



9

DEPARTMENT OF  
PUBLIC WORKS

OFFICE OF THE DIRECTOR  
July 18, 1989

City Council  
Sacramento, California

Honorable Members in Session:

SUBJECT: LANDSCAPE AND LIGHTING DISTRICT PROCEEDINGS

SUMMARY

The approved 1989-1990 budget includes \$2.8 million in new revenue from a City-wide Landscape and Lighting District. This report provides a summary of the Engineer's Report and contains two resolutions recommended for adoption to initiate proceedings to establish the district.

BACKGROUND

On June 20, 1989, the Budget and Finance Committee reviewed a background report on the proposed Landscape and Lighting District. This report is attached for reference (Attachment A).

Also attached is a copy of the Engineer's Report (Attachment B) that is required to establish the district. This report contains the detailed methodology used to levy the proposed assessments, as well as the costs that will be distributed. The Engineer's Report varies from the staff report of June 20, 1989, in the following areas:

- Residential street light costs are distributed by trip factor instead of population.
- Non-residential properties are not assessed for neighborhood street light costs.
- Trip factors have been updated to be consistent with other City assessment districts.

The result of these changes is a shift from residential to non-residential properties. The table below illustrates the proposed assessments contained in the Engineer's Report.

	<u>With Street Lights</u>		<u>Without Street Lights</u>	
	<u>Annual</u>	<u>Monthly Equivalent</u>	<u>Annual</u>	<u>Monthly Equivalent</u>
Single-Family Residence	\$ 24.13	\$ 2.01	\$ 6.82	\$ .57
Multifamily (per unit)	16.84	1.40	4.72	.39
Non-Residential 0-25,000 sq. ft.	56.72	4.73	56.72	4.73
25,001 - 100,000	283.58	23.63	283.58	23.63
100,001 - over	589.86	49.16	589.86	49.16

CITY OF SACRAMENTO  
CALIFORNIA

CITY MANAGER'S OFFICE

RECEIVED

JUL 18 1989

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

916-449-5283

APPROVED  
BY THE CITY COUNCIL

JUL 18 1989

OFFICE OF THE  
CITY CLERK

9

City Council  
Page 2  
July 18, 1989

For the typical single-family residence with street lights, the annual assessment of \$24.13 is made up of the following zone charges:

	<u>Annual</u>	<u>Monthly Equivalent</u>	<u>% of Total</u>
Common Facilities	\$ 4.01	\$ .33	17%
Neighborhood Street Lights	\$17.31	\$ 1.45	72%
Park Improvements	<u>\$ 2.81</u>	<u>\$ .23</u>	<u>11%</u>
	\$24.13	\$ 2.01	100%

A list of the proposed assessments, by parcel number, is on file with the City Clerk for review by the public. Property owners will be notified of the proposed rates through a mailer (Attachment C) that will be distributed later this week. The mailer provides background on the approved City budget, general information on the Landscape and Lighting District, and times and dates for a series of community meetings that will be held during the next two weeks. The mailer also describes how individuals can protest creation of the district.

The purpose of the community meetings will be to explain to property owners the details of the Landscape and Lighting District. Staff from Public Works and Parks and Community Services will be on hand to describe how the district costs are distributed and the potential park improvement projects that will be considered for funding.

The official public hearing for the district will be held on August 1, 1989, at the regular City Council meeting. At that time, staff will review the number and type of protests that have been received. If the landowners representing 51% of the district have filed protest letters, it would require a 4/5 vote to create the district. In the absence of a majority protest, a simple majority vote by Council is required to adopt the district.

#### FINANCIAL DATA

The City of Sacramento has approximately \$16.6 million in programs eligible for financing with the proposed Landscape and Lighting District. A detailed list of these programs is provided on page 6 of the Engineer's Report. A summary of this list is provided below to illustrate the programs included in the assessment.

9

City Council  
Page 3  
July 18, 1989

<u>ELIGIBLE DISTRICT PROGRAMS</u>	<u>CITY EXPENDITURES</u>	<u>INCLUDED IN ASSESSMENT</u>	
Safety Lighting	\$ 487,696	\$ 487,696	
Median Maintenance	466,389	222,600	
Median Construction	250,000	250,000	
Parks Special Services	2,194,283	-0-	
Park Maintenance	7,302,480	-0-	
Neighborhood Street Lighting	1,601,209	1,601,209	
Tree Maintenance	3,640,685	-0-	
Park Development	400,000	400,000	
District Contingency	100,000	100,000	
Engineering Administration	<u>160,000</u>	<u>160,000</u>	
	\$16,602,742	\$3,221,505	(19%)

A total assessment of \$3,221,505 is necessary to generate net revenues of \$2.8 million for the General Fund. Below is another table to illustrate how the \$3.2 million in assessment revenue will be distributed.

\$3,221,505	Total assessment revenue.
	Less:
100,000	District contingency for start-up costs of projects identified mid-year.
160,000	Engineering costs necessary to establish the district.
161,505	General fund contingency - needed to pay off assessments for public properties, and erroneous assessments, or to cover losses due to delinquencies.
<u>\$2,800,000</u>	Net general fund revenue.

Of this \$2.8 million in general fund revenue, \$400,000 will be available for new projects. The remaining \$2.4 million is necessary to maintain a balanced budget.

#### POLICY CONSIDERATIONS

Initiating proceedings for the City-wide Landscape and Lighting District is consistent with policy established in the approved 1989-1990 Budget.

#### MBE/WBE

None.


City Council  
Page 4  
July 18, 1989

**RECOMMENDATION**

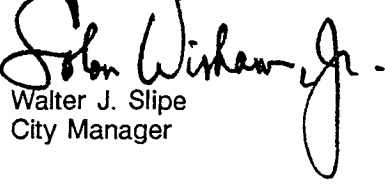
It is recommended that Council take the following actions to initiate proceedings to establish a Landscape and Lighting District:

1. Adopt the resolution initiating proceedings;
2. Accept and file the attached Engineer's Report; and
3. Adopt the attached resolution of intention.

Respectfully submitted,

  
Melvin H. Johnson  
Director of Public Works

APPROVED:

  
for: Walter J. Slipe  
City Manager

July 18, 1989  
All Districts

Contact Person:  
Bill Farley, Administrative Services Officer  
449-2013

Attachment

# RESOLUTION NO. 89-565

ADOPTED BY THE SACRAMENTO CITY COUNCIL

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

**APPROVED**  
BY THE CITY COUNCIL

**RESOLUTION INITIATING PROCEEDINGS**

**JUL 18 1989**

**ASSESSMENT DISTRICT NO. 2**  
(Pursuant to the Landscaping and Lighting Act of 1972)

OFFICE OF THE  
CITY CLERK

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

1. The City Council proposes to form an assessment district pursuant to the Landscaping and Lighting Act of 1972 (Section 22500 and following, Streets and Highways Code) for the purpose of the following improvements:

a) The installation or planting of landscaping, (b) the installation or construction of statuary, fountains, and other ornamental structures and facilities, (c) the installation or construction of public lighting facilities including all works or improvements used or useful for the lighting of any public places, including ornamental standards, luminaries, poles, supports, tunnels, manholes, vaults, conduits, pipes, wires, conductors, guys, stubs, platforms, braces, transformers, insulators, contacts, switches, capacitors, meters, communication circuits, appliances, attachments, and appurtenances, (d) the installation of construction of any facilities which are appurtenant to any of the foregoing or which are necessary or convenient for the maintenance or servicing thereof, including grading, clearing, removal of debris, the installation of construction of curbs, gutters, walls, sidewalks, or paving, or water irrigation, drainage or electrical facilities, (e) the installation of park or recreational improvements, including, but not limited to, land preparation, such as grading, leveling cutting and filling, sod landscaping, irrigation systems, sidewalks and drainage, lights, playground equipment, play courts, and public restrooms, (f) the maintenance or servicing, for park, recreational, or open-space purposes together with any and all expenses incidental to any of the above.

b) The maintenance or servicing, or both, of any of the foregoing, including (a) repair, removal, or replacement of all or part of any improvement, (b) the provision for the life, growth, health and beauty of landscaping, including cultivation, irrigation, trimming, spraying, fertilizing, or treating for disease or injury, (c) the removal or trimmings, rubbish, debris and other solid waste (d) the furnishing of electric current or energy, gas, or other illuminating agent for any public lighting facilities or for the lighting or operations of any other improvements, and (e) the furnishing of water for the irrigation of any landscaping, the operation or any fountainms, or the maintenance or any other improvements.

