



APPROVED
BY THE CITY COUNCIL

APR 15 1997

OFFICE OF THE
CITY CLERK

DEPARTMENT OF
PUBLIC WORKS

SPECIAL DISTRICTS
DIVISION

CITY OF SACRAMENTO
CALIFORNIA
April 29, 1997

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City Council
Sacramento, California

Honorable Members in Session:

SUBJECT: CITYWIDE LANDSCAPING AND LIGHTING DISTRICT - INITIATE ANNUAL PROCEEDINGS

LOCATION AND COUNCIL DISTRICT: Citywide, all council districts.

RECOMMENDATION:

This report recommends that the City Council adopt the following:

- Resolution Directing Filing of the Annual Report.
- Resolution of Intention to Order Improvements and Set the Public Hearing Date.

CONTACT PERSON: Karen Shipley, Special Districts Analyst 264 5236

FOR COUNCIL MEETING OF: May 13, 1997

SUMMARY:

This report will initiate annual proceedings for the Citywide Landscaping and Lighting (L&L) Assessment District. The recommended Council action authorizes filing of the FY 1997/98 Engineer's Report and sets the public hearing date for June 17, 1997. The proposed budget of \$8,273,778 reflects a 2.4% consumer price index (CPI) adjustment for inflation. Adjustments vary by land use and range from \$.56 per multi-family unit to \$26.64 for a large commercial lot. The adjustment for a typical single family home is \$1.27. A schedule of the L&L budget process is shown on Exhibit A.

COMMITTEE/COMMISSION ACTION: None.

BACKGROUND INFORMATION:

The Citywide Landscaping and Lighting District was established 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 in 1989. 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 annual L&L budget (\$600,000) goes towards the payment of 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 (CIP). This portion was submitted to the voters in November 1996 and received a 71.7% approval.

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 2.4% based on the January 1997 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 March, a Street Light Policy report was presented to council. A part of that report contained the results of a recently conducted street light survey. The

survey identified the location of every street light within the city. Two important discoveries of the survey have been incorporated into the proposed L&L budget. First, there were approximately 3,600 residential parcels identified as receiving benefit from neighborhood street lights which have not been assessed for that component of the L&L assessment. The proposed budget reflects the addition of these parcels to the data base. Secondly, the survey identified lights which are not in residential neighborhoods (neighborhood street lights) and are not on major streets (safety lights). These lights are now called "non-residential lights" and primarily benefit commercial, government and vacant property. The L&L district does not contain a method for assessing properties which benefit from the non-residential lights. Therefore, the street light policy report recommended that the maintenance costs for these lights be paid for by the gas tax fund, which results in a reduction in the neighborhood street lighting component in the L&L budget. The resolution to appropriate gas tax funds for the maintenance cost of non-residential lights will accompany the June 17, 1997 L&L hearing report.

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 data base 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.

L&L Fund Surplus

Each year, the L&L fund balance is reflected in the following year 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, 1997 is a surplus of \$200,000. The prior year fund balance was a surplus of \$790,000. This large surplus was allocated in FY 1996/97 to CIP projects for street lighting and median landscaping/construction needs as well as park improvements. The budget contingency was reduced in FY 1996/97 by half (\$200,000) to eliminate a creeping surplus. The result is a lower estimated surplus for this year end.

Report Back on Street Light Overpayment

Last May, Council asked staff to look into whether the city could apply overpayments on neighborhood street lights to street medians. The reason for the overpayment was that there were actually more residential homes in areas with lights than calculated. This resulted in more revenue being received than

anticipated and accounted in part, for the large surplus at FY 1995/96 year end. Since this revenue was generated from the neighborhood street light component (those homeowners paying for street lights) it would not be appropriate to use these funds for medians which are paid for by all properties. Therefore, the L&L budget last year recognized this revenue by allocating it to lighting needs (replacement CIP) so that the people who overpaid would receive the benefit in accordance with the benefit formula.

Proposed Budget

The proposed L&L budget for FY 1997/98 is \$8,273,778. This budget reflects both the decrease in surplus and the increase in revenue due to the CPI adjustment (2.4%) in assessment rates. 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 1997/98. These assessments reflect the CPI adjustment.

RECOMMENDED ANNUAL ASSESSMENTS FOR FY 1997/98

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
Street Related O&M: Safety & Neighborhood Lighting Maintenance & Replacement Program, Median Maintenance & Construction, Tree Maintenance						
No Lights:	\$ 19.44	\$ 13.36	\$ 83.66	\$ 418.32	\$870.09	\$ 23.90
Lights:	39.54	27.38				
Bonded Indebtedness: CIP-Park Improvements	\$ 4.01	\$ 2.73	\$ 6.02	\$ 30.11	\$ 62.64	\$ 1.72
Park Facilities & Related O&M: Park Main., Youth Employment Program, Graffiti Abatement	\$ 11.17	\$ 7.61	\$ 19.61	\$ 98.04	\$ 203.93	\$ 5.60
Total Assessment Per Year:						
No Lights:	\$34.62	\$23.70	\$109.29	\$546.47	\$1,136.66	\$31.22
Lights:	\$54.72	\$37.72				
Total assessment above reflects CIP adjustment of:						
No Lights:	\$.74	\$.56	\$2.56	\$12.81	\$26.64	\$.73
Lights:	\$1.27	\$.88				

City Council
Citywide L&L
April 29, 1997

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.

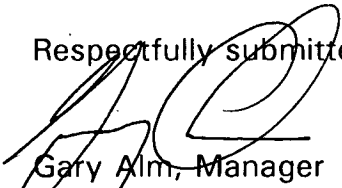
POLICY CONSIDERATIONS:

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.

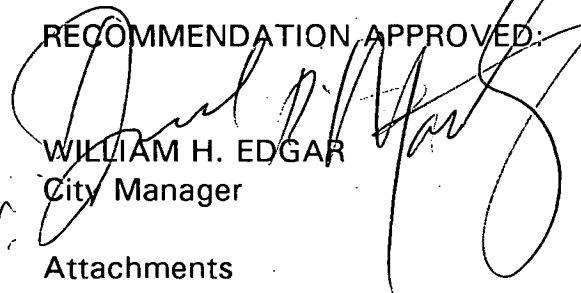
MBE/WBE:

None. No goods or services are being purchased.

