DATE:  June 1, 2020

TO:  Honorable Mayor and Members of the City Council through City Manager

FROM:  Jason Beatty, P.E. – Director, Public Works & Utilities
       Cindy Chong – Parks and Facilities Maintenance Manager, Public Works & Utilities
       Aaron Zavala – Senior Management Analyst, Public Works & Utilities

SUBJECT:  Public Meeting to Hear Testimony Regarding the Annual Assessments for the Landscape Assessment Districts; Adopt Resolution Describing Improvements and Directing Preparation of Engineer’s Report for Fiscal Year 2020-2021 Annual Assessment for Landscape Assessment Districts; Resolution Providing Preliminary Approval of Engineer’s Report for Landscape Assessment Districts, Fiscal Year 2020-2021; and Resolution Setting a Public Hearing to Order the Levy and Collection of Assessments Pursuant to the Landscaping and Lighting Act of 1972 for Landscape Assessment Districts, Fiscal Year 2020-2021

RECOMMENDATION

It is recommended that the City Council adopt the following resolutions:

1. Resolution Describing Improvements and Directing Preparation of Engineer’s Report for Fiscal Year 2020-2021 Annual Assessment for Landscape Assessment Districts.

BACKGROUND

Each year, as required by the California Streets and Highway Code (SHC) Section 22620 through 22631, the City Council must initiate a process to set the annual assessments for the Landscape Assessment Districts (LAD) in order to assure sufficient funds are provided for necessary landscape maintenance. The process requires a Public Meeting to hear testimony and approve the three subject resolutions contained herein, which is scheduled for June 1, 2020. Further, a Public Hearing is required to final approval of the assessments and is scheduled for July 20, 2020. The Public Hearing will allow the City Council to hear any public comment, confirm or modify the proposed assessments, and approve the Engineer’s Report.
The City has 47 LADs established in City Limits. The LADs feature public landscaped areas, as identified in the conditional tentative map approval prior to development of the subdivisions. These districts were formed to maintain various amenities in common landscaped areas. Including medians, islands, frontage strips, pathways, sound walls, fences, and irrigation systems within the specific sub-division. The annual maintenance costs are spread among all the private parcels within each LAD district and are collected by the County on behalf of the City under their property tax collection process. The City maintains fund balances for each LAD and manages the expenditures for maintenance, and repairs.

With respect to the proposed actions on June 1, the approval legislation will be segmented into separate resolutions for specific LADs pursuant to Title 2, Cal. Code of Regulations, section 18709, to address the likelihood that Council members may recuse themselves from making decisions on LAD assessments for properties within 500' of real-estate property in which they have ownership or other interests.

**DISCUSSION**

The Landscape and Lighting Act of 1972, which is codified in the above referenced section of the California Streets and Highway Code, requires the following steps, which can be accomplished by adopting the three recommended resolutions:

- Adopt resolution describing new improvements, which there are none, and order preparation of engineer report.
- Approve engineer report, consisting of Exhibits A and B, which summarize fund balances, projected levies, maintenance costs, per parcel assessments including increases or decreases from last year and expenditure details including number of parcels per LAD.
- Adopt resolution setting a Public Hearing to order the levy and collection of the annual LAD parcel assessments.

After these steps are completed at the June 1st Council meeting, the Council may adopt a resolution confirming the assessments for FY 20/21 at the July 20, 2020 public hearing. This final step must occur before August 10, 2020 to establish the assessments for FY 20/21 based on the deadline established by the Sonoma County Tax Assessor. Delay in approving the recommended resolutions would prevent assessment collections by Sonoma County for the fiscal year.

LAD’s with annual levied assessment funds that do not meet or exceed their annual estimated maintenance and administrative cost will be increased by the built-in 2% allowable annual levied fund increase. This includes a total of 33 LAD’s. There will be no reduction in annual levied fees for FY 20/21. The proposed action is necessary to fund LAD maintenance and operations for the fiscal year.

**PUBLIC OUTREACH**

This agenda item appeared on the City’s tentative agenda document on May 18, 2020 which was a publicly noticed meeting.
A Notice of Public Hearing was published in the local paper 45 days prior to the public hearing, which will be held on Monday, July 20, 2020, as part of the scheduled City Council meeting. This Hearing will consider all oral or written protests made or filed by any interested person and will consider and act upon the Engineer's Report for the districts.

COUNCIL GOAL ALIGNMENT

The City Council has identified “Our Environmental Legacy” as one of its key strategic initiatives for 2019-2021. Objective #1 seeks to “preserve and protect Petaluma’s environment with smart and efficient use of resources,” including the ban of use of Glyphosate and reimagining maintenance practices for managing City parks and open spaces. In the past year all usage of glyphosate has ceased. In the upcoming fiscal, staff is looking to implement more organic weed abatement including mulch.