2. The proposed assessment district shall be designated Assessment District No. 2, City of Sacramento, Sacramento County, California, and shall include the land shown on the map designated, "Assessment Diagram, Assessment District No. 2, City of Sacramento, Sacramento County, California," which map is on file with the City Clerk and is hereby approved.

FOR CITY CLERK USE ONLY

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

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

4. In accordance with the City Council's resolution initiating proceedings, the City Engineer (or designated consulting engineer) has filed with the City Clerk the report required by the Landscaping and Lighting Act of 1972. All interested persons are referred to that report for a full and detailed description of the improvements, the boundaries of the assessment district and the proposed assessments upon assessable lots and parcels of land within the assessment district.
5. On Tuesday, the first day of August, 1989, at the hour of 7:30 o'clock P.M., the City Council will conduct a public hearing on the formation of this assessment district and the levy of the proposed assessment. The hearing will be held at the meeting place of the City Council located in the City Hall 915 I Street Sacramento, California.
6. The City Clerk is authorized and directed to give the notice of hearing required by the Landscaping and Lighting Act of 1972.

\_\_\_\_\_  
Mayor

ATTEST:

\_\_\_\_\_  
City Clerk

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FOR CITY CLERK USE ONLY

RESOLUTION NO.: \_\_\_\_\_  
DATE ADOPTED: \_\_\_\_\_

# RESOLUTION NO. 89-566

ADOPTED BY THE SACRAMENTO CITY COUNCIL

**APPROVED**  
BY THE CITY COUNCIL

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

JUL 18 1989

## RESOLUTION OF INTENTION

OFFICE OF THE  
CITY CLERK

### ASSESSMENT DISTRICT NO. 2 (Pursuant to the Landscaping and Lighting Act of 1972)

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

1. The City Council intends to order the formation of an assessment district and to levy and collect assessments pursuant to the Landscaping and Lighting Act of 1972.
2. The improvements to be made in this assessment district are generally described as follows:
  - a) The installation or planting of landscaping, (b) the installation or construction of statuary, fountains, and other ornamental structures and facilities, (c) the installation or construction of public lighting facilities including all works or improvements used or useful for the lighting of any public places, including ornamental standards, luminaries, poles, supports, tunnels, manholes, vaults, conduits, pipes, wires, conductors, guys, stubs, platforms, braces, transformers, insulators, contacts, switches, capacitors, meters, communication circuits, appliances, attachments, and appurtenances, (d) the installation of construction of any facilities which are appurtenant to any of the foregoing or which are necessary or convenient for the maintenance or servicing thereof, including grading, clearing, removal of debris, the installation of construction of curbs, gutters, walls, sidewalks, or paving, or water irrigation, drainage or electrical facilities, (e) the installation of park or recreational improvements, including, but not limited to, land preparation, such as grading, leveling cutting and filling, sod landscaping, irrigation systems, sidewalks and drainage, lights, playground equipment, play courts, and public restrooms, (f) the maintenance or servicing, for park, recreational, or open-space purposes together with any and all expenses incidental to any of the above.
  - b) The maintenance or servicing, or both, of any of the foregoing, including (a) repair, removal, or replacement of all or part of any improvement, (b) the provision for the life, growth, health and beauty of landscaping, including cultivation, irrigation, trimming, spraying, fertilizing, or treating for disease or injury, (c) the removal or trimmings, rubbish, debris and other solid waste (d) the furnishing of electric current or energy, gas, or other illuminating agent for any public lighting facilities or for the lighting or operations of any other improvements, and (e) the furnishing of water for the irrigation of any landscaping, the operation or any fountainms, or the maintenance or any other improvements.
3. This assessment district shall be known as Assessment District No. 2, City of Sacramento, Sacramento County, California. The general location of the assessment district is all property located within the City boundaries.

**FOR CITY CLERK USE ONLY**

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

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

4. In accordance with the City Council's resolution initiating proceedings, the City Engineer (or designated consulting engineer) has filed with the City Clerk the report required by the Landscaping and Lighting Act of 1972. All interested persons are referred to that report for a full and detailed description of the improvements, the boundaries of the assessment district and the proposed assessments upon assessable lots and parcels of land within the assessment district.
5. On Tuesday, the first day of August, 1989, at the hour of 7:30 o'clock P.M., the City Council will conduct a public hearing on the formation of this assessment district and the levy of the proposed assessment. The hearing will be held at the meeting place of the City Council located in the City Hall 915 I Street Sacramento, California.
6. The City Clerk is authorized and directed to give the notice of hearing required by the Landscaping and Lighting Act of 1972.

\_\_\_\_\_  
Mayor

ATTEST:

\_\_\_\_\_  
City Clerk

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

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

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



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DEPARTMENT OF  
PUBLIC WORKS

OFFICE OF THE DIRECTOR

June 20, 1989

Joint Budget and Finance/Transportation  
Community Development Committees  
Sacramento, California

Honorable Members in Session

SUBJECT: LANDSCAPE AND LIGHTING DISTRICT

SUMMARY

The 1989-90 Proposed Budget includes \$2.8 million in new revenue from a City-wide Landscape and Lighting District. This report provides background information on the establishment and use of a Landscape and Lighting District to fund various maintenance and development activities. The rates provided in this report are examples only. The actual rates will be determined by an independent engineer.

BACKGROUND

The Landscape and Lighting Act of 1972 permits cities to create special districts for the purpose of distributing costs associated with developing or maintaining street lights and landscaping. These costs are distributed to each parcel in the City based on the amount of benefit derived from district expenditures. For example, the annual cost of maintaining residential street lights would only be distributed to developed parcels in neighborhoods that have street lights.

The laws governing the creation of a special district under this act are contained in the State Street and Highway Codes Section 22500. The basic steps to create a district start with preparation of an engineer's report that describes the proposed expenditures of the district, how these cost will be distributed, a map of the district boundary, and a list of every parcel assessment in the district. The next step is for Council to accept the engineering report and call for initiation of a district. Each property owner is then notified that the process is under way. Finally, the Council holds a public hearing to consider any protests and to vote on whether to create a district.

A simple majority vote of the council is required to establish the special district in the absence of a majority protest. If more than 50% of the property owners in the proposed district protest, then a 4/5 vote would be necessary to override the protest. In the event that a protest of less than 50% was received, the Council could still vote against establishment of the district at the public hearing.

Eligible Activities

The Landscape and Lighting Act of 1972 can be used for:

- Installation and maintenance of street lighting
- Acquisition, development and maintenance of parks
- Construction and maintenance of recreational facilities
- Maintenance of City street trees
- Construction and maintenance of landscaped medians

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Joint Budget and Finance/Transportation  
Community Development Committees  
June 20, 1989  
Page Three

<u>Rate Category</u>	<u>Trip Factor</u>	<u>Estimated Rate</u>
Single Family	9.00	\$ 6.50
Multi-family (per unit)	7.20	5.20
Non-Residential - 0-25,	10.20	7.37
Non-Residential - 25 - 100	44.19	31.92
Non-Residential - 100 - over	101.98	73.66

#### Residential Street Lighting - Zone 2

This zone includes all neighborhoods receiving street light services. The costs in this zone include all street light energy and maintenance costs and a capital project currently included in the general fund (Street Light Conduit Replacement - \$53,000). The total cost for this zone is approximately \$1,677,800.

The rates within this zone are differentiated based on population factors. The table below details the population factors for each type of land use. Non-residential population factors are based on the typical day time population (employees) converted to a single-family equivalent.

<u>Rate Category</u>	<u>Population Factor</u>	<u>Estimated Rate</u>
Single Family	1.00	\$ 15.70
Multi-Family (per unit)	.80	12.56
Non-Residential - 0 - 25	1.00	15.70
Non-Residential - 25 - 100	4.00	62.80
Non-Residential - 100 - over	8.00	125.60

#### Park Development - Zones 11-21

The Park Development zones are identical to the planning area boundaries as detailed in the Parks Master Plan. The costs that would be associated with these zones for new projects not presently included in the CIP. A total of \$400,000 would be split between the various planning areas. A list of proposed projects in each planning area and an estimate budget is included as Attachment B. The specific projects that will be funded by this district will be the subject of a separate report to Council in August if the district is adopted.

