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**DEPARTMENT OF  
PUBLIC WORKS**  
  
OFFICE OF THE DIRECTOR

**CITY OF SACRAMENTO**  
CALIFORNIA

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January 7, 1992

City Council  
Sacramento, California

Honorable Members in Session:

**SUBJECT: NORTHSIDE SUBDIVISION (UNIT #1 AND #2) MAINTENANCE DISTRICT JN:2938  
-- PUBLIC HEARING**

**LOCATION**

The district is located north of Main Avenue between Rio Linda Boulevard and Marysville Boulevard in Council District #2 (please see attached map).

**SUMMARY**

It is requested that the City Council adopt the attached resolutions to overrule protests, order formation, and confirm the diagram and assessment for the Northside Subdivision Maintenance District.

**COMMITTEE ACTION**

None.

**STAFF RECOMMENDATION**

It is recommended that City Council consider and adopt the following items:

1. Resolution Overruling Protests.
2. Resolution Ordering Formation and Confirming the Diagram and Assessment.

## **BACKGROUND INFORMATION**

The Northside Subdivision, when fully developed, will consist of 112 single family lots. At present, 65 lots have been developed. The remaining 47 lots are expected to be completed within the next six months. In order to develop this community, it was necessary to obtain a permit from the U.S. Army Corps of Engineers (COE). This permit required the developer to install an extensive wetlands preservation, and habitat area on the south portion of the site. The wetlands are located on each side of the streambed for Magpie Creek. The COE permit also requires that a special monitoring and maintenance program be established for the wetlands area. Accordingly, this maintenance district is proposed as the funding source for the special wetlands program. The district will also fund maintenance activities for the landscaped area along Marysville Boulevard.

On December 17, 1991, City Council adopted a resolution to accept the Engineer's Report and set a hearing on this date for the proposed Northside Subdivision Maintenance District.

On December 18, 1991, a community meeting was held to inform the property owners of the maintenance district and the hearing set for this date.

### Maintenance Program

The Northside Subdivision Maintenance Area is located north of Main Avenue between Rio Linda and Marysville Boulevard. This area includes the Magpie Creek channel, adjacent wetlands, and a proposed landscaped area along Marysville Boulevard. In brief, the work to be funded by the maintenance district includes:

1. Incidental maintenance (removal of trash and similar debris).
2. Inspect and repair wetland inlet/outlet structures.
3. Inspect and maintain oil/sand interceptors (i.e., pump and dispose of collected waste).
4. Bank stabilization of existing and required stream banks and berms along Magpie Creek within the project site.
5. Maintenance of the proposed landscaped area and masonry wall along Marysville Boulevard.

The work within the Magpie Creek channel and wetlands area is more particularly described in the specifications for Northside Subdivision Wetlands Mitigation Program prepared by the consulting firm of Hoffman and Associates, Inc. This program was incorporated into the Corps of Engineers Nationwide Permit issued in conjunction with development of the Northside Subdivision.

**FINANCIAL CONSIDERATIONS**

The cost of maintenance for the Northside Subdivision Wetlands Mitigation Program, together with the landscaped area along Marysville Boulevard, will be funded through the proposed maintenance district. The total cost for FY 1992/93 is projected at \$20,960. Maintenance costs will be assessed to both developed and undeveloped properties within the district. The annual maintenance cost for FY 1992/93 for a single-family residential lot is projected at \$191.25 per unit.

Each year staff will prepare an annual report on progress of the mitigation program. The report will indicate any changes needed in the level of maintenance services, as well as any adjustment in the assessment rate. The report will be submitted to City Council during the annual public hearing for the district.


**POLICY CONSIDERATIONS**

This district is being formed pursuant to Chapter 81 of the City Code. This chapter was specifically developed as an enabling ordinance to allow formation of maintenance districts for wetland areas and certain other public improvements such as landscaping and masonry walls. No new policy decisions are required for this item.

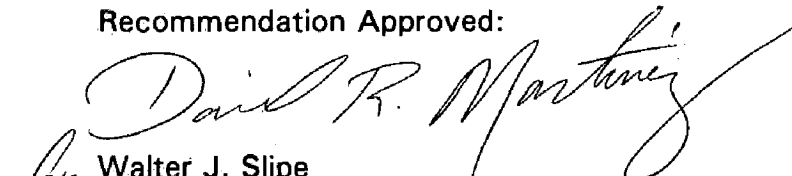
**MBE/WBE**

Not applicable as related to this item.