CLIMATE ACTION/SUSTAINABILITY EFFORTS

Notable efforts have been made in the area of sustainability. LAD contractor is no longer using Glyphosate and has been coordinating the use of mulch for weed abatement. The contractor in coordination with city staff is working on a plan of implementing organic methodologies in weed abatement. Water reduction efforts were continued by turning off irrigation during rainfall months. Review of transfer to reclaimed water use in LAD’s where available are being explored. New tree plantings in order to offset carbon emissions were reviewed to be drought tolerant as well. Tree plantings to be coordinated to meet both standards.

FINANCIAL IMPACTS

The proposed action is necessary to place charges on the tax roll by August, which fund LAD maintenance and operations for the fiscal year.

Over the next year, staff will be looking for ways to reduce costs within these LADs including making irrigation repairs and water conservation improvements. If financial projections for future years continue to show the level of service to be unsustainable, further measures will be considered to address the funding shortfalls. Several LADs have unfavorable future financial projections and outreach to the residents within these LADs will be included in these measures.

ATTACHMENTS

1. Resolutions Describing Improvements and Directing Preparation of Engineer’s Report for the Fiscal Year 2020/2021 Annual Assessment for Landscape Assessment Districts.
4. Engineer’s Report
5. Memo to Petaluma City Council Listing LAD’s within 500’ and 1000’ of Councilmember’s properties
6. Map: Conflict of Interest Boundaries with LAD Boundaries
RESOLUTION DESCRIBING IMPROVEMENTS AND DIRECTING PREPARATION OF ENGINEER’S REPORT FOR FISCAL YEAR 2020-2021 ANNUAL ASSESSMENT FOR LANDSCAPE ASSESSMENT DISTRICTS

WHEREAS, pursuant to the provisions of the Landscaping and Lighting Act of 1972, Streets and Highways Code sections 22500 et seq., the City Council has established Landscape Assessment Districts and authorized levy and collection of assessments, listed in Exhibit A of the Engineer’s Report, on file with the City Clerk.

NOW, THEREFORE, BE IT RESOLVED THAT by the City Council of the City of Petaluma that the public interest, convenience, and necessity require, and it is the intention of said Council to undertake proceedings for the levy and collection of assessments upon the several parcels of land in said districts, for Fiscal Year 2020-2021 maintenance.

1. The improvements to be constructed or installed, including the maintenance thereof, are more particularly described for each district in Exhibit B of the Engineer’s Report, Descriptions and Maps.

2. The maintenance costs or expenses of said improvements are to be made chargeable upon said districts; the exterior boundaries of each district are the composite of each consolidated area, as more particularly shown on a map thereof on file in the office of the City Clerk, to which reference is hereby made for further particulars. Said maps for each district indicate by a boundary line the extent of the territory included in said district and of any zone thereof and shall govern for all details as to the extent of each assessment district. The boundary lines are also generally depicted in Exhibit B of the Engineer’s Report, Descriptions and Maps.

3. The City Engineer of the City of Petaluma shall be the Engineer of Work, and is hereby directed to prepare and file with the City Clerk a report on the districts specifying the fiscal year to which the report applies, and, with respect to that year, presenting the following:

   a. Description of the existing improvements and proposed new improvements, if any, to be made within the assessment district or within any zone thereof;

   b. An estimate of the costs of said proposed new improvements, if any to be made; the costs of maintenance of any existing improvements, together with the incidental expenses in connection therewith;

   c. A diagram showing the exterior boundaries of the assessment district and the lines and dimensions of each lot or parcel of land within the district as such lot or parcel of land is shown on the County Assessor's map for the fiscal year to which the report applies, each of which lots of parcels of land shall be identified by a distinctive number on said diagram; and

   d. A proposed assessment of the total amount of the estimated costs and expenses of the proposed new improvements, if any, including the maintenance of any
existing improvements upon the several parcels of land in said district in proportion to the estimated benefits to be received by such parcels of land from said improvements, including the maintenance, and of the expense’s incidental thereto.

4. The Director of Public Works and Utilities and the Director of Finance of Petaluma are hereby designated as the persons to answer inquiries regarding any protest proceedings to be had herein and may be contacted during regular office hours at the Petaluma City Hall, 11 English Street, Petaluma, CA 94952, or by calling 707-778-4303.
RESOLUTION PROVIDING PRELIMINARY APPROVAL OF ENGINEER’S REPORT FOR LANDSCAPE ASSESSMENT DISTRICTS

FISCAL YEAR 2020-2021

WHEREAS, the City Council of Petaluma adopted its Resolution Describing Improvements and Directing Preparation of Engineer’s Reports for Fiscal Year 2020-2021 Annual Assessments for Landscape Assessment Districts, pursuant to the Landscaping and Lighting Act of 1972, Streets and Highway Code sections 22500 et seq.; and

WHEREAS, said Resolution referred the proposed improvements to the Engineer of Work, and directed said Engineer of Work to prepare and file with City Clerk a written report on the LAD, all as therein more particularly described (“Engineer’s Report”); and

WHEREAS, the Engineer of Work has prepared and filed the Engineer’s Report with the City Clerk, and the Engineer’s Report has been presented to the City Council for consideration; and

WHEREAS, the Landscape Assessment Districts (LAD) are listed in Exhibits A and B of the Engineer’s Report; and

WHEREAS, the City Council has duly considered the Engineer’s Report and each and every part thereof and finds that said Engineer’s Report is sufficient and does not require modification.