The rates within this zone are based on a combination of population, and access to local park facilities. Non-residential population factors in this category are half that of the street lighting zone since employees are not at work the entire day. The estimated rates in these zones are listed below:

<u>Rate Category</u>	<u>Population Factor</u>	<u>Estimated Rate</u>
Single Family	1.00	\$ 2.85
Multi-Family (Per unit)	.80	2.28
Non-Residential - 0-25	.50	1.43
Non-Residential - 25-100	2.00	5.70
Non-Residential - 100 - over	4.00	11.40

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Based on the estimated rates outlined above, the total annual assessments would be as follows:

<u>Rate Category</u>	<u>With Street Lights</u>	<u>Without Street Lights</u>
Single Family	\$ 25.05	\$ 9.35
Multi-Family (per unit)	20.04	7.48
Non-Residential - 0 - 25	24.49	8.79
Non-Residential - 25 - 100	100.42	37.62
Non-Residential - 100 - over	210.66	85.00

Comparison with other Cities

Special districts are used throughout California to provide maintenance funding for streets, lights, and parks. Eighteen cities use special districts to pay for lighting costs and four cities currently use special districts for park maintenance. A comparison of the annual assessments of other cities is provided below:

Street Lighting Assessments

	Residential		Non-Residential	
	<u>Single Family</u>	<u>Multi Family</u>	<u>Commercial</u>	<u>Industrial</u>
OAKLAND	\$14.00	\$11.00	\$224.00	\$ 560.00
IRVINE	16.66	8.33	100.00	222.00
BERKELEY	15.00	12.00	960.00	1,200.00
DOWNEY	16.14	16.14	246.24	615.10
COUNTY OF SACRAMENTO*	6.97	4.50	20.52	20.52
SACRAMENTO (PROPOSED)	15.70	12.56	62.80	62.80

\*Pays approximately 40% of actual costs.

Park Maintenance Assessments

	Residential		Non-residential	
	<u>Single Family</u>	<u>Multi Family</u>	<u>Commercial</u>	<u>Industrial</u>
OAKLAND	\$72.00	\$39.40	\$1,152.00	\$2,880.00
IRVINE*	19.51	19.51	109.00	218.00
BERKELEY	77.63	62.10	1,242.00	3,105.00
SACRAMENTO (PROPOSED)	2.85	2.28	5.70	5.70

\*Pays only for median maintenance.

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Creating the Landscape and Lighting District

The basic steps and timetable for creating a special district are outlined below:

<u>Council Actions</u>	<u>Date</u>
1. Adopt Resolution initiating proceedings	July 18
2. Receive Engineers Report	July 18
3. Adopt resolution of intention to form district	July 18
4. Notify affected property owners	July 19-Aug 1
5. Conduct Public Hearing	Aug 1
6. Adopt Resolution establishing District	Aug 1

After these steps are completed a tape with all the parcel assessments is delivered to the County Assessors on August 2.

FINANCIAL DATA

A City-wide landscape and lighting district will generate \$2.8 million in new revenue for the general fund. Of this \$2.8 Million, \$400,000 will be available for new projects. The remaining \$2.4 million is necessary to balance the general fund.

The assessments in the background section of this report are estimates. Final assessments will be determined by an independent engineer.

POLICY CONSIDERATIONS

Creating a district to pay for landscape and street light maintenance will relieve the general fund of \$2.4 million in expenses. This is critical to balance the general fund portion of the budget. If the District is not approved, Council would have to consider the following options:

1. Reduce general fund expenditures by \$2.4 million
2. Raise other revenues, an equal amount
3. Use a portion of the general fund reserve
4. Use a combination of the above to maintain a balanced budget

MBE/WBE

NONE

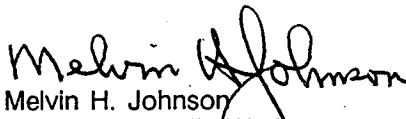
Joint Budget and Finance/Transportation  
Community Development Committees  
June 20, 1989  
Page Six

~~3~~  
9

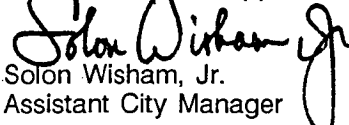
RECOMMENDATION

This report is for information only. Staff will submit the necessary report and resolution on July 18 to initiate the creation of the special district.

Respectfully submitted

  
Melvin H. Johnson  
Director of Public Works

Recommendation Approved:

  
Solon Wisham, Jr.  
Assistant City Manager

Contact Person  
Bill Farley, Administrative Services Officer 449-2013

All Districts

3.A.  
9CITY OF SACRAMENTO  
LANDSCAPE & LIGHTING DISTRICT

ACTIVITY	ZONE	TOTAL COST ESTIMATE	COSTS IN DISTRICT	PERCENT INCLUDED	
(1)	(2)	(3)	(4)	(5)	
=====					
1. COMMON FACILITIES	ZONE 1				
SAFETY LIGHTING	LIGHTS & SIGNALS	406,200	406,200	100%	
MEDIAN MAINTENANCE	PARK MAINTENANCE	222,600	222,600	100%	
MEDIAN CONSTRUCTION	CIP	250,000	250,000	100%	
PARK SPECIAL SERVICES	PARK SPECIAL SERVICES	1,767,171	0	0%	
ENGINEERING	PW ADMIN	150,000	150,000	100%	
ADMINISTRATION	PW ADMIN	10,000	10,000	100%	
		2,805,971	1,038,800	37%	
=====					
2. STREET LIGHTING	ZONE 2				
STREET LIGHTING O/M	LIGHTS & SIGNALS	1,624,800	1,624,800	100%	
STREET LIGHT CONDUIT	CIP	53,000	53,000	100%	
STREET LIGHT CONVERSION	CIP	100,000	0	0%	
		1,777,800	1,677,800	94%	
=====					
3. TREE MAINTENANCE	TREE SERVICES	ZONE 3	3,640,461	0	0%
=====					
4. PARK MAINTENANCE & DEVELOPMENT					
CENTRAL CITY	PARK MAINTENANCE	ZONE 11	797,985	51,467	
LAND PARK		12	724,122	41,686	
POCKET		13	1,083,328	44,539	
SOUTH SACRAMENTO		14	632,571	47,371	
EAST BROADWAY		15	852,385	47,655	
EAST SACRAMENTO		16	669,808	43,488	
ARDEN-ARCADE		17	572,541	15,235	
NORTH SACRAMENTO		18	1,167,106	44,309	
SOUTH NATOMAS		19	740,139	34,626	
NORTH NATOMAS		20	0	0	
AIRPORT-MEADOWVIEW		21	644,004	28,753	
			7,883,987	400,000	5%
=====					
TOTAL			16,108,219	3,116,600	19%

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Park Rehabilitation ProjectsPlanning Area 1Estimated Budget

Southside - Tennis Court Resurfacing	\$10,000.	
Dos Rios - Automate Irrigation	36,000.	
Crocker/Cultural - Automate Irrigation	88,000.	
St. Rose Lima - Automate Irrigation	3,000.	
Memorial Auditorium - Automate Irrigation	5,000.	
Roosevelt - Basketball Court Resurfacing	22,000.	
Southside - Basketball Court Resurfacing	25,000.	
Freemont - Tire Swing Replacement	12,000.	
Southside - Tire Swing Replacement	<u>12,000.</u>	
	\$213,000.	\$51,500

Planning Area 2

Curtis - Tennis Court Resurfacing	\$10,000.	
Sierra 2 - Automate Irrigation	25,000.	
Brockway/Plaza Cervantes - Irrigation	17,000.	
Land Park - Irrigation	250,000.	
Sierra 2 - Basketball Court Resurfacing	15,000.	
Curtis - Playground	60,000.	
Mangan - Playground	60,000.	
Sierra 2 - Playground Shade Structure	<u>12,000.</u>	
	\$449,000.	\$41,700

Planning Area 3

Lewis - Tennis Court Resurfacing	\$10,000.	
Reichmuth - Tennis Court Resurfacing	10,000.	
Seymour - Playground	60,000.	
Lewis - Tire Swing Replacement	12,000.	
Z'berg - Tire Swing Replacement	<u>12,000.</u>	
	\$104,000.	\$44,500

Planning Area 4

Maple - Tennis Court Resurfacing	\$10,000.	
Camellia - Tennis Court Resurfacing	10,000.	
Nielson - Tennis Court Resurfacing	10,000.	
Sim - Basketball Court Resurfacing	15,000.	
Nielson - Playground Shade Structure	12,000.	
Nielson - Tire Swing Replacement	12,000.	
Sim - Tire Swing Replacement	12,000.	
Valley Hi - Tire Swing Replacement	<u>12,000.</u>	
	\$93,000.	\$47,400