Respectfully submitted,



Gary Alm, Manager
Real Estate Services and Special Districts

RECOMMENDATION APPROVED:


WILLIAM H. EDGAR
City Manager

Attachments

Approved:


Michael Kashiwagi
Director of Public Works

File:97086

EXHIBIT A

CITYWIDE LANDSCAPING & LIGHTING ASSESSMENT DISTRICT
ANNUAL REPORT SCHEDULE
FOR FY 1997/98 BUDGET

March 25, 1997 Street Light Policy report presented to Council.

April 22, 1997 Transportation CIP report approved by Council.

April 29, 1997 Parks and Recreation CIP report approved by Council.

May 13, 1997 City Council Adopts:

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

May 16, 1997 City Clerk publishes Notice of Hearing

June 17, 1997 City Council Conducts Public Hearing and adopts:

- Resolution Confirming Report and Levying FY 1997/98 Assessments.
- Resolution Amending the FY 1997/98 Budget for the Citywide Landscaping and Lighting District

July 1997 Prepare final assessment roll for adopted budget.

August 1, 1997 Transfer assessment roll to county for inclusion on tax bill.

EXHIBIT B
PROPOSED FY 1997/98 BUDGET FOR
CITYWIDE LANDSCAPING AND LIGHTING DISTRICT
(With 2.4% CPI increase in assessments)

SERVICE	ACTUAL BUDGET FY 1996/97	PROPOSED BUDGET FY 1997/98
Street Related Operations & Maintenance:		
Safety Lighting	\$ 425,057	\$ 448,386
CIP - Safety Lighting Enhancement Program	150,000	0
Median Maintenance	355,511	390,725
CIP - Median & Soundwall Area Landscaping	211,751	54,600
Tree Maintenance (Residential & Non-residential)	2,646,250	2,709,760
Neighborhood Street Lighting Maintenance	1,766,002	1,649,341
CIP - Neighborhood Street Lighting Replacement Program	318,000	388,990
CIP - Neighborhood Street Lighting Replacement Program	105,887	0
Administration & Billing ⁽¹⁾	67,443	68,016
Contingency	<u>99,530</u>	<u>100,095</u>
SUBTOTAL STREET RELATED O&M	\$6,145,431	\$5,809,913
Bonded Indebtedness:		
Park Improvements (bonded portion) ⁽²⁾	\$ 600,000	\$ 600,000
Administration & Billing	<u>6,716</u>	<u>7,107</u>
SUBTOTAL BONDED INDEBTEDNESS	\$ 606,716	\$ 607,107
Park Maintenance & Improvements and Graffiti Abatement:		
Park Maintenance	\$1,043,561	\$1,051,134
CIP - Park Improvements (on-going improv)	608,000	608,000
Graffiti Abatement	74,200	75,981
Administration & Billing	20,431	21,737
Contingency	<u>100,470</u>	<u>99,906</u>
SUBTOTAL PARK MAINT., IMPROV. & GRAFFITI	\$1,846,662	\$1,856,758
TOTAL L&L BUDGET	\$8,598,809	\$8,273,778
Estimated Fiscal Year-End Fund Balance:	\$ -790,000	\$ -200,000
ASSESSED TO PROPERTY OWNERS:	\$7,808,809	\$8,073,778

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

⁽²⁾ Represents annual amount necessary for 20-year bond debt service.

EXHIBIT C

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 1997/98 are adjusted over the FY 1996/97 assessments by a 2.4% Consumer Price Index (CPI) rate. The public hearing is scheduled as follows:

PUBLIC HEARING JUNE 17, 1997

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

The proposed budget of \$8,273,778 for FY 1997/98 will require a levy of the following amounts by category. The proposed assessments reflect a 2.4% CPI rate adjustment over last year's assessment.

RATE CATEGORY	STREET RELATED O & M	BONDED INDEBTEDNESS (Parks)	PARK MAINT. & GRAFFITI REMOVAL	TOTAL PROPOSED FY 1997/98 RATES
Single Family with neighborhood lights	\$39.54	\$4.01	\$11.17	\$54.72
Single Family without neighborhood lights	\$19.44	\$4.01	\$11.17	\$34.62
Multi-Family with neighborhood lights	\$27.38	\$2.73	\$7.61	\$37.72
Multi-Family without neighborhood lights	\$13.36	\$2.73	\$7.61	\$23.70
Non-Residential 1-25,000 sq. ft. parcel	\$83.66	\$6.02	\$19.61	\$109.29
Non-Residential 25,001-100,000 sq. ft.	\$418.32	\$30.11	\$98.04	\$546.47
Non-Residential 100,001 + sq. ft.	\$870.09	\$62.64	\$203.93	\$1,136.66
Church	\$23.90	\$1.72	\$5.60	\$31.22

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 17, 1997, prior to the close of the hearing.

For more information contact Karen Shipley, Special Districts Analyst at City Hall, 915 "I" Street Room 200, Sacramento, CA 95814, or call (916) 264-5236.

APPROVED
BY THE CITY COUNCIL

APR 15 1997

OFFICE OF THE
CITY CLERK

RESOLUTION NO. 97-229

ADOPTED BY THE SACRAMENTO CITY COUNCIL

ON DATE OF _____

RESOLUTION DIRECTING FILING OF ANNUAL REPORT

FY 1997/98

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 Director of Public Works, the person designated by this Council as the Engineer of Work for Assessment District No. 2 (Citywide Landscaping and Lighting District), is hereby directed to file an annual report in accordance with the provisions of the Landscaping and Lighting Act of 1972.
2. This resolution is adopted pursuant to Section 22622 of the Streets and Highways Code.

