

Presentation to Council of funding in the various Landscape Assessment Districts (LADs); levels of service options, other types of funding mechanisms for improvements, and process to request additional amenities or improvements.

March 7, 2023



Introduction to Jim McGuire, Principal Consultant

- In January 2021, the City contracted with Willdan Financial Services to provide:
 - Benefit assessment engineering services
 - Annual Consolidated Engineer's Report
 - Strategic planning services

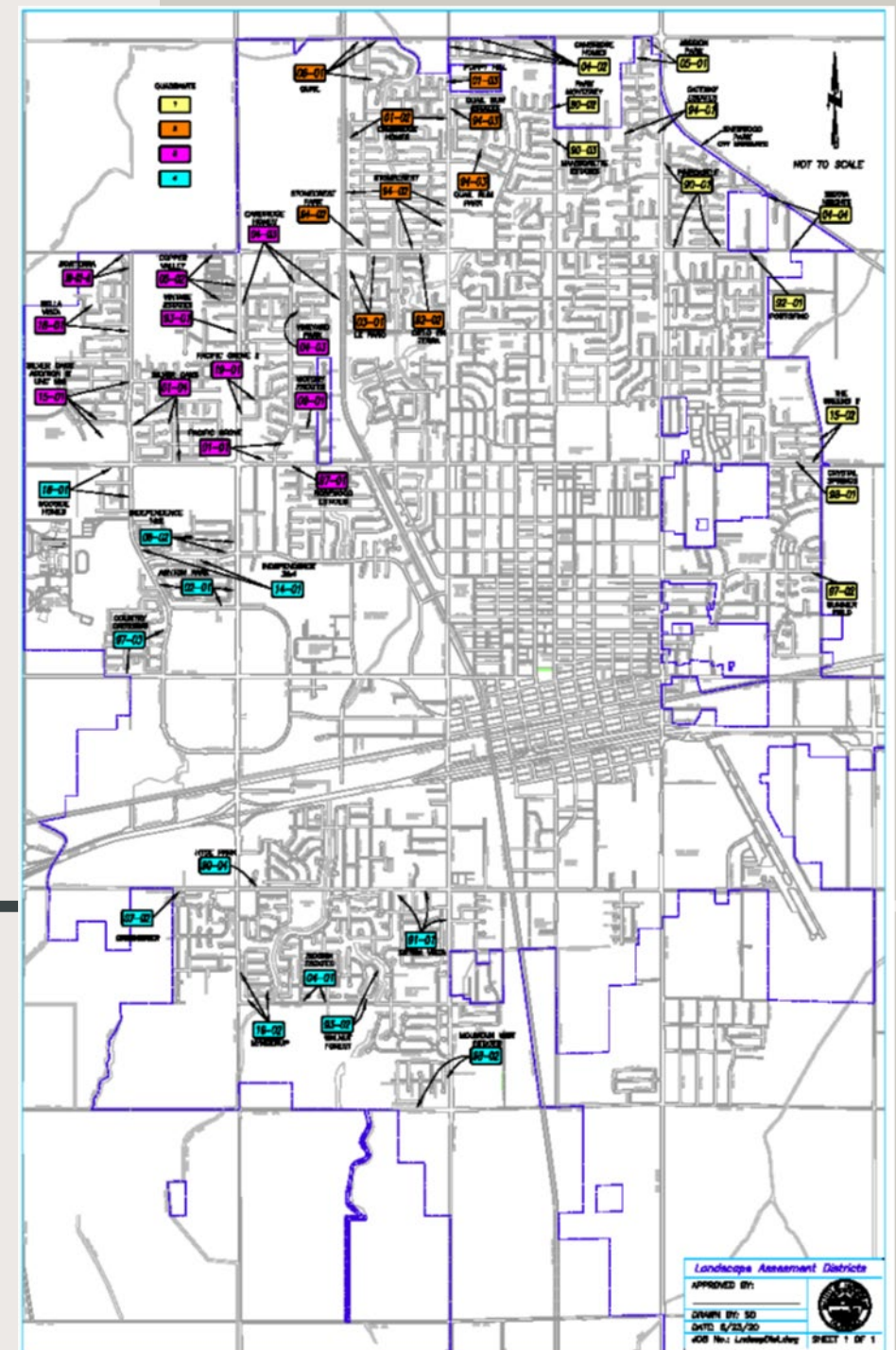
Purpose of the Landscape Assessment Districts