Park Rehabilitation Projects  
Page Two

3.A.  
9

Planning Area 5

Estimated Budget

McClatchy - Tennis Court Resurfacing	\$10,000.	
Warren - Tennis Court Resurfacing	20,000.	
Tahoe - Basketball Court Resurfacing	25,000.	
Lawrence - Playground	60,000.	
Colonial - Tire Swing Replacement	12,000.	
Lawrence - Tire Swing Replacement	12,000.	
Tahoe - Tire Swing Replacement	12,000.	
Temple - Tire Swing Replacement	12,000.	
McClatchy - Tire Swing Replacement	<u>12,000.</u>	
	\$165,000.	\$47,700

Planning Area 6

McKinley - Tennis Court Resurfacing	\$30,000.	
Hall - Tennis Court Resurfacing	10,000.	
Glenbrook - Tennis Court Resurfacing	10,000.	
McKinley - Automate Irrigation	2,000.	
Oki - Automate Irrigation	2,000.	
Henschel - Basketball Court Resurfacing	15,000.	
Oki - Playground	60,000.	
Glen Hall - Playground	60,000.	
Bertha Henschel - Playground	60,000.	
Glenbrook - Tire Swing Replacement	12,000.	
McKinley - Tire Swing Replacement	<u>12,000.</u>	
	\$273,000.	\$43,500

Planning Area 7

Del Paso - Build Nature Area Kiosk	\$20,000.	
Del Paso - Automate Irrigation	5,000.	
Equestrian Trail Improvements	15,000.	
University Playground	60,000.	
Babcock - Tire Swing Replacement	<u>12,000.</u>	
	\$112,000.	\$15,200

Planning Area 8

Woodlake - Tennis Court Resurfacing	\$10,000.	
Robertson - Tennis Court Resurfacing	10,000.	
Johnston - Tennis Court Resurfacing	10,000.	
Richardson Village - Automate Irrigation	20,000.	
Woodlake - Automate Irrigation	55,000.	
Hagginwood - Basketball Court Resurfacing	15,000.	
Johnston - Basketball Court Resurfacing	15,000.	
Richardson Village - Playground	60,000.	

~~3.A.~~  
9

Park Rehabilitation Projects  
Page Three

Planning Area 8 (Continued)

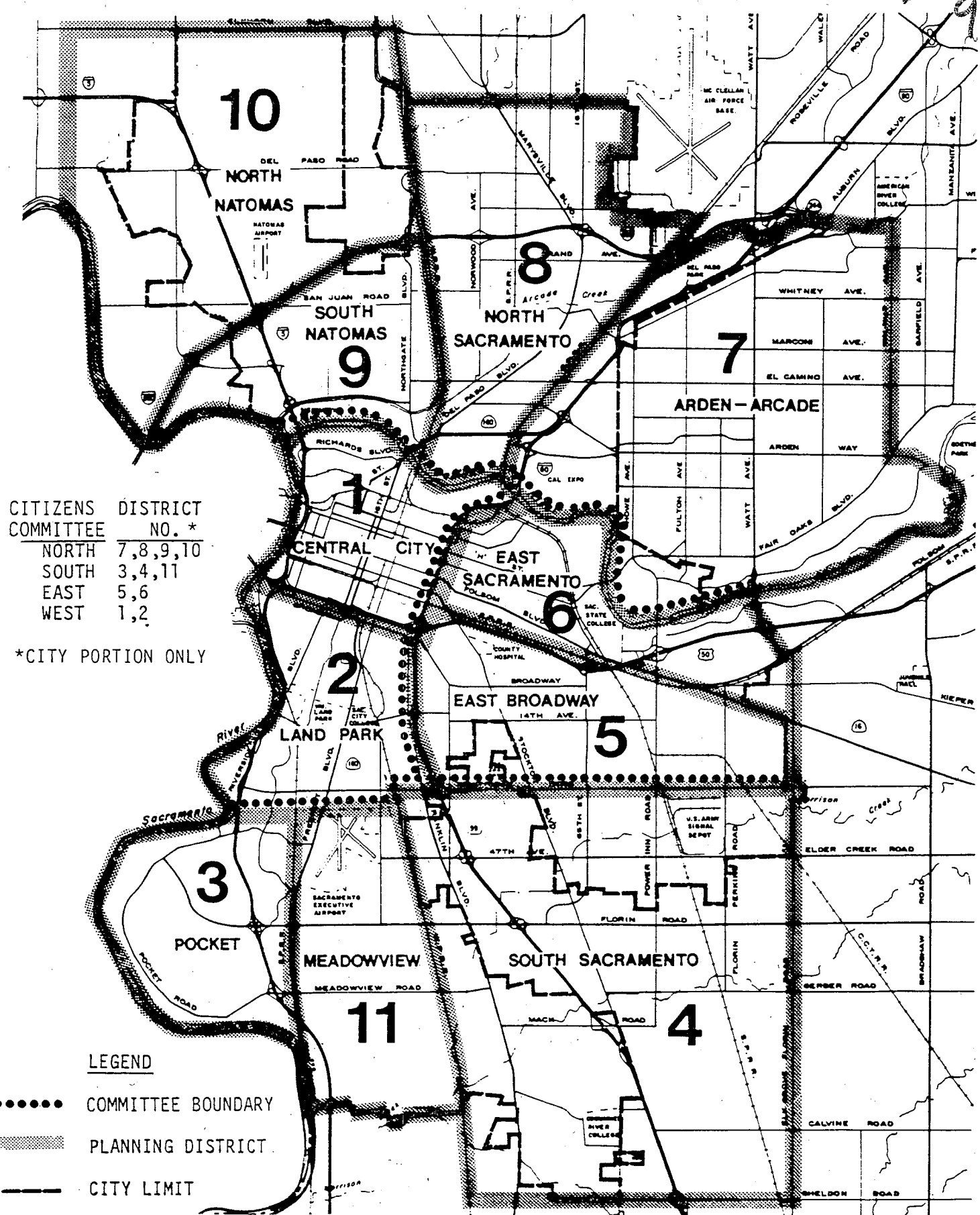
Glennwood - Tire Swing Replacement	12,000.	
Hagginwood - Tire Swing Replacement	12,000.	
Johnston - Tire Swing Replacement	12,000.	
Richardson - Tire Swing Replacement	12,000.	
Woodlake - Tire Swing Replacement	<u>12,000.</u>	
	\$255,000.	\$44,300

Planning Area 9

Northgate - Tennis Court Resurfacing	\$10,000.	
Gardenland - Basketball Court Resurfacing	15,000.	
Bannon Slough Barn - Rehabilitation	200,000.	
Ninos - Tire Swing Replacement	12,000.	
Northgate - Tire Swing Replacement	<u>12,000.</u>	
	\$249,000.	\$34,600

Planning Area 11

Cabrillo - Tennis Court Resurfacing	\$10,000.	
Susan B. Anthony - Tennis Court Resurfacing	10,000.	
Chorley - Playground	60,000.	
Hopkins - Playground	60,000.	
S. B. Anthony - Playground shade structure	12,000.	
Argonaut - Playground shade structure	12,000.	
Woodbine - Playground shade structure	12,000.	
Cabrillo - Tire Swing Replacement	12,000.	
Chorley - Tire Swing Replacement	12,000.	
Freeport - Tire Swing Replacement	12,000.	
Woodbine - Tire Swing Replacement	<u>12,000.</u>	
	\$224,000.	\$28,800



CITIZENS COMMITTEE	DISTRICT NO. *
NORTH	7,8,9,10
SOUTH	3,4,11
EAST	5,6
WEST	1,2

\*CITY PORTION ONLY

- LEGEND**
- COMMITTEE BOUNDARY
  - ▨ PLANNING DISTRICT
  - CITY LIMIT

MASTER PLAN AREAS  
 DEPARTMENT OF PARKS AND COMMUNITY SERVICES  
 CITY OF SACRAMENTO

ENGINEER'S REPORT

APPROVED  
BY THE CITY COUNCIL

ASSESSMENT DISTRICT NO. 2  
(Pursuant to the Lighting and Landscaping Act of 1972)

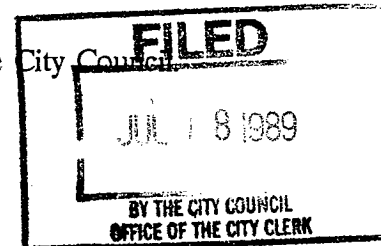
JUL 18 1989

OFFICE OF THE  
CITY CLERK

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

Dated: July 13 1989

Melvin H. Johnson, Director of Public Works  
City of Sacramento, Engineer of Work



By

Melvin H. Johnson

I HEREBY CERTIFY that the enclosed Engineer's Report, together with Assessment and Assessment Diagram thereto attached, was filed with me on the 18th day of July, 1989.

Acting Assistant

Janice Beaman, City Clerk  
City of Sacramento  
Sacramento County, California

By

Janice Beaman

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 1st day of August, 1989.

