



4.3

DEVELOPMENT SERVICES
DEPARTMENT

DEVELOPMENT ENGINEERING
AND FINANCE

CITY OF SACRAMENTO
California

Special Districts
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May 25, 2004

City Council
Sacramento, California

Honorable Members in Session:

SUBJECT: NEIGHBORHOOD LANDSCAPING DISTRICT - PUBLIC HEARING (FY 2004/05)

LOCATION AND COUNCIL DISTRICT:

This district includes 26 separate subdivisions, as follows (see Attachment A):

- Kelton, Chardonnay, Del Paso Nuevo (Units 1 and 3), Sunrise 94 and Jones Ranch Subdivisions located in Council District 2.
- Eastland Park Village, located in Council District 4.
- Elder Place, Located in Council District 6
- Windemere Estates, Carriage Estates and Villa Palazzo Subdivisions, located in Council District 7.
- Jacinto Village 3, Laguna Verde 1 and 2, Laguna Parkway, Laguna Vega, Laguna Vista, Newport Cove, Regency Place, Shasta Meadows, Stonewood, Colony Brookfield, Arlington Park 1 and Arlington Park Creekside 2, 3 and 4 Subdivisions located in Council District 8.

RECOMMENDATION:

This report recommends that City Council adopt the attached resolutions:

- Overruling Protests (if any) for Neighborhood Landscaping District for FY 2004/05.
- Confirming Diagram and Assessment and Levying Assessment for Neighborhood Landscaping District for FY 2004/05.
- Amending the FY 2004/05 Budget for Neighborhood Landscaping District.

CONTACT PERSON: Ron Wicky, Program Specialist, 808-5628

FOR COUNCIL MEETING OF: June 15, 2004

SUMMARY:

The recommended Council action will levy the FY 2004/05 annual assessment for the Neighborhood Landscaping District. The district provides funding for the annual cost of maintaining landscaped areas adjacent to the above listed subdivisions. The assessments are equal to or less than the maximum amount authorized. As of this date, no protests have been received.

COMMITTEE/COMMISSION ACTION:

None.

BACKGROUND INFORMATION:

On July 23, 1991, City Council approved formation of the Neighborhood Landscaping 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, City Council has annexed 24 additional subdivisions to the district. On May 18, 2004, City Council adopted the Resolution of Intention, which set a hearing date of June 15, 2004 for the Annual Report (see Attachment B).

FINANCIAL CONSIDERATIONS:

The total maintenance cost for the 26 subdivisions is estimated to be \$177,411 for FY 2004/05. The cost for each subdivision is as follows:

Neighborhood	FY 2004/05 Budget	Surplus/ (deficit)	FY 2004/05 Assessed
Arlington Pk #1	\$11,967	6,339	5,628
Arlington Pk Creekside #2	30,964	22,780	7,600
Arlington Pk Creekside #3	21,003	14,703	6,300
Arlington Pk Creekside #4	23,267	19,697	3,570
Carriage Estates	24,012	17,457	6,555
Chardonay	17,203	13,517	3,686
Colony Brookfield	26,499	16,879	9,620
Del Paso Nuevo (Units 1 and 3)	15,076	4,021	11,055
East Land Park Village	15,782	0	15,782
Elder Place	4,900	0	4,900
Jacinto Village #3	2,922	0	2,922
Jones Ranch	7,328	2,567	4,762
Kelton	25,748	21,076	4,672
Laguna Parkway	36,224	16,184	20,040
Laguna Vega	18,136	7,336	10,800
Laguna Verde	32,617	20,713	11,904
Laguna Verde 2	24,623	20,753	3,870

City Council
 Neighborhood Landscaping District
 May 25, 2004

Neighborhood	FY 2004/05 Budget	Surplus/ (deficit)	FY 2004/05 Assessed
Laguna Vista	7,215	0	7,215
Newport Cove	22,248	19,210	3,038
Regency Place	24,414	19,785	4,629
Shasta Meadows	8,117	3,562	4,555
Stonewood	23,253	18,816	4,437
Sunrise 94	5,644	2,372	3,273
Villa Palazzo	21,859	13,459	8,400
Windemere Estates	24,913	16,713	8,200

