Meeting Date: 05/16/06

ACTION	TYPE OF ITEM
☐ Approved Recommendation	■ Info/Consent
☐ Ord. No(s).	☐ Report/Public Meeting
☐ Res. No(s).	☐ Public Hearing
☐ Other	☐ Other _____

Prepared By: Joel Galaviz Agenda Item No. I-7

Reviewed By: City Manager City Attorney Finance Other (Public Works Director)

DATE: May 10, 2006

TO: City Council

FROM: Michael Henderson, Deputy Public Works Director
Public Works Department

SUBJECT: **Scheduling of Public Hearing and Adoption of Resolutions to Declare Intent to Levy FY 2006-2007 Assessments for Landscape Maintenance District Nos. 1 through 3, and 7 through 26**

RECOMMENDATION

That City Council:

1. Adopt resolutions declaring Council's intention to levy FY 2006-2007 assessments for Landscape Maintenance Districts Nos. 1 through 3, and 7 through 26 in the following tracts:

- Tract No. 2247, District No. 1 (Summerfield);
- Tract Nos. 4065, 4164, 4355 and 4225, District No. 2 (Channel Islands Business Park);
- Tract No. 3384, District No. 3 (River Ridge);
- Tract Nos. 4183 and 3943, District Nos. 7 and 8 (Northfield/Seagate Business Park);
- Tract Nos. 3051-2, 3051-3, and 4351, District No. 9 (Strawberry Fields);
- Tract No. 4405, District No. 10 (Country Club Estates);
- Tract No. 4376, District No. 11 (St. Tropez);
- Tract No. 4294, District No. 12 (Standard Pacific);
- Tract No. 4424, District No. 13 (Le Village);
- Tract No. 4492, District No. 14 (California Cove);
- Tract No. 4443, District No. 15 (Pelican Pointe);
- Tract No. 4810, District No. 16 (California Lighthouse);
- Tract No. 4702, District No. 17 (Village of San Miguel);
- Parcel Map Nos. 213-03-28 and 213-03-29, District No. 18 (St. John's Regional Medical Center);
- Tract No. 4827, District No. 19 (Shopping at the Rose);

- Parcel Map Nos. 231-020-200, 210, 240, District No. 20 (Wallenius Vehicle Preparation Center);
- Tract No. 3384-7, 8, District No. 21 (Cypress Pointe);
- Tract No. 4611, District No. 22 (McDonald's Median);
- Tract No. 4529, District No. 23 (Greystone);
- Tract No. 4529, District No. 24 (Vineyards);
- Tract No. 4840, District No. 25 (The Pointe); and
- Parcel Map No. 94-5-25, District No. 26 (Albertson's).

2. Set a public hearing for June 13, 2006, on the levy of the proposed assessments in Landscape Maintenance District Nos. 1 through 3, and 7 through 26.

DISCUSSION

As a condition of development, the City Council required that the developers of certain tracts cooperate with the City in order to establish landscape maintenance districts. These districts were formed by separate City Council resolutions in prior years. The assessments are exempt from Article XIII D of the California Constitution, by reason of Section 5 (a) thereof.

The Landscape and Lighting Act of 1972, pursuant to which these districts were formed, requires annual City Council action to update the assessments which appear on the Ventura County tax rolls. The purpose of the meeting today is for Council to adopt resolutions of intention to levy assessments, and to set a public hearing to be held on June 13, 2006, for Council to receive public testimony and to levy assessments for the next fiscal year.

Staff has calculated costs and assessments for the City's FY 2006-2007 maintenance of public landscaping in Landscape Maintenance District Nos. 1 through 3, and 7 through 26 and has prepared a resolution of intention for each. Each resolution of intention sets June 13, 2006, as the date for the public hearing on the levy of assessments. Each resolution of intention states that assessments for 2006-2007 are not proposed to increase over the assessments for 2005-2006.

Following the City Council's action at the public hearing on June 13, 2006, the assessment data will be delivered to the County Auditor-Controller's Office and processed for the collection of assessments in FY 2006-2007. This action must take place prior to July 1, 2006.

SELF-MAINTAINED DISTRICTS

Some districts maintain the landscaping without involving the City work force or contract maintenance services. However, the City requires an annual $1,080 budget for contingencies and inspections by City staff. Unused amounts remain in the fund balance for the district and are applied against the required 15 percent operating reserve and any additional surplus is used to reduce subsequent assessments. District Nos. 2 (Channel Islands Business District); 19 (Shopping at the Rose); and 21 (Cypress Pointe) are self-maintained districts.

CONTRACT SERVICE DISTRICTS

District Nos. 3 (River Ridge); 14 (California Cove); and 16 (California Lighthouse) are contract service districts, which means that the City will obtain the lowest bid from a private contractor on behalf of the districts. The annual assessment will vary from one year to the next. The engineer's report for each indicates the FY 2006-2007 costs.