Acting Assistant

Janice Beaman, City Clerk,  
City of Sacramento  
Sacramento County, California

By

Janice Beaman

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 14th day of August, 1989.

Acting Assistant

Janice Beaman, City Clerk,  
City of Sacramento  
Sacramento County, California

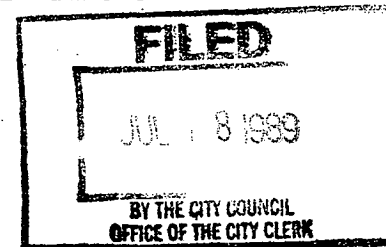
By

Janice Beaman

ATTACHMENT B

9

CITY OF SACRAMENTO  
SACRAMENTO COUNTY, CALIFORNIA



ENGINEER'S REPORT  
FOR THE  
CITY OF SACRAMENTO  
LIGHTING AND LANDSCAPING ASSESSMENT DISTRICT  
AND THE  
LEVY OF THE FIRST ANNUAL ASSESSMENT  
FOR THE  
1989/90 FISCAL YEAR

As Accepted By the  
City of Sacramento

July 1989

Prepared By

Raymond Vail & Associates  
1410 Ethan Way  
Sacramento, CA 95825

TABLE OF CONTENTS

- I. INTRODUCTION ..... 1
- II. ASSESSMENT DIAGRAM ..... 3
  - A. Assessment District ..... 3
  - B. Park Zone Boundaries ..... 3
- III. DESCRIPTION OF IMPROVEMENTS ..... 4
  - A. General ..... 4
  - B. Common Facilities ..... 4
  - C. Neighborhood Street Lighting ..... 5
  - D. Tree Maintenance ..... 5
  - E. Park Maintenance and Development ..... 5
- IV. ESTIMATE OF COST ..... 6
  - A. Summary Estimate ..... 7
- V. METHOD OF SPREADING ASSESSMENTS ..... 8
  - A. Common Facilities ..... 8
  - B. Neighborhood Street Lighting ..... 9
  - C. Tree Maintenance ..... 9
  - D. Park Maintenance and Development ..... 10
  - E. Summary of Category Assessment Amounts ..... 11
  - F. Category 1 and 2 Assessment Amounts ..... 12
  - G. Category 3 and 4 Assessment Amounts ..... 13
- VI. ASSESSMENT ROLL ..... 14
- VII. APPENDIX ..... 15
  - Exhibit "A" ..... 16
  - Exhibit "B" ..... 18
  - Exhibit "C" ..... 19
  - Exhibit "D" ..... 20
  - Exhibit "E" ..... 21
  - Exhibit "F" ..... 23
  - Exhibit "G" ..... 24
  - Exhibit "H" ..... 25

I. INTRODUCTION

A. Enabling Legislation:

The Lighting and Landscaping 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 benefitting 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 tax bill.

The City Council must take five basic steps to form the District under the 1972 Act:

- \* Adopt a Resolution Initiating the Proceedings
- \* Receive and Accept the Engineer's Report
- \* Adopt a Resolution of Intention to Form the District
- \* Conduct a Public Hearing
- \* Adopt a Resolution Ordering the Formation of the District, Confirming the Engineer's Report, and Levying the First Year's Assessment.

These steps must be successfully completed by August 10, 1989 in order to be entered on the tax roll for the 1989-90 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 Assessor for billing and collection of the approved assessments.

B. Engineer's Report:

It is the task of Raymond Vail & Associates and the City of Sacramento staff, through this Engineer's Report, to recommend to the City of Sacramento a fair assessment for each parcel in the District. This recommendation is arrived at by estimating the benefits to be received by each assessable parcel in the District from lighting, landscaping and parks maintenance and improvements. These benefit estimates are then used to fairly distribute the District budget (total assessment amount) among all assessable parcels.

The 1972 Act does not specify a method or formula for apportioning the total assessment amount. The assessment may be apportioned by any formula or method which fairly distributes the total amount among the assessable lots or parcels in proportion to the estimated benefits to be received.

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 1989/1990
- Part V Assessment Methodology
- Part V Assessment Amounts
- Part VI Assessment Roll

Respectfully submitted,

**Melvin H. Johnson**  
Director of Public Works,  
Engineer of Work

II. ASSESSMENT DIAGRAM

A. Assessment District:

The boundary of the assessment district is depicted on the Assessment Diagram located in the map pocket at the end of this report. Based on direction received from the City of Sacramento, 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's 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 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 Lighting and Landscaping 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 Lighting and Landscaping 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. Common Facilities:

Common facilities are all those improvements which provide benefit to a City wide area within the District boundaries, and includes the following:

1. The operation, maintenance and repair of all city street light facilities (200 watt safety lighting) on major streets and at intersections.
2. 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, and in city regional parks, as well as habitat preservation in designated open spaces.
3. Tree trimming for visibility and safety and the care of heritage trees.
4. Designated streetscaping construction projects.
5. All the engineering and administrative costs for the District.
6. A contingency fund for the District.
7. Any miscellaneous cost related to any of the items described under this category or any other items allowed under the Lighting and Landscaping Act of 1972 but not specifically listed in any of the cost categories.

C. Neighborhood Street Lighting:

This category includes:

1. The operation, maintenance, repair and any other related care of all city street light facilities designated as neighborhood lighting (less than 200 watt lights).
2. The replacement of failed street light electrical conduit and circuits.
3. Any miscellaneous cost related to any of the items described under this category.

D. Tree Maintenance:

The general care and maintenance of city owned street trees are included in Tree Maintenance. This category includes:

1. The care, maintenance, and replacement of street trees within the city right-of-way and city parks.
2. All costs associated with the operation and administration of the tree maintenance program.
3. Any other miscellaneous work related to tree care and maintenance.

E. Park Maintenance and Development:

Park Maintenance and Development includes:

1. The construction, care and development of city maintained landscaping, irrigation facilities and other appurtenances in neighborhood and community parks.
2. The construction and maintenance of all greenbelts, linear parkways and buffer zones on city owned lands.
3. The maintenance, repair and construction of bikeways, including bikeway bridges and structures.
4. Any miscellaneous cost related to any of the items described under this category.

9

**IV. ESTIMATE OF COST**

The following is a listing of the cost estimate for the ensuing fiscal years 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.

A. SUMMARY ESTIMATE

DISTRICT ITEM	ACTIVITY	CATAGORY	TOTAL COST ESTIMATE	COSTS IN DISTRICT	% IN DIST.	REFERENCE (SEE APPENDIX FOR EXH.)
<b>COMMON FACILITIES</b>						
		1				
SAFETY LIGHTING	LIGHTS & SIGNALS		487,696	487,696	100	EXHIBIT "A"
MEDIAN MAINTENANCE	PARK MAINTENANCE		466,389	222,600	48	EXHIBIT "B"
MEDIAN CONSTRUCTION	CIP		250,000	250,000	100	EXHIBIT "C"
TREE TRIMMING R/W	TREE SERVICES		0	0		
PARK SPECIAL SERVICES	PARK SPECIAL SERVICES		2,194,283	0	0	EXHIBIT "D"
TREE CARE - HERITAGE TREES	TREE SERVICES		0	0		
PARK MAINTENANCE REGIONAL	PARK MAINTENANCE		4,052,618	0	0	EXHIBIT "E"
ENGINEERING	PUBLIC WORKS ADMINIS.		150,000	150,000	100	EXHIBIT "F"
ADMINISTRATION	PUBLIC WORKS ADMINIS.		10,000	10,000	100	CITY STAFF
HABITAT PRESERVATION	CIP		0	0		
FREEWAY LANDSCAPE CORRIDORS	CIP		0	0		
CONTINGENCIES	NONE		100,000	100,000	100	
TOTAL			\$7,610,985	\$1,220,296	16	
<b>NEIGHBORHOOD STREET LIGHTING</b>						
		2				
STREET LIGHTING O/M	LIGHTS & SIGNALS		1,548,209	1,548,209	100	EXHIBIT "A"
STREET LIGHT CONDUIT REPLACEMENT	CIP		53,000	53,000	100	EXHIBIT "G"
TOTAL			\$1,601,209	\$1,601,209	100	
TREE MAINTENANCE	TREE SERVICES	3	\$3,640,685	\$0	0	EXHIBIT "H"
<b>PARK MAINTENANCE &amp; DEVELOPMENT</b>						
		4				
CENTRAL CITY	PARK MAINTENANCE	ZONE 1	326,580	47,726	15	EXH. "E" & PAGE 13
LAND PARK	PARK MAINTENANCE	ZONE 2	248,200	42,287	17	EXH. "E" & PAGE 13
POCKET	PARK MAINTENANCE	ZONE 3	677,312	39,966	6	EXH. "E" & PAGE 13
SOUTH SACRAMENTO	PARK MAINTENANCE	ZONE 4	297,126	45,220	15	EXH. "E" & PAGE 13
EAST BROADWAY	PARK MAINTENANCE	ZONE 5	407,118	58,405	14	EXH. "E" & PAGE 13
EAST SACRAMENTO	PARK MAINTENANCE	ZONE 6	322,276	42,433	13	EXH. "E" & PAGE 13
ARDEN - ARCADE	PARK MAINTENANCE	ZONE 7	131,833	18,724	14	EXH. "E" & PAGE 13
NORTH SACRAMENTO	PARK MAINTENANCE	ZONE 8	562,868	44,371	8	EXH. "E" & PAGE 13
SOUTH NATOMAS	PARK MAINTENANCE	ZONE 9	369,778	30,299	8	EXH. "E" & PAGE 13
NORTH NATOMAS	PARK MAINTENANCE	ZONE 10	1,922	1,922	100	EXH. "E" & PAGE 13
AIRPORT - MEADOWVIEW	PARK MAINTENANCE	ZONE 11	304,848	28,647	9	EXH. "E" & PAGE 13
TOTAL			\$3,649,862	\$400,000	11	EXH. "E" & PAGE 13
TOTAL			\$16,502,742	\$3,221,505	20	