- To provide funding, through annual assessments for:
 - Aesthetic benefits to the properties and a more pleasant environment to walk, drive, live, and/or work
 - Landscaping of common areas and medians
 - Neighborhood parks

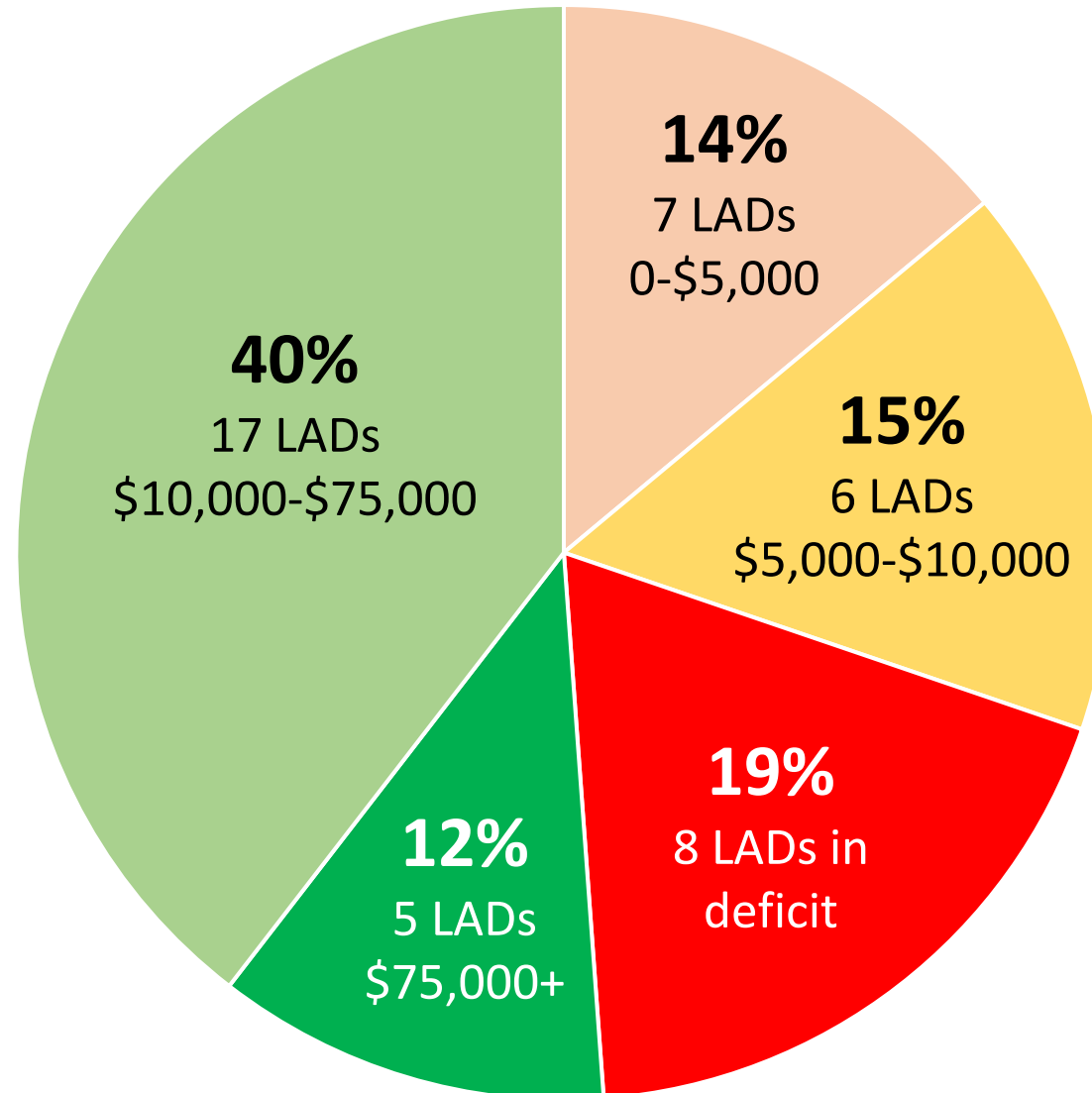
Current Reality

(As of last year)

- 43 total LADs (each is independent)
- 26 LADs have a Consumer Price Index (CPI) escalator
- 17 LADs do not have a CPI
