



CITY OF BRENTWOOD

Notice of Public Hearing Concerning the Formation of Landscape & Lighting Assessment District No. 21-1 (Deer Ridge Landscape Improvements)

Brentwood City Council Public Hearing

Tuesday
August 24, 2021
At 7:00 PM

City Council Chambers
150 City Park Way
Brentwood, CA 94513

CITY COUNCIL

Mayor

Joel R. Bryant

Vice Mayor

Johnny Rodriguez

Council Members

Jovita Mendoza
Susan Meyer
Karen Rarey

CITY OFFICIALS

City Manager

Tim Ogden

Director of Parks & Recreation

Bruce Mulder

City Engineer

Mike Tsubota

Director of Finance & Information Systems

Kerry Breen

City Clerk

Margaret Wimberly

Why am I receiving this notice?

The landscaping of certain sites located throughout the Deer Ridge development is currently private maintenance responsibility and is not being maintained to City of Brentwood (the "City") standards. The City has received several requests from property owners within the Deer Ridge development to convert these sites, which includes the Deer Ridge entry area, from private maintenance responsibility to City maintenance responsibility.



In response to these requests from property owners, the City is proposing landscape improvements to fourteen (14) landscape areas to enable the City to assume maintenance responsibility and comply with City standards. Thirteen (13) of these sites are within the public right-of-way along golf course street frontages, and one (1) site, the Deer Ridge entry area at the intersection of Balfour Road and Foothill Drive is currently golf course property that will be deeded to the City by the current golf course owner.

In order to proceed with this project, the City needs a funding mechanism. For this reason, the City is proposing to form Landscape and Lighting Assessment District No. 21-1 (Deer Ridge Landscape Improvements) ("LLAD No. 21-1") to provide funding for the construction and annual maintenance costs associated with the proposed landscape improvements. As described in this notice, majority approval from the benefitting property owners is required to successfully form LLAD No. 21-1. If the City receives majority approval from the benefitting property owners, construction of the landscape improvements is expected to begin December 2021 and be completed by May 2022.

If the property owners do not support the formation of LLAD No. 21-1, the City will not have the required funding to transition these areas from private to City maintenance responsibility areas.

What type of landscaping will be installed and where are the proposed improvements located?