V. METHOD OF SPREADING ASSESSMENTS

The following describes the proposed method of spreading assessments for the City of Sacramento, Lighting and Landscaping 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. Four cost categories have been established for the purposes of spreading assessments. These cost categories are as follows:

- A. Common Facilities
- B. Neighborhood Street Lighting
- C. Tree Maintenance
- D. Park Maintenance and Development.

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

- 1. Single Family Residence
- 2. Multi-Family Residence (per unit)
- 3. Non-Residential - Parcel Size 0 - 25,000 sq. ft.
- 4. Non-Residential - Parcel Size 25,001 - 100,000 sq. ft.
- 5. Non-Residential - Parcel Size > 100,000 sq. ft.

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

A. Common Facilities:

- 1. Park Maintenance-Regional and Habitat Preservation

Costs for these items are assessed to each benefitted 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 the benefit of that 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 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.

- 2. Safety Lighting, Median Maintenance, Median Construction, Tree Trimming, Park Special Services, Tree Care (Heritage Trees), Engineering, Administration, Contingency, and other miscellaneous items.

The costs of these items are assessed to each benefitted 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.

B. Neighborhood Street Lighting:

The costs of these items are assessed only to benefitted 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 lighting 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 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 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.

C. Tree Maintenance:

Only those parcels adjacent to the street right-of-way where street trees are cared for, replaced, and maintained within the street right-of-way will be assessed for those related costs using the following described methodology. The costs of these items are assessed to each benefitted 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 average non-residential trip generation factors for each non-residential parcel were calculated to be 118.13 for

9

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 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.

All parcels will be assessed for described costs to maintain park trees using the following methodology. The costs determined are assessed to each benefitting 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.

D. Park Maintenance and Development:

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 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.

9

## E. SUMMARY OF CATAGORY ASSESSMENT AMOUNTS

USE TYPE	CAT. 1 CHARGE	CAT. 2 CHARGE	CAT. 3 CHARGE	CAT 4. CHARGE	TOTAL WITH CAT. 2	TOTAL W/O CAT. 2
SINGLE FAMILY (PER UNIT)	\$4.01	\$17.31	\$0.00	\$2.81	\$24.13	\$6.82
MULTI-FAMILY (PER UNIT)	2.81	12.12	0.00	1.91	16.84	4.72
NON-RESIDENTIAL 0-25* (PER PARCEL)	52.68	0.00	0.00	4.04	56.72	56.72
NON-RESIDENTIAL 25-100* (PER PARCEL)	263.39	0.00	0.00	20.19	283.58	283.58
NON-RESIDENTIAL 100-OVER* (PER PARCEL)	547.86	0.00	0.00	42.00	589.86	589.86
* PARCEL SIZE IN 1,000'S OF SQ. FT.						

9

F. CATEGORY 1 AND 2 ASSESSMENT AMOUNTS

CATEGORY 1: COMMUNITY FACILITIES

\* ALL ITEMS EXCEPT HABITAT PRESERVATION  
AND PARK MAINTENANCE REGIONAL

TOTAL COST = \$1,220,296

USE TYPE	UNITS/ PARCELS	TRIP FACTOR	TOTAL TRIPS	COST PER TRIP	TOTAL COST	COST PER UNIT/PAR
SINGLE FAMILY (PER UNIT)	89,699	9.00	807,291	\$0.4460	\$360,016	\$4.01
MULTI-FAMILY (PER UNIT)	48,400	6.30	304,920	0.4460	135,981	2.81
NON-RESIDENTIAL 0-25* (PER PARCEL)	3,280	118.13	387,450	0.4460	172,786	52.68
NON-RESIDENTIAL 25-100* (PER PARCEL)	1,135	590.63	670,359	0.4460	298,951	263.39
NON-RESIDENTIAL 100-OVER* (PER PARCEL)	461	1,228.50	566,339	0.4460	252,562	547.86
* PARCEL SIZE IN 1,000'S OF SQ. FT.						
TOTAL	142,975		2,736,359		\$1,220,296	

CATEGORY 1: COMMUNITY FACILITIES

\* HABITAT PRESERVATION AND PARK  
MAINTENANCE REGIONAL

TOTAL COST = \$0

USE TYPE	UNITS/ PARCELS	POP./EMP PER UNIT/PARCEL	POP./EMP.	BENEFIT POP./EMP.	COST PER POP./EMP.	TOTAL COST	COST PER UNIT/PAR
SINGLE FAMILY (PER UNIT)	89,699	2.67	239,765	239,765	\$0.0000	\$0	\$0.00
MULTI-FAMILY (PER UNIT)	48,400	1.82	87,991	87,991	0.0000	0	0.00
NON-RESIDENTIAL 0-25* (PER PARCEL)	3,280	9.61	31,508	12,603	0.0000	0	0.00
NON-RESIDENTIAL 25-100* (PER PARCEL)	1,135	48.03	54,514	21,806	0.0000	0	0.00
NON-RESIDENTIAL 100-OVER* (PER PARCEL)	461	99.90	46,055	18,422	0.0000	0	0.00
* PARCEL SIZE IN 1,000'S OF SQ. FT.							
TOTAL	142,975		459,833	380,587		\$0	

CATEGORY 2: NEIGHBORHOOD STREET LIGHTING

TOTAL COST = \$1,601,209

USE TYPE	UNITS/ PARCELS	TRIP FACTOR	TOTAL TRIPS	COST PER TRIP	TOTAL COST	COST PER UNIT/PAR
SINGLE FAMILY (PER UNIT)	68,764	9.00	618,876	\$1.9238	\$1,190,588	\$17.31
MULTI-FAMILY (PER UNIT)	33,880	6.30	213,444	1.9238	410,622	12.12
TOTAL	102,644		832,320		\$1,601,209	

G. CATAGORY 3 AND 4 ASSESSMENT AMOUNTS

CATEGORY 3: TREE MAINTENANCE - CITY PARKS

TOTAL COST = \$0

USE TYPE	UNITS/ PARCELS	POP/EMP PER UNIT/PARCEL	POP./EMP.	BENEFIT POP./EMP.	COST PER POP./EMP.	TOTAL COST	COST PER UNIT/PAR
SINGLE FAMILY (PER UNIT)	89,699	2.67	239,765	239,765	\$0.0000	\$0	\$0.00
MULTI-FAMILY (PER UNIT)	48,400	1.82	87,991	87,991	0.0000	0	0.00
NON-RESIDENTIAL 0-25* (PER PARCEL)	3,280	9.61	31,508	12,603	0.0000	0	0.00
NON-RESIDENTIAL 25-100* (PER PARCEL)	1,135	48.03	54,514	21,806	0.0000	0	0.00
NON-RESIDENTIAL 100-OVER* (PER PARCEL)	461	99.90	46,055	18,422	0.0000	0	0.00
* PARCEL SIZE IN 1,000'S OF SQ. FT.							
TOTAL	142,975		459,833	380,587		\$0	