NOW, THEREFORE, BE IT RESOLVED THAT:

1. The plans and specifications for the existing improvements within the assessment districts listed in Exhibit A of the Engineer’s Report, or within any zone thereof, contained in said report are hereby approved.

2. The Engineer's estimate of the itemized and total costs and expenses of said improvements, if any, maintenance, and the incidental expenses in connection therewith, contained in said report are hereby approved.

3. The diagram contained in the Engineer’s Report showing the exterior boundaries of the assessment districts referred to and described, the boundaries of any zones therein, the lines and dimensions of each lot or parcel of land within said districts as such lot or parcel of land is shown on the County Assessor's maps for the fiscal year to which the report applies, each of which lot or parcel of land has been given a separate number upon said diagram, is hereby preliminarily approved.

4. Each proposed assessment of the total amount of the estimated costs and expenses of the proposed improvements upon the several parcels of land in each district is in proportion to the estimated benefits to be received by such parcels, respectively, from said improvements, including the maintenance or servicing, or both thereof, and of the
expenses incidental thereto, as contained in the Engineer’s Report and is hereby approved.

5. Said report will stand as the Engineer's Report for all of the individual districts as listed in Exhibit A of the Engineer’s Report, for the purpose of all subsequent proceedings to be had pursuant to said Resolution.
RESOLUTION SETTING A PUBLIC HEARING TO ORDER THE LEVY AND COLLECTION OF ASSESSMENTS PURSUANT TO THE LANDSCAPING AND LIGHTING ACT OF 1972 FOR LANDSCAPE ASSESSMENT DISTRICTS

FISCAL YEAR 2020-2021

WHEREAS, on June 1, 2020, the City Council of Petaluma adopted a Resolution Describing Improvements and Directing Preparation of Engineer's Report for Fiscal Year 2020-2021 Annual Assessments for Landscape Assessment Districts, pursuant to the Landscaping and Lighting Act of 1972, Streets and Highways Code sections 22500 et seq.; and

WHEREAS, pursuant to said Resolution, the designated Engineer of Work has prepared and filed with the City Clerk the written Engineer’s Report for the districts listed in Exhibit A of the Engineer’s Report, called for under said Act and by said Resolution; and

WHEREAS, the Engineer’s Report has been submitted to and preliminarily approved by the City Council in accordance with said Act.

NOW, THEREFORE, IT IS HEREBY FOUND, DETERMINED AND ORDERED:

1. The public interest and convenience require, and it is the intention of the City Council to order the levy and collection of assessments for fiscal year 2020-2021, pursuant to the provisions of the Landscaping and Lighting Act of 1972, Streets and Highways Code sections 22500 et seq., for the construction or installation of the improvements, if any, including maintenance, more particularly described for each district in Exhibit B of the Engineer’s Report, Descriptions and Maps.

2. The cost and expenses of said improvements, if any, for each assessment district, including maintenance, are to be made chargeable upon the specified assessment district, the exterior boundaries of which district are the composite and consolidated area as more particularly described on a map thereof on file in the office of the City Clerk, to which reference is hereby made for further particulars. Said map indicates by a boundary line the extent of the territory included in each of the districts and of any zone thereof and the general location of said districts.

3. The Engineer's Report approved by this Council and on file with the City Clerk is hereby referred to for a full and detailed description of the improvements, the boundaries of the assessment district and any zones therein, and the proposed assessments upon assessable lots and parcels of land within the districts.

4. Notice is hereby given that Monday, July 20, 2020, at the hour of 6:45 PM or shortly thereafter, in the regular meeting place of said Council, Council Chambers, City Hall, 11 English Street, Petaluma, California, is hereby appointed and fixed as the time and place for a hearing by this Council on the question of the levy and collection of the proposed
assessments for each district for the construction or installation of said improvements, if any, including the maintenance, at which time the City Council will:

(i) consider all oral or written protests made or filed by any interested person at or before the conclusion of the public hearing relating to or opposing said improvements, the boundaries of each assessment district and any zone therein, the proposed diagram or the proposed assessments, the Engineer's estimate of the cost thereof; and

(ii) consider and finally act upon the Engineer’s Report for the districts.

