



REPORT TO COUNCIL

City of Sacramento

915 I Street, Sacramento, CA 95814-2604
www.CityofSacramento.org

CONSENT
June 5, 2007

Honorable Mayor and
Members of the City Council

Title: Neighborhood Landscaping District – Initiate Annual Proceedings

Location/Council District: This district includes 32 separate subdivisions, as follows (Exhibit A, page 6): Chardonay, Del Paso Nuevo Units 1 & 3, Jones Ranch, Kelton and Sunrise 94, Council District 2; Eastland Park Village, Council District 4; Zorba Court, Council District 5; Elder Place, Council District 6 ; Carriage Estates, Villa Palazzo and Windemere Estates, Council District 7; Arlington Park 1, Arlington Park Creekside 2, 3 & 4, Brookfield Meadows #2, Cameron 5, Colony Brookfield, Jacinto Village 3, Laguna Verde 1 & 2, Laguna Parkway, Laguna Vega, Laguna Vista, Liberty Lane, Newport Cove, Regency Place, Shasta Meadows, Sheldon Farms, Sheldon Whitehouse, Stonewood and Wickford Square, Council District 8.

Recommendation: 1) Adopt a **Resolution** directing filing of Annual Report for FY 2007/08 for the Neighborhood Landscaping District; 2) Adopt a **Resolution** approving Engineer's Annual Report and Intention to Order Maintenance of Improvements for FY 2007/08 for the Neighborhood Landscaping District; and 3) Setting a time and place for a Public Hearing for June 26, 2007.

Contact: Salina Cheung, Program Specialist, (916) 808-5236; Ron Wicky, Program Specialist, (916) 808-5628

Presenters: Not Applicable

Department: Planning Department

Division: Public Improvement Financing

Organization No: 4915

Description/Analysis

Issue: The existing district is required by the California Streets and Highways Code to present to City Council an annual budget for approval. Approval of the district's annual budget will authorize the City to collect assessments in the amount sufficient to provide funding for maintenance of the landscaped areas adjacent to the subdivisions in this district for FY2007-08.

Policy Considerations: The annual proceedings for this district are being processed as set forth in the Landscaping and Lighting Act of 1972, California Streets and Highways Code sections 22500, et seq. This process is consistent

with the City’s Strategic Plan 3-Year Goal to “achieve sustainability and enhance livability”.

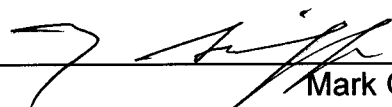
Environmental Considerations: Under California Environmental Quality Act (CEQA) guidelines, annual proceedings of a Special District do not constitute a project, and are therefore exempt from review.

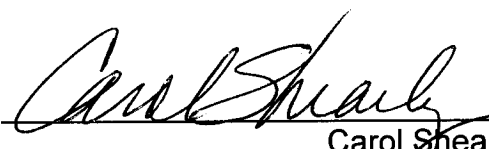
Committee/Commission: None

Rationale for Recommendation: The actions in the recommended Resolutions are required by the California Streets and Highways Codes, as set forth in Section 22500 of the Landscaping and Lighting Act of 1972, for annual proceedings of an existing district.

Financial Considerations: The maintenance district is self-supporting and has no impact on the General Fund. The cost for each subdivision as well as a breakdown of cost per single-family lot is provided in Exhibit B, pages 12 & 13. The total assessment amount for the 32 subdivisions is estimated to be \$227,151 for FY 2007/08, and is detailed in the Engineer's Report on file with the City Clerk.

Emerging Small Business Development (ESBD): City Council approval of these proceedings is not affected by City policy related to the ESBD Program.

Respectfully Submitted by: 
Mark Griffin
Fiscal Manager, Planning Department

Approved by: 
Carol Shearly
Director, Planning Department

Recommendation Approved:

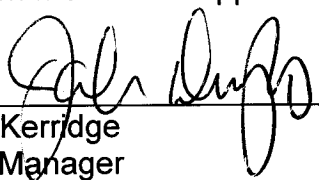

Ray Kerridge
City Manager

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BACKGROUND

On July 23, 1991, City Council approved formation of the Neighborhood Landscaping District, formerly known as the Subdivision Landscaping Maintenance District. This district provides funding for maintenance of landscaping improvements which are located adjacent to and/or along the frontage of residential subdivisions. At the time of formation, the initial district included the Laguna Verde and Laguna Parkway Subdivisions, located in Council District #8. Since then, the City Council has annexed 30 additional subdivisions to the district.

RESOLUTION NO.