CATEGORY 3: TREE MAINTENANCE - CITY STEETS

TOTAL COST = \$0

USE TYPE	UNITS/ PARCELS	TRIP FACTOR	TOTAL TRIPS	COST PER TRIP	TOTAL COST	COST PER UNIT/PAR
SINGLE FAMILY (PER UNIT)		9.00		\$0.0000	\$0	\$0.00
MULTI-FAMILY (PER UNIT)		6.30		0.0000	0	0.00
NON-RESIDENTIAL 0-25* (PER PARCEL)		118.13		0.0000	0	0.00
NON-RESIDENTIAL 25-100* (PER PARCEL)		590.63		0.0000	0	0.00
NON-RESIDENTIAL 100-OVER* (PER PARCEL)		1,228.50		0.0000	0	0.00
* PARCEL SIZE IN 1,000'S OF SQ. FT.						
TOTAL						

CATAGORY 4: PARK MAINTENANCE & DEVELOPMENT

TOTAL COST = \$400,000

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	TOTAL COST PER ZONE
11	CENTRAL CITY	2.81	1.91	4.04	20.19	42.00	\$47,726
12	LAND PARK	2.81	1.91	4.04	20.19	42.00	42,287
13	POCKET	2.81	1.91	4.04	20.19	42.00	39,966
14	SOUTH SACTRAMENTO	2.81	1.91	4.04	20.19	42.00	45,220
15	EAST BROADWAY	2.81	1.91	4.04	20.19	42.00	58,405
16	EAST SACRAMENTO	2.81	1.91	4.04	20.19	42.00	42,433
17	ARDEN - ARCADE	2.81	1.91	4.04	20.19	42.00	18,724
18	NORTH SACRAMENTO	2.81	1.91	4.04	20.19	42.00	44,371
19	SOUTH NATOMAS	2.81	1.91	4.04	20.19	42.00	30,299
20	NORTH NATOMAS	2.81	1.91	4.04	20.19	42.00	1,922
21	AIRPORT - MEADOWVIEW	2.81	1.91	4.04	20.19	42.00	28,647
	TOTAL						\$400,000

9

## 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 regular 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 Number, the Assessment Roll contains the Assessment amount for each parcel in the District.

9

**VII. APPENDIX**

The following are the exhibits referenced in the Summary Estimate.  
(Refer to Part IV of this report)

9

## EXHIBIT "A"

COMMON FACILITIES - SAFETY LIGHTING  
AND NEIGHBORHOOD STREET LIGHTING - STREET LIGHTING O/MReference: CITY OF SACRAMENTO  
1989-1990 PROPOSED BUDGET  
PUBLIC WORKS - TRANSPORTATION DIVISION  
PAGE C-7

1989-90 PROPOSED CHANGES TO AMENDED BUDGET

	-----STAFF----- (FULL TIME EQUIVALENT)			-----APPROPRIATIONS----- (\$ IN 000)		
	1988-89 AMENDED	1989-90 PROPOSED	CHANGE	1988-89 AMENDED	1989-90 PROPOSED	CHANGE
TRANSPORTATION ADMINISTRATION	23.00	0.00	(23.00)	1,170	0	(1,170)
TRAFFIC SIGNS AND MARKINGS	24.00	24.00	0.00	1,248	1,290	42
PARKING FACILITIES	81.50	91.50	10.00	8,073	9,736	1,663
ON-STREET PARKING	31.00	33.00	2.00	1,345	1,475	130
LIGHTING & SIGNALS	16.00	17.00	1.00	2,830	2,956	126
NEW ORG 3192	0.00	0.00	0.00	0	0	0
TRAFFIC ENGINEERING	13.00	23.00	10.00	649	1,128	479
DIVISION TOTAL	188.50	188.50	0.00	15,315	16,585	1,270

Reference: City of Sacramento - Budget 89  
Central Service Cost Allocation Plan (CAP)  
Schedule A - Page 2

LIGHTING / SIGNAL PROPOSED COSTS	=	\$503,439
50% OF COST APPLIED TO LIGHTING	=	\$251,720 (LIGHTING CAP)
50% OF COST APPLIED TO SIGNALS	=	\$251,720

Reference: Personal Communication

1988-89 Energy Cost	=	\$1,144,734	Dept. of Gen. Serv. to Vern Garcia, July 19, 1988
1988-89 Equipment Cost	=	\$191,400	Vern Garcia to Tom Finley, Feb. 15, 1989
1988-89 Personnel Cost	=	\$372,000	Vern Garcia to Tom Finley, Feb. 15, 1989
Total 1988-89 Energy & Maintenance Cost		\$1,708,134	

9

## EXHIBIT "A"

COMMON FACILITIES - SAFETY LIGHTING  
AND STREET LIGHTING - STREET LIGHTING O/M

LIGHTING & SIGNALS 1989-90 PROPOSED APPROPRIATIONS	=	1.044523
LIGHTING & SIGNALS 1988-89 AMENDED APPROPRIATION		

EXPECTED 1989-90 ENERGY AND MAINTENANCE COST	=	1.044523 X 1,708,134
	=	\$1,784,185

TOTAL 1989-90 STREET & SAFETY LIGHTING COST	=	1989-90 ENERGY AND MAINTENANCE COST + LIGHTING CAP
	=	\$2,035,905

TOTAL NEIGHBORHOOD &amp; SAFETY LIGHTING COST = \$2,035,905

TYPE OF LIGHT	NO. OF LIGHTS	O & M COST/YR	TOTAL O & M COST	% OF TOTAL	TOTAL LIGHT COST
NEIGHBORHOOD LIGHTING (100 WATT)	17,852	\$63	\$1,124,676	76.05	\$1,548,209 *
SAFETY LIGHTING (200 WATT)	4,168	\$85	\$354,280	23.95	\$487,696 **
TOTAL	22,020		\$1,478,956	100.00	\$2,035,905

\* SEE STREET LIGHTING O/M IN SUMMARY ESTIMATE

\*\* SEE SAFETY LIGHTING IN SUMMARY ESTIMATE

9

EXHIBIT "B"

COMMON FACILITIES - MEDIAN MAINTENANCE

Reference: Personal memo from Johnie W. Bramble, Jr. to  
Robert P. Thomas; January 5, 1989.

Parks Division Grounds Maintenance Contracts

Parks	\$433,029
Police	18,360
Library	<u>15,000</u>

**TOTAL** **\$466,389\***

*\* See Median Maintenance - Total Cost Estimate in  
Summary Estimate*

Note: Only a portion of the Median Maintenance is included in the District. This is possible since only \$222,600 is necessary from this activity to generate net general fund revenues of \$2,8 million. (See Median Maintenance - Costs in District in Summary Estimate)

9

## EXHIBIT "C"

## COMMON FACILITIES - MEDIAN CONSTRUCTION

Reference: CITY OF SACRAMENTO  
1989-1994 CAPITAL IMPROVEMENT PROGRAM  
STREET IMPROVEMENTS  
PAGE 167

ARDEN WAY CENTER MEDIAN LANDSCAPING  
Descriptive Information:

TA76

Location: ARDEN WAY FROM ETHAN WAY TO BUS-80  
 Planning Area: ARDEN - ARCADE  
 Department: PUBLIC WORKS  
 Project Type: CAPACITY IMPROVEMENT

Description: CONSTRUCT CENTER MEDIAN AND LANDSCAPING ON ARDEN WAY BETWEEN ETHAN WAY  
AND BUS-80.

## Financial Information:

Funding Source (\$ in 000)	Prior Funding	-----Five Year CIP Funding-----					Total 5 Year Funding
		1989-90	1990-91	1991-92	1992-93	1993-94	
GAS TAX 2016	0	250 *	0	0	0	0	250
MAJOR STREET TAX	130	0	0	0	0	0	0
	130	250	0	0	0	0	250

Detail of 1988-89 Funding	
CONSTRUCTION	170
	10
INDIRECT CHARGES	10
STUDIES, PLANS AND DESIGNS	18
CONTINGENCY	9
ALL OTHER COSTS	33

\* See Median Construction in Summary Estimate

EXHIBIT "D"

COMMON FACILITIES - PARK SPECIAL SERVICES

Reference: CITY OF SACRAMENTO  
1989-1990 PROPOSED BUDGET  
PARKS AND COMMUNITY SERVICES

PAGE D28

1989-90 PROPOSED CHANGES TO AMENDED BUDGET

	-----STAFF----- (FULL TIME EQUIVALENT)			-----APPROPRIATIONS----- (\$ IN 000)		
	1988-89 AMENDED	1989-90 PROPOSED	CHANGE	1988-89 AMENDED	1989-90 PROPOSED	CHANGE
PARKS ADMINISTRATION	3.00	3.00	0.00	160	169	9
SPECIAL SERVICES	31.84	31.84	0.00	1,952	1,995	43
PARK MAINTENANCE NORTH	70.03	70.03	0.00	2,697	2,769	72
PARK MAINTENANCE SOUTH	79.28	79.28	0.00	3,155	3,231	76
GRANT SERVICES	8.32	8.32	0.00	138	149	11
TREE SERVICES	59.80	59.80	0.00	2,885	2,975	90
DIVISION TOTAL	252.27	252.27	0.00	10,987	11,288	301