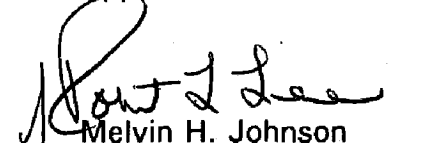
Respectfully submitted,

  
Gary Alm  
Supervising Engineer

Recommendation Approved:

  
Walter J. Slipe  
City Manager

Approved:

  
Melvin H. Johnson  
Director of Public Works

Contact for More Information:  
Ron Wicky, Special Districts Analyst

FOR COUNCIL MEETING OF:  
January 7, 1992

**NORTHSIDE SUBDIVISION MAINTENANCE DISTRICT -- STATUS REPORT**

**December 17, 1991 \* City Council Accept Engineer's Report and Set Date for Hearing**

**December 18, 1991 \* Community Meeting**

**December 1991 \* Mail, Post, and Publish Notice of Hearing**

**January 7, 1992 Hold Public Hearing**

**\* COUNCIL CONSIDERS ALL PROTESTS, ORDERS FORMATION AND LEVIES ASSESSMENTS**

**November 1992 \* Record Assessment Diagram and Notice of Assessment with County Recorder**

**\* Liens Placed on Affected Properties**

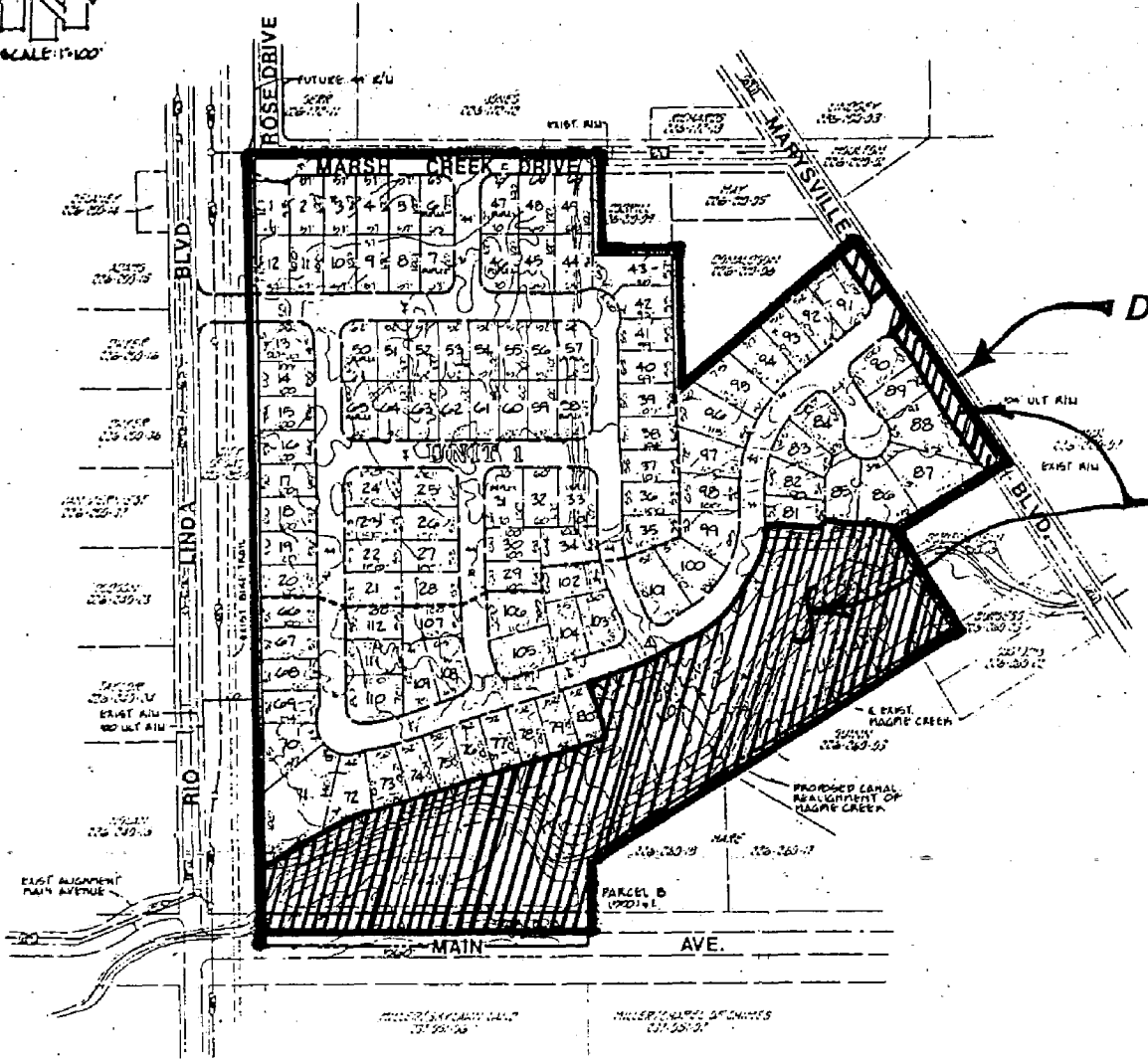
**July 1, 1992 \* File Diagram and Assessment with Director of Finance**