- 6 LADs are operating a total deficit of \$51,342
- 5 of the 6 deficit LADs do not have a CPI escalator
- 7 LADs have a fund balance of \$4,000 or less



Overall, LAD Fund Balances



Level of Service

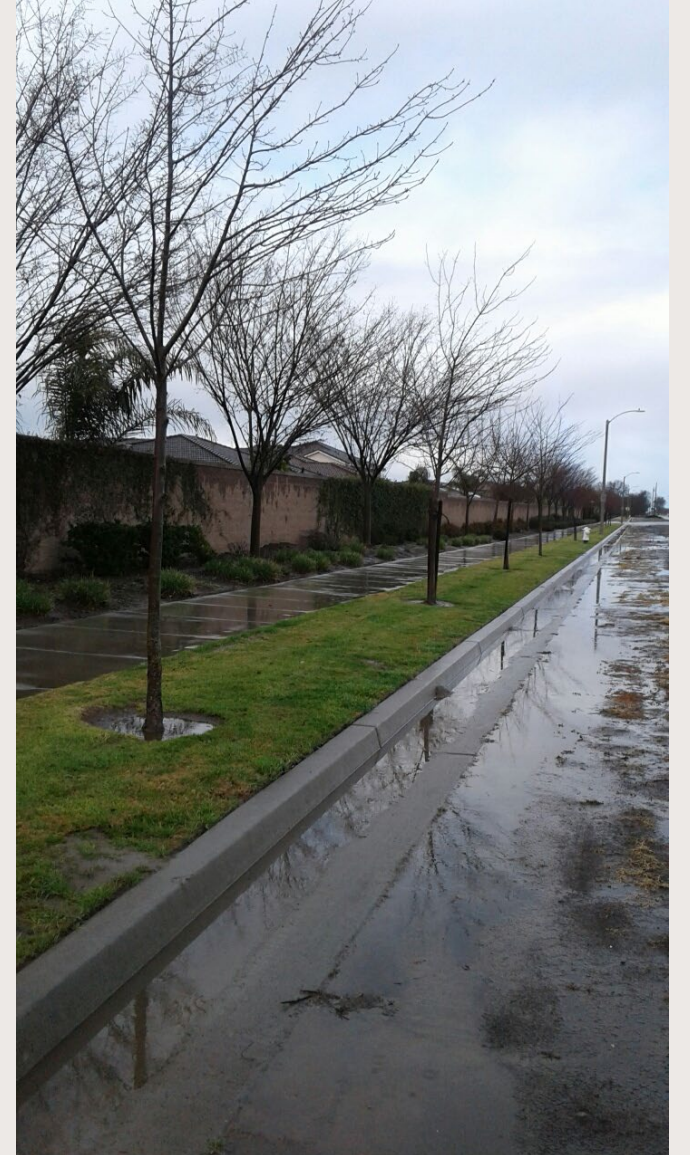
General guidelines for how often the landscape improvement areas are serviced based on the overall maintenance needs and/or available assessment funding.