MAYOR

ATTEST:

CITY CLERK

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FOR CITY CLERK USE ONLY

RESOLUTION NO.: _____

DATE ADOPTED: _____

RESOLUTION NO. 97-230

ADOPTED BY THE SACRAMENTO CITY COUNCIL

ON DATE OF _____

RESOLUTION OF INTENTION TO ORDER IMPROVEMENTS FY 1997/98 ASSESSMENT DISTRICT NO. 2 (Pursuant to the Landscaping and Lighting Act of 1972)

1. The City Council intends to levy and collect assessments within Assessment District No. 2 (Citywide Landscaping and Lighting District) during fiscal year 1997/98. The area of land to be assessed is located in the City of Sacramento, Sacramento County.
2. The improvements to be made in this assessment district are generally described as follows:
 - (a) The installation or construction of improvements including (a) landscaping; (b) statuary fountains, and other ornamental structures and facilities; (c) all works or improvements used or useful for the lighting of public places, including ornamental standards, luminaries, poles, traffic signals, 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) 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, curbs, gutters, walls, sidewalks, paving, water irrigation, drainage, or electrical facilities; (e) park and 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 acquisition of land for park, recreational, or open-space purposes; and (g) any and all expenses incidental to the above.
 - (b) The furnishing of services and materials for the ordinary and usual maintenance, operation and servicing of any of the foregoing, including (a)

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FOR CITY CLERK USE ONLY

RESOLUTION NO.: _____

DATE ADOPTED: _____

APPROVED
BY THE CITY COUNCIL

APR 15 1997

OFFICE OF THE
CITY CLERK

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, and treating for disease or injury; (c) the removal of trimmings, rubbish, debris, and other solid waste; (d) the furnishing of electrical current, gas, or other illuminating agent for any public lighting facilities, or for the lighting or operation of any other improvements; (f) the cleaning, sandblasting and painting of walls and other improvements to remove or cover graffiti; (g) park, recreational, or open space facilities, and (h) any and all expenses incidental to the above.

3. In accordance with this Council's resolution directing the filing of an annual report, the Engineer of Work has filed with the City Clerk the report required by the Landscaping and Lighting Act of 1972. All interested persons are referred to that report for 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.
4. The assessments are being adjusted from the previous year by the Consumer Price Index (CPI) rate for January 1997 of 2.4%.
5. The City Council will conduct a public hearing on Tuesday June 17, 1997 on the question of the levy of the proposed annual assessments and the issuance of bonds. The hearing will be held at 7:00 p.m., the meeting place of the City Council located in City Hall, 915 "I" Street, Second Floor, 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: _____

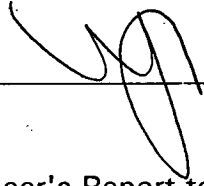
ENGINEER'S REPORT
FY 1997/98
ASSESSMENT DISTRICT NO. 2

(Pursuant to the Landscaping and Lighting Act of 1972)

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

Dated: May 13, 1997

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 13th day of May, 1997.

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 13th day of May, 1997.

Valerie A. Burrowes, City Clerk
City of Sacramento, 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 1997/98**

**As Accepted By The
City of Sacramento**

May 1997

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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, 1997, in order to be entered on the tax roll for the 1997/98 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. 1997/98
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 1997/98 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 1997/98 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
Street Related Operations and Maintenance:				
Safety Lighting O&M	Lights & Signals	1-a	\$448,386	
Safety Lighting Enhancement	CIP	1-a	0	
Median Maintenance	Park Maintenance	1-a	390,725	
Median & Soundwall Landscaping	CIP	1-a	54,600	
Tree Maintenance-Residential	Tree Services	1-c	2,105,091	
Tree Maintenance-Non-Residential	Tree Services	1-c	604,669	
Tree Care-Heritage Trees	Tree Services	1-a	0	
Administration & Billing	Public Works/Finance	1-d	68,016	
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	388,990	
Contingency	None	1-a	100,095	
Less surplus applied to Category 1			-76,000	
TOTAL			\$5,733,913	
Bonded Indebtedness:				
Park Improvements	CIP	2-a	\$600,000	
Administration & Billing	Public Works/Finance	2-b	7,107	
TOTAL			\$607,107	
On-going Park Maintenance, Park Improvements and Graffiti Abatement:				
Graffiti Abatement		3-b	\$75,981	
Administration & Billing	Public Works/Finance	3-c	21,737	
Central City	Park Maintenance & Improv.	Zone 1	197,250	Page 18
Land Park	Park Maintenance & Improv.	Zone 2	175,544	Page 18
Pocket	Park Maintenance & Improv.	Zone 3	165,695	Page 18
South Sacramento	Park Maintenance & Improv.	Zone 4	187,675	Page 18
East Broadway	Park Maintenance & Improv.	Zone 5	242,580	Page 18
East Sacramento	Park Maintenance & Improv.	Zone 6	176,075	Page 18
Arden-Arcade	Park Maintenance & Improv.	Zone 7	77,639	Page 18
North Sacramento	Park Maintenance & Improv.	Zone 8	184,155	Page 18
South Natomas	Park Maintenance & Improv.	Zone 9	125,577	Page 18
North Natomas	Park Maintenance & Improv.	Zone 10	7,995	Page 18
Airport-Meadowview	Park Maintenance & Improv.	Zone 11	118,948	Page 18
Contingency			99,906	
Less surplus applied to Category 3			-124,000	
TOTAL			\$1,732,758	
TOTAL ASSESSED TO PROPERTY OWNERS			\$8,073,778	

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 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 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)	\$ 39.54	\$ 4.01	\$ 11.17	\$ 54.72
Single Family (Per Parcel w/o lights)	19.44	4.01	11.17	34.62
Multi-Family (Per Unit w/lights)	27.38	2.73	7.61	37.72
Multi-Family (Per Unit w/o lights)	13.36	2.73	7.61	23.70
Non-Residential-25*(Per Parcel)	83.66	6.02	19.61	109.29
Non-Residential 25-100*(Per Parcel)	418.32	30.11	98.04	546.47
Non-Residential 100+*(Per Parcel)	870.09	62.64	203.93	1,136.66
Church (Per Parcel)	23.90	1.72	5.60	31.22
*Parcel Size in 1,000's of Sq. Ft.				