5. The City Clerk is hereby directed to give notice of said hearing by causing a copy of this resolution to be published once in a newspaper of general circulation circulated in said City, and by conspicuously posting a copy thereof upon the official bulletin board customarily used by the Council for the posting of notices, said posting and publication to be had and completed at least ten (10) days prior to the date of hearing specified herein.

6. The Director of Public Works and Utilities and/or the Director of Finance of said City are hereby designated as the persons to answer inquiries regarding any protest proceedings to be had herein and may be contacted during regular office hours at the Petaluma City Hall, 11 English Street, Petaluma, CA 94952, or by calling 707-778-4303.
Engineer’s Report

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Exhibit A – LAD Assessment Summary/Expenditures and Revenues

Exhibit B – LAD Descriptions and Maps
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Landscape Assessment Districts Descriptions

1. Casa Del Oro – Zone C

   • Frontage
     o Frates Road landscape area west of Calle Ranchero to Lakeville Road curb to fence.
     o Frates Road landscape area east of Calle Ranchero then east one lot.

   • Landscape Area
     o Sartori Drive landscape area from curb to fence both sides of the road at the southern dead end.

   • Medians
     o Rio Nido Way & Sartori Drive
     o Rio Nido Court
     o Calle Ranchero Drive & Frates Road
     o Calle Ranchero Drive cul-de-sac

2. Sycamore Heights – Zone D

   • Medians
     o White Oak Way cul-de-sac
     o White Oak Circle & Sycamore Lane

3. Village Meadows – Zone B

   • Frontage
     o Sonoma Mountain Parkway frontage from Lynch Creek to Clary.

   • Landscape Areas
     o Between Flannigan Way & Lynch Creek along the creek from Maria Drive to Sonoma Mountain Parkway.
     o Includes to top of bank & pathway

   • Medians
     o Culpepper Drive & Maria Drive
     o Clary Street & Sonoma Mountain Parkway
     o Sheila Court

   • Sidewalk to Curb
     o All street tree irrigation in subdivision
4. Village East – Zone C

- Medians
  - Rodgers Lane & Garfield Drive
  - Warrick Court
  - Sheldrake Lane & Garfield Drive
  - Sheldrake Lane cul-de-sac
  - Brengle Court
  - Wren Drive & Garfield Drive

5. Spring Meadows – Zone C

- Landscape Area
  - Landscaping along Appaloosa Circle From curb to the fence, including Photinia hedge.

- Medians
  - Appaloosa Court
  - Caulfield Lane cul-de-sac.
  - Kiwi Court
  - Persimmon Court
  - Caulfield Lane & Garfield Drive

6. Shelter Hills Village – Zone C

- Street Entrance
  - Landscaping on both sides of the street at the entrance to Tarragon Court, sidewalk to curb & against the fence.

7. Meadow Park – Zone A

- Frontage
  - South Point Boulevard landscape area on both the north and south side of the street. North side from the sidewalk to curb & south side from the sidewalk to curb behind sidewalk to hedge.
  - Wood Sorrel Drive landscape area on the north side of Wood Sorrel Drive from Yarberry Drive to South Point Boulevard sidewalk to curb and sidewalk to the fence. South side of Wood Sorrel Drive from Yarberry Drive to South Point Boulevard sidewalk to curb.

- Landscape Areas
  - Yarberry Drive landscape area on the north side of Yarberry Drive from Wood Sorrel Drive east to the first house. Includes area from curb to fence.
  - Landscape easement along Abercrombie, south side from the curb to fence.
• **Medians**
  o Dupree Way & Maria Drive
  o Dupree Court
  o Allegheny Court
  o Dupree Way & Yarberry Drive
  o Yarberry Drive & Garret Way
  o Yarberry Drive & MacMahan Way
  o Jason Court
  o Megan Court
  o South Point Boulevard

8. **Anna’s Meadow – Zone C**

• **Frontage**
  o McDowell Boulevard South frontage eastside from Casa Grande Road to just before Anna Way curb to the fence. Casa Grande Road landscape area north side of the street from McDowell Boulevard South to just east of Henry Way curb to the fence.

• **Median**
  o Henry Way & Casa Grande Road

• **Sidewalk to Curb**
  o Irrigation for street trees on Daniel Drive & Wieling Way both sides of the street.

10. **St. James Estates – Zone B**

• **Frontage**
  o Curb to the fence between East Madison Street & Wyndham Way

• **Landscape Area**
  o On the south side of Wyndham Way from Sonoma Mountain Parkway to corner from curb to wall.
  o On the east side of Wyndham Way around the corner from corner to end of the subdivision from the curb to wall/fence.

11. **Park Place – Zone C – Map 11A**

• **Frontage – Map 11B**
  o Rainer Avenue landscape on the south side of Maria Drive to Acadia Drive from the sidewalk to fence.