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

Neighborhood	# of Lots	Maximum Authorized	FY 2004/05
Arlington Pk #1	84	\$87.00	\$67.00
Arlington Pk Creekside #2	76	265.00	100.00
Arlington Pk Creekside #3	60	120.00	105.00
Arlington Pk Creekside #4	119	65.00	30.00
Carriage Estates	23	373.74	285.00
Chardonnay	97	5.00	53.00
Colony Brookfield	74	190.00	130.00
Del Paso Nuevo (Units 1 and 3)	79	139.94	139.94
East Land Park Village	90	175.36	175.36
Elder Place	14	350.00	350.00
Jacinto Village #3	29	100.76	100.76
Jones Ranch	23	207.02	207.02
Kelton	146	60.60	32.00
Laguna Parkway	318	83.02	63.02
Laguna Vega	270	44.78	40.00
Laguna Verde	128	99.46	93.00
Laguna Verde 2	43	178.34	90.00
Laguna Vista	72	100.20	100.20
Newport Cove	62	128.66	49.00
Regency Place	133	52.88	27.06
Shasta Meadows	22	207.02	207.02
Stonewood	261	31.68	17.00
Sunrise 94	19	172.24	172.24
Villa Palazzo	80	105.00	105.00
Windemere Estates	50	190.00	164.00

The proposed FY 2004/05 assessments are equal to or less than the maximum amount authorized prior to the current year. The costs are detailed in the Engineer's Report on file with the City Clerk. The maintenance district is self-supporting and has no impact on the General Fund.

ENVIRONMENTAL CONSIDERATIONS:

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

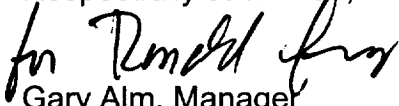
POLICY CONSIDERATIONS:

The annual proceedings for this district are being processed as set forth in Section 22500 of the California Streets and Highways Code, Landscaping and Lighting Act of 1972. This process is consistent with the City's Strategic Plan in preserving and enhancing the City's neighborhoods and quality of life.

ESBD CONSIDERATIONS:

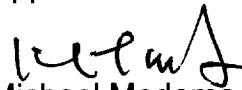
City Council approval of these proceedings is not affected by City policy related to the ESBD Program.

Respectfully submitted,



Gary Alm, Manager
Development Engineering and Finance

Approved:



Michael Medema, Interim Director
Development Services Department

RECOMMENDATION APPROVED:

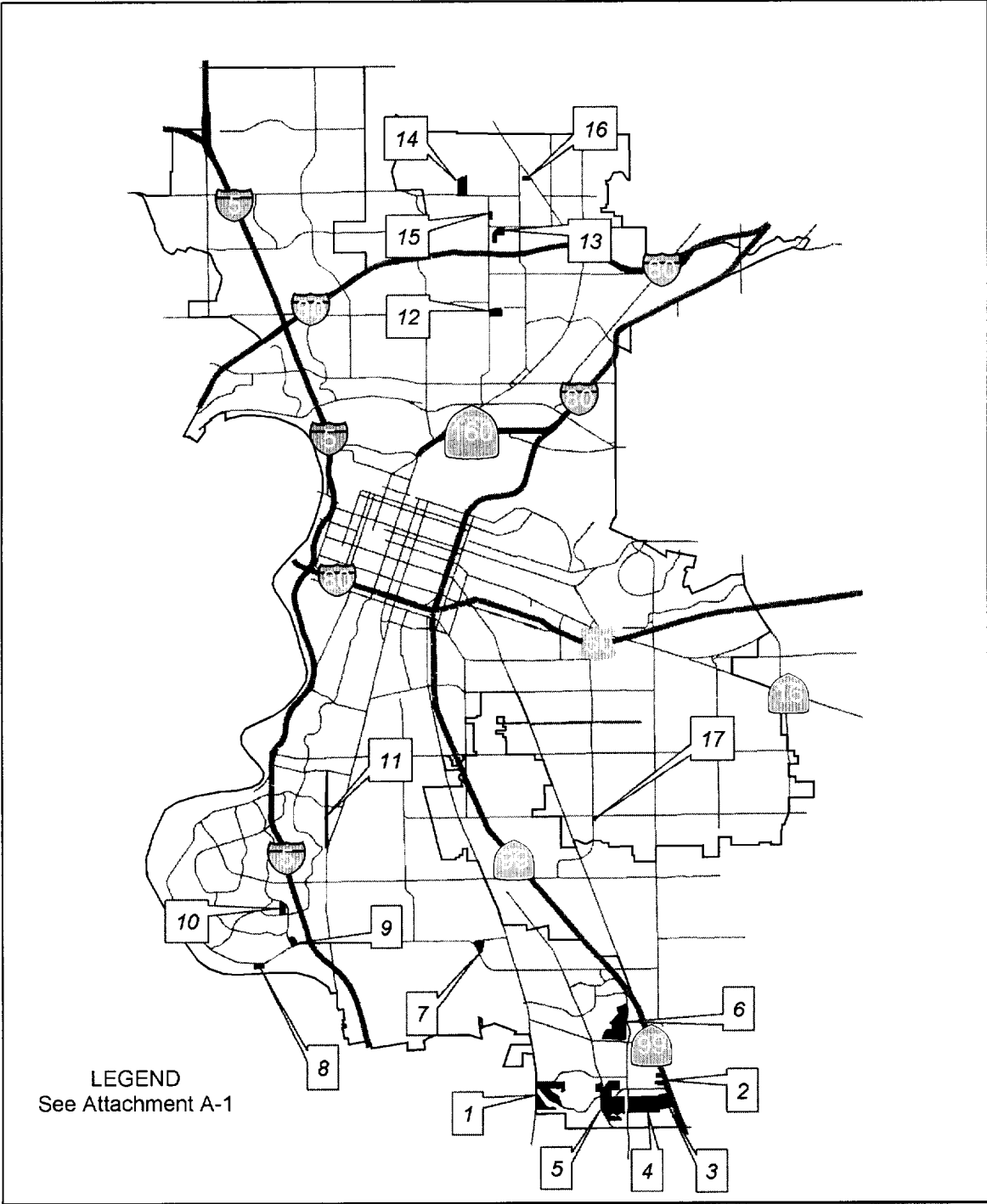


ROBERT P. THOMAS
City Manager

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Neighborhood Landscaping District Location Map



0 0.5 1 2 Miles



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ATTACHMENT A-1

NEIGHBORHOOD LANDSCAPING DISTRICT

LOCATION MAP LEGEND

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

2
Jacinto Village #3
Shasta Meadows

3
Laguna Vista

4
Laguna Vega

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

6
Regency Place
Stonewood

7
Colony Brookfield

8
Carriage Estates

9
Villa Palazzo

10
Windemere Estates

11
East Land Park Village

12
Del Paso Nuevo

13
Chardonnay

14
Kelton

15
Sunrise 94

16
Jones Ranch

17
Elder Place

ATTACHMENT B

**NEIGHBORHOOD LANDSCAPING DISTRICT
FY 2004/05 SCHEDULE**

May 18, 2004 Council Adopted Resolution of Intention and Set Date for Hearing

May, 2004 Publish Notice of Hearing

June 15, 2004	Hold Hearing Council Considers All Protests, Orders Annual Levy
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July, 2004 Assessments to County for Placement on Tax Roll

RESOLUTION NO.

ADOPTED BY THE SACRAMENTO CITY COUNCIL

ON DATE OF: _____

**RESOLUTION OVERRULING PROTESTS FOR
NEIGHBORHOOD LANDSCAPING DISTRICT
FOR FISCAL YEAR 2004/05**

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

On June 15, 2004, City Council opened the public hearing on the Resolution of Intention and the Engineer's Annual Report for the Neighborhood Landscaping District, City of Sacramento, County of Sacramento, State of California.