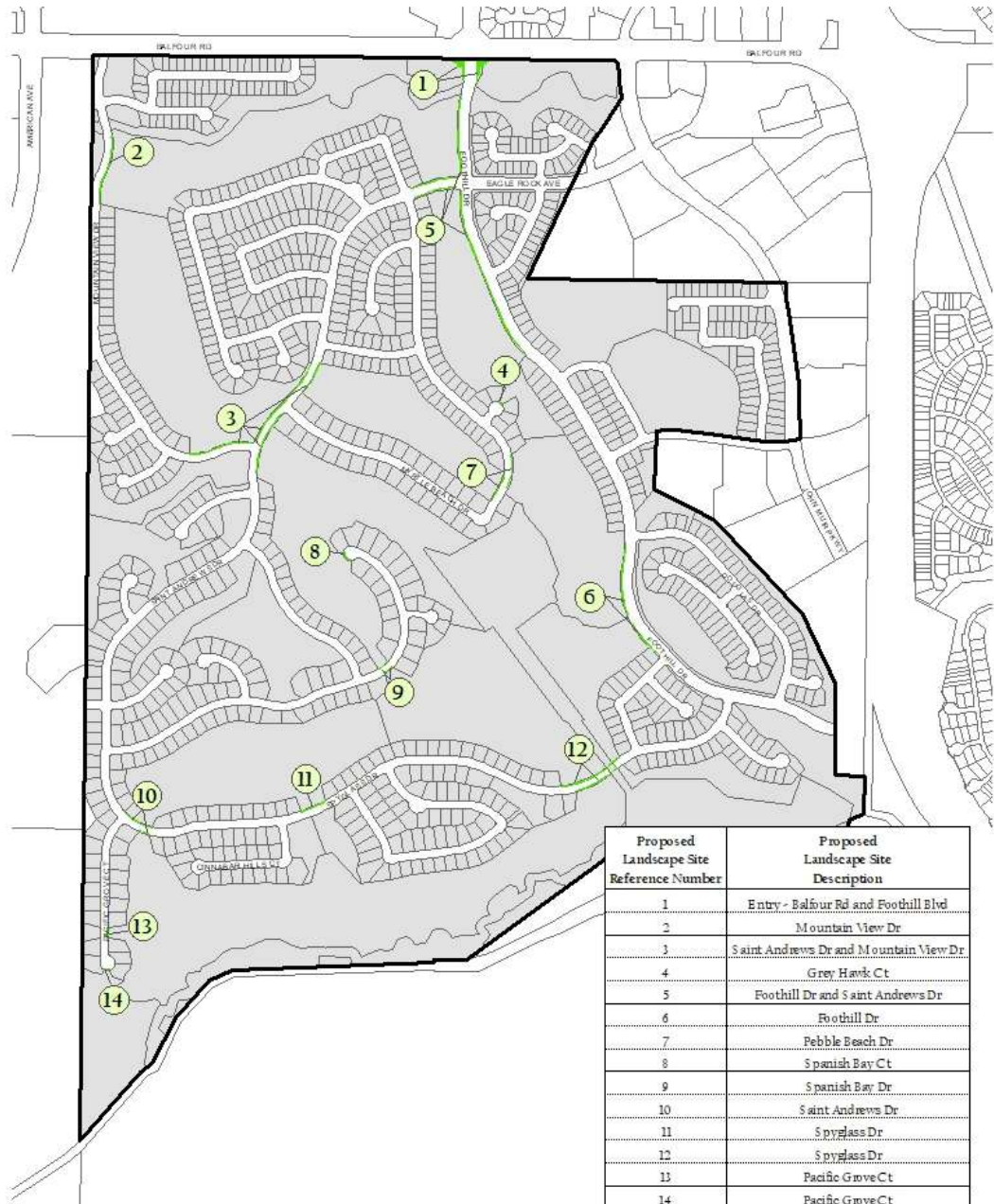
The proposed landscape improvements include 14 sites that will be installed at the following locations: Entry area at the intersection of Balfour Road and Foothill Drive, intersection of Saint Andrews Drive and Mountain View Drive, intersection of Foothill Drive and Saint Andrews Drive, Foothill Drive, Mountain View Drive, Pebble Beach Drive, Grey Hawk Court, various points along Spanish Bay Court, various points along Spyglass Drive, and various points along Pacific Grove Court.

Please refer below to the diagram showing the exact locations of the proposed landscape improvements. The proposed improvements for each site include but are not limited to the following:

Landscape Site No. 1 – Renovation of existing entry monument, decorative lighting, and fountains. Landscape will include turf, shrubs, groundcover, and trees in the vicinity of the entry monuments. All landscape and improvements shall be per City standards. Improvements shall include the necessary utility infrastructure such as a water meter, electric meter, fountain pump controls, and standard pedestal mounted irrigation controller.

Landscape Site Nos. 2, 3, 5, 6, 7, 10, 11, 12, and 13 – Parkway strips (between sidewalk and curb) shall be improved with new irrigation and landscaping to include shrubs, groundcover, and trees. All landscape and improvements shall be per City standards. Improvements shall include the necessary utility infrastructure such as water meters and solar powered irrigation controllers.

Landscape Site Nos. 4, 8, 9, and 14 – Small isolated parkway strips (between sidewalk and curb) shall be improved with decorative pavers. In some cases, existing trees in good condition will be retained in tree wells.



How will the assessments for LLAD No. 21-1 be determined and collected?

The City will fund the initial design of the project, as well as the costs to form the LLAD and notice and ballot property owners. The City is estimating an initial cost of \$737,220 to construct the proposed landscape improvements. This initial cost will be paid by an internal loan from the City that is to be repaid by property owners over a 10-year period and the corresponding portion of the proposed assessment ("Construction Component") will cease after FY 2031-32. The City is estimating an annual cost of \$25,435 to maintain the proposed landscaping improvements. This portion of the proposed assessment ("Maintenance Component") will be levied in perpetuity.