• **Medians**
  o Trinity Court
  o Redrock Court
• **Sidewalk to Curb**
  o Street tree irrigation only for the entire subdivision

12. **Glenbrook – Zone A**

• **Frontage**
  o Sonoma Mountain Parkway landscape west side Sonoma Mountain Parkway from Riesling Road south to Glenbrook Park.
  o Maria Drive from one lot west of Lancaster Drive east to Glenbrook Park.

• **Landscape Areas**
  o Landscape area on the south side of Riesling Road from Sonoma Mountain Parkway to just West of Riesling Court sidewalk to curb.

• **Medians**
  o New Castle Court
  o Inverness Drive
  o Brody Court
  o Riesling Court

• **Sidewalk to Curb**
  o Irrigation only for street trees in the entire subdivision.

13. **Fairway Meadows**

• **Frontage**
  o Ely Boulevard South landscape frontage.

• **Landscape Areas**
  o South side of paver path which goes from Ely Boulevard South to Spyglass Road.
  o Spyglass Road turf area from curb to fence extending from paver path to Spyglass cul-de-sac.

• **Medians**
  o Ely Boulevard South & Spyglass Road
  o Spyglass Road cul-de-sac

• **Sidewalk to Curb**
  o Street tree irrigation for the entire subdivision

14. **Country Club Estates – Zone D**

• **Frontage**
  o McNear Avenue from the edge of development to end, including sidewalk to curb and from behind sidewalk to fence.
15. Sonoma Glen – Zone A

- **Frontage**
  - Sonoma Mountain Parkway landscape area on the east side of Maria Drive from Manzanita path north of Lancaster to Sonoma Mountain Parkway curb to the fence. Exclude area in front of the school.
  - Ely Road landscape area on the west side of Ely Road from Burgundy Court to Nora Lane curb to the fence.

- **Landscape Areas**
  - Kensington Place Park at the corner of Kensington Place & Dorset Drive.
  - Mow This Greenbelt 2 X Month – Corona Creek curb to top of the bank landscape area on the north side of Corona Creek from Ely Road west to just past Telford Lane landscape area on the south side of Corona Creek from Ely Road west to Sonoma Mountain Parkway.
  - Zinfandel Drive landscape area, which includes Manzanita path from the curb to fence from Maria Drive along Merlot Court along Zinfandel Drive to Riesling Road. This also includes a turf and sign area at the corner of Zinfandel Drive & Merlot Court.

- **Medians**
  - Merlot Court
  - Cabernet Court
  - Muscat Court
  - Riesling Road
  - Wine Court
  - Claret Court
  - Madeira Circle Court (2 medians)
  - Savoy Circle
  - Cliff Haven Court

- **Sidewalk to Curb**
  - Landscape & irrigation maintenance at Colombard Road south side from Zinfandel Drive to Madeira Circle, including Wine Court.
  - Irrigation only at all other streets and cul-de-sacs.

16. Mountain Valley – Zone B

- **Frontage**
  - Sonoma Mountain Parkway landscape area frontage as indicated on map curb to the wall.
• **Landscape Areas**
  - Urban separator landscape area east of Tulare Street from the northern border of subdivision to the southern border of subdivision curb to 10’ behind the sidewalk.

• **Medians**
  - Rainer Circle entrance at Sonoma Mountain Parkway.
  - Palen Court

17. **Kingsmill – Zone B**

• **Frontage**
  - Sonoma Mountain Parkway landscape area as indicated on map including north & south side of the entrance.

• **Landscape Areas**
  - Urban separator landscape area on the east side of Castle Drive includes the area behind the house on north end curb to 10’ behind the sidewalk.

• **Medians**
  - Sonoma Mountain Parkway & Castle Drive
  - Nottingham Court.
  - Maiden Lane
  - Jester Court
  - Page Court

18. **Cader Farms – Zone B**

• **Frontage**
  - Landscape area SMP, as indicated on the map, includes north & south sides of entrance at Rainer Circle.

• **Landscape Corners**
  - Greenwich Street & Rainer Circle has three corners.
  - Almanor Street & Rainer Circle has two corners.
  - Downing Street & Rainer Circle has two corners.
  - Brompton & Almanor has two corners.
  - Brompton & Greenwich has two corners.
  - Pembridge Street & Rainer Circle as two corners.
  - Pembridge Street & Almanor Street has two corners.

• **Landscape Areas**
  - Turf on the east side of Downing Street from 1850 north to corner of Downing Street & Rainer Circle. Sidewalk to curb.
  - Turf on the east side of Rainer Circle from Matzen Ranch Circle north to Matzen Ranch Circle.
19. Cader Farms Highland – Zone B

- **Medians**
  - Rainer Circle & Sonoma Mountain Parkway
  - Chelsea Court
  - Branbury Court

- **Landscape Area**
  - Urban separator landscape area on the east side of Matzen Ranch Circle Curb to 10’ behind the sidewalk.

