



NOTICE OF PUBLIC HEARING

The City of San Ramon
Landscaping and Lighting District 1984-1
Vista San Ramon Zone 4

Concerning Your Vote on the Proposed Increase in the Landscaping & Lighting District Zone 4 Vista San Ramon Maximum Assessment

The City's Landscaping and Lighting District (District) was established in 1984 to ensure a continuous funding source for keeping our street lighting properly functioning, roadway landscaping (medians and streetscapes) groomed, and street trees trimmed throughout the City of San Ramon.

NOTICE IS HEREBY GIVEN that on **Tuesday, June 27, 2023, at 7:00 p.m.** in the San Ramon Council Chamber located at 7000 Bollinger Canyon Road, San Ramon, California, the City Council of the City of San Ramon, will conduct a Public Hearing to receive and consider any public comments regarding the proposed increase and levying assessments for Fiscal Year 2023/2024 for The Landscaping and Lighting District No. 1984-1 – Zone 4.

The City Council will receive and consider all oral and written testimony related to the assessments for Landscaping and Lighting District No. 1984-1 – Zone 4.

In accordance with Proposition 218, the maximum assessment rate for each Zone can only be increased through a majority vote of the property owners within that Zone. Property owners set a maximum assessment rate, and the City then has the authority to raise or lower the assessment rate, up to the maximum, depending upon the projected expenditures of the Zone for each upcoming fiscal year. If there are cost savings in one fiscal year, they are allocated back to the reserve fund for that Zone.

The process to increase an assessment in a Landscaping & Lighting District is governed by the California Streets and Highway Code Section 22500, and the "Right to Vote on Taxes Act" (Proposition 218). These processes require the preparation of an Engineer's Report that includes a description of the services to be provided by the Landscaping & Lighting District, or assessed Zone, the costs that are anticipated, and a discussion of the assessment methodology. The Engineer's Report is the basis for the determination of the assessment. Balloting will be conducted by a mail-in ballot per Proposition 218. The assessment increase and adoption is also subject to a Public Hearing.

Important Information for Property Owners

Are there accountability measures?

Assessment District monies are held in a separate account and money collected from each zone is only expended in that zone. The City conducts annual financial audits to ensure that assessment revenues are expended as authorized.

How do I vote?

Enclosed with this Notice of Public Hearing is your ballot, along with a self-addressed, postage-paid envelope.

- The ballot must be completed by the property owner(s), or an authorized representative, indicating the property owner's support for, or opposition to, the proposed annual assessment increase.
- For your ballot to be counted, you must clearly mark the appropriate box, sign the ballot, seal it in the enclosed envelope, and return it to the City Clerk of the City of San Ramon.
- Completed ballots must be received at the address shown on the enclosed return envelope by 7:00 pm on June 27, 2023

OR hand-delivered to the City Clerk before the end of the public input portion of the Public Hearing that same evening.

- The Public Hearing begins at 7:00 pm, June 27, 2023, at the City Council Chambers at 7000 Bollinger Canyon Road.
- If you return the ballot by mail, please be sure to allow sufficient time for mail delivery.

At the June 27, 2023, Public Hearing, the City Council will receive public testimony and formally accept and count the assessment ballots.

What determines majority support vs. majority protest?

Majority support occurs, and the proposed assessment increase is approved, if the number of returned ballots supporting the proposed assessment increase is greater than the number of ballots opposing the increase. By law, the ballots are weighted in proportion to each property owner's proposed increase in their assessment. If the weighted "No" votes number more than the weighted "Yes" votes, the assessment increase cannot be imposed and the proceedings will be abandoned. If the weighted "Yes" votes number more than the weighted "No" votes, the assessment increase can be levied. All properties are equal in Zone 4.

When will the results be available?

The results of ballot tabulation are expected to be reported to the City Council on July 27, 2023, at which time the City Council may vote to impose the annual assessment increase for Fiscal Year 2023-24.

Who do I call with questions?

