONE

TOTAL COS \$1,731,125

ZONE	PARK AREA	SINGLE FAMILY 2.67 RES./UNIT				MULTI-FAMILY 1.82 RES./UNIT			
		TOTAL UNITS	TOTAL RESIDENT	TOTAL COST	COST /UNIT	TOTAL UNITS	TOTAL RESIDENT	TOTAL COST	COST /UNIT
1	CENTRAL CITY	2,865	7,658	\$32,580	\$11.37	15,663	28,476	\$121,149	\$7.73
2	LAND PARK	12,403	33,152	141,043	11.37	3,481	6,328	26,920	7.73
3	POCKET	10,814	28,905	122,974	11.37	5,945	10,808	45,982	7.73
4	SOUTH SACRAMENTO	12,141	32,454	138,071	11.37	4,407	8,011	34,083	7.73
5	EAST BROADWAY	14,487	38,723	164,744	11.37	3,602	6,549	27,863	7.73
6	EAST SACRAMENTO	11,653	31,150	132,524	11.37	4,491	8,165	34,740	7.73
7	ARDEN - ARCADE	2,631	7,033	29,920	11.37	2,932	5,331	22,678	7.73
8	NORTH SACRAMENTO	11,862	31,708	134,900	11.37	4,290	7,799	33,179	7.73
9	SOUTH NATOMAS	7,652	20,455	87,023	11.37	5,083	9,241	39,314	7.73
10	NORTH NATOMAS	149	398	1,691	11.37	2	4	15	7.73
11	AIRPORT - MEADOWVIEW	9,039	24,161	102,792	11.37	1,956	3,556	15,129	7.73
	TOTAL	95,696	255,795	\$1,088,263		51,852	94,267	\$401,052	

ZONE	PARK AREA	NON-RES. (0 - 25) 9.60 EMP./PAR.				NON-RES. (25 - 100) 48.02 EMP./PAR.			
		TOTAL PARCELS	TOTAL BEN. EMPLOYEE	TOTAL COST	COST / PARCEL	TOTAL PARCELS	TOTAL BEN. EMPLOYEE	TOTAL COST	COST / PARCEL
1	CENTRAL CITY	688	2,642	\$11,240	\$16.34	280	5,376	\$22,873	\$81.72
2	LAND PARK	192	738	3,139	16.34	78	1,501	6,387	81.72
3	POCKET	50	191	814	16.34	20	389	1,657	81.72
4	SOUTH SACRAMENTO	303	1,163	4,947	16.34	123	2,366	10,067	81.72
5	EAST BROADWAY	777	2,984	12,696	16.34	316	6,073	25,835	81.72
6	EAST SACRAMENTO	210	806	3,428	16.34	85	1,640	6,976	81.72
7	ARDEN - ARCADE	369	1,417	6,027	16.34	150	2,883	12,265	81.72
8	NORTH SACRAMENTO	308	1,183	5,033	16.34	125	2,407	10,242	81.72
9	SOUTH NATOMAS	61	234	994	16.34	25	475	2,023	81.72
10	NORTH NATOMAS	86	329	1,401	16.34	35	670	2,851	81.72
11	AIRPORT - MEADOWVIEW	76	293	1,245	16.34	31	595	2,533	81.72
	TOTAL	3,118	11,979	\$50,963		1,269	24,376	\$103,708	

ZONE	PARK AREA	NON-RES. (100 - OVER) 99.89 EMP./PAR.				CHURCHES 2.74 EMP./PAR.			
		TOTAL PARCELS	TOTAL BEN. EMPLOYEE	TOTAL COST	COST PER PARCEL	TOTAL PARCELS	TOTAL BEN. EMPLOYEE	TOTAL COST	COST / PARCEL
1	CENTRAL CITY	112	4,468	\$19,008	\$169.99	45	50	\$211	\$4.67
2	LAND PARK	31	1,248	5,308	169.99	13	14	59	4.67
3	POCKET	8	324	1,377	169.99	3	4	15	4.67
4	SOUTH SACRAMENTO	49	1,966	8,365	169.99	20	22	93	4.67
5	EAST BROADWAY	126	5,046	21,470	169.99	51	56	238	4.67
6	EAST SACRAMENTO	34	1,363	5,798	169.99	14	15	64	4.67
7	ARDEN - ARCADE	60	2,396	10,192	169.99	24	27	113	4.67
8	NORTH SACRAMENTO	50	2,001	8,511	169.99	20	22	95	4.67
9	SOUTH NATOMAS	10	395	1,681	169.99	4	4	19	4.67
10	NORTH NATOMAS	14	557	2,369	169.99	6	6	26	4.67
11	AIRPORT - MEADOWVIEW	12	495	2,105	169.99	5	5	23	4.67
	TOTAL	507	20,257	\$86,183		205	225	\$957	

Continued Detail of Park Maintenance & Improvements by Park Zone

G. CATEGORY 4: PARK MAINTENANCE & DEVELOPMENT

TOTAL COST = \$1,731,125

ZONE	PARK AREA	SINGLE FAMILY COST PER UNIT	MULTI- FAMILY COST PER UNIT	NON-RES 0-25 COST PER PARCEL	NON-RES 25-100 COST PER PARCEL	NON-RES 100-OVER COST PER PARCEL	NON-RES CHURCH COST PER PARCEL	TOTAL COST PER ZONE
1	CENTRAL CITY	11.37	7.73	16.34	81.72	169.99	4.67	\$207,060
2	LAND PARK	11.37	7.73	16.34	81.72	169.99	4.67	182,856
3	POCKET	11.37	7.73	16.34	81.72	169.99	4.67	172,818
4	SOUTH SACRAMENTO	11.37	7.73	16.34	81.72	169.99	4.67	195,626
5	EAST BROADWAY	11.37	7.73	16.34	81.72	169.99	4.67	252,846
6	EAST SACRAMENTO	11.37	7.73	16.34	81.72	169.99	4.67	183,531
7	ARDEN - ARCADE	11.37	7.73	16.34	81.72	169.99	4.67	81,195
8	NORTH SACRAMENTO	11.37	7.73	16.34	81.72	169.99	4.67	191,959
9	SOUTH NATOMAS	11.37	7.73	16.34	81.72	169.99	4.67	131,053
10	NORTH NATOMAS	11.37	7.73	16.34	81.72	169.99	4.67	8,354
11	AIRPORT - MEADOWVIEW	11.37	7.73	16.34	81.72	169.99	4.67	123,826
TOTAL								\$1,731,125

ZONE	PARK AREA	TOTAL BEN. RESIDENT/ EMPLOYEE	PERCENT OF TOTAL	TOTAL COST / ZONE	CHECK OF COST
1	CENTRAL CITY	48,669	11.96%	\$207,060	207,060
2	LAND PARK	42,980	10.56%	\$182,856	182,856
3	POCKET	40,621	9.98%	\$172,818	172,818
4	SOUTH SACRAMENTO	45,982	11.30%	\$195,626	195,626
5	EAST BROADWAY	59,431	14.61%	\$252,846	252,846
6	EAST SACRAMENTO	43,139	10.60%	\$183,531	183,531
7	ARDEN - ARCADE	19,085	4.69%	\$81,195	81,195
8	NORTH SACRAMENTO	45,120	11.09%	\$191,959	191,959
9	SOUTH NATOMAS	30,804	7.57%	\$131,053	131,053
10	NORTH NATOMAS	1,964	0.48%	\$8,354	8,354
11	AIRPORT - MEADOWVIEW	29,105	7.15%	\$123,826	123,826
TOTAL		406,900	100.00%	\$1,731,125	1,731,125

# G. DETAIL OF BONDED INDEBTEDNESS PARK IMPROVEMENTS BY PARK ZONE

CATEGORY 4: PARK MAINTENANCE AND DEVELOPMENT - COSTS PER ZONE

TOTAL COS \$600,000

ZONE	PARK AREA	SINGLE FAMILY 2.67 RES./UNIT				MULTI-FAMILY 1.82 RES./UNIT			
		TOTAL UNITS	TOTAL RESIDENT	TOTAL COST	COST /UNIT	TOTAL UNITS	TOTAL RESIDENT	TOTAL COST	COST /UNIT
1	CENTRAL CITY	2,865	7,658	\$11,292	\$3.94	15,663	28,476	\$41,990	\$2.68
2	LAND PARK	12,403	33,152	48,885	3.94	3,481	6,328	9,330	2.68
3	POCKET	10,814	28,905	42,622	3.94	5,945	10,808	15,937	2.68
4	SOUTH SACRAMENTO	12,141	32,454	47,855	3.94	4,407	8,011	11,813	2.68
5	EAST BROADWAY	14,487	38,723	57,100	3.94	3,602	6,549	9,657	2.68
6	EAST SACRAMENTO	11,653	31,150	45,932	3.94	4,491	8,165	12,041	2.68
7	ARDEN - ARCADE	2,631	7,033	10,370	3.94	2,932	5,331	7,860	2.68
8	NORTH SACRAMENTO	11,862	31,708	46,756	3.94	4,290	7,799	11,500	2.68
9	SOUTH NATOMAS	7,652	20,455	30,162	3.94	5,083	9,241	13,626	2.68
10	NORTH NATOMAS	149	398	586	3.94	2	4	5	2.68
11	AIRPORT - MEADOWVIEW	9,039	24,161	35,627	3.94	1,956	3,556	5,244	2.68
	TOTAL	95,696	255,795	\$377,187		51,852	94,267	\$139,003	

ZONE	PARK AREA	NON-RES. (0 - 25) 9.60 EMP./PAR.				NON-RES. (25 - 100) 48.02 EMP./PAR.			
		TOTAL PARCELS	TOTAL BEN. EMPLOYEE	TOTAL COST	COST / PARCEL	TOTAL PARCELS	TOTAL BEN. EMPLOYEE	TOTAL COST	COST / PARCEL
1	CENTRAL CITY	688	2,642	\$3,896	\$5.67	280	5,376	\$7,928	\$28.33
2	LAND PARK	192	738	1,088	5.67	78	1,501	2,214	28.33
3	POCKET	50	191	282	5.67	20	389	574	28.33
4	SOUTH SACRAMENTO	303	1,163	1,715	5.67	123	2,366	3,489	28.33
5	EAST BROADWAY	777	2,984	4,400	5.67	316	6,073	8,954	28.33
6	EAST SACRAMENTO	210	806	1,188	5.67	85	1,640	2,418	28.33
7	ARDEN - ARCADE	369	1,417	2,089	5.67	150	2,883	4,251	28.33
8	NORTH SACRAMENTO	308	1,183	1,744	5.67	125	2,407	3,550	28.33
9	SOUTH NATOMAS	61	234	345	5.67	25	475	701	28.33
10	NORTH NATOMAS	86	329	486	5.67	35	670	988	28.33
11	AIRPORT - MEADOWVIEW	76	293	431	5.67	31	595	878	28.33
	TOTAL	3,118	11,979	\$17,664		1,269	24,376	\$35,945	

ZONE	PARK AREA	NON-RES. (100 - OVER) 99.89 EMP./PAR.				CHURCHES 2.74 EMP./PAR.			
		TOTAL PARCELS	TOTAL BEN. EMPLOYEE	TOTAL COST	COST PER PARCEL	TOTAL PARCELS	TOTAL BEN. EMPLOYEE	TOTAL COST	COST / PARCEL
1	CENTRAL CITY	112	4,468	\$6,588	\$58.92	45	50	\$73	\$1.62
2	LAND PARK	31	1,248	1,840	58.92	13	14	20	1.62
3	POCKET	8	324	477	58.92	3	4	5	1.62
4	SOUTH SACRAMENTO	49	1,966	2,899	58.92	20	22	32	1.62
5	EAST BROADWAY	126	5,046	7,441	58.92	51	56	83	1.62
6	EAST SACRAMENTO	34	1,363	2,009	58.92	14	15	22	1.62
7	ARDEN - ARCADE	60	2,396	3,533	58.92	24	27	39	1.62
8	NORTH SACRAMENTO	50	2,001	2,950	58.92	20	22	33	1.62
9	SOUTH NATOMAS	10	395	583	58.92	4	4	6	1.62
10	NORTH NATOMAS	14	557	821	58.92	6	6	9	1.62
11	AIRPORT - MEADOWVIEW	12	495	729	58.92	5	5	8	1.62
	TOTAL	507	20,257	\$29,871		205	225	\$332	

