

REPORT TO THE CITY COUNCIL AND SUCCESSOR AGENCY



DATE: October 18, 2016

TITLE: Rancho Del Oro Landscape Maintenance District

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RECOMMENDATION:

- 1) Authorize the City Manager to enter into an agreement with Webb Associates to begin the annexation process of the Rancho Del Oro Subdivision into Landscape Maintenance District Number 2 (estimated cost not-to-exceed \$10,000); and**
- 2) Authorize the City Manager to enter into an agreement with So Cal Land Maintenance for the initial clean-up of the Rancho Del Oro perimeter landscaping (estimated cost not-to-exceed \$20,000).**

DISCUSSION

The City currently has 23 various Landscape Maintenance Districts and Drainage Assessment Districts that are funded and maintained through individual assessments. The operation and maintenance of each zone is funded through an annual assessment that is placed on the property taxes of each benefitting lot per zone. Funds collected may only be used for the maintenance of the corresponding zone. Prior to the formation of each zone, landscape easements must be dedicated to the City to provide the required landscape maintenance. Each year the City Council establishes a budget for each zone and places the assessment to the property owners on the tax roll.

The Rancho Del Oro residential subdivision is located on the north side of Mission Lakes Boulevard between Sonora Drive and West Drive, just south of Avenida Jalisco. The subdivision tracts were developed and recorded in 1992 and 1993. 259 single family homes were completed and a majority of the perimeter landscaping was installed. However, no provisions were made to maintain any of the perimeter landscape improvements and no assessment district was established or formed. The typical process is for the property owners in each subdivision to form a Landscape Maintenance District in which the cost of maintaining the landscaping is funded through an assessment that is paid for by the corresponding benefitting lots.

Initially, the developer was maintaining the perimeter landscaping, but some time ago the developer stopped doing so, and in the interest of keeping the landscaping alive and viable, the City began maintaining the landscaping ever since. With various financial struggles the City has been through over the years, including, multiple staff reductions and with no funding mechanism initially established for the ongoing maintenance, the maintenance efforts was reduced to very minimal maintenance and emergency repairs.

Throughout the years, City Staff has worked with the Rancho Del Oro residents in an effort to establish a permanent solution to fund the landscape maintenance district. The City has hosted multiple community meetings in which all Rancho Del Oro residents were invited to attend and discuss the history and available options.

In the past year, community meetings were held on August, 19, 2015, June 15, 2016, and September 28, 2016. During these meetings, various landscape options with various plant palettes, along with estimated associated maintenance costs, were presented to Rancho Del

Oro residents. During the September 28, 2016 meeting, City Staff presented four (4) alternatives with three (3) renderings of proposed landscaping based on resident recommendations. After the alternatives were presented and discussed, an anonymous poll for selecting an alternative was taken. The results are as follows:

Option 1 – 3 votes

Option 2 – 5 votes

Option 3 – 29 votes

Option 4 – 11 votes

Option 3 resulted in the most votes and entails the following scope of work:

- 1) Some landscape removal;
- 2) Keeping selected mature trees;
- 3) Keeping a few small bushes;
- 4) Adding 100 plants (5 gallon) to certain areas; and
- 5) Retrofitting the irrigation system.

The initial clean-up and irrigation retrofit of the entire landscape for Option 3 was estimated to cost approximately \$20,000. The total assessment was estimated to cost and initial cost of \$20-\$23 per month per lot.

Based upon results stemming from various Rancho Del Oro Community Meetings; City Staff recommends that the City Council do the following:

- 1) Authorize the City Manager to enter into an agreement with Webb and Associates to begin the process of Annexation of the Rancho Del Oro subdivision into Landscape Maintenance District Number 2; and
- 2) Authorize the City Manager to enter into an agreement with So Cal Land Maintenance to begin the initial clean-up efforts of the Rancho Del Oro perimeter landscaping.

FISCAL IMPACT

The annexation process expenses may be reimbursed to the City only after the annexation is complete and the assessment is approved by the voters. The annexation process is estimated to cost an amount not to exceed \$10,000. The initial clean-up of the entire perimeter landscaping is estimated to cost an amount not to exceed \$20,000.

EXHIBIT(S)

- 1) Renderings of Landscape Option 3