**\* Council Approval of Funding**

**\* Commence Maintenance Activities**



SCALE: 1" = 100'



DISTRICT BOUNDARY

MAINTENANCE AREA

# NORTHSIDE SUBDIVISION MAINTENANCE DISTRICT

**RESOLUTION NO. 92-019**

ADOPTED BY THE SACRAMENTO CITY COUNCIL

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

**RESOLUTION OVERRULING PROTESTS**

**NORTHSIDE SUBDIVISION MAINTENANCE DISTRICT**

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

On January 7, 1992, the City Council opened a public hearing on the resolution of intention and the engineer's report on the proposed maintenance for the Magpie Creek Wetlands Corridor, 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 maintenance.

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

The City Council finds that the protest against the proposed maintenance of (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 for the improvement.

\* \* \*

This resolution was passed and adopted by the City Council of the City of Sacramento, County of Sacramento, State of California, this 7th day of January 1992.

\_\_\_\_\_  
MAYOR

ATTEST:

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

**APPROVED**  
BY THE CITY COUNCIL

JAN 7 1992

OFFICE OF THE  
CITY CLERK

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

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

CORRECTED  
**RESOLUTION NO. 92-020**

ADOPTED BY THE SACRAMENTO CITY COUNCIL

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

**RESOLUTION ORDERING FORMATION AND CONFIRMING DIAGRAM  
AND ASSESSMENT FOR NORTHSIDE SUBDIVISION MAINTENANCE DISTRICT**

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

This Council has taken a series of actions preliminary to ordering the formation of Northside Subdivision Maintenance District, City of Sacramento, County of Sacramento, State of California, and now makes the following findings and orders:

1. The Council has adopted its Resolution of Intention to form a maintenance district described therein under Chapter 81 of the Sacramento City Code and directed the Director of Public Works, as the Engineer of Work for the maintenance district, to prepare the report required by Section 81.12 of the Sacramento City Code.

The maintenance is generally described as follows:

Wetlands -- The work to be performed consists of the special monitoring, maintenance, and repair of the designated wetland areas as identified in the Corps of Engineers Nationwide Permit issued on June 12, 1990, for Northside Subdivision (hereafter referred to as "Corps Permit"). Specifically, the work may include, but is not limited to, monitoring and maintenance of seasonal wetlands, inspection and minor repairs to basin inlets and outlets, mowing fire breaks, litter control and patrolling, road maintenance, minor bank repairs, inspection and maintenance of oil/sand interceptors, keeping of contractor's records, and any related work necessary to comply with the conditions of said Corps Permit. Pumping, hauling, and disposal of collected wastes shall be in accordance with all appropriate state, federal, and local regulations. The work does not include general maintenance of the drainage channel as normally provided by the City of Sacramento.

