

SAN RAMON CUTTING EDGE



S U M M E R 2 0 1 3

INFORMATION FOR PROPERTY OWNERS IN SAN RAMON'S
LANDSCAPING & LIGHTING DISTRICT

Landscaping & Lighting District FAQs

1. What is a landscaping and lighting district?

A landscaping and lighting district is a means of providing for the ongoing services, maintenance and improvements of street lights, landscaping, and other amenities in the public right-of-way. A district or special zone within the district is established solely for those parcels which receive a benefit from the services.



2. Why are landscaping and lighting districts created?

Landscaping and lighting districts are formed to provide funding for the services that provide a benefit to specific parcels. The district's purpose is to ensure cost effective services thereby maintaining property values and the quality of life within the community. Landscaping and lighting districts are often formed as an alternative to Homeowner Associations who could otherwise be responsible for the maintenance.

3. What does my assessment provide?

Your assessment helps pay for only the services required to maintain the street lights, landscaping, and other amenities in the public right-of-way that benefit your parcel. Many amenities may be constructed and maintained through the district such as: entry monuments, median and parkway landscaping, fountains, trees, groundcover, irrigation, detention basins, decorative lighting,

soundwalls and street lighting.

4. Is this a new assessment?

No. The City of San Ramon has been providing services through the District since 1984. Each parcel within the District has been assessed each year for the cost or a portion of the cost of the services provided. Occasionally, a parcel may be annexed into an existing zone or become part of a new zone. These parcels will receive a new assessment based on the cost to provide only those services that benefit them directly.

5. How are landscaping and lighting district assessments determined?

Each year the City determines how much it will cost to maintain and provide the services in your area. The total cost is divided equally among the parcels Citywide and within the special zones. The method used to establish each parcel's benefit may vary with each zone within the District, but similar parcels with equal benefit from the District pay equal assessments. Typically, owners of single family residential parcels in each zone pay an equal share. Assessments are reviewed and approved by the City Council during a public hearing each year. An Engineer's Report for the levy of annual assessments describing the budget and fee structure is prepared each



year. This report, when adopted, is on file with the City Clerk. This year the Public Hearing will be held June 11, 2013.

6. How many landscaping and lighting districts are in San Ramon?

There is one (1) landscaping and lighting district in San Ramon. Within the District, there are currently nineteen (19) distinct benefit zones. These zones are established to ensure that all property owners will pay only their fair share of the costs related to their particular parcel's area and benefit. The zones are:

- Zone 1 Citywide Street Lighting
- Zone 2 Citywide Landscaping
- Zone 3 Canyon Lakes
- Zone 4 Vista San Ramon
- Zone 5 Summerwood Loop
- Zone 6 West Branch
- Zone 7 Bent Creek
- Zone 8 Deerwood
- Zone 9 Country View
- Zone 10 Old Ranch Estates
- Zone 11 Village Parkway
- Zone 12 El Nido
- Zone 13 Crown Ridge
- Zone 14 Four Oaks
- Zone 15 Circle E
- Zone 16 Thomas Ranch
- Zone 17 Henry Ranch
- Zone 18 Old Ranch Summit
- Zone 19 Glass House