Level of Service	Duration
A	Serviced every week
B	Serviced every week (March - October), every other week (November - February)
C	Serviced every other week (year-round)
D	Serviced every other week (March – October), every four weeks (March - February)
E	Serviced once per month

Level A



Levels B/C



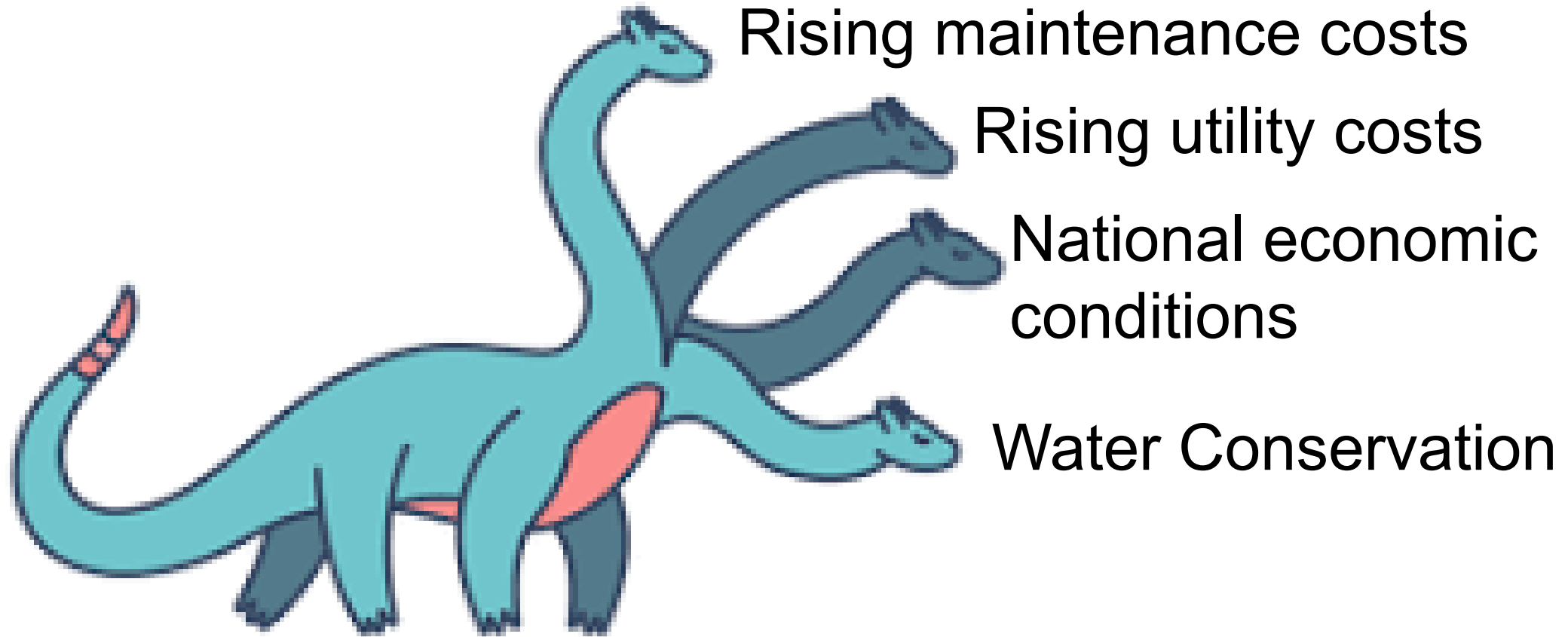
Level D



Level E



Four Impending Factors to Consider







Strategies Moving Forward

The goal is to eliminate the need for loans from the City's General Fund

- Carefully look at all of the LADs, modify, and transition to a lower level of service where feasible.
- Design and implement updated landscaping (xeriscape) in LADs with reasonable fund balances to replace turf, reduce water consumption, and demonstrate improved aesthetics.
- Ballot LADs that currently do not have a CPI escalator and/or those in a deficit.
- Extend contract with Willdan Financial Services to continue administration and tracking of districts.