C. SUMMARY OF STREET RELATED OPERATIONS & MAINTENANCE ASSESSMENTS

Common Facilities Portion:

TOTAL COST \$1,033,822

USE TYPE	UNITS/ PARCELS	TRIP FACTOR	TOTAL TRIPS	COST PER TRIP	TOTAL COST	COST PER UNIT/PAR
SINGLE FAMILY (PER UNIT)	94,980	9.00	854,820	\$0.3570	\$305,174	\$3.21
MULTI-FAMILY (PER UNIT)	50,717	6.30	319,517	\$0.3570	114,069	2.25
NON-RESIDENTIAL 0-25* (PER PARCEL)	3,126	118.13	369,259	\$0.3570	131,827	42.17
NON-RESIDENTIAL 25-100* (PER PARCEL)	1,261	590.63	744,778	\$0.3570	265,889	210.86
NON-RESIDENTIAL 100-OVER* (PER PARCEL)	489	1,228.50	600,737	\$0.3570	214,465	438.58
CHURCH (PER PARCEL)	199	33.75	6,716	\$0.3570	2,398	12.05
* PARCEL SIZE IN 1,000'S OF SQ. FT.						
TOTAL	150,772		2,895,826		\$1,033,822	

Neighborhood Street Lighting Portion:

TOTAL COST \$1,990,331

USE TYPE	UNITS/ PARCELS	TRIP FACTOR	TOTAL TRIPS	COST PER TRIP	TOTAL COST	COST PER UNIT/PAR
SINGLE FAMILY (PER UNIT)	74,241	9.00	668,169	\$2.2347	\$1,493,159	\$20.11
MULTI-FAMILY (PER UNIT)	35,314	6.30	222,478	2.2347	497,172	14.08
TOTAL	109,555		890,647		\$1,990,331	

Street Tree Maintenance - Residential Portion:

TOTAL COST \$2,105,091

USE TYPE	UNITS/ PARCELS	TRIP FACTOR	TOTAL TRIPS	COST PER TRIP	TOTAL Cost	COST PER UNIT/PAR
SINGLE FAMILY (PER UNIT)	94,980	9.00	854,820	1.8021	1,540,459.20	\$16.22
MULTI-FAMILY (PER UNIT)	50,717	6.30	319,517	1.7671	564,631.80	11.13
TOTAL	145,697		1,174,337		\$2,105,091	

Street Tree Maintenance - Non-Residential Portion:

TOTAL COST \$604,669

USE TYPE	UNITS/ PARCELS	TRIP FACTOR	TOTAL TRIPS	COST PER TRIP	TOTAL Cost	COST PER UNIT/PAR
NON-RESIDENTIAL 0-25* (PER PARCEL)	3,126	118.13	369,259	0.3512	129,701.25	41.49
NON-RESIDENTIAL 25-100* (PER PARCEL)	1,261	590.63	744,778	0.3512	261,601.54	207.46
NON-RESIDENTIAL 100-OVER* (PER PARCEL)	489	1,228.50	600,737	0.3512	211,007.26	431.51
CHURCH (PER PARCEL)	199	33.75	6,716	0.3512	2,358.95	11.85
* PARCEL SIZE IN 1,000'S OF SQ. FT.						
TOTAL	5,075		1,721,489		\$604,669	

TOTAL ALL STREET RELATED MAINTENANCE & OPERATIONS ASSESSMENTS:

USE TYPE	COMMON FACILITIES	STREET LIGHTING	STREET TREE MAINTENANCE	TOTAL
Single Family w/lights	\$ 3.22	\$ 20.10	\$ 16.22	\$ 39.54
Single Family w/o lights	3.22	0	16.22	19.44
Multi Family w/lights	2.24	14.02	11.12	27.38
Multi Family w/o lights	2.24	0	11.12	13.36
Non-Residential 1-25K s.f.	42.17	0	41.49	83.66
Non-Residential 25-100K s.f.	210.86	0	207.46	418.32
Non-Residential 100 + K s.f.	438.58	0	431.51	870.09
Church	12.05	0	11.85	23.90

D. SUMMARY OF BONDED INDEBTEDNESS ASSESSMENTS

Common Facilities Portion:

TOTAL COST \$7,107

USE TYPE	UNITS/ PARCELS	TRIP FACTOR	TOTAL TRIPS	COST PER TRIP	TOTAL COST	COST PER UNIT/PAR
SINGLE FAMILY (PER UNIT)	94,980	9.00	854,820	\$0.0025	\$2,098	\$0.02
MULTI-FAMILY (PER UNIT)	50,717	6.30	319,517	\$0.0025	784	0.02
NON-RESIDENTIAL 0-25* (PER PARCEL)	3,126	118.13	369,259	\$0.0025	906	0.29
NON-RESIDENTIAL 25-100* (PER PARCEL)	1,261	590.63	744,778	\$0.0025	1,828	1.45
NON-RESIDENTIAL 100-OVER* (PER PARCEL)	489	1,228.50	600,737	\$0.0025	1,474	3.02
CHURCH (PER PARCEL)	199	33.75	6,716	\$0.0025	16	0.08
* PARCEL SIZE IN 1,000'S OF SQ. FT.						
TOTAL	150,772		2,895,826		\$7,107	

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	3.99	2.71	5.73	28.67	59.62	1.64	\$71,333
2	LAND PARK	3.99	2.71	5.73	28.67	59.62	1.64	63,483
3	POCKET	3.99	2.71	5.73	28.67	59.62	1.64	59,921
4	SOUTH SACRAMENTO	3.99	2.71	5.73	28.67	59.62	1.64	67,870
5	EAST BROADWAY	3.99	2.71	5.73	28.67	59.62	1.64	87,725
6	EAST SACRAMENTO	3.99	2.71	5.73	28.67	59.62	1.64	63,675
7	ARDEN - ARCADE	3.99	2.71	5.73	28.67	59.62	1.64	28,077
8	NORTH SACRAMENTO	3.99	2.71	5.73	28.67	59.62	1.64	66,597
9	SOUTH NATOMAS	3.99	2.71	5.73	28.67	59.62	1.64	45,413
10	NORTH NATOMAS	3.99	2.71	5.73	28.67	59.62	1.64	2,891
11	AIRPORT - MEADOWVIEW	3.99	2.71	5.73	28.67	59.62	1.64	43,016
	TOTAL							\$600,000

TOTAL ALL BONDED INDEBTEDNESS ASSESSMENTS:

USE TYPE	COMMON FACILITIES	CAPITAL IMPROVEMENTS	TOTAL
Single Family w/lights	\$.02	\$ 3.99	\$ 4.01
Single Family w/o lights	.02	3.99	4.01
Multi Family w/lights	.02	2.71	2.73
Multi Family w/o lights	.02	2.71	2.73
Non-Residential 1-25K s.f.	.29	5.73	6.02
Non-Residential 25-100K s.f.	1.45	28.66	30.11
Non-Residential 100+ K s.f.	3.02	59.62	62.64
Church	.08	1.64	1.72