**APPROVED**  
BY THE CITY COUNCIL

JAN 7 1992

OFFICE OF THE  
CITY CLERK

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FOR CITY CLERK USE ONLY

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

*Corrected on*  
*01-27-92*

DATE ADOPTED

**Landscaping and Masonry Wall** -- The work to be performed consists of furnishing all tools, equipment, apparatus, facilities, labor, material, supplies, and utilities necessary or desirable to maintain the masonry walls, landscaping and irrigation systems. Maintenance work may include, but not be limited to, periodic mowing of grass, trimming of trees and shrubs, and fertilizing, together with the regular furnishing of water for irrigation of all plant material, and the repair, maintenance, and replacement of the irrigation system, planted materials, and amenities.

Certain types of unscheduled maintenance may also be performed, but only when specifically authorized by the City of Sacramento. These tasks include plant replacement, turf and grassland seeding, insect, weed and rodent control, erosion control, maintaining/repairing masonry walls, channel repairs, hauling and dumping debris, maintaining floodway improvements, maintaining areas adjacent to the floodway right-of-way, and repair of damage due to vandalism, flood, or fire.

3. The Engineer of Work filed the report as directed, and the City Council called a hearing on the report. Notice of the hearing was given by publication, by posting, and by mailing to affected property owners, all according to Chapter 81 of the Sacramento City Code. Affidavits of publication, posting, and mailings were filed with the City Clerk.
4. The Council finds that written protests against the proposed maintenance district have not been made by owners representing more than one-half of the area of the land to be assessed for the maintenance.
5. The documents and events described in paragraph 1 to 3, inclusive, are stated here in tabular form with their dates and, where appropriate, their numbers. All documents are now on file with the City Clerk.

	<u>Document or Event</u>	<u>Date</u>	<u>Number</u>
a.	Resolution of Intention	12/17/91	91-1001
b.	Filing of Engineer's Report	12/17/91	
c.	Resolution Accepting Report	12/17/91	91-1002
d.	Certificate of Mailing Notice of Hearing	12/19/91	
e.	Affidavit of Publication of Notice of Hearing	12/20/91	
f.	Certificate of Posting Notice of Hearing	12/19/91	
g.	Opening Public Hearing	1/7/92	

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**FOR CITY CLERK USE ONLY**

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

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

6. . . This City Council orders the formation of the district for the maintenance activity described in paragraph 2 and as detailed in the Amended Engineer's Report.

\* \* \*

This resolution was passed and adopted by the City Council of the City of Sacramento, County of Sacramento, State of California, this 7th day of January 1992.

\_\_\_\_\_  
MAYOR

ATTEST:

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

**FOR CITY CLERK USE ONLY**

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

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

**RESOLUTION NO. 92-020**

ADOPTED BY THE SACRAMENTO CITY COUNCIL

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

**RESOLUTION ORDERING FORMATION AND CONFIRMING DIAGRAM  
AND ASSESSMENT FOR NORTHSIDE SUBDIVISION MAINTENANCE DISTRICT**

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

This Council has taken a series of actions preliminary to ordering the formation of Laguna Creek Maintenance District, City of Sacramento, County of Sacramento, State of California, and now makes the following findings and orders:

- 1. The Council has adopted its Resolution of Intention to form a maintenance district described therein under Chapter 81 of the Sacramento City Code and directed the Director of Public Works, as the Engineer of Work for the maintenance district, to prepare the report required by Section 81.12 of the Sacramento City Code.

The maintenance is generally described as follows:

Wetlands -- The work to be performed consists of the special monitoring, maintenance, and repair of the designated wetland areas as identified in the Corps of Engineers Nationwide Permit issued on June 12, 1990, for Northside Subdivision (hereafter referred to as "Corps Permit"). Specifically, the work may include, but is not limited to, monitoring and maintenance of seasonal wetlands, inspection and minor repairs to basin inlets and outlets, mowing fire breaks, litter control and patrolling, road maintenance, minor bank repairs, inspection and maintenance of oil/sand interceptors, keeping of contractor's records, and any related work necessary to comply with the conditions of said Corps Permit. Pumping, hauling, and disposal of collected wastes shall be in accordance with all appropriate state, federal, and local regulations. The work does not include general maintenance of the drainage channel as normally provided by the City of Sacramento.

**APPROVED**  
BY THE CITY COUNCIL

JAN 7 1992

OFFICE OF THE  
CITY CLERK

**FOR CITY CLERK USE ONLY**

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

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