From: City of Sacramento - Budget 89  
Central Service Cost Allocation Plan (CAP)  
Schedule A - Page 7

SPECIAL SERVICES PROPOSED COSTS = \$421,883 (Special Services CAP)

Park Special Services = Special Services 1989-90 Proposed Appropriations  
- Median Maintenance (See Exhibit "B") + Special Services CAP  
= \$2,194,283 (See Park Special Services - Total Cost  
Estimate in Summary Estimate)

9

EXHIBIT "E"

PARK MAINTENANCE & DEVELOPMENT  
TOTAL COST ESTIMATE

Reference: CITY OF SACRAMENTO  
1989-1990 PROPOSED BUDGET  
PARKS AND COMMUNITY SERVICES

PAGE D28

1989-90 PROPOSED CHANGES TO AMENDED BUDGET

	-----STAFF-----			-----APPROPRIATIONS-----		
	(FULL TIME EQUIVALENT)			(\$ IN 000)		
	1988-89 AMENDED	1989-90 PROPOSED	CHANGE	1988-89 AMENDED	1989-90 PROPOSED	CHANGE
PARKS ADMINISTRATION	3.00	3.00	0.00	160	169	9
SPECIAL SERVICES	31.84	31.84	0.00	1,952	1,995	43
PARK MAINTENANCE NORTH	70.03	70.03	0.00	2,697	2,769	72
PARK MAINTENANCE SOUTH	79.28	79.28	0.00	3,155	3,231	76
GRANT SERVICES	8.32	8.32	0.00	138	149	11
TREE SERVICES	59.80	59.80	0.00	2,885	2,975	90
<b>DIVISION TOTAL</b>	<b>252.27</b>	<b>252.27</b>	<b>0.00</b>	<b>10,987</b>	<b>11,288</b>	<b>301</b>

From: City of Sacramento - Budget 89  
Central Service Cost Allocation Plan (CAP)  
Schedule A - Page 8

Park Maintenance North Proposed Cost = \$608,200  
Park Maintenance South Proposed Cost = \$694,280

\$1,302,480 (Park Maint. CAP)

Total Park Maintenance Cost = Park Maintenance No. & So. 1989-90 Proposed Appropriations  
+ Park Maint. CAP + New Projects (\$400,000)  
= \$7,702,480

EXHIBIT "E"

PARK MAINTENANCE AND DEVELOPMENT  
TOTAL COST ESTIMATE

Total Park Maintenance Cost = \$7,702,480  
Cost Per Acre = \$3,542.28

PARK AREA	TOTAL ACREAGE	REGIONAL ACREAGE	NGH/COMM ACREAGE	NGH/COMM COST	REGIONAL COST	TOTAL COST
Central City	275.30	203.45	71.85	\$254,513	\$72,068	\$326,581
Land Park	351.48	312.68	38.80	\$137,440	\$110,760	\$248,200
Pocket	213.96	25.28	188.68	\$668,357	\$8,955	\$677,312
South Sacramento	83.88	0.00	83.88	\$297,126	\$0	\$297,126
East Broadway	212.68	108.61	104.07	\$368,645	\$38,473	\$407,118
East Sacramento	90.98	0.00	90.98	\$322,277	\$0	\$322,277
Arden - Arcade	354.17	352.17	2.00	\$7,085	\$124,748	\$131,833
North Sacramento	401.00	269.00	132.00	\$467,581	\$95,287	\$562,868
South Natomas	104.39	0.00	104.39	\$369,778	\$0	\$369,778
North Natomas	0.54	0.00	0.54	\$1,921	\$0	\$1,921
Airport - Meadowview	86.06	0.00	86.06	\$304,848	\$0	\$304,848
<b>TOTAL</b>	<b>2,174.44</b>	<b>1,271.19</b>	<b>903.25</b>	<b>\$3,199,571</b>	<b>\$450,291</b>	<b>\$3,649,862 *</b>

Acres taken from: Urban Parks and Recreation  
Recovery Program Action Plan  
1984 Master Plan  
Pages 26-46

Regional Park Maintenance Cost=  $1,271.19 \times 3,542.28 = \$4,502,914$   
10% of cost, applied to Park  
Maintenance & Development  
Areas (See Total Regional Cost)  
Column Above) = \$450,291

90% of Cost Applied to Common  
Facilities - Park Maintenance  
Regional (See Park Maintenance  
Regional - Total Cost Estimate  
in Summary Estimate) = \$4,052,618

\* SEE PARK MAINTENANCE & DEVELOPMENT TOTAL OF TOTAL COST ESTIMATE

EXHIBIT "F"

COMMON FACILITIES - ENGINEERING

FORMATION COST OF LIGHTING & LANDSCAPING DISTRICT

<u>ITEM</u>	<u>COST</u>
County Data Processing	\$40,000
Mailing to Residents	\$30,000
RVA	\$70,000
Legal & Misc.	\$10,000
Total	\$150,000 (See Engineering in Summary Estimate)

9

EXHIBIT "G"

NEIGHBORHOOD STREET LIGHTING - STREET LIGHT CONDUIT REPLACEMENT

Reference: CITY OF SACRAMENTO  
1989-1994 CAPITAL IMPROVEMENT PROGRAM  
SIGNAL / LIGHTS / SIGNS  
PAGE 143

STREET LIGHTING CONDUIT REPLACEMENT  
Descriptive Information:

SC96

Location: VARIOUS LOCATIONS  
Planning Area: VARIOUS OR UNKNOWN  
Department: PUBLIC WORKS

Project Type: RESTORATION

Description: REPLACES LIGHTING SERIES CIRCUITS AND UNDERGROUND CONDUIT.  
MANY SERIES CIRCUITS ARE OVER 40 YEARS OLD AND ARE FAILING OR  
DETERIORATING AND PRESENT REAL DANGER WHEN THE CONDUIT IS EXPOSED  
THE FUNDS PROVIDED WILL ALLOW RESPONSE TO ACTUAL FAILURES AS THEY OCCUR RATHER THAN  
AN ALL-OUT REPLACEMENT PROGRAM.

Financial Information:

Funding Source (\$ in 000)	Prior Funding	-----Five Year CIP Funding-----					Total 5 Year Funding
		1989-90	1990-91	1991-92	1992-93	1993-94	
GENERAL FUND	50	53 *	65	55	116	122	411
	50	53	65	55	116	122	411

Detail of 1988-89 Funding  
CONSTRUCTION

53

\* See Street Light Conduit Replacement in Summary Estimate

9

EXHIBIT "H"

TREE MAINTENANCE

Reference:

CITY OF SACRAMENTO  
1989-1990 PROPOSED BUDGET  
PARKS AND COMMUNITY SERVICES

PAGE D28

1989-90 PROPOSED CHANGES TO AMENDED BUDGET

	-----STAFF-----			-----APPROPRIATIONS-----		
	(FULL TIME EQUIVALENT)			(\$ IN 000)		
	1988-89	1989-90		1988-89	1989-90	
	AMENDED	PROPOSED	CHANGE	AMENDED	PROPOSED	CHANGE
PARKS ADMINISTRATION	3.00	3.00	0.00	160	169	9
SPECIAL SERVICES	31.84	31.84	0.00	1,952	1,995	43
PARK MAINTENANCE NORTH	70.03	70.03	0.00	2,697	2,769	72
PARK MAINTENANCE SOUTH	79.28	79.28	0.00	3,155	3,231	76
GRANT SERVICES	8.32	8.32	0.00	138	149	11
TREE SERVICES	59.80	59.80	0.00	2,885	2,975	90
<b>DIVISION TOTAL</b>	<b>252.27</b>	<b>252.27</b>	<b>0.00</b>	<b>10,987</b>	<b>11,288</b>	<b>301</b>

From: City of Sacramento - Budget 89  
Central Service Cost Allocation Plan (CAP)  
Schedule A - Page 8  
Tree Service Proposed Cost = \$665,685 (Tree Service Cap)

Tree Maintenance = Tree Services 1989-90 Proposed Appropriation  
+ Tree Service CAP  
= \$3,640,685 (See Tree Maintenance - Total Cost Estimate in Summary Estimate)