- **Medians**
  - Matzen Ranch Circle & Rainer Circle Entrance median and also includes sidewalk to curb the north and south sides.
  - Matzen Ranch cul-de-sac. (north)
  - Matzen Ranch cul-de-sac. (east)

21. Crane Glen – Zone B – Map 21A

- **Frontage – Map 21B**
  - Landscape maintenance on SMP, as indicated on the map.

- **Landscape Area**
  - Landscape area at the end of Rosamond Street behind the curb to sound wall.

- **Medians**
  - Rosamond Street – **Irrigation Only**
  - Rosamond Street cul-de-sac. – **Irrigation Only**

- **Sidewalk to Curb**
  - Street tree irrigation for the entire subdivision.

22. Westridge Knolls – Zone D

- **Frontage**
  - I Street landscape area on north side beginning with Pin Oaks then west to end of the subdivision just past entrance, including sign area curb to the fence.

- **Landscape Area**
  - South side of Photinia Place easement from the sidewalk to curb stretching from Black Oak Drive to Phontinia cul-de-sac.
• **Medians**
  - Grevillia Drive & I Street at the entrance.
  - Dogwood Court
  - Lydia Court
  - Hash Court
  - Photinia Place
  - Black Oak Drive

• **Sidewalk to Curb**
  - Street tree irrigation only for the entire subdivision.

**24. Judith Court – Zone D**

• **Frontage**
  - Payran landscape area on the west side of Payran from Jefferson Street to Hospice House sidewalk to the fence.

• **Median**
  - Judith Court

• **Sidewalk to Curb**
  - Street tree irrigation for the entire LAD.
  - Landscape easement on the east side of Vallejo from Jefferson Street to the end of the cul-de-sac.

**26. Graystone Creek – Zone A**

• **Frontage**
  - Ely Road from Hartman Lane to Sandstone Drive.

• **Landscape Areas**
  - Corona Creek landscape maintenance from the curb to top of both north and south side of the creek between Ely Road and Riesling Road.

• **Medians**
  - Wildflower Court
  - Quarry Street (one on the south and one on the north)
  - Hartman Road

**27. Americana – Zone A**

• **Frontage**
  - Ely Road from Sonoma Mountain Parkway north to just past Hanford Street.
  - Sonoma Mountain Parkway frontage from Ely Road East to Canterbury Estates.
21

• **Landscape Area**
  o Lexington Street landscape maintenance on pathway area between 1850 & 1846.

• **Median**
  o Plymouth Court

28. **Kingsfield – Zone D**

• **Landscape Area**
  o Townview Lane landscape maintenance from the curb to fence on both sides of the street from North Webster Street west to the first parcel.

• **Median**
  o Townview Lane

29. **Liberty Farms – Zone A**

• **Landscape Area**
  o Turf & landscape maintenance north side of the creek from just past Telford Lane west to Sonoma Mountain Parkway curb to top of the bank.

31. **Wisteria – Zone A**

• **Frontage**
  o Landscape area on the east side of Ely Road from Hanford Street to Sandstone Drive curb to the fence.
  o Landscape area on the south side of Sandstone Drive from Ely Road to Wisteria Circle. Including southeast corner of Wisteria Circle & Sandstone Drive with the sign to curb fence.

32. **Corona Creek II – Zone A**

• **Frontage**
  o Sonoma Mountain Parkway landscape is from Corona Road to Corona Creek curb to fence.

• **Landscape Area**
  o Landscape area on the north side of Via Elisabetta from Mauro Pietro Drive to home at the end of the cul-de-sac. Also included north side of Via Elisabetta Court sidewalk to curb irrigation, lawn & trees.

• **Median**
  o Via Elisabetta cul-de-sac.
33. **Woodside Village – Zone A**

- **Landscape Area**
  - Landscape area on East Woodside Drive along Capri Creek north to Maria Drive, from the curb to top of the bank.

35. **Cross Creek I & II – Zone C**

- **Frontage**
  - Ely Road landscape area from curb to the fence on the east side of Ely Road from the northern boundary of Cross Creek Subdivision to Casa Grande Road.
  - Casa Grande landscape area starting at Ely Road from the curb on Casa Grande to curb on River Pine Circle & curb to fence east to the cul-de-sac on Hidden Valley Drive.

- **Landscape Areas**
  - Urban separator along Hidden Valley Drive from Whisper Creek to Casa Grande Road.
  - The path from Casa Grande Road to Whippoorwill Court & including landscape from the curb to fence at Whippoorwill Court cul-de-sac terminus.

- **Medians**
  - Valley Oak Court
  - Whippoorwill Court
  - Hidden Valley Drive
  - Skyhawk Court
  - Turnabout at Garfield Drive

36. **Westview Estates – Zone D**

- **Frontage**
  - Bodega Avenue landscape area from curb to the sidewalk from Webster Street to #756 Bodega Avenue.