Continued detail of Bonded Indebtedness Park Improvements by Park Zone

G. CATEGORY 4: PARK MAINTENANCE & DEVELOPMENT

TOTAL COST = \$600,000

ZONE	PARK AREA	SINGLE FAMILY COST PER UNIT	MULTI- FAMILY COST PER UNIT	NON-RES 0-25 COST PER PARCEL	NON-RES 25-100 COST PER PARCEL	NON-RES 100-OVER COST PER PARCEL	NON-RES CHURCH COST PER PARCEL	TOTAL COST PER ZONE
1	CENTRAL CITY	3.94	2.68	5.67	28.33	58.92	1.62	\$71,766
2	LAND PARK	3.94	2.68	5.67	28.33	58.92	1.62	63,377
3	POCKET	3.94	2.68	5.67	28.33	58.92	1.62	59,898
4	SOUTH SACRAMENTO	3.94	2.68	5.67	28.33	58.92	1.62	67,803
5	EAST BROADWAY	3.94	2.68	5.67	28.33	58.92	1.62	87,635
6	EAST SACRAMENTO	3.94	2.68	5.67	28.33	58.92	1.62	63,611
7	ARDEN - ARCADE	3.94	2.68	5.67	28.33	58.92	1.62	28,142
8	NORTH SACRAMENTO	3.94	2.68	5.67	28.33	58.92	1.62	66,532
9	SOUTH NATOMAS	3.94	2.68	5.67	28.33	58.92	1.62	45,423
10	NORTH NATOMAS	3.94	2.68	5.67	28.33	58.92	1.62	2,896
11	AIRPORT - MEADOWVIEW	3.94	2.68	5.67	28.33	58.92	1.62	42,917
TOTAL								\$600,000

ZONE	PARK AREA	TOTAL BEN. RESIDENT/ EMPLOYEE	PERCENT OF TOTAL	TOTAL COST /ZONE	CHECK OF COST
1	CENTRAL CITY	48,669	11.96%	\$71,766	71,766
2	LAND PARK	42,980	10.56%	\$63,377	63,377
3	POCKET	40,621	9.98%	\$59,898	59,898
4	SOUTH SACRAMENTO	45,982	11.30%	\$67,803	67,803
5	EAST BROADWAY	59,431	14.61%	\$87,635	87,635
6	EAST SACRAMENTO	43,139	10.60%	\$63,611	63,611
7	ARDEN - ARCADE	19,085	4.69%	\$28,142	28,142
8	NORTH SACRAMENTO	45,120	11.09%	\$66,532	66,532
9	SOUTH NATOMAS	30,804	7.57%	\$45,423	45,423
10	NORTH NATOMAS	1,964	0.48%	\$2,896	2,896
11	AIRPORT - MEADOWVIEW	29,105	7.15%	\$42,917	42,917
TOTAL		406,900	100.00%	\$600,000	600,000



#### H. AUTOMATIC ANNUAL ADJUSTMENT

Costs to maintain services provided in the L&L budget can fluctuate each year based on the cost of services and supplies. In order to mitigate increased costs each year, the budget may be adjusted by the amount of increase in the Consumer Price Index (CPI), San Francisco area, all items, most recently available prior to the date of adjustment, provided however, that in no event shall any automatic annual adjustment (not requiring a public hearing) exceed three percent (3%). The proposed budget for FY 1998/99 reflects an adjustment in assessments of 3% since the CPI rate for January 1998 was higher.

#### I. BOND FINANCING

A portion of the L&L revenue generated (\$600,000) is directed towards payment of bond debt service on 20-year bonds issued in 1996. The bond proceeds are used for park and recreation improvements, including the rehabilitation/construction of park playgrounds and wading pools. The portion of L&L assessments designated for bond debt is shown in the column for category two on the table on page 12 of this report.

## VI. ASSESSMENT ROLL

The Assessment Roll is a listing of all parcels of land within the District. Because of its large size, the Assessment Roll is incorporated by reference into this report. The Assessment Roll can be reviewed in the office of the City Clerk during working hours.

The Assessment Roll lists each parcel in the District by its distinctive designation, the Assessor's Parcel Number. For purposes of this report, the Assessor's Parcel Number also serves as the description of each parcel. See the Assessor's Roll, which is on file at the Sacramento County Assessor's Office, for a detailed description of parcels.

In addition to the Assessor's Parcel, the Assessment Roll contains the Assessment amount for each parcel in the District.

## EXHIBIT "A"

### SAFETY LIGHTING AND NEIGHBORHOOD LIGHTING

#### STREET LIGHTING COSTS

##### Operations and Maintenance (O&M):

Underground Service Alert (USA)	\$70,000
Street Light Repair/Relamping	575,000
Knockdowns	12,000
Street Light Retrofit (Debt Service)	161,392
Administration	111,000
Cost Allocation Plan	<u>200,000</u>

Subtotal, Operations and Maintenance 1,303,441

##### Energy Costs

Neighborhood Lighting	905,727
Safety Lighting	<u>141,356</u>

Subtotal, Energy \$1,047,083

TOTAL LIGHTING COSTS \$2,350,524

#### NEIGHBORHOOD AND SAFETY LIGHTING TOTALS

Type of Lighting (typical wattage)	Number	Percent of Total	O&M Cost	Energy Cost	Total Cost
Neighborhood Lighting (less than 100 watt)	26,037	86.5%	\$ 1,127,476	\$ 905,727	\$2,033,203
Safety Lighting (100 or more watt)	4,069	13.5%	\$ 175,965	\$ 141,356	\$ 317,321
Totals	30,106	100.0%	\$1,303,441	\$1,047,083	\$2,350,524

**EXHIBIT "B"**

**MEDIAN & GROUNDS MAINTENANCE**

Median Maintenance Budget	\$701,274
Less:	
Median Maintenance funded by Gas Tax	<u>-298,828</u>

**MEDIAN MAINTENANCE FUNDED BY L&L: \$402,446**

**EXHIBIT "C"**

**TREE MAINTENANCE**

Tree Services Budget	\$3,129,613
Less:	
Tree Services funded by General Fund	<u>-\$312,913</u>

**TREE SERVICES FUNDED BY L&L: \$2,816,700**

**EXHIBIT "D"**

**ENGINEERING & ADMINISTRATION COSTS**

Annual Report Preparation, Field Investigations, Programming	\$43,835
Finance Administration Services	5,298
County Billing Cost	<u>45,457</u>

**TOTAL ENGINEERING, ADMINISTRATION & BILLING COST ESTIMATE \$94,590**

**EXHIBIT "E"**

**PARK MAINTENANCE COSTS**

Total Park Acreage	2,195
Cost per Acre	\$2,331

**TOTAL PARK MAINTENANCE COST (FY 98/99) \$5,116,384**

**SOURCES: Public Works Administration (Exhibits "A"-"E")**

# THE DAILY RECORDER

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## Proof of Publication

(2015.5 C.C.P.)

State of California )  
County of Sacramento ) ss

AD 8670

I am a citizen of the United States; I am over eighteen years, and not a party to or interested in the entitled matter. I am the principal clerk of the publisher of THE DAILY RECORDER, a daily published in the English language in the City of Sacramento, and adjudged a new general circulation as defined by the laws of the State of California by the Superior Court of the County of Sacramento, under date of May 2, 1998, No. 16,180. That the notice, of which the attached printed copy, has been published in each regular issue of said newspaper and not in any supplement on the following dates, to-wit:

06/02/98

EXECUTED ON : 06/02/98  
AT LOS ANGELES, CALIFORNIA

## NOTICE OF PUBLIC HEARING

All City property owners pay an annual "Sacramento City Landscaping & Lighting" assessment fee with their property tax. The fee varies depending on the services received, the cost of the services, the number of properties involved, and the degree to which properties benefit. Services provided include maintenance and rehabilitation of City parks and other public landscaped areas including medians and tree maintenance and trimming in public rights-of-way, graffiti abatement, as well as the energy and maintenance cost for safety (major streets) and neighborhood street lights throughout the City and administration and billing costs. The City Council will hold a public hearing to discuss the proposed budget and programs funded by the Citywide Landscaping and Lighting District. The proposed assessments for FY 1998/99 are adjusted over the FY 1997/98 assessments by a 3.0% Consumer Price Index (CPI) rate, San Francisco Area, all items. The public hearing is scheduled as follows:

### PUBLIC HEARING JUNE 23, 1998

The public hearing will be held during the regularly scheduled council meeting at 7:00 p.m. in the City Council Chambers, 915 "I" Street, Second Floor, Sacramento, California, 95814.

The proposed budget of \$8,510,458 for FY 1998/99 will require a levy of the following amounts by category. The proposed assessments reflect a 3.0% CPI rate adjustment over last year's assessment.

RATE CATEGORY	STREET RELATED O & M	BONDED INDEBTED- NESS (Parks)	PARK MAINT. & GRAFFITI REMOVAL	TOTAL PROPOSED FY 1998/99 RATES
Single-family with neighborhood lights	\$40.74	\$3.96	\$11.66	\$56.36
Single-family w/out neighborhood lights	\$20.04	\$3.96	\$11.66	\$35.66
Multi-family with neighborhood lights	\$28.12	\$2.69	\$7.94	\$38.75
Multi-family without neighborhood lights	\$13.63	\$2.69	\$7.94	\$24.27
Non-residential 1-25,000 sq. ft. parcel	\$86.50	\$5.89	\$20.18	\$112.57
Non-residential 25,001-100,000 sq. ft.	\$432.52	\$29.43	\$100.92	\$562.86
Non-residential 100,001+ sq. ft.	\$899.64	\$61.21	\$209.91	\$1,170.76
Church	\$24.17	\$1.68	\$5.77	\$32.16

You may protest the proposed services or assessments in writing, or in person at the protest hearings. State law does not allow a legal protest by telephone. To protest send a letter to: City of Sacramento, 915 "I" Street, Room 303, Sacramento, CA 95814. Include your name, address, property parcel number or a property description, and explanation of your concerns or objections. The City must receive your letter no later than June 23, 1998, prior to the close of the hearing.

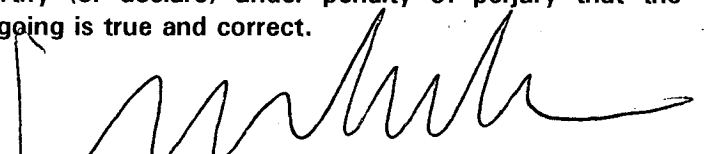
For more information contact Jim Johnston, Administrative Analyst, at 1231 I Street, Room 300, Sacramento, CA 95814, or call (916) 264-7967.

AD NO. 8670

BY: VALERIE A. BURROWES  
CITY CLERK

SAC-DJC8921118 6/2/98

I certify (or declare) under penalty of perjury that the foregoing is true and correct.

  
Signature



10.2

**DEPARTMENT OF  
PUBLIC WORKS**

TECHNICAL SERVICES

**CITY OF SACRAMENTO  
CALIFORNIA**

**SPECIAL DISTRICTS**

1231 I Street  
SACRAMENTO, CA  
95814  
PH 916-264-7474  
FAX 916-264-7480

June 5, 2000

City Council  
Sacramento, California

Honorable Members in Session:

**SUBJECT: CITYWIDE LANDSCAPING AND LIGHTING DISTRICT (L&L) - PUBLIC  
HEARING**

**LOCATION AND COUNCIL DISTRICT:** Citywide, all Council districts.

**RECOMMENDATION:**

This report recommends that the City Council take the following action:

- Conduct the public hearing.
- Adopt Resolution Overruling Protests.
- Adopt Resolution amending the Fiscal Year 2000/01 Budget for the Citywide L&L.
- Adopt Resolution Confirming Report and Levying FY 2000/01 Annual Assessments for the Citywide Landscaping and Lighting District.

**CONTACT PERSON:**

Rita Goolkasian, Special Districts Analyst, 264-5236

**FOR COUNCIL MEETING OF:** June 20, 2000

City Council  
Citywide Landscaping and Lighting District  
June 5, 2000

**SUMMARY:**

This report presents the recommended budget of \$9.089 million for the Citywide Landscaping and Lighting (L&L) District for FY 2000/01 (Exhibit B). The budget reflects a 3.0% consumer price index (CPI) adjustment for inflation. The proposed assessment for a typical single-family home with lights is \$59.74. A rate schedule for proposed assessments is shown on Page 4 of this report. The purpose of the public hearing is to receive testimony and/or protests (if any) regarding the proposed budget, services, and assessments. Council action will approve the annual budget and establish the L&L assessment rates for FY 2000/01. A schedule of the L&L budget process is shown on Exhibit A.

**COMMITTEE/COMMISSION ACTION:**

None.

**BACKGROUND INFORMATION:**

The Citywide L&L was formed in June of 1989. The district provides funding for the maintenance and rehabilitation of City parks and other public landscaped areas, street tree maintenance and the energy and maintenance cost of street lights throughout the city. Property owners are assessed in accordance with a series of benefit formulas adopted by City Council at district formation. Annual assessments are paid by property owners with their regular County property taxes. Each year the City Council must adopt a new Engineer's Report and approve the assessment.

The budget is arranged in three categories as described below. In addition to the maintenance activity, each category also contains a proportionate share of the administration and billing costs.

- 1) Street Related Operations and Maintenance - This section contains the budget for safety lighting, neighborhood lighting, median maintenance and street tree maintenance.
- 2) Bonded Indebtedness - A portion of the L&L budget (\$600,000) goes towards the payment of annual debt service on 20-year bonds sold to finance park improvements (total \$7.2 million).
- 3) Ongoing Park Maintenance, Park Improvements and Graffiti Abatement - This section contains the park maintenance budget, the graffiti abatement program and funding for park capital improvement projects.

The existing Citywide L&L program contains a provision for an annual adjustment in budget and assessments to account for inflation. The automatic annual adjustment is based on the Consumer Price Index (CPI), however, it can not exceed three percent (3%). The proposed budget reflects an adjustment in assessments of 3.0% based on the January 2000 CPI.