All funds generated by LLAD No. 21-1 will be deposited into a separate fund that can only be spent to fund the proposed landscape improvements. If the formation of LLAD No. 21-1 is successful, the assessments shall be placed on property tax bills and paid at the same time and in the same manner as ordinary ad valorem property taxes.

How is the annual assessment to each parcel calculated?

Assessments are proposed on all parcels that will receive a direct and special benefit from the improvements associated with LLAD No. 21-1. The amount of each proposed assessment was calculated based upon the proportional special benefit conferred to each parcel to be assessed. The proposed annual assessment rates are based upon the following:

- The use of the parcel (i.e., single-family, non-residential).
- All single-family parcels will be assessed on a per parcel basis.
- All non-residential parcels will be assessed on an acreage basis.

How much will my parcel be assessed?

The proposed maximum assessment rates for your parcel is shown on the enclosed ballot. The maximum assessment rates for each type of land use within LLAD No. 21-1 is shown below. The maximum assessment rates for the Maintenance Component will be increased each subsequent fiscal year by no more than the prior year's change in the annual Consumer Price Index – All Urban Wage Earners Consumers (San Francisco-Oakland-Hayward, CA) or 2%, whichever is greater. This increase is needed each year to keep up with increases in costs for goods and services. The maximum assessment rates for the Construction Component will **not** be increased each subsequent fiscal year and will cease after FY 2031-32. For a detailed description of how your annual assessment was calculated, please refer to the Engineer's Report on file with the City Clerk.

Land Use*	Proposed Assessment for Maintenance Component	Proposed Assessment for Construction Component**	Total Proposed Annual Assessment
Single Family Parcel	\$23.04/parcel	\$66.78/parcel	\$89.82/parcel
Non-Residential Parcel	\$69.12/acre	\$200.34/acre	\$269.46/acre

*Undeveloped parcels will be assessed at 25% of the developed rates shown in the table above.

**The Construction Component will cease after FY 2031-32.

If formation of LLAD No. 21-1 is approved, the property owners within the assessment district will generate \$97,189 in revenue for FY 2022-23. The annual assessments shown above would be levied by the City beginning July 1, 2022.

For Questions & Answers please refer to the back page of this Notice.

Q & A

QUESTIONS AND ANSWERS FOR PROPERTY OWNERS

Will there be a public meeting where we can ask questions of City Staff?

The City will be hosting a virtual public meeting on Thursday, July 15th, 2021 at 7pm via zoom platform. A link to the meeting can be found on the City's website at <http://brentwoodca.ig2.com/Citizens/default.aspx>. The purpose of the public meeting is to review the City Council's actions to date, review the project, and have City staff and consultants available to answer questions.

How do I vote?

Enclosed with this Notice of Public Hearing is your ballot, along with a self-addressed, postage-paid return 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 Brentwood by mail or hand deliver.
- Completed ballots must be received at the address shown on the enclosed return envelope by 5:00 p.m. on August 24, 2021, or hand delivered to the City Clerk at City Council chambers before the end of the public input portion of the Public Hearing that same evening.
- The Public Hearing begins at 7:00 p.m. on August 24, 2021, at the City Council Chambers, 150 City Park Way, Brentwood, CA.
- If you return the ballot by mail, be sure to allow sufficient time for mail delivery.

When will the ballots be counted?

A Public Hearing will be held on August 24, 2021, in the Brentwood City Council Chambers. City Council will receive public testimony and formally accept the ballots. The City Council may continue the tabulation of the ballots to 11:00 am the following day at City Hall.

What determines majority support vs. majority protest?

If a majority of the ballots returned approve the proposed assessment, it will be imposed. If a majority of the ballots returned oppose the proposed assessment, the proposed assessment will not be imposed. Ballots are weighted according to the proportional financial obligation of the affected properties. This means one vote for each one dollar of assessment.

When will we know the results?

The results of the ballot tabulation will be reported to City Council on September 14, 2021.

Who do I call with questions?

- For questions regarding the proposed landscape improvements please call Parks and Maintenance Manager, Aaron Wanden, at (925) 516-5111.
- For questions about the assessments, voting procedures or process, please call Assessment Engineering Consultant, Ed Espinoza, at (925) 867-3400.