- **Landscape Area**
  - Rebecca Street landscape area sidewalk to fence from the southwest corner of Fowler Court & Rebecca Driver to end of the street.
  - Landscape area both sides of the pathway from Larch Drive to Via Gigi.

37. **Willow Glen – Zone B**

- **Frontage**
  - Sonoma Mountain Parkway landscape area from Lynch Creek past Linnet to the end of the subdivision.
• **Landscape Areas**
  o Turtle Creek south side landscape area on both sides of the pathway to fence from Sonoma Mountain Parkway to Prince Park includes two bridges. Turtle Creek north side, along Sleepy Hollow Lane, from Cricket Court to Castle Drive north side Washington Creek landscape area along Linnet Lane, Songbird Way, to Hawk Drive from the curb to top of the bank. South side of Washington Creek is weed, irrigation & basin maintenance at trees only.
  o Noriel Lane landscape area on the east side of the street from the pathway to curb from Turtle Creek Lane to the end of the street across from 1916.

• **Median & Entrances**
  o Median & north & south sides from the curb to fence at Sonoma Mountain Parkway & Turtle Creek Lane.
  o Median & north & south sides from the curb to fence at Sonoma Mountain Parkway & Linnet Lane.
  o Crickett Court
  o Fawn Court
  o Squirrel Hollow Court

38. **Stoneridge – Zone D**

• **Frontage**
  o Sunnyslope Road landscape area from curb to fence & curb to the sidewalk from Ravenswood Court to Fullerton Lane.

• **Median & Entrance**
  o Landscape area on the west side of Ravenswood Court at Sunnyslope Road from the first corner to the first house.
  o Ravenswood

• **Landscape Area**
  o Landscape area from curb to 10’ behind sidewalk starting at the intersection of Dover Lane & Lansdowne Way extending uninterrupted to Buckingham Lane.

• **Medians**
  o Roundabout at the intersection of Sestri Lane & Riesling Road also includes two median islands on Sestri Lane.

39. **Lansdowne – Zone A**

• **Landscape Area**
  o Landscape area from curb to 10’ behind sidewalk starting at the intersection of Dover Lane & Lansdowne Way, extending uninterrupted to Buckingham Lane.
• Medians
  o Roundabout at intersection of Sestri Lane & Riesling Road. It also includes two median islands on Sestri Lane.

40. Twin Creeks – Zone D

• Landscape Areas
  o Landscape sidewalk to curb along Ellis Street to the first house.
  o Landscape at Washington Creek along Holly Lane from the curb to fence. Weed mowing behind the west fence from large turf area to behind the first two homes on Holly Lane.

41. McNear Landing – Zone D

• Frontage
  o Along Petaluma Boulevard South subdivision frontage (does not include hillside portion – see map).

• Landscape Areas
  o Along the Petaluma River walkway both sides.

• Medians
  o At both ends of intersections of McNear Circle & Petaluma Boulevard South.

42. Turnbridge – Zone A

• Frontage
  o Curb to the fence between Wellington Place & Liverpool Way.

• Landscape Areas
  o On the north side of Liverpool Way from Sonoma Mountain Parkway to the end of the park from the curb to top of the creek bank.
  o On Howard Circle between # & # sidewalk to park area both sides of the path.
  o The western edge of subdivision behind the wall near railroad tracks.
  o North western corner of the subdivision from Liverpool Way to the western edge of the subdivision on both sides of Creek. Curb to the fence between Wellington Place & Liverpool Way.

• Medians
  o Colabianchi Lane
  o Westbury Court
43. **Washington Creek – Zone B**

- **Frontage**
  - Landscape area on East Washington Boulevard extending from east end of subdivision to west end of the subdivision from the curb to the wall.

- **Landscape Area**
  - Landscape strip on the north side of Catenacci Court from the curb to sidewalk.
  - Landscape area on East Washington Boulevard extending from east end of subdivision to west end of the subdivision from the curb to the wall.

- **Medians**
  - Landscape area on two medians at the end of the cul-de-sac on Catenacci Court.

43. **Washington Creek Riparian – Zone B**

- Creek from the back of the sidewalk of Catenacci Court to top of the bank on the south side.

- Creek from wall/fence to top of the bank on the north side.

44. **Stratford Village – Zone A**

- **Landscape Area**
  - Landscape area, from Casella Way to Lennox Drive between curb and Capri Creek. And between the sidewalk and home fences Casella Way to Yorkshire Street.
  - Landscape area along Lennox Drive continuing from Norfolk Avenue to end of subdivision between curb & edge of urban separator.