City Council  
Citywide Landscaping and Lighting District  
June 5, 2000

#### **FINANCIAL CONSIDERATIONS:**

Each year the L&L budget is put together taking into consideration several factors. Some of these factors include the cost of services, the number of parcels in each assessment category, and the amount of estimated surplus/deficit in the L&L fund. The proposed budget is shown on Exhibit B.

##### Cost of Street Light Services

In addition to the annual maintenance and energy costs, the neighborhood street light budget includes a scheduled re-lamping program and pole painting program.

##### Parcel/Unit Count Update

L&L assessments are based on categories for single-family parcels and multi-family units (with and without neighborhood lights), non-residential parcels (based on parcel size), and churches. This database is periodically updated to reflect adjusted parcel counts primarily due to new construction. Other factors used in computing assessments are the number of residents or employees, parcel size, and trip generation factors.

##### L&L Fund Surplus

Each year, the L&L fund balance is reflected in the following year's budget. A fund surplus or deficit is shown in the proposed budget. A surplus can occur because contingencies are built into the budget to cover assessment delinquencies and potential cost increases. The estimated L&L unrestricted fund balance for June 30, 2000, is a surplus of \$104,000.

##### Proposed Budget

The proposed L&L budget for FY 2000/01 is \$9,089,780. This budget reflects both the decrease in surplus and the increase in revenue due to the CPI rate adjustment (3.0%). A comparison of the proposed budget to last year's budget is shown on Exhibit B. Implementation of the proposed budget will require levy of the following assessments for FY 2000/01.



City Council  
Citywide Landscaping and Lighting District  
June 5, 2000

**RECOMMENDED ANNUAL ASSESSMENTS FOR FY 2000/01**

<b>Assessment Components</b>	<b>Single Family Residence</b>	<b>Multi-Family Residence</b>	<b>Businesses 0-25,000 S.F.</b>	<b>Businesses 25,001-100,000</b>	<b>Business 100,001 or more</b>	<b>Church</b>
<b><u>Street Related O&amp;M:</u></b> Safety & Neighborhood Lighting Maintenance & Replacement Program, Median Maintenance & Construction, Tree Maintenance						
No Lights:	\$ 20.90	\$ 14.25	\$ 91.31	\$ 456.59	\$949.72	\$ 26.09
Lights:	42.85	29.62				
<b><u>Bonded Indebtedness:</u></b> CIP-Park Improvements	\$ 3.95	\$ 2.69	\$ 5.87	\$ 29.34	\$ 61.03	\$ 1.68
<b><u>Park Facilities &amp; Related O&amp;M:</u></b> Park Main., Youth Employment Program, Graffiti Abatement	\$ 12.94	\$ 8.81	\$ 22.24	\$111.18	\$231.25	\$ 6.35
<b>Proposed Assessment:</b> No Lights:	\$37.79	\$25.75	\$119.42	\$597.11	\$1,242.00	\$34.12
Lights:	\$59.74	\$41.12				
<b>Current Year Assessment:</b> No Lights:	\$36.69	\$25.00	\$115.95	\$579.74	\$1205.86	\$33.13
Lights:	\$58.00	\$39.91				
<b>Change in assessment with CPI adjustment:</b>						
No Lights:	\$1.10	\$0.75	\$3.47	\$17.37	\$36.14	\$ .99
Lights:	\$1.74	\$1.21				

**ENVIRONMENTAL CONSIDERATIONS:**

Council action in adopting these resolutions is exempt from CEQA because it will have no conceivable effect on the physical environment and is therefore not within the definition of a CEQA project.

City Council  
Citywide Landscaping and Lighting District  
June 5, 2000

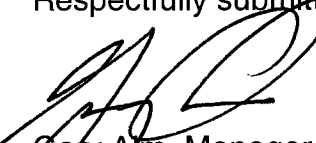
**POLICY CONSIDERATIONS:**

These annual proceedings are being conducted in accordance with the Landscaping and Lighting Act of 1972 as set forth in Section 22500 of the California Streets and Highway's Code.

**ESBD CONSIDERATIONS:**

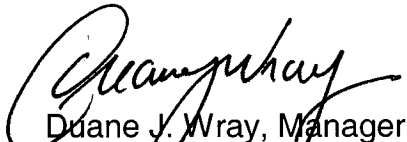
None. No goods or services are being purchased.

Respectfully submitted,




Gary Alm, Manager  
Special Districts

Approved:




Duane J. Wray, Manager  
Technical Services Division

RECOMMENDATION APPROVED:



ROBERT P. THOMAS  
City Manager

Approved:



Michael Kashiwagi  
Director of Public Works

S:\TS Wrk Grp Docs\Spec Dists\PROJECTS\MD\CITYL&L\01 L&L Doc\CC Hearing-01 .doc

## EXHIBIT A

### CITYWIDE LANDSCAPING & LIGHTING ASSESSMENT DISTRICT ANNUAL REPORT SCHEDULE FOR FY 1999/00 BUDGET

May 30, 2000      City Council Adopts:

- Resolution Directing Filing of the Annual Report
- Resolution Approving Annual Report, Intention to Order Improvements (setting hearing date)

June 6, 2000      City Clerk publishes Notice of Hearing

June 20, 2000      City Council Conducts Public Hearing and adopts:

- Resolution Overruling Protests
- Resolution Confirming Report and Levying FY 2000/01 Annual Assessments for the Citywide Landscaping and Lighting District
- Resolution Amending the FY 2000/01 Budget for the Citywide Landscaping and Lighting District

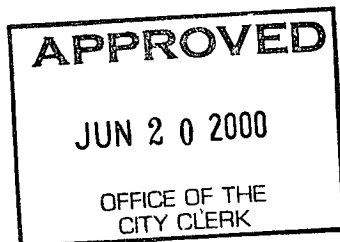
July 2000          Prepare final assessment roll for adopted budget.

August 1, 2000      Transfer assessment roll to County for inclusion on tax bill.

**EXHIBIT B**  
**PROPOSED FY 2000/01 BUDGET FOR**  
**CITYWIDE LANDSCAPING AND LIGHTING DISTRICT**  
**(With 3% CPI adjustment in assessments)**

6/5/00 2:00 PM

<b>SERVICES</b>	<b>ACTUAL BUDGET FY 1999/00</b>	<b>PROPOSED BUDGET FY 2000/01</b>
<u>Street Related Operations &amp; Maintenance:</u>		
Safety Lighting	\$340,238	\$364,645
CIP - Safety Lighting Replacement Program	123,600	127,308
Median Maintenance	429,696	533,249
CIP - Median & Soundwall Area Landscaping	0	0
Tree Maintenance (Residential & Non-residential)	2,879,280	2,965,658
Neighborhood Street Lighting Maintenance	1,742,258	1,780,326
CIP - Neighborhood Street Lighting Replacement Program	462,600	492,200
Administration & Billing	55,875	57,559
Contingency	170,000	70,229
<b>SUBTOTAL STREET RELATED O&amp;M</b>	<b>6,203,547</b>	<b>6,391,174</b>
<u>Bonded Indebtedness:</u>		
Park Improvements (bonded portion)	\$600,000	\$600,000
Administration & Billing	5,484	5,452
<b>SUBTOTAL BONDED INDEBTEDNESS</b>	<b>\$605,484</b>	<b>\$605,452</b>
<u>Park Maintenance &amp; Improvements and Graffiti Abatement:</u>		
Park Maintenance	\$1,207,800	\$1,244,034
CIP - Park Improvements (on-going improv)	608,000	647,240
Graffiti Abatement	80,608	83,026
Administration & Billing	18,122	18,854
Contingency	100,000	100,000
<b>SUBTOTAL PARK MAINT., IMPROV. &amp; GRAFFITI</b>	<b>\$2,014,530</b>	<b>\$2,093,154</b>
<b>TOTAL L&amp;L BUDGET</b>	<b>\$8,823,561</b>	<b>\$9,089,780</b>
Estimated Fiscal Year-End Fund Balance:	(\$100,000)	(\$104,000)
<b>ASSESSED TO PROPERTY OWNERS:</b>	<b>\$8,723,561</b>	<b>\$8,985,780</b>



## RESOLUTION NO. 2000-370

ADOPTED BY THE SACRAMENTO CITY COUNCIL

ON DATE OF \_\_\_\_\_

### RESOLUTION OVERRULING PROTESTS CITYWIDE LANDSCAPING AND LIGHTING ASSESSMENT DISTRICT FOR FY 2000/01

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

On June 20, 2000, the City Council opened a public hearing on the Resolution of Intention and the Engineer's Annual Report for the Citywide Landscaping and Lighting Assessment District, City of Sacramento, County of Sacramento, State of California.

At or before the time set for the hearing, certain interested persons made protests or objections to the proposed maintenance, the extent of the assessment district, or the proposed assessment.

The City Council hereby overrules each of these protests, written or oral.

The City Council finds that the protest against the proposed maintenance, the extent of the assessment district, or the proposed assessment (including all written protests not withdrawn in writing before the conclusion of the protest hearing) is made by the owners of less than one-half of the area of the land to be assessed.

\_\_\_\_\_  
MAYOR

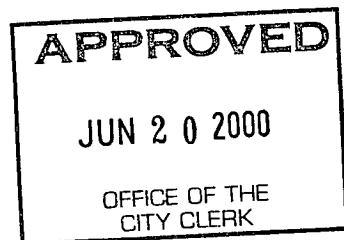
ATTEST:

\_\_\_\_\_  
CITY CLERK

#### FOR CITY CLERK USE ONLY

RESOLUTION NO.: \_\_\_\_\_

DATE ADOPTED: \_\_\_\_\_



**RESOLUTION NO. 2000-371**

ADOPTED BY THE SACRAMENTO CITY COUNCIL

ON DATE OF \_\_\_\_\_

**RESOLUTION ADOPTING THE FY 2000/01 BUDGET  
FOR ASSESSMENT DISTRICT NO. 2  
(Citywide Landscaping and Lighting District,  
Pursuant to the Landscaping and Lighting Act of 1972)**

**THE CITY COUNCIL OF THE CITY OF SACRAMENTO RESOLVES:**

1. The Fiscal Year 2000/01 Citywide Landscaping and Lighting District Budget is adopted.
2. The Director of Administrative Services is hereby authorized to adjust the 2000/01 budget to reflect the operating transfers from the Landscaping and Lighting Fund to City Operating Budgets in accordance with the Engineer's Report.

\_\_\_\_\_  
MAYOR

ATTEST:

\_\_\_\_\_  
CITY CLERK

\_\_\_\_\_  
**FOR CITY CLERK USE ONLY**

RESOLUTION NO.: \_\_\_\_\_

DATE ADOPTED: \_\_\_\_\_



**APPROVED**

JUN 20 2000

OFFICE OF THE  
CITY CLERK

**RESOLUTION NO. 2000-372**

ADOPTED BY THE SACRAMENTO CITY COUNCIL

ON DATE OF \_\_\_\_\_

**RESOLUTION CONFIRMING DIAGRAM AND ASSESSMENT AND LEVYING  
ASSESSMENT FOR CITYWIDE LANDSCAPING AND LIGHTING ASSESSMENT  
DISTRICT FOR FY 2000/01 (Pursuant to the Landscaping and Lighting Act of 1972)**

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

1. Pursuant to Chapter 3 of the Landscaping and Lighting Act of 1972, the City Council directed the Director of Public Works as the Engineer of Work for the Citywide Landscaping and Lighting Assessment District, to prepare and file an Annual Report for the Fiscal Year 2000/01.
2. The Engineer of Work filed the Annual Report on May 30, 2000, and the City Council adopted its Resolution of Intention to levy and collect assessments within the assessment district for Fiscal Year 2000/01 and set a public hearing date for June 20, 2000, in the meeting place of the City Council, City Hall, 915 "I" Street, Second Floor, Sacramento, California. Notice of the hearing was given in the time and manner required by law.
3. At the public hearing, the City Council afforded to every interested person an opportunity to protest the Annual Report either in writing or orally, and the City Council has considered each protest.
4. The City Council hereby confirms the diagram and assessment as set forth in the Annual Report of the Engineer of Work and hereby levies the assessment set forth therein for Fiscal Year 2000/01.

\_\_\_\_\_  
MAYOR

ATTEST:

\_\_\_\_\_  
CITY CLERK

\_\_\_\_\_  
**FOR CITY CLERK USE ONLY**

RESOLUTION NO.: \_\_\_\_\_

DATE ADOPTED: \_\_\_\_\_

CITY CLERK'S COPY

ENGINEER'S REPORT  
FY 2000/01

ASSESSMENT DISTRICT NO. 2

(Pursuant to the Landscaping and Lighting Act of 1972)

The undersigned respectfully submits the enclosed report as directed by the City Council.

Dated: May 30, 2000

Michael Kashiwagi, Director of Public Works  
City of Sacramento, Engineer of Work

By: [Signature]

I HEREBY CERTIFY that the enclosed Engineer's Report together with Assessment and Assessment Diagram thereto attached, was filed with me on the 30<sup>th</sup> day of May 2000.