E. PARK MAINTENANCE, PARK IMPROVEMENTS & GRAFFITI ABATEMENT ASSESSMENTS

Common Facilities Portion:

TOTAL COST \$97,718

USE TYPE	UNITS/ PARCELS	TRIP FACTOR	TOTAL TRIPS	COST PER TRIP	TOTAL COST	COST PER UNIT/PAR
SINGLE FAMILY (PER UNIT)	94,980	9.00	854,820	\$0.0337	\$28,845	\$0.30
MULTI-FAMILY (PER UNIT)	50,717	6.30	319,517	\$0.0337	10,782	0.21
NON-RESIDENTIAL 0-25* (PER PARCEL)	3,126	118.13	369,259	\$0.0337	12,460	3.99
NON-RESIDENTIAL 25-100* (PER PARCEL)	1,261	590.63	744,778	\$0.0337	25,132	19.93
NON-RESIDENTIAL 100-OVER* (PER PARCEL)	489	1,228.50	600,737	\$0.0337	20,272	41.46
CHURCH (PER PARCEL)	199	33.75	6,716	\$0.0337	227	1.14
* PARCEL SIZE IN 1,000'S OF SQ. FT.						
TOTAL	150,772		2,895,826		\$97,718	

Park Maintenance & Improvements Portion by Park Zone:

TOTAL COST = \$1,635,040

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	10.87	7.39	15.62	78.11	162.48	4.46	\$194,386
2	LAND PARK	10.87	7.39	15.62	78.11	162.48	4.46	172,995
3	POCKET	10.87	7.39	15.62	78.11	162.48	4.46	163,289
4	SOUTH SACRAMENTO	10.87	7.39	15.62	78.11	162.48	4.46	184,950
5	EAST BROADWAY	10.87	7.39	15.62	78.11	162.48	4.46	239,058
6	EAST SACRAMENTO	10.87	7.39	15.62	78.11	162.48	4.46	173,518
7	ARDEN - ARCADE	10.87	7.39	15.62	78.11	162.48	4.46	76,512
8	NORTH SACRAMENTO	10.87	7.39	15.62	78.11	162.48	4.46	181,481
9	SOUTH NATOMAS	10.87	7.39	15.62	78.11	162.48	4.46	123,753
10	NORTH NATOMAS	10.87	7.39	15.62	78.11	162.48	4.46	7,878
11	AIRPORT - MEADOWVIEW	10.87	7.39	15.62	78.11	162.48	4.46	117,221
TOTAL								\$1,635,040

TOTAL ALL PARK MAINTENANCE, PARK IMPROVEMENTS & GRAFFITI ABATEMENT ASSESSMENTS

USE TYPE	COMMON FACILITIES	PARK MAINT. & IMPROV.	TOTAL
Single Family w/lights	\$.30	\$ 10.87	\$ 11.17
Single Family w/o lights	.30	10.87	11.17
Multi Family w/lights	.21	7.40	7.61
Multi Family w/o lights	.21	7.40	7.61
Non-Residential 1-25K s.f.	3.99	15.62	19.61
Non-Residential 25-100K s.f.	19.93	78.11	98.04
Non-Residential 100 + K s.f.	41.46	162.47	203.93
Church	1.14	4.46	5.60

F. DETAIL OF PARK MAINTENANCE & IMPROVEMENTS BY PARK ZONE

TOTAL COS \$1,635,040

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	2,844	7,601	\$30,908	10.87	15,320	27,853	\$113,263	\$7.39
2	LAND PARK	12,310	32,904	133,805	10.87	3,404	6,189	25,168	7.39
3	POCKET	10,733	28,689	116,663	10.87	5,815	10,572	42,989	7.39
4	SOUTH SACRAMENTO	12,050	32,211	130,985	10.87	4,310	7,836	31,865	7.39
5	EAST BROADWAY	14,378	38,433	156,290	10.87	3,524	6,406	26,049	7.39
6	EAST SACRAMENTO	11,566	30,917	125,723	10.87	4,393	7,987	32,478	7.39
7	ARDEN - ARCADE	2,611	6,980	28,384	10.87	2,868	5,214	21,202	7.39
8	NORTH SACRAMENTO	11,774	31,471	127,977	10.87	4,196	7,628	31,019	7.39
9	SOUTH NATOMAS	7,595	20,302	82,557	10.87	4,972	9,038	36,755	7.39
10	NORTH NATOMAS	148	395	1,604	10.87	2	4	15	7.39
11	AIRPORT - MEADOWVIEW	8,971	23,980	97,517	10.87	1,913	3,478	14,144	7.39
	TOTAL	94,980	253,882	\$1,032,414		50,717	92,204	\$374,947	

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	689	2,649	\$10,771	15.62	278	5,342	\$21,725	\$78.11
2	LAND PARK	193	740	3,008	15.62	78	1,492	6,067	78.11
3	POCKET	50	192	780	15.62	20	387	1,573	78.11
4	SOUTH SACRAMENTO	303	1,166	4,740	15.62	122	2,351	9,561	78.11
5	EAST BROADWAY	779	2,992	12,166	15.62	314	6,034	24,539	78.11
6	EAST SACRAMENTO	210	808	3,285	15.62	85	1,629	6,626	78.11
7	ARDEN - ARCADE	370	1,420	5,776	15.62	149	2,865	11,649	78.11
8	NORTH SACRAMENTO	309	1,186	4,823	15.62	125	2,392	9,728	78.11
9	SOUTH NATOMAS	61	234	953	15.62	25	472	1,921	78.11
10	NORTH NATOMAS	86	330	1,343	15.62	35	666	2,708	78.11
11	AIRPORT - MEADOWVIEW	76	293	1,193	15.62	31	592	2,405	78.11
	TOTAL	3,126	12,010	\$48,837		1,261	24,223	\$98,502	