QUESTIONS

LAD Fund Balance Analysis

FUND	DISTRICT #	NAME	# OF PARCELS	CASH IN BANK	SERVICE LEVEL	ESCALATOR
0240	90-01	PINECASTLE	352	\$ 47,667.44	A	No
0241	90-02	PARK MONTEREY	53	\$ 6,048.62	D	No
0242	90-03	MANSIONETTE	84	\$ (621.38)	D	No
0243	90-04	HYDE PARK	14	\$ 646.04	B	No
0244	91-01	SIERRA VISTA	285	\$ 1,144.97	E	No
0245	92-01	PORTOFINO	78	\$ (4,201.19)	D	No
0246	92-02	CIELO EN TIERRA	98	\$ 911.74	D	No
0247	93-01	VINTAGE ESTATES	29	\$ 7,391.56	A	No
0248	93-02	WALNUT FOREST	169	\$ (3,203.75)	A	Yes
0249	94-01	GATEWAY ESTATES	114	\$ (7,755.72)	D	No
0250	94-02	STONECREST	541	\$ 125.08	A	No
0251	94-03	QUAIL RUN	272	\$ (20,871.82)	B	No
0252	97-01	ROSEWOOD ESTATES	44	\$ 643.95	D	No
0253	97-02	SUMMERFIELD	30	\$ (1,049.32)	D	No
0254	97-03	COUNTRY CROSSING	250	\$ (10,933.61)	A	No
0255	98-01	CRYSTAL SPRINGS	126	\$ (2,705.26)	A	No
0256	98-02	MOUNTAIN VIEW	162	\$ 18,268.21	A	No
0257	01-01	PACIFIC GROVE	148	\$ 18,399.69	A	No
0258	01-02	CAMBRIDGE HOMES	199	\$ 4,006.08	A	Yes
0259	01-03	POPPY HILL	86	\$ 20,388.32	A	No
0260	01-04	SILVER OAKS	489	\$ 15,411.03	A	Yes

FUND	DISTRICT #	NAME	# OF PARCELS	CASH IN BANK	SERVICE LEVEL	ESCALATOR
0261	02-01	ASHTON PARK	182	\$ 7,796.22	A	Yes
0262	03-01	LE PARC/RR	128	\$ 34,057.73	A	No
0263	04-01	SIDONIA I & II	233	\$ 53,655.36	A	No
0264	04-02	CAMBRIDGE/PINNAC	75	\$ 40,702.26	A	Yes
0265	04-03	CAMBRIDGE/VINEYA	445	\$ 43,171.30	B	Yes
0266	04-04	SIERRA HEIGHTS	20	\$ 25,624.15	A	No
0267	05-01	MISSION PARK/BASIN	39	\$ 16,222.40	A	No
0268	05-02	COPPER VALLEY	150	\$ 30,353.43	A	No
0269	06-01	QUAIL PARK	144	\$ 455.27	B	Yes
0270	09-01	VICTORY ESTATES	14	\$ 12,901.14	A	No
0271	09-02	INDEP/LENNAR	121	\$ 40,672.09	B	Yes
0272	07-02	GATE/GREENBRIE	265	\$ 85,321.84	A	No
0273	14-01	INDEP III & IV	175	\$ 67,646.22	A	No
0274	15-01	SILVER OAKS III	467	\$ 238,401.44	A	Yes
0275	15-02	GREENS II	34	\$ 9,198.34	B	Yes
0276	16-01	WOODSIDE	54	\$ 8,685.56	A	Yes
0277	16-02	MYNDERUP	113	\$ 31,429.54	B	Yes
0278	18-01	BELLA V/BONTERRA	267	\$ 160,080.40	A	Yes
0279	19-01	PACIFIC GROVE	22	\$ 18,035.52	A	Yes
0280	19-02	ENCLAVE	26	\$ 9,895.54	A	Yes
0281	20-01	WOODSIDE	80	\$ 82,518.33	A	Yes
0282	21-01	SAN JOAQ VALLEY HOMES	56	\$ 75,531.95	A	Yes