Valerie A. Burrowes, City Clerk  
City of Sacramento, Sacramento County,  
California

By: [Signature]  
Asst. City Clerk

I HEREBY CERTIFY that the enclosed Engineer's Report, together with Assessment and Assessment Diagram thereto attached, was approved and confirmed by the City Council of the City of Sacramento, California, on the 20<sup>th</sup> day of June, 2000.

Valerie A. Burrowes, City Clerk  
City of Sacramento, Sacramento County  
California

By: [Signature]

I HEREBY CERTIFY that the enclosed Engineer's Report, together with Assessment and Assessment Diagram, thereto attached, was filed with the County Auditor of the County of Sacramento on the 5 day of July, 2000.

Valerie A. Burrowes, City Clerk  
City of Sacramento, Sacramento County  
California

By: [Signature]

CITY CLERK'S COPY



**CITY OF SACRAMENTO  
SACRAMENTO COUNTY, CALIFORNIA**

**ENGINEER'S REPORT  
FOR THE  
CITY OF SACRAMENTO  
LANDSCAPING AND LIGHTING ASSESSMENT DISTRICT  
AND THE  
LEVY OF THE ANNUAL ASSESSMENT  
FOR 2000/01**

**As Accepted By The  
City of Sacramento**

**June 2000**

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## I. INTRODUCTION

### A. Enabling Legislation:

The Landscaping and Lighting Act of 1972 (Streets and Highways Code Section 22500 and following) allows a municipality or other local public agency to establish a special assessment district to raise funds for installing, maintaining, and servicing public lighting, landscaping, and park facilities. The revenue to pay for these improvements comes from special assessments on the land benefiting from the improvements. The local legislative body sets the assessment each year after receiving and reviewing an Engineer's Report and holding a public hearing. The assessments are collected as a separately stated item on the County property tax bill. The City of Sacramento Landscaping and Lighting District was formed in 1989 pursuant to this Act.

The annual levy proceedings for this District must be successfully completed by August 1, 2000, in order to be entered on the tax roll for the 2000/01 tax year. A certified copy of the Engineer's Report and a magnetic tape containing the assessment roll are then submitted to the Sacramento County Auditor for billing and collection of the approved assessments.

### B. Engineer's Report

It is the task of the City of Sacramento staff, through this Engineer's Report, to recommend to the City Council of Sacramento a fair assessment for each parcel in the District. This recommendation is arrived at by spreading the District Budget in accordance with the methodology established with the District formation in 1989 with revisions for churches.

This report describes the work performed and methods adopted in recommending fair assessments. The report includes the following:

Part II	Assessment Diagram
Part III	Description of Improvements
Part IV	An Estimate of the Operation and Maintenance Costs for FY 1999/00
Part V	Assessment Methodology
Part VI	Assessment Roll

Respectfully submitted,

Michael Kashiwagi  
Director of Public Works  
Engineer of Work

## **II ASSESSMENT DIAGRAM**

### **A. Assessment District:**

The boundary of the assessment district is as depicted on the Assessment Diagram, which was established with the District formation in 1989. The assessment district boundary coincides with the City of Sacramento boundary and encompasses all parcels of land within the City.

The Assessment Diagram presents the District Boundary and the Park Zone boundaries. For a description of lines and dimensions of each parcel of land within the District the reader is referred to the Assessor's parcel maps on file at the office of the City Clerk. Those maps are incorporated by reference into the Assessment Diagram. The Assessor's parcel number is adopted as the distinctive designation of each lot or parcel. The following statement is included on the Assessment Diagram:

The Sacramento County Assessor's maps are incorporated by reference into this Assessment Diagram. The lines and dimensions of lots or parcels for this diagram are those lines and dimensions shown on the Assessor's maps, which are on file and open to public inspection at the Assessor's office. The distinctive designation of each lot or parcel shall be its Assessor's parcel number.

### **B. Park Zone Boundaries:**

The Assessment District is divided into eleven park zones, residential, and non-residential, as discussed in Part V, Assessment Methodology. The Assessment Diagram established with the District formation shows the eleven park zones and the City boundaries.

## **III DESCRIPTION OF IMPROVEMENTS**

### **A. General:**

This section describes the public improvements to be constructed, installed, operated, serviced, maintained, and repaired by the District.

The District's improvements include City street lights in public rights-of-way and lights in City parks. Also included are landscaped public areas and City parks, bikeways and City trees, and all types of improvements and maintenance of these improvements as described by the Landscaping and Lighting Act of 1972. Any additional lighting and landscaping improvements planned or constructed after the completion of this report, and any other such improvements not specifically described in this report but authorized under the Landscaping and Lighting Act of 1972, shall also be included in the District.

Should detailed information on improvements be desired, the City of Sacramento should be contacted. Any available plans and specifications for improvements, on file with the City of Sacramento, are incorporated by reference into this report.

B. Improvement Categories:

For the 2000/01 fiscal year, the District has been organized under three general categories, 1. Street Related Operations and Maintenance, 2. Bonded Indebtedness (for park improvements), and 3. On-going Park Maintenance, Park Improvements and Graffiti Abatement. The following provides a description of the improvements included in each category:

1. Street Related Operations and Maintenance

Common facilities are all those improvements which provide special benefit to all of the assessed properties and includes the following:

a. Common Facilities:

- I The operation, maintenance and repair of all City street light facilities (100 watt or greater safety lighting) on major streets and at intersections.
- ii The construction, care, development, and maintenance of all City maintained landscaping, irrigation facilities, and other appurtenances within or along freeway corridors and public rights-of-way.
- iii The maintenance, repair, and construction of bikeways, including bikeway bridges and structures.
- iv Designated streetscaping construction projects.
- v Proportional costs of all engineering and administrative costs for the District.
- vi Proportional costs of the contingency fund for the District.
- vii Any miscellaneous cost related to any street related items allowed under the Landscaping and Lighting Act of 1972, but not specifically listed in any of the cost categories.

b. Neighborhood Street Lighting:

This category includes:

- I The operation, maintenance, repair, and any other related care of all City street light facilities designated as neighborhood lighting (typically 100 watt or less lights).
- ii The replacement of failed street light electrical conduit and circuits.
- iii Any miscellaneous cost related to any of the items described under this category.

c. Street Tree Maintenance:

The general care and maintenance of street trees within the public right-of-way are included in Tree Maintenance. This category includes:

- I The trimming, maintenance, general care, and replacement of street trees within the City street right-of-way.
- ii The planting of new street trees within the City street right-of-way.
- iii All costs associated with the operation and administration of the street tree maintenance program.
- iv Any other miscellaneous work related to street tree care and maintenance.

2. Bonded Indebtedness for Park Improvements:

a. Capital Improvement Project (CIP) Improvements:

This category includes:

- I The construction, and development of City maintained landscaping, irrigation facilities, and other appurtenances for neighborhood and community parks.
- ii The construction of all greenbelts, linear parkways, and buffer zones on City owned lands.
- iii The construction of bikeways, including bikeway bridges and structures.
- iv Any miscellaneous cost related to any of the items described under this category.

b. Common Facilities:

- I Proportional costs of all engineering and administrative costs for the District.
- ii Any miscellaneous cost related to any of the items described under this category.

3. On-going Park Maintenance, Park Improvements and Graffiti Abatement

a. Park Maintenance and Improvements

Park Maintenance and Improvements includes:

- I The construction, care, and development of City maintained landscaping, irrigation facilities, and other appurtenances for neighborhood and community parks.
- ii The construction and maintenance of all greenbelts, linear parkways, and buffer zones on City owned lands.

- iii The trimming, maintenance, general care and replacement of trees within City parks.
- iv Proportional costs of the contingency fund for the district.
- v Any miscellaneous cost related to any of the items described under this category.

b. Common Facilities:

Common facilities are all those improvements which provide special benefit to all of the assessed properties and includes the following:

- i The construction, care, development, and maintenance of all City maintained landscaping, irrigation facilities, and other appurtenances within City regional parks, as well as habitat preservation in designated open spaces.
- ii The cleaning, sandblasting, and painting of walls and other improvements to remove or cover graffiti.
- iii Proportional costs of all engineering and administrative costs for the District.
- iv Any miscellaneous cost related to any of the items allowed under the Landscaping and Lighting Act of 1972, but not specifically listed in any of the cost categories.

#### IV. ESTIMATE OF COST

FISCAL YEAR FY 2000/01

The following is a listing of the cost estimate in as much detail as is feasible, including such incidental items as legal, administrative, and engineering costs. The total of the cost estimate should equal the total of the assessment roll in Part VI.

#### SUMMARY ESTIMATE

District Item	Activity	Category	Costs in District	Reference
<b>Street Related Operations and Maintenance</b>		1		
Safety Lighting O & M	Lights & Signals	1-a	\$ 364,645	
Safety Lighting Enhancement	CIP	1-a	127,308	
Median Maintenance	Park Maintenance	1-a	533,249	
Median & Soundwall Landscaping	CIP	1-a	0	
Tree Maintenance - Residential	Tree Services	1-c	2,285,354	
Tree Maintenance - Non Residential	Tree Services	1-c	680,304	
Tree Care - Heritage Trees	Tree Services	1-a	0	
Administration & Billing	Public Works / Finance	1-d	57,559	
Habitat Preservation	CIP	1-a	0	
Neighborhood Street Lighting O/M	Lights (Neighborhood)	1-b	1,780,326	
Neighborhood Street Light Replacement Program	CIP Lights (Neighborhood)	1-b	492,200	
Contingency	None	1-a	70,229	
Less Surplus			(40,560)	
<b>TOTAL</b>			<b>\$ 6,350,614</b>	
<b>Bonded Indebtedness</b>		2		
Park Improvements	CIP	2-a	600,000	
Administration & Billing	Public Works / Finance	2-b	5,452	
<b>TOTAL</b>			<b>\$ 605,452</b>	
<b>On-going Park Maintenance, Park Improvements &amp; Graffiti Abatement</b>		3		
Graffiti Abatement		3-b	83,026	
Administration & Billing	Public Works / Finance	3-c	18,854	
Central City	Park Maintenance & Improvement	3-a Zone 1	226,052	Page 17
Land Park	Park Maintenance & Improvement	3-a Zone 2	199,789	Page 17
Pocket	Park Maintenance & Improvement	3-a Zone 3	188,718	Page 17
South Sacramento	Park Maintenance & Improvement	3-a Zone 4	213,748	Page 17
East Broadway	Park Maintenance & Improvement	3-a Zone 5	276,424	Page 17
East Sacramento	Park Maintenance & Improvement	3-a Zone 6	200,504	Page 17
Arden-Arcade	Park Maintenance & Improvement	3-a Zone 7	88,751	Page 17
North Sacramento	Park Maintenance & Improvement	3-a Zone 8	209,745	Page 17
South Natomas	Park Maintenance & Improvement	3-a Zone 9	143,102	Page 17
North Natomas	Park Maintenance & Improvement	3-a Zone 10	9,152	Page 17
Airport-Meadowview	Park Maintenance & Improvement	3-a Zone 11	135,289	Page 17
Contingency		3-a	100,000	
Less Surplus			(63,440)	
<b>TOTAL</b>			<b>\$ 2,029,713</b>	
<b>TOTAL ASSESSED TO PROPERTY OWNERS</b>			<b>\$ 8,985,779</b>	



## **V. METHOD OF SPREADING ASSESSMENTS**

The following describes the proposed method of spreading assessments for the City of Sacramento, Landscaping and Lighting Assessment District No. 2.

The costs that are included in this District will be assessed to each parcel which currently receives City utility service in relation to the amount of benefit received based on the following described methodology. The three cost categories are as follows:

1. Street Related Operations and Maintenance
2. Bonded Indebtedness
3. On-going Park Maintenance, Park Improvements and Graffiti Abatement

Each cost category is assessed to six use types as described below:

- I. Single Family Residence
- ii. Multi-family Residence (Apartments and Condominiums)(Per Unit)
- iii. Non-Residential - Parcel Size 0 - 25,000 sq. ft.
- iv. Non-Residential - Parcel Size 25,001 - 100,000 sq. ft.
- v. Non-Residential - Parcel Size > 100,000 sq. ft.
- vi. Church

Parcels which are owned by public agencies, mobile homes with no land, permanent open space, and cemeteries will not be assessed.

### **A. METHOD OF SPREADING ASSESSMENT CATEGORIES**

#### **1. STREET RELATED OPERATIONS AND MAINTENANCE**

##### **a. Common Facilities:**

##### **I. Park Maintenance-Regional and Habitat Preservation**

Costs for these items are assessed to each benefited parcel in proportion to its residents or employees to the total number of residents (for single family and multi-family residences) and employees (for non-residential parcels) which benefit from the particular item. Each employee is determined to have 40 percent of the benefit of a resident. Each single family residential unit was determined to have an average of 2.673 persons per unit and each multi-family residential unit was determined to have an average of 1.818 per unit. (Reference 1980 census.) The number of employees in a non-residential parcel was calculated by multiplying an average of 33.47 employees per acre by an average parcel size. The average parcel sizes were calculated to be 12,500 sq. ft. for the size category of 0-25,000 sq. ft. 62,500 sq. ft., for the size category of 25,001-100,000 sq. ft., and 130,000 sq. ft. for the size category greater than 100,000 sq. ft. Churches were determined to have two-sevenths of the benefiting employees of a 0-25,000 sq. ft. non-residential parcel, since churches are only in operation a few days each week.