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	108	4,309	\$17,523	\$162.48	44	48	\$196	\$4.46
2	LAND PARK	30	1,203	4,893	162.48	12	13	55	4.46
3	POCKET	8	312	1,269	162.48	3	3	14	4.46
4	SOUTH SACRAMENTO	47	1,896	7,712	162.48	19	21	86	4.46
5	EAST BROADWAY	122	4,867	19,793	162.48	50	54	221	4.46
6	EAST SACRAMENTO	33	1,314	5,345	162.48	13	15	60	4.46
7	ARDEN - ARCADE	58	2,311	9,396	162.48	24	26	105	4.46
8	NORTH SACRAMENTO	48	1,929	7,846	162.48	20	22	88	4.46
9	SOUTH NATOMAS	10	381	1,550	162.48	4	4	17	4.46
10	NORTH NATOMAS	13	537	2,184	162.48	5	6	24	4.46
11	AIRPORT - MEADOWVIEW	12	477	1,940	162.48	5	5	22	4.46
	TOTAL	489	19,538	\$79,452		199	218	\$888	

Continued Detail of Park Maintenance & Improvements by Park Zone

TOTAL COST = \$1,635,040

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	10.87	7.39	15.62	78.11	162.48	4.46	\$194,386
2	LAND PARK	10.87	7.39	15.62	78.11	162.48	4.46	172,995
3	POCKET	10.87	7.39	15.62	78.11	162.48	4.46	163,289
4	SOUTH SACRAMENTO	10.87	7.39	15.62	78.11	162.48	4.46	184,950
5	EAST BROADWAY	10.87	7.39	15.62	78.11	162.48	4.46	239,058
6	EAST SACRAMENTO	10.87	7.39	15.62	78.11	162.48	4.46	173,518
7	ARDEN - ARCADE	10.87	7.39	15.62	78.11	162.48	4.46	76,512
8	NORTH SACRAMENTO	10.87	7.39	15.62	78.11	162.48	4.46	181,481
9	SOUTH NATOMAS	10.87	7.39	15.62	78.11	162.48	4.46	123,753
10	NORTH NATOMAS	10.87	7.39	15.62	78.11	162.48	4.46	7,878
11	AIRPORT - MEADOWVIEW	10.87	7.39	15.62	78.11	162.48	4.46	117,221
TOTAL								\$1,635,040

ZONE	PARK AREA	TOTAL BEN. RESIDENT/ EMPLOYEE	PERCENT OF TOTAL	TOTAL COST /ZONE	CHECK OF COST
1	CENTRAL CITY	47,802	11.89%	\$194,386	194,386
2	LAND PARK	42,541	10.58%	\$172,995	172,995
3	POCKET	40,154	9.99%	\$163,289	163,289
4	SOUTH SACRAMENTO	45,481	11.31%	\$184,950	184,950
5	EAST BROADWAY	58,787	14.62%	\$239,058	239,058
6	EAST SACRAMENTO	42,670	10.61%	\$173,518	173,518
7	ARDEN - ARCADE	18,815	4.68%	\$76,512	76,512
8	NORTH SACRAMENTO	44,628	11.10%	\$181,481	181,481
9	SOUTH NATOMAS	30,432	7.57%	\$123,753	123,753
10	NORTH NATOMAS	1,937	0.48%	\$7,878	7,878
11	AIRPORT - MEADOWVIEW	28,826	7.17%	\$117,221	117,221
TOTAL		402,074	100.00%	\$1,635,040	1,635,040

G. DETAIL OF BONDED INDEBTEDNESS PARK IMPROVEMENTS BY PARK 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	2,844	7,601	\$11,342	\$3.99	15,320	27,853	\$41,563	\$2.71
2	LAND PARK	12,310	32,904	49,102	3.99	3,404	6,189	9,236	2.71
3	POCKET	10,733	28,689	42,811	3.99	5,815	10,572	15,775	2.71
4	SOUTH SACRAMENTO	12,050	32,211	48,067	3.99	4,310	7,836	11,693	2.71
5	EAST BROADWAY	14,378	38,433	57,353	3.99	3,524	6,406	9,559	2.71
6	EAST SACRAMENTO	11,566	30,917	46,136	3.99	4,393	7,987	11,918	2.71
7	ARDEN - ARCADE	2,611	6,980	10,416	3.99	2,868	5,214	7,780	2.71
8	NORTH SACRAMENTO	11,774	31,471	46,963	3.99	4,196	7,628	11,383	2.71
9	SOUTH NATOMAS	7,595	20,302	30,295	3.99	4,972	9,038	13,488	2.71
10	NORTH NATOMAS	148	395	589	3.99	2	4	5	2.71
11	AIRPORT - MEADOWVIEW	8,971	23,980	35,785	3.99	1,913	3,478	5,190	2.71
	TOTAL	94,980	253,882	\$378,858		50,717	92,204	\$137,592	

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	689	2,649	\$3,953	\$5.73	278	5,342	\$7,972	\$28.67
2	LAND PARK	193	740	1,104	5.73	78	1,492	2,226	28.67
3	POCKET	50	192	286	5.73	20	387	577	28.67
4	SOUTH SACRAMENTO	303	1,166	1,740	5.73	122	2,351	3,509	28.67
5	EAST BROADWAY	779	2,992	4,465	5.73	314	6,034	9,005	28.67
6	EAST SACRAMENTO	210	808	1,206	5.73	85	1,629	2,432	28.67
7	ARDEN - ARCADE	370	1,420	2,119	5.73	149	2,865	4,275	28.67
8	NORTH SACRAMENTO	309	1,186	1,770	5.73	125	2,392	3,570	28.67
9	SOUTH NATOMAS	61	234	350	5.73	25	472	705	28.67
10	NORTH NATOMAS	86	330	493	5.73	35	666	994	28.67
11	AIRPORT - MEADOWVIEW	76	293	438	5.73	31	592	883	28.67
	TOTAL	3,126	12,010	\$17,921		1,261	24,223	\$36,147	