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

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

City Council finds that the protest against the proposed maintenance (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.

MAYOR

ATTEST:

CITY CLERK

FOR CITY CLERK USE ONLY

RESOLUTION NO.: _____

DATE ADOPTED:

RESOLUTION NO.

ADOPTED BY THE SACRAMENTO CITY COUNCIL

ON DATE OF: _____

**RESOLUTION CONFIRMING DIAGRAM AND ASSESSMENT AND LEVYING
ASSESSMENT FOR NEIGHBORHOOD LANDSCAPING DISTRICT (FY 2004/05)
(Pursuant to Landscaping and Lighting Act of 1972)**

1. Pursuant to Chapter 3 of the Landscaping and Lighting Act of 1972, City Council directed the Director of Public Works, as the Engineer of Work for the Neighborhood Landscaping District, to prepare and file an Annual Report for the Fiscal Year 2004/05.
2. The Engineer of Work filed the Annual Report on May 18, 2004, and City Council adopted it's Resolution approving Engineer's Report and Intention to levy and collect assessments within the assessment district for Fiscal Year 2004/05 and set a public hearing for June 15, 2004, in the meeting place of City Council, Interim City Hall, 730 I Street, 1st floor, Sacramento, California. Notice of the hearing was given in the time and manner required by law.
3. At the public hearing, City Council afforded to every interested person an opportunity to make a protest to the Annual Report, either in writing or orally, and City Council has considered each protest.
4. City Council hereby confirms the diagram and assessment as set forth in the Annual Report of the Engineer of Work and hereby levies the assessment set forth therein for fiscal year 2004/05.

MAYOR

ATTEST:

CITY CLERK

FOR CITY CLERK USE ONLY

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RESOLUTION NO.: _____

DATE ADOPTED:

RESOLUTION NO.

ADOPTED BY THE SACRAMENTO CITY COUNCIL

ON DATE OF: _____

RESOLUTION AMENDING THE FISCAL YEAR 2004/05 BUDGET FOR THE NEIGHBORHOOD LANDSCAPING DISTRICT

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

1. The Fiscal Year 2004/05 Expenditure Budget for the Neighborhood Landscaping District is adopted as follows:

<u>Department</u>		
Development Services	225-480-4815-4390	\$9,000
Transportation	225-340-3497-4384	86,046
	225-340-3497-4390	42,992
Finance	225-110-1131-4390	<u>20,127</u>
	Total Operating Expenses	158,165
Contingency	225-710-7012-4999	<u>316,474</u>
	Total Budget	474,639

2. The Fiscal Year 2004/05 Revenue Budget (\$474,639 – \$297,228 surplus) for the Neighborhood Landscaping District is adopted as follows:

225-480-4815-3657 **\$177,411**

(See Budget Preparation Table - Exhibit A)

MAYOR

ATTEST:

CITY CLERK

FOR CITY CLERK USE ONLY

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RESOLUTION NO.: _____

DATE ADOPTED: _____

EXHIBIT A

Budget preparation table: Neighborhood Landscaping District for FY 2004/05

FUND	ACT	AGY	ORGN	OBJ/REV	CURRENT BUDGET	REVISED BUDGET	INCREASE (DECREASE)	BUDGET REFERENCE
225	C	480	4815	3657	161,267	177,411	16,144	A
				RB				
				Totals:	161,267	177,411	16,144	
225	C	110	1131	4390	18,589	20,127	1,538	B
225	C	480	4815	4390	10,000	9,000	(1,000)	C
225	C	340	3497	4384	87,306	86,046	(1,260)	D
225	C	340	3497	4390	40,997	42,992	1,995	
225	C	710	7012	4999	316,256	316,474	218	E
				EB Totals:	473,148	474,639	1491	

FOR CITY CLERK USE ONLY

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RESOLUTION NO.: _____

DATE ADOPTED: _____