- ii. Safety lighting, median maintenance, median construction, tree trimming, park special services and tree care (Heritage Trees).

The costs of these items are assessed to each benefited parcel in proportion to the calculated average number of vehicle trips each parcel generates to the total calculated vehicle trips generated. Each single family residential unit was determined to have an average trip generation factor of 9.0 and each multi-family residential unit was determined to have an average trip generation factor of 6.30. These factors were taken from the South Natomas Public Facilities Financing Plan and Facilities Benefit Assessment - June 1989. The average non-residential trip generation factors for each non-residential parcel were calculated to be 118.13 for parcels in the size category of 0-25,000 sq. ft., 590.63 for parcels in the size category of 25,001-100,000 sq. ft., and 1,228.50 for parcels in the size category greater than 100,000 sq. ft. These non-residential factors were based on average parcel size in the size category, a building size equal to 35% of the average parcel size, and an average trip generation factor of 27.0 for every 1,000 sq. ft. of building size. Churches were determined to have two-sevenths of the trip factor of a 0-25,000 sq. ft. non-residential parcel, or 33.75, since churches are only in operation a few days each week.

b. Neighborhood Street Lighting:

The costs of these items are assessed only to benefited residential parcels in proportion to the calculated average number of vehicle trips each parcel generates to the total calculated vehicle trips generated. Only the residential parcels that have been determined to benefit from neighborhood street lighting will be assessed. A parcel benefits from neighborhood street lights if it fronts a street which, as a minimum, has a street light at the intersections and at least one street light at mid-block. Each single family residential unit was determined to have an average trip generation factor of 9.0 and each multi-family residential unit was determined to have an average trip generation factor of 6.30. The average non-residential trip generation factors for each non-residential parcel were calculated to be 118.13 for parcels in size category of 0-25,000 sq. ft., 590.63 for parcels in the size category of 25,001-100,000, sq. ft., and 1,228.50 for parcels in the size category greater than 100,000 sq. ft. These non-residential factors were based on an average parcel size in the size category, a building size equal to 35% of the average parcel size, and an average trip generation factor of 27.0 for every 1,000 sq. ft. of building size. Churches were determined to have two-sevenths of the trip factor of a 0-25,000 sq. ft. non-residential parcel, or 33.75 since churches are only in operation a few days each week.

c. Street Tree Maintenance in Right-of-Way:

The Citywide street tree maintenance program is divided into two categories, (1) residential street trees and (2) non-residential street trees. The cost of street tree maintenance is divided into the two categories in the same proportion as the area of developed residential and non-residential parcels in the city which is estimated to be 78% and 22% respectively. The costs allocated to residential street trees are assessed to each benefited residential parcel in proportion to the calculated average number of vehicle trips each parcel generates to the total calculated vehicle trips generated. Each single family residential unit was determined to have an average trip generation factor of 9.0 and each multi-family residential unit was determined to have an average trip generation factor of 6.30.

The costs allocated to non-residential street trees are assessed to each benefited non-residential parcel in proportion to the calculated average number of vehicle trips each parcel generates to the total calculated non-residential trips generated. The average non-residential trip generation factors for each non-residential parcel were calculated to be 118.13 for parcels in the size category of 0-25,000 sq. ft., 590.60 for parcels in the size category of 25,001-100,000 sq. ft., and 1,228.50 for parcels in the size category greater than 100,000 sq. ft. These non-residential factor were based on an average parcel size in the size category, a building size equal to 35% of the average parcel size, and an average trip generation factor of 27.0 for every 1,000 sq. ft. of building size. Churches were determined to have two-sevenths of the trip factor of a 0-25,000 sq. ft. non residential parcel, or 33.75 since churches are only in operation a few days each week.

d. Engineering, Administration and Other Miscellaneous Items.

The costs of these items are assessed to each benefited parcel in proportion to the calculated average number of vehicle trips each parcel generates to the total calculated vehicle trips generated. Each single family residential unit was determined to have an average trip generation factor of 9.0 and each multi-family residential unit was determined to have an average trip generation factor of 6.30. These factors were taken from the South Natomas Public Facilities Financing Plan and Facilities Benefit Assessment - June 1989. The average non-residential trip generation factors for each non-residential parcel were calculated to be 118.13 for parcels in the size category of 0-25,000 sq. ft., 590.63 for parcels in the size category of 25,001-100,000 sq. ft., and 1,228.50 for parcels in the size category greater than 100,000 sq. ft. These non-residential factors were based on average parcel size in the size category, a building size equal to 35% of the average parcel size, and an average trip generation factor of 27.0 for every 1,000 sq. ft. of building size. Churches were determined to have two-sevenths of the trip factor of a 0-25,000 sq. ft. non-residential parcel, or 33.75, since churches are only in operation a few days each week.

2. **BONDED INDEBTEDNESS**

a. Park Improvements

The costs in this category are determined for each of the eleven individual park zones. The cost determined for each park zone is assessed to each benefited parcel within each park zone in proportion to its residents or employees to the total number of residents (for single family and multi-family residences) and employees (for non-residential parcels) in that park zone. Each employee is determined to have 40 percent the benefit of that of a resident. Each single family residential unit was calculated at an average of 2.673 persons per unit and each multi-family residential unit was determined to have an average of 1.818 persons per unit (reference 1980 census). The number of employees in a non-residential parcel was calculated by multiplying an average of 33.47 employees per acre by an average parcel size. The average parcel sizes were calculated to be 12,500 sq. ft. for the size category of 0-25,000 sq. ft., 62,500 sq. ft. for the size category of 25,001-100,000 sq. ft., and 130,000 sq. ft. for the size category

greater than 100,000 sq. ft. Churches were determined to have two-sevenths of the benefiting employees of a 0-25,000 sq. ft. non-residential parcel, since churches are only in operation a few days each week.

b. Engineering, Administration and Other Miscellaneous Items.

The costs of these items are assessed to each benefited parcel in proportion to the calculated average number of vehicle trips each parcel generates to the total calculated vehicle trips generated. Each single family residential unit was determined to have an average trip generation factor of 9.0 and each multi-family residential unit was determined to have an average trip generation factor of 6.30.

These factors were taken from the South Natomas Public Facilities Financing Plan and Facilities Benefit Assessment - June 1989. The average non-residential trip generation factors for each non-residential parcel were calculated to be 118.13 for parcels in the size category of 0-25,000 sq. ft., 590.63 for parcels in the size category of 25,001-100,000 sq. ft., and 1,228.50 for parcels in the size category greater than 100,000 sq. ft. These non-residential factors were based on average parcel size in the size category, a building size equal to 35% of the average parcel size, and an average trip generation factor of 27.0 for every 1,000 sq. ft. of building size. Churches were determined to have two-sevenths of the trip factor of a 0-25,000 sq. ft. non-residential parcel, or 33.75, since churches are only in operation a few days each week.

3. **ON-GOING PARK MAINTENANCE, PARK IMPROVEMENTS & GRAFFITI ABATEMENT**

a. Park Maintenance and Improvements:

The costs in this category are determined for each of the eleven individual park zones. The cost determined for each park zone is assessed to each benefited parcel within each park zone in proportion to its residents or employees to the total number of residents (for single family and multi-family residences) and employees (for non-residential parcels) in that park zone. Each employee is determined to have 40 percent the benefit of that of a resident. Each single family residential unit was calculated at an average of 2.673 persons per unit and each multi-family residential unit was determined to have an average of 1.818 persons per unit (reference 1980 census). The number of employees in a non-residential parcel was calculated by multiplying an average of 33.47 employees per acre by an average parcel size. The average parcel sizes were calculated to be 12,500 sq. ft. for the size category of 0-25,000 sq. ft., 62,500 sq. ft. for the size category of 25,001-100,000 sq. ft., and 130,000 sq. ft. for the size category greater than 100,000 sq. ft. Churches were determined to have two-sevenths of the benefiting employees of a 0-25,000 sq. ft. non-residential parcel, since churches are only in operation a few days each week.

All parcels will be assessed for described costs to maintain park trees using the following methodology. The costs determined are assessed to each benefiting parcel in proportion to its residents or employees to the total number of residents (for single family and multi-family residences) and employees (for non-residential parcels). Each employee is determined to have 40 percent the benefit of that of a resident. Each single-family residential unit was calculated at an average of 2.673 persons per unit and each multi-family residential unit was calculated at an

average of 1.818 persons per unit. The number of employees in a non-residential parcel was calculated by multiplying an average of 33.47 employees per acre by an average parcel size. The average parcel sizes were calculated to be 12,500 sq. ft. for the size category of 0-25,000 sq. ft., 62,500 sq. ft. for the size category of 25,001-100,000 sq. ft. and 130,000 sq. ft. for the size category greater than 100,000 sq. ft. Churches were determined to have two-sevenths of the benefiting employees of a 0-25,000 sq. ft. non-residential parcel since churches are only in operation a few days each week.

b. Graffiti Abatement

The costs of this item is assessed to each benefited parcel in proportion to the calculated average number of vehicle trips each parcel generates to the total calculated vehicle trips generated. Each single family residential unit was determined to have an average trip generation factor of 9.0 and each multi-family residential unit was determined to have an average trip generation factor of 6.30.

These factors were taken from the South Natomas Public Facilities Financing Plan and Facilities Benefit Assessment - June 1989. The average non-residential trip generation factors for each non-residential parcel were calculated to be 118.13 for parcels in the size category of 0-25,000 sq. ft., 590.63 for parcels in the size category of 25,001-100,000 sq. ft., and 1,228.50 for parcels in the size category greater than 100,000 sq. ft. These non-residential factors were based on average parcel size in the size category, a building size equal to 35% of the average parcel size, and an average trip generation factor of 27.0 for every 1,000 sq. ft. of building size. Churches were determined to have two-sevenths of the trip factor of a 0-25,000 sq. ft. non-residential parcel, or 33.75, since churches are only in operation a few days each week.

c. Engineering, Administration and Other Miscellaneous Items.

The costs of these items are assessed to each benefited parcel in proportion to the calculated average number of vehicle trips each parcel generates to the total calculated vehicle trips generated. Each single family residential unit was determined to have an average trip generation factor of 9.0 and each multi-family residential unit was determined to have an average trip generation factor of 6.30.

These factors were taken from the South Natomas Public Facilities Financing Plan and Facilities Benefit Assessment - June 1989. The average non-residential trip generation factors for each non-residential parcel were calculated to be 118.13 for parcels in the size category of 0-25,000 sq. ft., 590.63 for parcels in the size category of 25,001-100,000 sq. ft., and 1,228.50 for parcels in the size category greater than 100,000 sq. ft. These non-residential factors were based on average parcel size in the size category, a building size equal to 35% of the average parcel size, and an average trip generation factor of 27.0 for every 1,000 sq. ft. of building size. Churches were determined to have two-sevenths of the trip factor of a 0-25,000 sq. ft. non-residential parcel, or 33.75, since churches are only in operation a few days each week.



# **B. SUMMARY OF CATEGORY ASSESSMENT AMOUNT**

USE TYPE	CAT. 1 (Street Related O & M)	CAT. 2 (Bonded Indebtedness)	CAT. 3 (Park O&M Dev. Graffiti Abatement)	TOTAL ASSESSMENT
Single Unit (Per Parcel with Lights)	\$ 42.85	\$ 3.95	\$ 12.94	\$ 59.74
Single Unit (Per Parcel without Lights)	20.90	3.95	12.94	37.79
Multi Family (Per Unit with Lights)	29.62	2.69	8.81	41.12
Multi Family (Per Unit without Lights)	14.26	2.69	8.81	25.75
Non Residential 1-25K s.f. (Per Parcel)	91.32	5.87	22.24	119.42
Non Residential 25-100K s.f. (Per Parcel)	456.59	29.34	111.18	597.11
Non Residential 100+K s.f. (Per Parcel)	949.71	61.03	231.25	1,242.00
Church (Per Parcel)	26.09	1.68	6.35	34.12

### C. SUMMARY OF STREET RELATED OPERATIONS & MAINTENANCE ASSESSMENTS

#### Common Facilities Portion

Total Cost = \$1,138,430

USE TYPE	UNITS/ PARCELS	TRIP FACTOR	TOTAL TRIPS	COST PER TRIP	TOTAL COST	COST PER UNIT/PAR
Single Family (Per Unit)	95,976	9.00	863,784	\$ 0.3861	\$ 333,514	\$ 3.47
Multi Family (Per Unit)	51,844	6.30	326,617	0.3861	126,110	2.43
Non Residential 1-25K s.f. (Per Parcel)	3,111	118.13	367,487	0.3861	141,890	45.61
Non Residential 25-100K s.f. (Per Parcel)	1,284	590.63	758,363	0.3861	292,810	228.05
Non Residential 100+K s.f. (Per Parcel)	509	1,228.50	625,307	0.3861	241,436	474.33
Church (Per Parcel)	205	33.75	6,918	0.3861	2,671	13.03
TOTAL	152,929		2,948,475		\$ 1,138,430	