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	108	4,309	\$6,430	\$59.62	44	48	\$72	\$1.64
2	LAND PARK	30	1,203	1,796	59.62	12	13	20	1.64
3	POCKET	8	312	466	59.62	3	3	5	1.64
4	SOUTH SACRAMENTO	47	1,896	2,830	59.62	19	21	32	1.64
5	EAST BROADWAY	122	4,867	7,263	59.62	50	54	81	1.64
6	EAST SACRAMENTO	33	1,314	1,961	59.62	13	15	22	1.64
7	ARDEN - ARCADE	58	2,311	3,448	59.62	24	26	39	1.64
8	NORTH SACRAMENTO	48	1,929	2,879	59.62	20	22	32	1.64
9	SOUTH NATOMAS	10	381	569	59.62	4	4	6	1.64
10	NORTH NATOMAS	13	537	802	59.62	5	6	9	1.64
11	AIRPORT - MEADOWVIEW	12	477	712	59.62	5	5	8	1.64
	TOTAL	489	19,538	\$29,156		199	218	\$326	

Continued detail of Bonded Indebtedness Park Improvements 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	3.99	2.71	5.73	28.67	59.62	1.64	\$71,333
2	LAND PARK	3.99	2.71	5.73	28.67	59.62	1.64	63,483
3	POCKET	3.99	2.71	5.73	28.67	59.62	1.64	59,921
4	SOUTH SACRAMENTO	3.99	2.71	5.73	28.67	59.62	1.64	67,870
5	EAST BROADWAY	3.99	2.71	5.73	28.67	59.62	1.64	87,725
6	EAST SACRAMENTO	3.99	2.71	5.73	28.67	59.62	1.64	63,675
7	ARDEN - ARCADE	3.99	2.71	5.73	28.67	59.62	1.64	28,077
8	NORTH SACRAMENTO	3.99	2.71	5.73	28.67	59.62	1.64	66,597
9	SOUTH NATOMAS	3.99	2.71	5.73	28.67	59.62	1.64	45,413
10	NORTH NATOMAS	3.99	2.71	5.73	28.67	59.62	1.64	2,891
11	AIRPORT - MEADOWVIEW	3.99	2.71	5.73	28.67	59.62	1.64	43,016
TOTAL								\$600,000

ZONE	PARK AREA	TOTAL BEN. RESIDENT/ EMPLOYEE	PERCENT OF TOTAL	TOTAL COST / ZONE	CHECK OF COST
1	CENTRAL CITY	47,802	11.89%	\$71,333	71,333
2	LAND PARK	42,541	10.58%	\$63,483	63,483
3	POCKET	40,154	9.99%	\$59,921	59,921
4	SOUTH SACRAMENTO	45,481	11.31%	\$67,870	67,870
5	EAST BROADWAY	58,787	14.62%	\$87,725	87,725
6	EAST SACRAMENTO	42,670	10.61%	\$63,675	63,675
7	ARDEN - ARCADE	18,815	4.68%	\$28,077	28,077
8	NORTH SACRAMENTO	44,628	11.10%	\$66,597	66,597
9	SOUTH NATOMAS	30,432	7.57%	\$45,413	45,413
10	NORTH NATOMAS	1,937	0.48%	\$2,891	2,891
11	AIRPORT - MEADOWVIEW	28,826	7.17%	\$43,016	43,016
TOTAL		402,074	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 1997/98 reflects an adjustment in assessments of 2.4% based on the CPI rate for January 1997.

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)	152,000
Administration	111,000
Cost Allocation Plan	<u>200,000</u>

Subtotal, Operations and Maintenance \$1,120,000

Energy Costs

Neighborhood Lighting	\$ 797,376
Safety Lighting	<u>273,683</u>

Subtotal, Energy \$1,071,059

TOTAL LIGHTING COSTS \$2,191,059

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%	\$ 968,626	\$ 797,376	\$1,766,002
Safety Lighting (100 or more watt)	4,069	13.5%	\$ 151,374	\$ 273,683	\$ 425,057
Totals	30,106	100.0%	\$1,120,000	\$1,071,059	\$2,191,059

EXHIBIT "B"

MEDIAN & GROUNDS MAINTENANCE

Median Maintenance Budget	\$ 777,791
Less:	
Median Maintenance funded by Gas Tax	<u>-\$ 422,280</u>
MEDIAN MAINTENANCE FUNDED BY L&L:	\$ 355,511

EXHIBIT "C"

TREE MAINTENANCE

Tree Services Budget	\$3,066,400
Less:	
Tree Services funded by General Fund	<u>-\$ 420,150</u>
TREE SERVICES FUNDED BY L&L:	\$2,646,250

EXHIBIT "D"

ENGINEERING & ADMINISTRATION COSTS

Engineering & Administration Costs

Annual Report Preparation, Field Investigations, Programming	\$ 43,835
Finance Administrative Services	5,298
County Billing Cost	<u>45,457</u>
TOTAL ENGINEERING, ADMINISTRATION & BILLING COST ESTIMATE	\$ 94,590

EXHIBIT "E"