- For questions about the assessments, landscaping and lighting maintenance, voting procedures, or process, please call Jon Bell, at 925-973-2811 or email at jbelle@sanramon.ca.gov.
- Or visit the San Ramon City website at www.sanramon.ca.gov

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Increase in the Landscaping & Lighting District
Zone 4 Vista San Ramon Maximum Assessment



Landscaping & Lighting District No. 1984-1 (District) includes two Citywide Zones and 17 Special Zones. Property owners within each Zone pay an annual assessment, which funds the maintenance of public landscaping and street lighting within the Zone. The assessment rates are different for each Special Zone, as they are based upon the cost to maintain landscaping and amenities specific to each Zone, divided by the number of units in the Zone. Assessment revenues from a Special Zone may only be spent on specified services for that Zone. Any unspent revenues in each fiscal year are held in a reserve fund specific to each Zone.

What is the landscaping and lighting assessment district?

The Landscaping and Lighting District 1984-1 provides maintenance for the landscaped areas and street lights located throughout the City's streets and medians.

What services are provided by the landscaping and lighting district?

The District program provides horticultural care and routine landscape maintenance to improve landscaped areas and street lighting throughout the District. In Vista San Ramon – Zone 4 this includes weekly, weed abatement and trash and debris pick-up. Trees and shrubs are pruned and fertilized for health and safety. Unhealthy plant material is replaced when necessary to improve the appearance and health of landscaped areas. Uplighting is operated and maintained, and irrigation is provided.

What are the current landscape needs in Vista San Ramon?

Much of the landscaping and related improvements in Vista San Ramon are aging and will need updating or replacement within the next 10 years. At the same time, operating expenses including water and maintenance contracts have increased to the point that routine maintenance has used most of the reserves. Although the City has done everything it can to maintain and increase the efficiency of our landscaping and lighting services increases in the assessment will be needed to maintain current improvements and provide for required replacements and renewal.

Why do we need to act now?

Vista San Ramon (Zone 4) currently spends more money maintaining the zone than is collected in assessments. Total revenues are currently capped at \$28,980 per year – this maximum assessment has not been adjusted since 1997. In Fiscal Year 2022-23 budgeted expenditures exceed revenues by \$21,637 – substantially reducing the reserve. In Fiscal Year 2023-24 the reserves will be further reduced by about \$4,100. Reserves are expected to be exhausted by July 2026 or sooner. As improvements reach the end of their lives additional funds will be needed to replace existing plants and irrigation. Raising rates now will allow continuity of service.



Where does your assessment dollar go?

(2023 budget)

- 29% Water & Electricity
- 19% contracts and supplies
- 21% maintenance personnel costs
- 7% Administration
- 24% Replacements and Improvements

How is the annual assessment of each parcel determined?

In Vista San Ramon (Zone 4) all of the parcels are assessed the same amount for the maintenance of the improvements within the Zone. There are 161 homes in the Zone. The total costs to the Zone are based on the annual operating costs (utilities, maintenance contracts, and City staff) plus the annualized long-term replacement costs for each of the different kinds of landscaping and other improvements (mulch, shrubs, trees, irrigation controllers, and components).

How much will my parcel be assessed?

The proposed FY 2023-24 assessment for your parcel for Zone 4 is shown on the enclosed ballot and will be \$385.00. This annual assessment rate will be increased based upon the prior year's change in the San Francisco Bay Area Consumer Price Index, each subsequent fiscal year to accommodate for increases in the cost of services and materials. For a detailed description of how your annual assessment was calculated, refer to the Engineer's Report on file with the City Clerk.

Landscaping & Lighting District Services

- Maintaining decorative uplighting at entrance areas
- Irrigating plants as needed
- Trimming overgrown or diseased tree branches for safety and good health
- Planting drought-tolerant plants and grasses to save water and reduce costs and maintain appearances
- Weed abatement and refreshing mulch
- Maintaining dog waste stations
- Cleaning up trash and leaves so that landscaping continues to look litter free

Specific Recent and Upcoming Improvements

- Planting renovations in Woodview Terrace center median and along Alcosta Boulevard
- Installing new mulch in Woodview Terrace center median
- Tree removal and replacement
- Remote control irrigation valve upgrades
- Irrigation controller upgrades