Adopted by the Sacramento City Council

**DIRECTING FILING OF ANNUAL REPORT
FOR THE NEIGHBORHOOD LANDSCAPING
DISTRICT (FY 2007/08)
(Pursuant to Landscaping and Lighting Act of 1972)**

BACKGROUND:

- A. The Neighborhood Landscaping District (“District”), as depicted in Exhibit A, was established by the City Council and approved by the property owners on July 29, 2003.
- B. The City Council established the District under the Landscaping and Lighting Act of 1972 (part 2 of division 15 in the Streets and Highways Code, beginning with section 22500) (“the 1972 Act”), and has previously levied assessments on property in the District to pay for landscaping maintenance services and related services to be provided within the District, all in accordance with the 1972 Act.
- C. The Council is fully advised in this matter.

BASED ON THE FACTS SET FORTH IN THE BACKGROUND, THE CITY COUNCIL RESOLVES AS FOLLOWS:

Section 1. The City Council finds and determines that the background statements A through C are true and correct.

Section 2. The Development Engineering Manager of the Development Services Department, the person designated by this Council as the Engineer of Work for the District, is hereby directed to file an annual report in accordance with the provisions of the Landscaping and Lighting Act of 1972.

Section 3. This resolution is adopted pursuant to Section 22622 of the Streets and Highways Code.

Section 4. Exhibit A is part of the resolution.