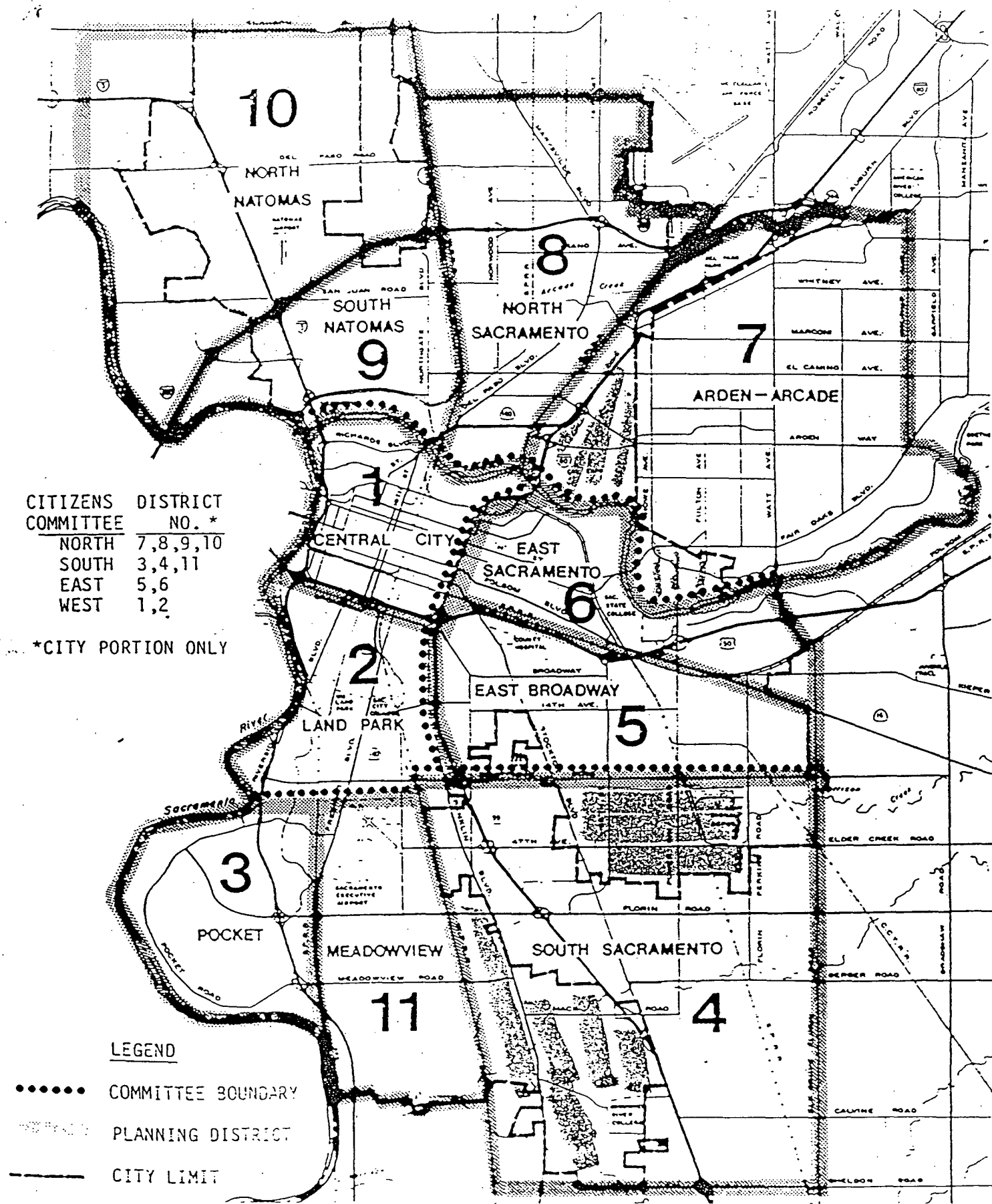
PARK MAINTENANCE & IMPROVEMENT

Park Maintenance & Improvement Costs

Total Park Acreage	2,194.44
Cost per Acre	\$2,218/acre

TOTAL PARK MAINTENANCE COST (FY 97/98)	\$ 4,867,000
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SOURCES: Public Works Administration (Exhibits "A" - "E")



CITYWIDE LANDSCAPING AND LIGHTING DISTRICT
PARK AREAS

THE DAILY RECORDER

...Since 1911...

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Sacramento CA 95814

Proof of Publication

(2015.5 C.C.P.)

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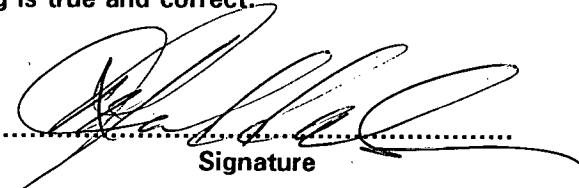
AD 8455

I am a citizen of the United States; I am over the age of eighteen years, and not a party to or interested in the above entitled matter. I am the principal clerk of the printer and publisher of THE DAILY RECORDER, a daily newspaper published in the English language in the City of Sacramento, County of Sacramento, and adjudged a newspaper of general circulation as defined by the laws of the State of California by the Superior Court of the County of Sacramento, State of California, under date of May 2, 1913, Case No. 16,180. That the notice, of which the annexed is a printed copy, has been published in each regular and entire issue of said newspaper and not in any supplement thereof on the following dates, to-wit:

05/19/97

EXECUTED ON : 05/19/97
AT LOS ANGELES, CALIFORNIA

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


.....
Signature

This space for filing stamp only

DJC8917492

Resolution No. 97-230

Adopted by the Sacramento City Council on date of May 13, 1997

RESOLUTION OF INTENTION TO ORDER IMPROVEMENTS

FY 1997/98
ASSESSMENT DISTRICT NO. 2
(Pursuant to the Landscaping and Lighting Act of 1972)

1. The City Council intends to levy and collect assessments within Assessment District No. 2 (City-wide Landscaping and Lighting District) during fiscal year 1997/98. The area of land to be assessed is located in the City of Sacramento, Sacramento County.

2. The improvements to be made in this assessment district are generally described as follows:

(a) The installation or construction of improvements including (a) landscaping; (b) statuary fountains, and other ornamental structures and facilities; (c) all works or improvements used or useful for the lighting of public places, including ornamental standards, luminaries, poles, traffic signals, 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) 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, curbs, gutters, walls, sidewalks, paving, water irrigation, drainage, or electrical facilities; (e) park and 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 acquisition of land for park, recreational, or open-space purposes; and (g) any and all expenses incidental to the above.

(b) The furnishing of services and materials for the ordinary and usual maintenance, operation and servicing 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, and treating for disease or injury; (c) the removal of trimmings, rubbish, debris, and other solid waste; (d) the furnishing of electrical current, gas, or other illuminating agent for any public lighting facilities, or for the lighting or operation of any other improvements; (f) the cleaning, sandblast-

ing and painting of walls and other improvements to remove or cover graffiti; (g) park, recreational, or open space facilities, and (h) any and all expenses incidental to the above.

3. In accordance with this Council's resolution directing the filing of an annual report, the Engineer of Work has filed with the City Clerk the report required by the Landscaping and Lighting Act of 1972. All interested persons are referred to that report for 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.

4. The assessments are being adjusted from the previous year by the Consumer Price Index (CPI) rate for January 1997 of 2.4%.

5. The City Council will conduct a public hearing on Tuesday June 17, 1997 on the question of the levy of the proposed annual assessments and the issuance of bonds. The hearing will be held at 7:00 p.m., the meeting place of the City Council located in City Hall, 915 "I" Street, Second Floor, 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.

JOE SERNA, JR., Mayor

ATTEST:

VALERIE BURROWES
CITY CLERK
SACRAMENTO CITY COUNCIL
BY: VALERIE A. BURROWES
CITY CLERK
AD NO. 8455
SAC-DJC8917492/AD 8455

05/19