#### Neighborhood Street Lighting Portion

Total Cost = \$2,246,526

USE TYPE	UNITS/ PARCELS	TRIP FACTOR	TOTAL TRIPS	COST PER TRIP	TOTAL COST	COST PER UNIT/PAR
Single Family (Per Unit)	75,199	9.00	676,791	\$ 2.4391	\$ 1,650,781	\$ 21.95
Multi Family (Per Unit)	38,769	6.30	244,245	2.4391	595,745	15.37
TOTAL	113,968		921,036		\$ 2,246,526	

#### Street Tree Maintenance - Residential Portion

Total Cost = \$2,285,354

USE TYPE	UNITS/ PARCELS	TRIP FACTOR	TOTAL TRIPS	COST PER TRIP	TOTAL Cost	COST PER UNIT/PAR
Single Family (Per Unit)	95,976	9.00	863,784	\$ 1.9361	\$ 1,672,372	\$ 17.42
Multi Family (Per Unit)	51,844	6.30	326,617	1.8768	612,982	11.82
TOTAL	147,820		1,190,401		\$ 2,285,354	

#### Street Tree Maintenance - Non-Residential Portion

Total Cost = \$680,304

USE TYPE	UNITS/ PARCELS	TRIP FACTOR	TOTAL TRIPS	COST PER TRIP	TOTAL Cost	COST PER UNIT/PAR
Non Residential 1-25K s.f. (Per Parcel)	3,111	118.13	367,487	\$ 0.3870	\$ 142,203	\$ 45.71
Non Residential 25-100K s.f. (Per Parcel)	1,284	590.63	758,363	0.3870	293,456	228.55
Non Residential 100+K s.f. (Per Parcel)	509	1,228.50	625,307	0.3870	241,968	475.38
Church (Per Parcel)	205	33.75	6,918	0.3870	2,677	13.06
TOTAL	5,109		1,758,074		\$ 680,304	

#### Total All Street Related Maintenance & operations Assessments:

USE TYPE	COMMON FACILITIES	STREET LIGHTING	STREET TREE MAINTENANCE	TOTAL
Single Family with Lights	\$ 3.47	\$ 21.95	\$ 17.42	\$ 42.85
Single Family without Lights	3.47	-	17.42	20.90
Multi Family with Lights	2.43	15.37	11.82	29.62
Multi Family without Lights	2.43	-	11.82	14.26
Non Residential 1-25K s.f.	45.61	-	45.71	91.32
Non Residential 25-100K s.f.	228.05	-	228.55	456.59
Non Residential 100+K s.f.	474.33	-	475.38	949.71
Church	13.03	-	13.06	26.09

# D. SUMMARY OF BONDED INDEBTEDNESS ASSESSMENTS

## Common Facilities Portion

Total Cost = \$5,452

USE TYPE	UNITS/ PARCELS	TRIP FACTOR	TOTAL TRIPS	COST PER TRIP	TOTAL COST	COST PER UNIT/PAR
Single Family (Per Unit)	95,976	9.00	863,784	\$ 0.0018	\$ 1,597	\$ 0.02
Multi Family (Per Unit)	51,844	6.30	326,617	0.0018	604	0.01
Non Residential 1-25K s.f. (Per Parcel)	3,111	118.13	367,487	0.0018	680	0.22
Non Residential 25-100K s.f. (Per Parcel)	1,284	590.63	758,363	0.0018	1,402	1.09
Non Residential 100+K s.f. (Per Parcel)	509	1,228.50	625,307	0.0018	1,156	2.27
Church (Per Parcel)	205	33.75	6,918	0.0018	13	0.06
TOTAL	152,929		2,948,475		\$ 5,452	

## Capital Improvements Bond Portion by Park Zone

Total Cost = \$600,000

ZONE	PARK AREA	SINGLE FAMILY COST PER UNIT	MULTI- FAMILY COST PER UNIT	NON-RES 0-25 COST PER PARCEL	NON-RES 25-100 COST PER PARCEL	NON-RES 100-OVER COST PER PARCEL	NON-RES CHURCH COST PER PARCEL	TOTAL COST PER ZONE
1	Central City	\$ 3.93	\$ 2.67	\$ 5.65	\$ 28.25	\$ 58.76	\$ 1.61	\$ 71,714
2	Land Park	3.93	2.67	5.65	28.25	58.76	1.61	63,382
3	Pocket	3.93	2.67	5.65	28.25	58.76	1.61	59,870
4	South Sacramento	3.93	2.67	5.65	28.25	58.76	1.61	67,811
5	East Broadway	3.93	2.67	5.65	28.25	58.76	1.61	87,695
6	East Sacramento	3.93	2.67	5.65	28.25	58.76	1.61	63,609
7	Arden-Arcade	3.93	2.67	5.65	28.25	58.76	1.61	28,156
8	North Sacramento	3.93	2.67	5.65	28.25	58.76	1.61	66,541
9	South Natomas	3.93	2.67	5.65	28.25	58.76	1.61	45,399
10	North Natomas	3.93	2.67	5.65	28.25	58.76	1.61	2,903
11	Airport-Meadowview	3.93	2.67	5.65	28.25	58.76	1.61	42,920
TOTAL								\$ 600,000

## Total All Bonded Indebtedness Assessments

USE TYPE	COMMON FACILITIES	CAPITAL IMPROVEMENTS	TOTAL
Single Family with Lights	\$ 0.02	\$ 3.93	\$ 3.95
Single Family without Lights	0.02	3.93	3.95
Multi Family with Lights	0.01	2.67	2.69
Multi Family without Lights	0.01	2.67	2.69
Non Residential 1-25K s.f.	0.22	5.65	5.87
Non Residential 25-100K s.f.	1.09	28.25	29.34
Non Residential 100+K s.f.	2.27	58.76	61.03
Church	0.06	1.61	1.68



### E. PARK MAINTENANCE, PARK IMPROVEMENTS & GRAFFITI ABATEMENT ASSESSMENTS

#### Common Facilities Portion

Total Cost = \$101,880

USE TYPE	UNITS/ PARCELS	TRIP FACTOR	TOTAL TRIPS	COST PER TRIP	TOTAL COST	COST PER UNIT/PAR
Single Family (Per Unit)	95,976	9.00	863,784	\$ 0.0346	\$ 29,847	\$ 0.31
Multi Family (Per Unit)	51,844	6.30	326,617	0.0346	11,286	0.22
Non Residential 1-25K s.f. (Per Parcel)	3,111	118.13	367,487	0.0346	12,698	4.08
Non Residential 25-100K s.f. (Per Parcel)	1,284	590.63	758,363	0.0346	26,204	20.41
Non Residential 100+K s.f. (Per Parcel)	509	1,228.50	625,307	0.0346	21,606	42.45
Church (Per Parcel)	205	33.75	6,918	0.0346	239	1.17
<b>TOTAL</b>	<b>152,929</b>		<b>2,948,475</b>		<b>\$ 101,880</b>	

#### Park Maintenance & Improvements Portion by Park Zone:

Total Cost = \$1,927,834

ZONE	PARK AREA	SINGLE FAMILY COST PER UNIT	MULTI- FAMILY COST PER UNIT	NON-RES 0-25 COST PER PARCEL	NON-RES 25-100 COST PER PARCEL	NON-RES 100-OVER COST PER PARCEL	NON-RES CHURCH COST PER PARCEL	TOTAL COST PER ZONE
1	Central City	\$ 12.63	\$ 8.59	\$ 18.15	\$ 90.77	\$ 188.80	\$ 5.19	\$ 230,422
2	Land Park	12.63	8.59	18.15	90.77	188.80	5.19	203,651
3	Pocket	12.63	8.59	18.15	90.77	188.80	5.19	192,366
4	South Sacramento	12.63	8.59	18.15	90.77	188.80	5.19	217,880
5	East Broadway	12.63	8.59	18.15	90.77	188.80	5.19	281,768
6	East Sacramento	12.63	8.59	18.15	90.77	188.80	5.19	204,380
7	Arden-Arcade	12.63	8.59	18.15	90.77	188.80	5.19	90,467
8	North Sacramento	12.63	8.59	18.15	90.77	188.80	5.19	213,800
9	South Natomas	12.63	8.59	18.15	90.77	188.80	5.19	145,868
10	North Natomas	12.63	8.59	18.15	90.77	188.80	5.19	9,329
11	Airport-Meadowview	12.63	8.59	18.15	90.77	188.80	5.19	137,904
<b>TOTAL</b>								<b>\$ 1,927,834</b>

#### Total All Park Maintenance, Park Improvements & Graffiti Abatement Assessments

USE TYPE	COMMON FACILITIES	PARK MAINT & IMPROVEMENTS	TOTAL
Single Family with Lights	\$ 0.31	\$ 12.63	\$ 12.94
Single Family without Lights	0.31	12.63	12.94
Multi Family with Lights	0.22	8.59	8.81
Multi Family without Lights	0.22	8.59	8.81
Non Residential 1-25K s.f.	4.08	18.15	22.24
Non Residential 25-100K s.f.	20.41	90.77	111.18
Non Residential 100+K s.f.	42.45	188.80	231.25
Church	1.17	5.19	6.35

# F. DETAIL OF PARK MAINTENANCE & IMPROVEMENTS BY PARK ZONE

## Park Maintenance & Development

Total Cost = \$1,927,834

ZONE	PARK AREA	SINGLE FAMILY 118.13 RES./UNIT				MULTI-FAMILY 590.63 RES./UNIT			
		TOTAL UNITS	TOTAL RESIDENT	TOTAL COST	COST /UNIT	TOTAL UNITS	TOTAL RESIDENT	TOTAL COST	COST /UNIT
1	Central City	2,873	7,680	\$ 36,293	\$12.63	15,661	28,471	\$ 134,538	\$ 8.59
2	Land Park	12,439	33,249	157,115	12.63	3,480	6,327	29,896	8.59
3	Pocket	10,845	28,989	136,986	12.63	5,944	10,806	51,064	8.59
4	South Sacramento	12,177	32,548	153,804	12.63	4,406	8,010	37,850	8.59
5	East Broadway	14,529	38,836	183,516	12.63	3,602	6,548	30,942	8.59
6	East Sacramento	11,688	31,241	147,625	12.63	4,491	8,164	38,579	8.59
7	Arden-Arcade	2,639	7,053	33,329	12.63	2,932	5,330	25,185	8.59
8	North Sacramento	11,897	31,801	150,271	12.63	4,289	7,798	36,846	8.59
9	South Natomas	7,675	20,515	96,939	12.63	5,082	9,239	43,659	8.59
10	North Natomas	149	399	1,884	12.63	2	4	17	8.59
11	Airport-Meadowview	9,065	24,232	114,505	12.63	1,956	3,555	16,801	8.59
	TOTAL	95,976	256,544	\$ 1,212,266		51,844	94,252	\$ 445,378	

ZONE	PARK AREA	NON-RES. (0 - 25) 9.60 EMP./PAR.				NON-RES. (25 - 100) 48.02 EMP./PAR.			
		TOTAL PARCELS	TOTAL BEN. EMPLOYEE	TOTAL COST	COST / PARCEL	TOTAL PARCELS	TOTAL BEN. EMPLOYEE	TOTAL COST	COST / PARCEL
1	Central City	686	2,636	\$ 12,456	\$18.15	283	5,440	\$ 25,705	\$ 90.77
2	Land Park	192	736	3,478	18.15	79	1,519	7,178	90.77
3	Pocket	50	191	902	18.15	21	394	1,862	90.77
4	South Sacramento	302	1,160	5,482	18.15	125	2,394	11,313	90.77
5	East Broadway	775	2,977	14,069	18.15	320	6,144	29,034	90.77
6	East Sacramento	209	804	3,799	18.15	86	1,659	7,840	90.77
7	Arden-Arcade	368	1,413	6,679	18.15	152	2,917	13,783	90.77
8	North Sacramento	307	1,180	5,577	18.15	127	2,436	11,510	90.77
9	South Natomas	61	233	1,102	18.15	25	481	2,273	90.77
10	North Natomas	86	329	1,553	18.15	35	678	3,204	90.77
11	Airport-Meadowview	76	292	1,379	18.15	31	602	2,846	90.77
	TOTAL	3,111	11,952	\$ 56,477		1,284	24,665	\$ 116,549	

ZONE	PARK AREA	NON-RES. (100 - OVER) 99.89 EMP./PAR.				CHURCHES 2.74 EMP./PAR.			
		TOTAL PARCELS	TOTAL BEN. EMPLOYEE	TOTAL COST	COST PER PARCEL	TOTAL PARCELS	TOTAL BEN. EMPLOYEE	TOTAL COST	COST / PARCEL
1	Central City	112	4,485	\$ 21,195	\$188.80	45	50	\$ 235	\$ 5.19
2	Land Park	31	1,253	5,919	188.80	13	14	65	5.19
3	Pocket	8	325	1,535	188.80	3	4	17	5.19
4	South Sacramento	49	1,974	9,328	188.80	20	22	103	5.19
5	East Broadway	127	5,066	23,940	188.80	51	56	265	5.19
6	East Sacramento	34	1,368	6,465	188.80	14	15	72	5.19
7	Arden-Arcade	60	2,405	11,365	188.80	24	27	126	5.19
8	North Sacramento	50	2,008	9,490	188.80	20	22	105	5.19
9	South Natomas	10	397	1,874	188.80	4	4	21	5.19
10	North Natomas	14	559	2,642	188.80	6	6	29	5.19
11	Airport-Meadowview	12	497	2,347	188.80	5	5	26	5.19
	TOTAL	509	20,337	\$ 96,100		205	225	\$ 1,063	