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

EXHIBIT A

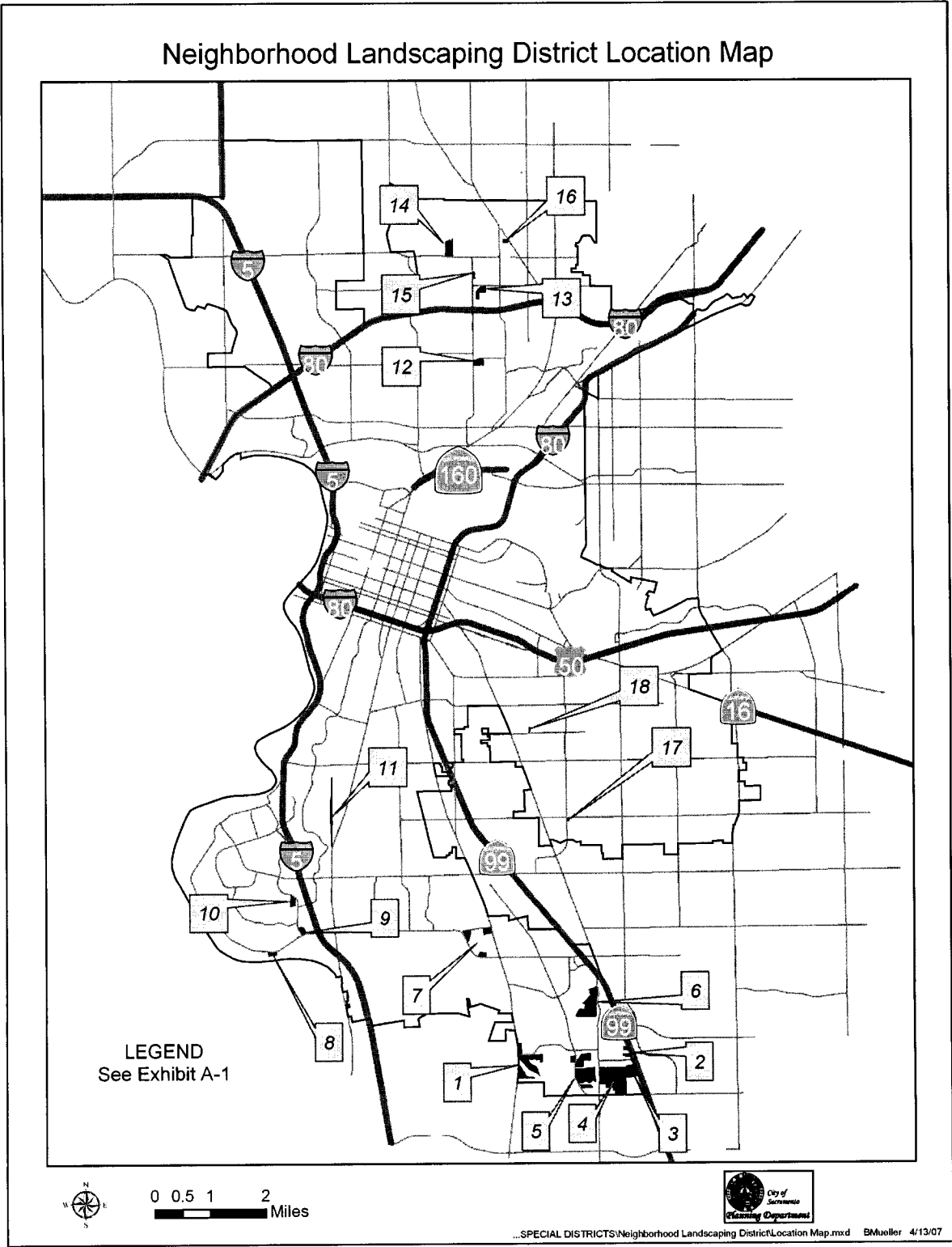


EXHIBIT A-1

NEIGHBORHOOD LANDSCAPING DISTRICT

LOCATION MAP LEGEND

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

2
Jacinto Village #3
Shasta Meadows

3
Laguna Vista

4
Cameron 5
Laguna Vega
Sheldon Farms
Sheldon Whitehouse

5
Laguna Verde #1
Laguna Verde #2
Laguna Parkway
Newport Cove

6
Regency Place
Stonewood

7
Brookfield Meadows #2
Colony Brookfield
Liberty Lane

8
Carriage Estates

9
Villa Palazzo

10
Windemere Estates

11
East Land Park Village

12
Del Paso Nuevo #1 & #3

13
Chardonnay

14
Kelton

15
Sunrise 94

16
Jones Ranch

17
Elder Place

18
Zorba Court

RESOLUTION NO.

Adopted by the Sacramento City Council

**APPROVING ENGINEER’S ANNUAL REPORT
AND INTENTION TO ORDER
MAINTENANCE OF IMPROVEMENTS FOR THE
NEIGHBORHOOD LANDSCAPING DISTRICT (FY 2007/08)
(Pursuant to Landscaping and Lighting Act of 1972)**

BACKGROUND:

- A. The Neighborhood Landscaping District (“District”), as depicted in Exhibit A, was established by the City Council and approved by the property owners on July 29, 2003.
- B. The City Council established the District under the Landscaping and Lighting Act of 1972 (part 2 of division 15 in the Streets and Highways Code, beginning with section 22500) (“the 1972 Act”), and has previously levied assessments on property in the District to pay for landscaping maintenance services and related services to be provided within the District, all in accordance with the 1972 Act.
- C. The Development Engineering Manager of the Development Services Department, the person designated by this Council as the Engineer of Work for the Neighborhood Landscaping District, was directed to file an annual report in accordance with the provisions of the 1972 Act.
- D. The Council is fully advised in this matter.

BASED ON THE FACTS SET FORTH IN THE BACKGROUND, THE CITY COUNCIL RESOLVES AS FOLLOWS:

Section 1. The City Council finds and determines that the background statements A through D are true and correct.

Section 2. City Council hereby approves the Engineer’s Annual Report (FY 2007/08) on file in the City Clerk’s Office.

Section 3. The City Council intends to levy and collect assessments within the Neighborhood Landscaping District during fiscal year 2007/08. The area of land to be assessed is located in the City of Sacramento, Sacramento County.

Section 4. The maintenance of improvements to be made in this assessment district is

generally described as follows:

The maintenance or servicing, or both, of any of the landscaping, water irrigation and masonry wall, including: (a) repair, removal or replacement of all or part of any improvement; (b) the provision for the life, growth, health and beauty of landscaping, including cultivation, irrigation, trimming, spraying, fertilizing or treating for disease or injury; (c) the removal of trimmings, rubbish, debris and other solid waste; and (d) the furnishing of water for the irrigation of any landscaping, the operation of any fountains, or the maintenance of any other improvements.

Section 5. In accordance with this Council’s resolution directing the filing of an annual report, the Engineer of Work has filed with the City Clerk the report required by the 1972 Act. All interested parties are referred to that report for a full and detailed description of the improvements, the boundaries of the assessment district, and the proposed assessments upon assessable lots and parcels of land within the assessment district.

Section 6. At the hour of 2:00 pm on Tuesday, June 26, 2007, the City Council will conduct a public hearing on the question of the levy of the proposed annual assessment. The hearing will be held at the meeting place of the City Council located in the New City Hall, 915 I Street, First Floor, Sacramento, California.

Section 7. Assessments for all subdivisions within the District are at or below the highest authorized amount for this district, as shown on Exhibit B.

Section 8. The City Clerk is authorized and directed to give the notice of hearing required by the Landscaping and Lighting Act of 1972.

Section 9. Exhibits A and B are part of the resolution.