45. **Southgate – Zone C**

- **Frontage**
  - Landscape area on Lakeville Road from the south end of subdivision north along the wall to end. Landscape area at the corner of Lakeville Road & Freitas Road Landscape area along Freitas Road from the west end of the wall to end of subdivision including medians in the center of Frietas Road Landscape area on Ely Road from the corner of Freitas Road & Ely Road south along the wall to end of the subdivision.

- **Park**
  - Landscape & turf area in park as indicated on map and curb strip along Murrieta Street.
• Interior Sound Walls

46. Riverview Park – Zone D

The maintenance of Riverview Park includes all plant material, trees, irrigation system.

• Pedestrian Trail – as listed above
• Park – as listed above

47. Avila Ranch – Zone B

Landscape maintenance services, including, but not limited to, care of landscape plants, replacement plantings, tree trimming as necessary, operation, maintenance and repair/replacement of irrigation systems, mowing, vegetation removal, weed and other landscape pest control as necessary, periodic litter removal, vandalism repair, periodic mulch replenishment, the costs of water and electricity, all in a street public right of way; maintenance and cleaning of the underground stormwater detention pipe and maintenance and cleaning of the stormwater treatment areas; also maintenance, repair and replacement of fence in Parcels A, B, C, E & F. All maintenance areas are situated within the Avila Ranch Subdivision in the City of Petaluma.
CASA DE ORO - CLEANUP
LANDSCAPE ASSESSMENT DIAGRAM
SHELTER HILLS - CLEANUP
LANDSCAPE ASSESSMENT DIAGRAM
CADER FARMS
LANDSCAPE ASSESSMENT DIAGRAM
CADER HIGHLANDS
LANDSCAPE ASSESSMENT DIAGRAM
CRANE GLEN - CLEANUP
LANDSCAPE ASSESSMENT DIAGRAM
AMERICANA
LANDSCAPE ASSESSMENT DIAGRAM
WOODSIDE VILLAGE
LANDSCAPE ASSESSMENT DIAGRAM

NORTH
LANSDOWNE
LANSCAPE ASSESSMENT DIAGRAM

NORTH
WASHINGTON CREEK
RIPARIAN MAINTENANCE

43 Creek
STRATFORD VILLAGE
LANDSCAPE ASSESSMENT DIAGRAM

NORTH
City of Petaluma, California
MEMORANDUM

11 English Street, Petaluma, CA 94952
(707) 778-4389, Fax (707) 206-6036

DATE: June 1, 2020

TO: Honorable Mayor and Members of the City Council through the City Manager

FROM: Jason Beatty, P.E. – Director, Public Works & Utilities
Cindy Chong – Parks and Facilities Maintenance Manager, Public Works & Utilities
Aaron Zavala – Senior Management Analyst, Public Works & Utilities

SUBJECT: Public Meeting to Hear Testimony Regarding the Annual Assessments for the Landscape Assessment Districts; Adopt Resolution Describing Improvements and Directing Preparation of Engineer’s Report for Fiscal Year 2020-2021 Annual Assessment for Landscape Assessment Districts; Resolution Providing Preliminary Approval of Engineer’s Report for Landscape Assessment Districts, Fiscal Year 2020-2021; and Resolution Setting a Public Hearing to Order the Levy and Collection of Assessments Pursuant to the Landscaping and Lighting Act of 1972 for Landscape Assessment Districts, Fiscal Year 2020-2021

On June 1, 2020 a resolution is proposed to adopt the preliminary approval of an Engineer’s Report for Landscape Assessment Districts. The Engineer’s Report describes improvements for Fiscal Year 2020-2021 Annual Assessment for Landscape Assessment Districts. Listed below, alphabetically by Councilmember, is a listing of Landscape Assessment Districts (by name and number) that have been identified as being within 500 Feet and 1000 feet of a City Councilmember’s property.

TERESA BARRETT
None

D’LYNDA FISCHER
None

MIKE HEALY
None

GABE KEARNEY

None

DAVE KING

None

KEVIN MCDONNELL

Within 1,000 feet

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KATHY MILLER

Within 500 feet

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<td>Shelter Hills</td>
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<td>35</td>
<td>Cross Creek</td>
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Conflict of Interest Boundaries with LAD Boundaries

Based upon a 500 foot and 1000 foot offset from the primary residential property and secondary properties

City of Petaluma
California

Conflict of Interest Areas
- Council Primary
- Council Primary 500ft
- Council Primary 1000ft
- Council Income
- Council Income 500ft
- Council Income 1000ft
- Council Lease
- Council Lease 500ft
- Council Lease 1000ft

LADs
- Zone A
- Zone B
- Zone C
- Zone D
- Zone E

Boundaries
- City Limit
- UGB

City of Petaluma
11 English St
Petaluma, CA 94952
(707) 778-4330
GIS@ci.petaluma.ca.us

GIS Division
May 5, 2020

Attachment 6