# **F. CONTINUED DETAIL OF PARK MAINTENANCE & IMPROVEMENTS BY PARK ZONE**

## **Park Maintenance & Development**

**Total Cost =**

**\$1,927,834**

ZONE	PARK AREA	SINGLE FAMILY COST PER UNIT	MULTI- FAMILY COST PER UNIT	NON-RES 0-25 COST PER PARCEL	NON-RES 25-100 COST PER PARCEL	NON-RES 100-OVER COST PER PARCEL	NON-RES CHURCH COST PER PARCEL	TOTAL COST PER ZONE
1	Central City	\$ 12.63	\$ 8.59	\$ 18.15	\$ 90.77	\$ 188.80	\$ 5.19	\$ 230,422
2	Land Park	12.63	8.59	18.15	90.77	188.80	5.19	203,651
3	Pocket	12.63	8.59	18.15	90.77	188.80	5.19	192,366
4	South Sacramento	12.63	8.59	18.15	90.77	188.80	5.19	217,880
5	East Broadway	12.63	8.59	18.15	90.77	188.80	5.19	281,768
6	East Sacramento	12.63	8.59	18.15	90.77	188.80	5.19	204,380
7	Arden-Arcade	12.63	8.59	18.15	90.77	188.80	5.19	90,467
8	North Sacramento	12.63	8.59	18.15	90.77	188.80	5.19	213,800
9	South Natomas	12.63	8.59	18.15	90.77	188.80	5.19	145,868
10	North Natomas	12.63	8.59	18.15	90.77	188.80	5.19	9,329
11	Airport-Meadowview	12.63	8.59	18.15	90.77	188.80	5.19	137,904
<b>TOTAL</b>								<b>\$ 1,927,834</b>

ZONE	PARK AREA	TOTAL BEN. RESIDENT/ EMPLOYEE	PERCENT OF TOTAL	TOTAL COST / ZONE	CHECK OF COST	ENGINEERS REPORT "PAGE 8"
1	Central City	48,763	11.95%	\$ 230,422	\$ 230,422	\$ 226,052
2	Land Park	43,097	10.56%	203,651	203,651	199,789
3	Pocket	40,709	9.98%	192,366	192,366	188,718
4	South Sacramento	46,109	11.30%	217,880	217,880	213,748
5	East Broadway	59,629	14.62%	281,768	281,768	276,424
6	East Sacramento	43,252	10.60%	204,380	204,380	200,504
7	Arden-Arcade	19,145	4.69%	90,467	90,467	88,751
8	North Sacramento	45,245	11.09%	213,800	213,800	209,745
9	South Natomas	30,869	7.57%	145,868	145,868	143,102
10	North Natomas	1,974	0.48%	9,329	9,329	9,152
11	Airport-Meadowview	29,184	7.15%	137,904	137,904	135,289
<b>TOTAL</b>		<b>407,975</b>	<b>100.00%</b>	<b>\$ 1,927,834</b>	<b>\$ 1,927,834</b>	

Note:  
"Engineers Report Page 8"  
column shows the total for  
each zone less its share or  
the contingency and

# **G. DETAIL OF BONDED INDEBTEDNESS PARK IMPROVEMENTS BY PARK ZONE**

Bonded Indebtedness Park Improvements

Total Cost =

\$600,000

ZONE	PARK AREA	SINGLE FAMILY 118.13 RES./UNIT				MULTI-FAMILY 590.63 RES./UNIT			
		TOTAL UNITS	TOTAL RESIDENT	TOTAL COST	COST /UNIT	TOTAL UNITS	TOTAL RESIDENT	TOTAL COST	COST /UNIT
1	Central City	2,873	7,680	\$ 11,295	\$ 3.93	15,661	28,471	\$ 41,872	\$ 2.67
2	Land Park	12,439	33,249	48,899	3.93	3,480	6,327	9,304	2.67
3	Pocket	10,845	28,989	42,634	3.93	5,944	10,806	15,893	2.67
4	South Sacramento	12,177	32,548	47,868	3.93	4,406	8,010	11,780	2.67
5	East Broadway	14,529	38,836	57,116	3.93	3,602	6,548	9,630	2.67
6	East Sacramento	11,688	31,241	45,945	3.93	4,491	8,164	12,007	2.67
7	Arden-Arcade	2,639	7,053	10,373	3.93	2,932	5,330	7,838	2.67
8	North Sacramento	11,897	31,801	46,769	3.93	4,289	7,798	11,468	2.67
9	South Natomas	7,675	20,515	30,170	3.93	5,082	9,239	13,588	2.67
10	North Natomas	149	399	586	3.93	2	4	5	2.67
11	Airport-Meadowview	9,065	24,232	35,637	3.93	1,956	3,555	5,229	2.67
	TOTAL	95,976	256,544	\$ 377,294		51,844	94,252	\$ 138,615	

ZONE	PARK AREA	NON-RES. (0 - 25) 9.60 EMP./PAR.				NON-RES. (25 - 100) 48.02 EMP./PAR.			
		TOTAL PARCELS	TOTAL BEN. EMPLOYEE	TOTAL COST	COST / PARCEL	TOTAL PARCELS	TOTAL BEN. EMPLOYEE	TOTAL COST	COST / PARCEL
1	Central City	686	2,636	\$ 3,877	\$ 5.65	283	5,440	\$ 8,000	\$ 28.25
2	Land Park	192	736	1,083	5.65	79	1,519	2,234	28.25
3	Pocket	50	191	281	5.65	21	394	579	28.25
4	South Sacramento	302	1,160	1,706	5.65	125	2,394	3,521	28.25
5	East Broadway	775	2,977	4,379	5.65	320	6,144	9,036	28.25
6	East Sacramento	209	804	1,182	5.65	86	1,659	2,440	28.25
7	Arden-Arcade	368	1,413	2,079	5.65	152	2,917	4,290	28.25
8	North Sacramento	307	1,180	1,736	5.65	127	2,436	3,582	28.25
9	South Natomas	61	233	343	5.65	25	481	708	28.25
10	North Natomas	86	329	483	5.65	35	678	997	28.25
11	Airport-Meadowview	76	292	429	5.65	31	602	886	28.25
	TOTAL	3,111	11,952	\$ 17,577		1,284	24,665	\$ 36,274	

ZONE	PARK AREA	NON-RES. (100 - OVER) 99.89 EMP./PAR.				CHURCHES 2.74 EMP./PAR.			
		TOTAL PARCELS	TOTAL BEN. EMPLOYEE	TOTAL COST	COST PER PARCEL	TOTAL PARCELS	TOTAL BEN. EMPLOYEE	TOTAL COST	COST / PARCEL
1	Central City	112	4,485	\$ 6,597	\$58.76	45	50	\$ 73	\$ 1.61
2	Land Park	31	1,253	1,842	58.76	13	14	20	1.61
3	Pocket	8	325	478	58.76	3	4	5	1.61
4	South Sacramento	49	1,974	2,903	58.76	20	22	32	1.61
5	East Broadway	127	5,066	7,451	58.76	51	56	82	1.61
6	East Sacramento	34	1,368	2,012	58.76	14	15	22	1.61
7	Arden-Arcade	60	2,405	3,537	58.76	24	27	39	1.61
8	North Sacramento	50	2,008	2,954	58.76	20	22	33	1.61
9	South Natomas	10	397	583	58.76	4	4	6	1.61
10	North Natomas	14	559	822	58.76	6	6	9	1.61
11	Airport-Meadowview	12	497	730	58.76	5	5	8	1.61
	TOTAL	509	20,337	\$ 29,909		205	225	\$ 331	

**G. CONTINUED DETAIL OF BONDED INDEBTEDNESS PARK IMPROVEMENTS BY PARK ZONE**

**Bonded Indebtedness Park Improvements**

**Total Cost =**

**\$600,000**

ZONE	PARK AREA	SINGLE FAMILY COST PER UNIT	MULTI- FAMILY COST PER UNIT	NON-RES 0-25 COST PER PARCEL	NON-RES 25-100 COST PER PARCEL	NON-RES 100-OVER COST PER PARCEL	NON-RES CHURCH COST PER PARCEL	TOTAL COST PER ZONE
1	Central City	3.93	2.67	5.65	28.25	58.76	1.61	\$71,714
2	Land Park	3.93	2.67	5.65	28.25	58.76	1.61	63,382
3	Pocket	3.93	2.67	5.65	28.25	58.76	1.61	59,870
4	South Sacramento	3.93	2.67	5.65	28.25	58.76	1.61	67,811
5	East Broadway	3.93	2.67	5.65	28.25	58.76	1.61	87,695
6	East Sacramento	3.93	2.67	5.65	28.25	58.76	1.61	63,609
7	Arden-Arcade	3.93	2.67	5.65	28.25	58.76	1.61	28,156
8	North Sacramento	3.93	2.67	5.65	28.25	58.76	1.61	66,541
9	South Natomas	3.93	2.67	5.65	28.25	58.76	1.61	45,399
10	North Natomas	3.93	2.67	5.65	28.25	58.76	1.61	2,903
11	Airport-Meadowview	3.93	2.67	5.65	28.25	58.76	1.61	42,920
TOTAL								\$600,000

ZONE	PARK AREA	TOTAL BEN. RESIDENT/ EMPLOYEE	PERCENT OF TOTAL	TOTAL COST / ZONE	CHECK OF COST
1	Central City	48,763	11.95%	\$ 71,714	\$ 71,714
2	Land Park	43,097	10.56%	63,382	\$ 63,382
3	Pocket	40,709	9.98%	59,870	\$ 59,870
4	South Sacramento	46,109	11.30%	67,811	\$ 67,811
5	East Broadway	59,629	14.62%	87,695	\$ 87,695
6	East Sacramento	43,252	10.60%	63,609	\$ 63,609
7	Arden-Arcade	19,145	4.69%	28,156	\$ 28,156
8	North Sacramento	45,245	11.09%	66,541	\$ 66,541
9	South Natomas	30,869	7.57%	45,399	\$ 45,399
10	North Natomas	1,974	0.48%	2,903	\$ 2,903
11	Airport-Meadowview	29,184	7.15%	42,920	\$ 42,920
TOTAL		407,975	100.00%	\$ 600,000	\$ 600,000

#### **H. AUTOMATIC ANNUAL ADJUSTMENT**

Costs to maintain services provided in the L&L budget can fluctuate each year based on the cost of services and supplies. In order to mitigate increased costs each year, the budget may be adjusted by the amount of increase in the Consumer Price Index (CPI), San Francisco area, all items, most recently available prior to the date of adjustment, provided however, that in no event shall any automatic annual adjustment (not requiring a public hearing) exceed three percent (3%). The proposed budget for FY 2000/01 reflects an adjustment in assessments of 3% since the CPI rate for January 2000 was higher.

#### **I. BOND FINANCING**

A portion of the L&L revenue generated (\$600,000) is directed towards payment of bond debt service on 20-year bonds issued in 1996. The bond proceeds are used for park and recreation improvements, including the rehabilitation/construction of park playgrounds and wading pools. The portion of L&L assessments designated for bond debt is shown in the column for category two on the table on page 16 of this report.

## **VI. ASSESSMENT ROLL**

The Assessment Roll is a listing of all parcels of land within the District. Because of its large size, the Assessment Roll is incorporated by reference into this report. The Assessment Roll can be reviewed in the office of the City Clerk during working hours.

The Assessment Roll lists each parcel in the District by its distinctive designation, the Assessor's Parcel Number. For purposes of this report, the Assessor's Parcel Number also serves as the description of each parcel. See the Assessor's Roll, which is on file at the Sacramento County Assessor's Office, for a detailed description of parcels.

In addition to the Assessor's Parcel, the Assessment Roll contains the Assessment amount for each parcel in the District.



10.2

**DEPARTMENT OF  
PUBLIC WORKS**

OFFICE OF THE DIRECTOR

**CITY OF SACRAMENTO  
CALIFORNIA**

June 17, 1993

CITY HALL  
ROOM 207  
915 I STREET  
SACRAMENTO, CA  
95814-2673

916-264-7110

ADMINISTRATION  
916-264-7100

FAX 916-264-5573

City Council  
Sacramento, California

Honorable Members in Session:

**SUBJECT:** CITYWIDE LANDSCAPING AND LIGHTING ASSESSMENT DISTRICT PUBLIC  
HEARING NO. 1

**LOCATION AND COUNCIL DISTRICT:**

Citywide, all Council Districts.