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Exhibit A: District Map -1 Page

Exhibit A-1: Map Legend – 1 Page

Exhibit B: FY2007/08 District & Parcel Assessment -2 Pages

EXHIBIT A

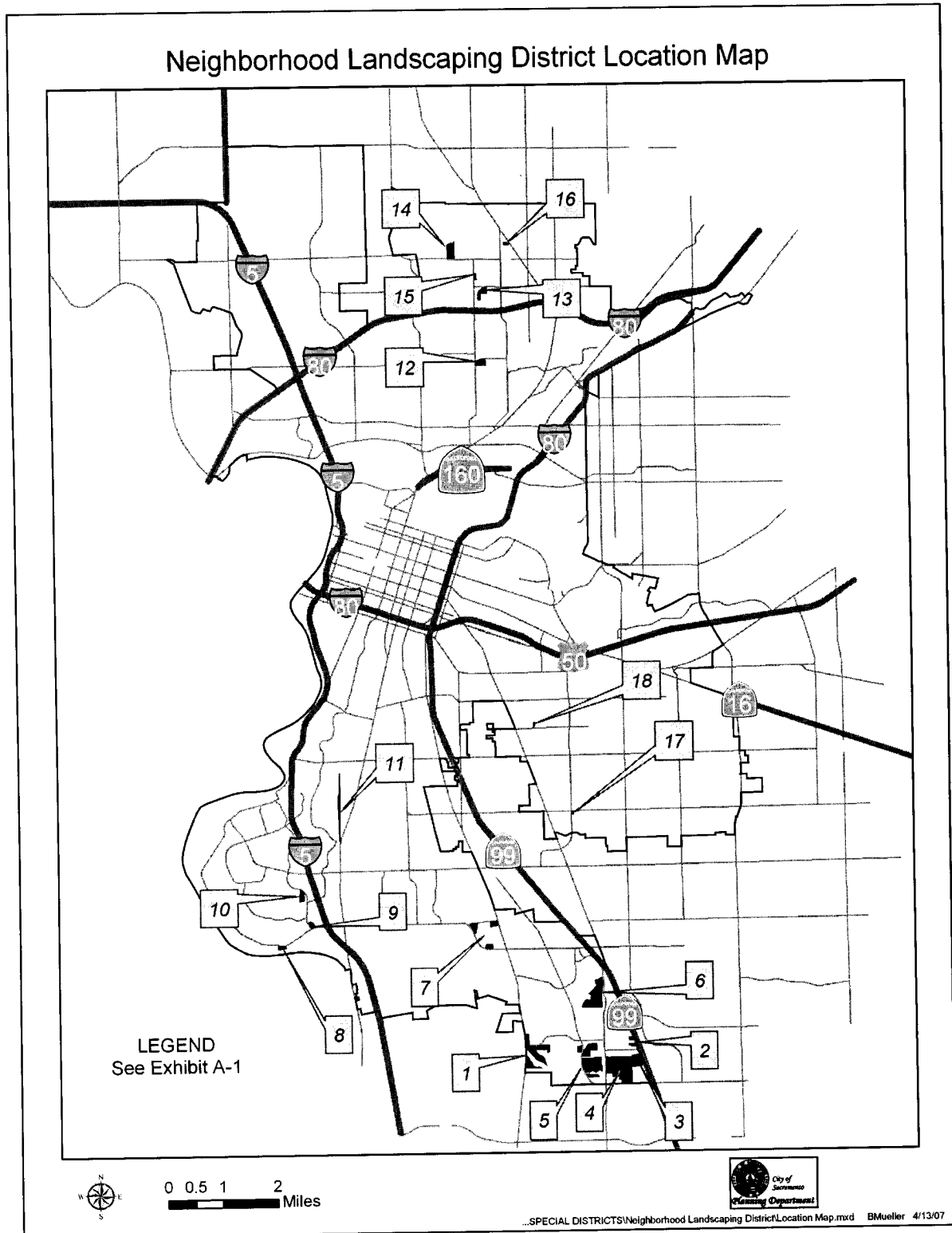


EXHIBIT A-1

NEIGHBORHOOD LANDSCAPING DISTRICT

LOCATION MAP LEGEND

1
Arlington Park #1
Arlington Park Creekside #2
Arlington Park Creekside #3
Arlington Park Creekside #4
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Jacinto Village #3
Shasta Meadows

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Laguna Vista

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Cameron 5
Laguna Vega
Sheldon Farms
Sheldon Whitehouse

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Laguna Verde #1
Laguna Verde #2
Laguna Parkway
Newport Cove