CITY MAINTAINED DISTRICTS

Staff has determined that the City work force can provide improved landscape maintenance services to some districts equal to or below the costs charged by a contractor. For FY 2006-2007, City staff will provide services to the following tracts:

- Tract No. 2247, District No. 1 (Summerfield);
- Tract Nos. 4183 and 3943, District Nos. 7 and 8 (Northfield/Seagate Business Park);
- Tract Nos. 3051-2, 3051-3, and 4351, District No. 9 (Strawberry Fields);
- Tract No. 4405, District No. 10 (Country Club Estates);
- Tract No. 4376, District No. 11 (St. Tropez);
- Tract No. 4294, District No. 12 (Standard Pacific);
- Tract No. 4424, District No. 13 (Le Village);
- Tract No. 4443, District No. 15 (Pelican Pointe);
- Tract No. 4702, District No. 17 (Village of San Miguel);
- Parcel Map Nos. 213-03-28 and 213-03-29, District No. 18 (St. John's Regional Medical Center);
- Parcel Map Nos. 231-020-200, 210, 240, District No. 20 (Wallenius Vehicle Preparation Center);
- Tract No. 4611, District No. 22 (McDonald's Median);
- Tract No. 4529, District No. 23 (Greystone);
- Tract No. 4529, District No. 24 (Vineyards);
- Tract No. 4840, District No. 25 (The Pointe); and
- Parcel Map No. 94-5-25, District No. 26 (Albertson's).

DISTRICTS NOT INCLUDED IN THIS REPORT

Assessment District No. 4, the Mandalay Beach and Landscaping Maintenance District, is not included in this action because it was formed pursuant to the Improvement Act of 1911, and, therefore, requires separate treatment. Assessment District Nos. 5 and 6, for the Maulhardt (4021) and Continental Heritage (4169) industrial tracts, are also excluded because they contain no City-maintained landscaping at this time.

FINANCIAL IMPACT

The recommendation will result in the City's ability to provide landscaping services in District Nos. 1 through 3, and 7 through 26 at no cost to the General Fund.

Attachment
1 - Oxnard Landscape Maintenance District No. 1 Engineer's Report
2 - Resolution of Intention: Landscape Maintenance District No. 1
3 - Oxnard Landscape Maintenance District No. 2 Engineer's Report
4 - Resolution of Intention: Landscape Maintenance District No. 2
5 - Oxnard Landscape Maintenance District No. 3 Engineer's Report
6 - Resolution of Intention: Landscape Maintenance District No. 3
7 - Oxnard Landscape Maintenance District Nos. 7 & 8 Engineer's Report
8 - Resolution of Intention: Landscape Maintenance District Nos. 7 & 8
9 - Oxnard Landscape Maintenance District No. 9 Engineer's Report
10 - Resolution of Intention: Landscape Maintenance District No. 9
11 - Oxnard Landscape Maintenance District No. 10 Engineer's Report
12 - Resolution of Intention: Landscape Maintenance District No. 10
13 - Oxnard Landscape Maintenance District No. 11 Engineer's Report
14 - Resolution of Intention: Landscape Maintenance District No. 11
15 - Oxnard Landscape Maintenance District No. 12 Engineer's Report
16 - Resolution of Intention: Landscape Maintenance District No. 12
17 - Oxnard Landscape Maintenance District No. 13 Engineer's Report
18 - Resolution of Intention: Landscape Maintenance District No. 13
19 - Oxnard Landscape Maintenance District No. 14 Engineer's Report
20 - Resolution of Intention: Landscape Maintenance District No. 14
21 - Oxnard Landscape Maintenance District No. 15 Engineer's Report
22 - Resolution of Intention: Landscape Maintenance District No. 15
23 - Oxnard Landscape Maintenance District No. 16 Engineer's Report

24 - Resolution of Intention: Landscape Maintenance District No. 16

25 - Oxnard Landscape Maintenance District No. 17 Engineer's Report
26 - Resolution of Intention: Landscape Maintenance District No. 17
27 - Oxnard Landscape Maintenance District No. 18 Engineer's Report
28 - Resolution of Intention: Landscape Maintenance District No. 18
29 - Oxnard Landscape Maintenance District No. 19 Engineer's Report
30 - Resolution of Intention: Landscape Maintenance District No. 19
31 - Oxnard Landscape Maintenance District No. 20 Engineer's Report
32 - Resolution of Intention: Landscape Maintenance District No. 20
33 - Oxnard Landscape Maintenance District No. 21 Engineer's Report
34 - Resolution of Intention: Landscape Maintenance District No. 21
35 - Oxnard Landscape Maintenance District No. 22 Engineer's Report
36 - Resolution of Intention: Landscape Maintenance District No. 22
37 - Oxnard Landscape Maintenance District No. 23 Engineer's Report
38 - Resolution of Intention: Landscape Maintenance District No. 23
39 - Oxnard Landscape Maintenance District No. 24 Engineer's Report
40 - Resolution of Intention: Landscape Maintenance District No. 24
41 - Oxnard Landscape Maintenance District No. 25 Engineer's Report
42 - Resolution of Intention: Landscape Maintenance District No. 25
43 - Oxnard Landscape Maintenance District No. 26 Engineer's Report
44 - Resolution of Intention: Landscape Maintenance District No. 26

Note: Attachments 1 through 44 have been provided to the City Council. Copies are available for review at the Circulation Desk in the Library after 6:00 p.m. on the Thursday prior to the Council meeting and at the City Clerk's Office after 8:00 a.m. on Friday.