**RECOMMENDATION:**

This report recommends that the City Council:

- Conduct Hearing #1 for Public Information and Receive Testimony

**CONTACT PERSON:**

Karen Shipley, Special Districts Analyst. 264-5636

**FOR COUNCIL MEETING OF:** June 22, 1993

**SUMMARY:**

This report contains the recommended budget for the Citywide Landscaping and Lighting District. The proposed budget of \$6,309,252 represents an increase of 36.8% over FY 1992/93. The report also contains recommendations for allocating \$1.77 million in augmented General Fund monies towards youth, recreation, and other priority funding programs. Council action on the augmented funds will be done separately as part of the overall City budget process. At Council's direction, staff has conducted seven community meetings regarding the proposed district budget and related funding programs. Community input received at these meetings is summarized on Exhibit A. As of June 17, 1993, a total of 243 protest letters have been received by the City Clerk's Office. These protests represent 345 parcels, or approximately 0.3% of the total District.

**COMMITTEE/COMMISSION ACTION:**

None.

**APPROVED**  
BY THE CITY COUNCIL

JUN 22 1993

OFFICE OF THE  
CITY CLERK



City Council  
Citywide Landscaping and Lighting District

**BACKGROUND INFORMATION:**

The Citywide Landscaping and Lighting District was established by City Council in June of 1989. The district provides funding for the energy and maintenance costs of street lights throughout the City. It also provides partial funding for maintenance and rehabilitation of City parks, street medians, and other public landscaping.

**New Legislation**

In January of this year, new legislation became effective, which significantly affects annual proceedings for landscaping and lighting districts. If the assessment is increased from the prior year, it is now required that a mailed notice be sent to all property owners prior to the annual public hearing. It is also required that a public information hearing be held in addition to the traditional public hearing.

On March 30, 1993, City Council adopted Resolution No. 93-151, which established 7:30 p.m., June 22, 1993, as the time and place for the public information meeting and the public protest hearing for the FY 1993/94 Citywide Landscaping and Lighting District budget. Notices were mailed to all property owners regarding the proposed budget, increased assessment, and time, date, and place for the public hearings. A schedule of community meetings was also mailed to each property owner on the assessment roll.

**FINANCIAL CONSIDERATIONS:**

The proposed budget for FY 1993/94 calls for a total expenditure of \$6,309,252. As indicated below, this represents an increase of 36.8% over FY 1992/93.

	<u>FY 1992/93</u>	<u>Proposed FY 1993/94</u>	<u>Change</u>
Safety Lighting	\$ 514,362	\$ 425,057	(\$89,305)
Median Maintenance	306,348	326,126	19,778
Tree Trimming	493,031	493,031	0
Engineering and Administration	52,887	52,887	0
County Property Tax Administration	31,780	32,149	369
Neighborhood Lighting	1,690,952	1,766,002	75,050
Park Maintenance	1,170,825	2,936,780	1,765,955
Park CIP	0	0	0
Delinquencies/Contingency	353,220	353,220	0
Surplus from Prior Year	<u>N/A</u>	<u>(76,000)</u>	<u>(76,000)</u>
<b>TOTAL BUDGET</b>	<b>\$4,613,405</b>	<b>\$6,309,252</b>	<b>\$1,695,847</b>

City Council  
Citywide Landscaping and Lighting District

The most significant change is a proposed \$1,765,955 increase in funding for the Park Maintenance category. This increase is intended to replace General Fund monies, which would have otherwise been expended on park maintenance activities. The augmented General Fund monies can then be reallocated to other projects/services, including youth, recreation, and related priority funding programs. Recommendations for funding priorities are discussed in a later section of this report.

Other adjustments to the Landscaping and Lighting District budget include an \$89,305 reduction in the cost of safety lighting due to operational changes and energy savings. Median maintenance and neighborhood lighting costs have been increased to accommodate recently completed construction projects.

It is important to note that any changes to the proposed funding would have an impact. That is, for any amount deleted or shifted to another program, that amount would require a contribution of General Fund revenue or a discontinuation or reduction in service of a previously funded program.

**Assessments:**

Implementation of the proposed budget will require levy of the following assessments for FY 1993/94. Table 1 provides a breakdown of cost components for each land use category. Table 2 reflects the relative changes from the prior year based on the proposed 36.8% budget increase.

**TABLE 1: PROPOSED ANNUAL ASSESSMENTS**

Budget Cost Category	Single Family Residence	Multi Family Residence	Business 0-25,000 SF	Business 25,001 100,000 S.F	Business 100,001 or More SF	Church
Street Lights at Intersections and Major Streets, Medians and Tree Trimming	\$ 4.52	\$ 3.16	\$59.31	\$296.56	\$616.85	\$16.93
Neighborhood Street Lights	0.00	0.00	0.00	0.00	0.00	0.00
No Lights	19.57	13.70				
Lights						
Park Maintenance, Development, and Rehabilitation	20.36	13.85	29.27	146.36	302.42	8.36
Total Assessment Per Year	\$24.88	\$17.01	\$88.58	\$442.92	\$921.27	\$25.31
No Lights	\$44.45	\$30.71				
Lights						

City Council  
Citywide Landscaping and Lighting District

TABLE 2: CHANGE FROM LAST YEAR

Rate Category	FY 1992-93 Assessments	FY 1993-94 Assessments	Change \$
Single-Family Home with Street Lights	\$ 32.45	\$ 44.45	\$ 12.00
Single-Family Home without Street Lights	13.72	24.88	11.16
Apartment Unit with Street Lights	22.54	30.71	8.17
Apartment Unit without Street Lights	9.43	17.01	7.58
Business Property 0-25,000 SF	77.83	88.58	10.75
Business Property Over 25,001-100,000 SF	389.14	442.92	53.78
Business Property Over 100,000 S.F	809.41	921.27	111.86
Churches	22.24	25.31	3.07

As indicated, a typical single-family home (with neighborhood street lights) will increase by \$12, for a total assessment of \$44.45 per year. Increases in the other rate categories vary in accordance with the adopted benefit cost spread formulas. A detailed description of the benefit and cost spread methodology is provided in the Engineer's Report on file with the City Clerk.

**POLICY CONSIDERATIONS:**

These annual proceedings are being conducted in accordance with the Landscaping and Lighting Act of 1972 as set forth in Section 22500 of the California Streets and Highway's Code, as amended January 1, 1993.

**Community Meetings**

A total of seven community meetings were held in May and June. At each meeting, presentations were made by the City Manager's Office and the Departments of Finance, Police, Parks, Neighborhood Services, and Public Works. Discussion topics included an overview of the City's financial situation, the proposed Landscaping and Lighting District Budget, and funding priorities for the youth/recreation programs. Cumulative attendance at the seven meetings was estimated at 120 citizens. Comments and suggestions expressed at the meetings are summarized on Exhibit A. Letters from neighborhood associations, in favor of the proposed increase to make general fund money available for youth programs, are attached as Exhibit A-1.

City Council  
Citywide Landscaping and Lighting District

**Funding Priorities**

As previously discussed, the proposed FY 1993/94 Landscaping and Lighting District budget calls for a \$1.77 million increase in assessment district funding for Park Maintenance. With this approach, General Fund monies previously allocated for park maintenance would become available for youth/recreation programs and other funding priorities. In consideration of public input received at the community meetings, staff has developed the following priority listing.

**PROPOSED REALLOCATION (GENERAL FUND \$)**

Youth Programs	\$ 700,000
Special Events Support	249,955
Park Rehabilitation	296,000
Weed & Litter Control	270,000
Median Retrofit	<u>250,000</u>
	<b>\$1,765,955</b>

A detailed description of each funding program listed above is provided on Exhibit B. At each of the community meetings, staff noted that the public expressed strong support for youth programs and funding for special events. There were mixed opinions about park rehabilitation, weed and litter control, and the median retrofit program given the current economy. The following table provides a financial analysis of four funding options for Council consideration.

Funding Options	Total Reallocated General Fund \$	L&L Increase SF Home (w/Lights)	Total FY 1993/94 L&L Assessment
1. Youth Programs, Special Events, Park Rehabilitation, Weed and Litter, Median Retrofit. *	\$1,765,955	\$12.00	\$44.45
2. Youth Programs, Special Events, Park Rehabilitation, Weed and Litter Control	1,515,955	10.36	42.81
3. Youth Program, Special Events, Park Rehabilitation	1,245,955	8.58	41.03
4. Youth Programs, Special Events	949,955	6.63	39.08

\*Staff recommended option.

City Council  
Citywide Landscaping and Lighting District


**MBE/WBE:**

None. No goods or services are being purchased.

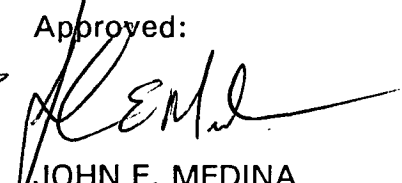
Respectfully submitted,

  
GARY ALM  
Supervising Engineer

Recommendation Approved:

  
WILLIAM H. EDGAR  
City Manager

Approved:

  
JOHN E. MEDINA  
Director of Public Works

GA:KS:yg

## EXHIBIT A

### CITYWIDE LANDSCAPING & LIGHTING DISTRICT BUDGET SUMMARY OF COMMENTS AT COMMUNITY MEETINGS -- MAY-JUNE 1993

#### City Landscaping & Lighting Budgets

- Cuts in the City budget were suggested for employee salaries, art in public place, Metro Arts Commission, Community Center projects, and utility fees.
- Suggestions were made for park user fees, using incarcerated individuals for park maintenance, and contracting park maintenance.
- Some people felt the increase in Landscaping and Lighting District fees was another form of taxation and an attempt to circumvent Proposition 13.
- Comments were made that the general public is not given the opportunity to vote for the proposed increase. Some people indicated they would like the opportunity to vote prior to being assessed.
- Some individuals were concerned about not having a limitation of future annual increases assessed to their property.

#### Youth Programs

- Many people felt that youth programs were the highest priority and wanted the City to guarantee that the General Fund money (freed up as a result of the L&L fee increase) would go towards youth programs.
- Comments were made that kids would appreciate youth programs more if they had to pay for them, and/or were required to do community service in exchange for participation in programs.
- It was suggested that the City work with the School Districts to encourage kids to stay in school.
- Some people felt that the kids who could benefit most from the youth programs were not the kids likely to participate in the programs.

#### Economy

- Senior citizens and disabled persons explained that they live on fixed incomes, and cannot afford an increased assessment.
- Landlords said they had to reduce rents and deposits to keep property rented, and cannot pass on an increased assessment to tenants.
- Businesses expressed that they are having a hard time surviving, and would like to see the City reduce fees and taxes to stimulate growth and encourage business in Sacramento.



# North Laguna Creek Neighborhood Association

EXHIBIT A-1

June 6, 1993

Sacramento City Council  
915 I St., Room 205  
Sacramento, CA 95814

Dear Council Members:

After attending the community meeting regarding the \$12.00 increase in lighting and landscaping fees, the North Laguna Creek Neighborhood Association would like to make the following recommendations to the City Council:

1. Re-evaluate the programs that are currently offered in the South Sacramento area (south of Florin Rd., east of S.P. railroad line, and west of Highway 99). The youth services in this area are severely underfunded.
2. Look into a joint use agreement with Sacramento City School District and Elk Grove Unified School District. These facilities could provide the structure needed for various programs.
3. Secure the \$12.00 increase for youth programs not only for next year's budget but for years to follow.

The community recognizes the importance of these programs. If youth programs are cut, what positive alternatives will be available for these kids?

Although our community will not directly benefit from these programs, we still believe that this tax increase can have a useful purpose if it is directed towards youth programs. We also believe that if Sac. City Schools and Elk Grove Schools can develop a joint program, taxation may not have to be the only answer.

Sincerely,



Susan Earl-Lynn  
NLCNA President

cc: Walt Veda  
Bob Thomas



## EXHIBIT B

### PROGRAM DESCRIPTION

#### YOUTH PROGRAMS

Kids Force and Kids 'n Play -- After school and summer programs for youth from ages 6-12 with supervised games, sports, arts, crafts, and field trips.

Open Gyms -- Teen participation in supervised competitive basketball and volleyball games and leagues.

Weight Room Operations -- Teen participation in body conditioning, weight lifting exercise programs in supervised community center locations.

Intramural Sports -- After school and weekend programs to provide youth the opportunity to participate in organized sports.

Late Night -- Supervised late evening basketball leagues promoting skills, sportsmanship, and cooperation.

Expressions -- After school and summer program for youth from ages 10-17 providing a variety of recreation programs, along with anti-drug, anti-gang and health educations.

Special Events -- Many special programs for youth, including Junior Olympics, Hot Shot Basketball Tournament, Talent Shows, and Teen Festivals.

#### SPECIAL EVENTS SUPPORT

This program provides special events support involving equipment transportation and set up for neighborhood activities. Some of these events include community awareness days, park concerts, special events, and recreation programs.

#### PARK REHABILITATION

Funds under this program are used to repair park grounds and play areas in all City parks. This program is critical to maintain public health and safety in City parks.

#### WEED AND LITTER CONTROL

Weed control and litter removal tasks are performed in street medians, public property adjacent to soundwalls, and on other public corridors.

#### MEDIAN RETROFIT

This is a new program that would replace antiquated irrigation systems and deteriorating landscapes and hardscapes with drought tolerant materials. The result would be reduced costs for maintenance and water, as well as a significant reduction in water usage.