6
Regency Place
Stonewood

7
Brookfield Meadows #2
Colony Brookfield
Liberty Lane

8
Carriage Estates

9
Villa Palazzo

10
Windemere Estates

11
East Land Park Village

12
Del Paso Nuevo #1 & #3

13
Chardonnay

14
Kelton

15
Sunrise 94

16
Jones Ranch

17
Elder Place

18
Zorba Court

EXHIBIT B**NEIGHBORHOOD LANDSCAPING DISTRICT
SUBDIVISION AND PARCEL ASSESSMENTS**

The cost for each individual subdivision is as follows:

Subdivision	FY 2006/07 Assessed	FY 2007/08 Budget	Surplus/ (deficit)	FY 2007/08 Assessed
Arlington Pk #1	\$5,628	\$22,651	\$17,023	\$5,628
Arlington Pk Creekside #2	4,560	39,866	33,406	6,460
Arlington Pk Creekside #3	4,500	26,023	21,523	4,500
Arlington Pk Creekside #4	3,094	25,951	20,953	4,998
Brookfield Meadows #2	9,621	16,483	6,573	9,910
Cameron 5	-	5,200	-	5,200
Carriage Estates	6,555	27,998	21,213	6,785
Chardonnay	3,686	23,656	19,970	3,686
Colony Brookfield	9,620	28,224	19,196	9,028
Del Paso Nuevo (Units 1 and 3)	11,314	26,633	14,973	11,660
East Land Park Village	10,350	40,386	29,046	11,340
Elder Place	5,123	13,122	7,842	5,280
Jacinto Village #3	2,991	2,868	(214)	3,082
Jones Ranch	4,978	13,188	8,057	5,131
Kelton	4,234	30,965	24,395	6,570
Laguna Parkway	23,850	38,737	18,697	20,040
Laguna Vega	6,456	31,257	24,801	6,456
Laguna Verde	12,730	33,439	21,407	12,032
Laguna Verde 2	3,010	28,794	25,913	2,881
Laguna Vista	3,960	26,681	22,577	4,104
Liberty Lane	11,100	13,255	1,822	11,433
Newport Cove	3,100	22,915	19,815	3,100
Regency Place	6,330	25,857	19,527	6,330
Shasta Meadows	4,762	18,168	13,260	4,908
Sheldon Farms	11,330	16,125	4,447	11,678
Sheldon Whitehouse	8,386	12,822	4,186	8,636
Stonewood	3,654	25,359	21,183	4,176
Sunrise 94	3,349	8,874	5,422	3,452
Villa Palazzo	6,560	27,258	21,738	5,520
Wickford Square	-	11,330	-	11,330
Windemere Estates	9,500	28,969	19,469	9,500
Zorba Court	2,250	3,724	1,407	2,317
Total	\$206,580	\$716,778	\$489,627	\$227,151

EXHIBIT B (Continued)

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

Subdivision	# of Lots	Maximum Authorized	FY 2006/07	FY 2007/08
Arlington Pk #1	84	\$67.00	\$67.00	\$67.00
Arlington Pk Creekside #2	76	265.00	60.00	85.00
Arlington Pk Creekside #3	60	120.00	75.00	75.00
Arlington Pk Creekside #4	119	65.00	26.00	42.00
Brookfield Meadows #2	55	180.18	174.93	180.18
Cameron 5	26	200.00	0.00	200.00
Carriage Estates	23	373.74	285.00	295.00
Chardonnay	97	38.00	38.00	38.00
Colony Brookfield	74	190.00	130.00	122.00
Del Paso Nuevo (Units 1 and 3)	79	147.62	143.22	147.60
East Land Park Village	90	189.00	115.00	126.00
Elder Place	14	377.18	365.91	377.16
Jacinto Village #3	29	106.31	103.14	106.28
Jones Ranch	23	223.11	216.44	223.08
Kelton	146	60.60	29.00	45.00
Laguna Parkway	318	63.02	75.00	63.02
Laguna Vega	269	47.24	24.00	24.00
Laguna Verde	128	99.46	99.46	94.00
Laguna Verde 2	43	178.34	70.00	67.00
Laguna Vista	72	107.98	55.00	57.00
Liberty Lane	74	154.50	150.00	154.50
Newport Cove	62	128.66	50.00	50.00
Regency Place	133	52.88	37.00	37.00
Shasta Meadows	22	223.11	216.44	223.10
Sheldon Farms	103	113.39	110.00	113.38
Sheldon Whitehouse	163	52.99	51.44	52.98
Stonewood	261	31.68	14.00	16.00
Sunrise 94	19	181.70	176.28	181.68
Villa Palazzo	80	105.00	82.00	69.00
Wickford Square	103	110.00	0.00	110.00
Windemere Estates	50	190.00	190.00	190.00
Zorba Court	9	257.50	250.00	257.44