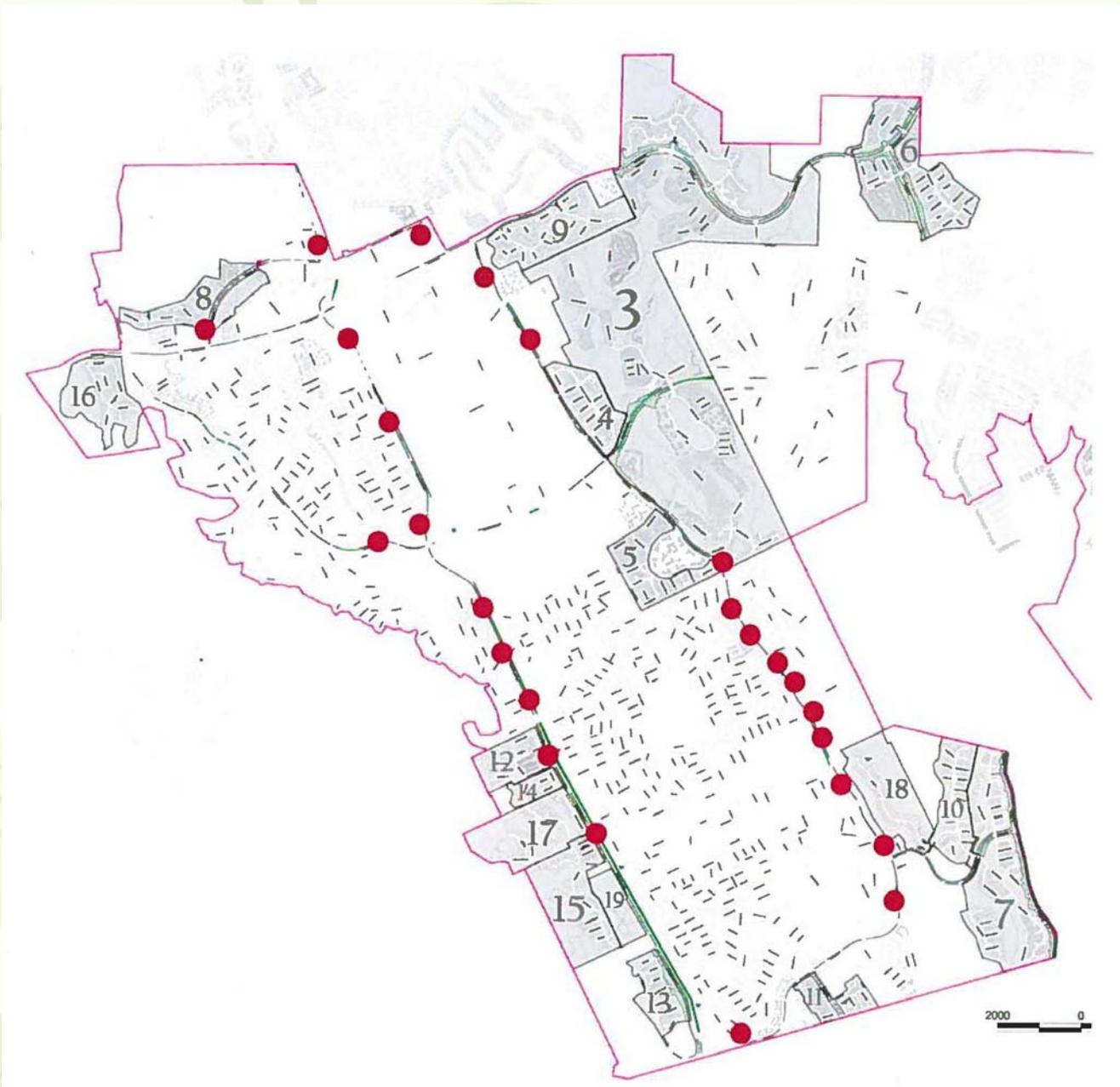
7. How and when do we pay for these services?

The assessment is shown as a line item on your annual property tax bill and is collected by the County.

SAN RAMON CUTTING EDGE

Citywide Planting Renovation Projects

The City is continuing to renovate existing landscape throughout the Citywide Landscaping Zone. This zone is funded by property owners throughout San Ramon outside of the Dougherty Valley area. Renovations include removal and replacement of missing or unhealthy plant material. The City identified more than 25 locations along major arterial roadways throughout the Citywide Zone, as shown on the map below, that will be completed over the next 5 years. See page 3 for locations to be completed in FY 2013/14.



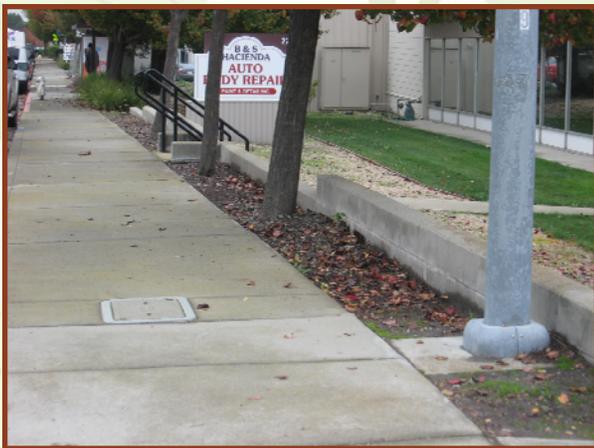
SAN RAMON CUTTING EDGE

Citywide Planting Renovation Projects (continued)

The following locations will be completed in FY 2013/14:



- **San Ramon Valley Blvd** - Bollinger Canyon Rd to Castleton Ct



- **San Ramon Valley Blvd** - Crow Canyon Rd to City Limits



- **Alcosta Blvd** – Norris Canyon Rd to Crow Canyon Rd



- **Alcosta Blvd** – Old Ranch Rd to Thunderbird Dr



- **Montevideo Dr** at Alcosta Blvd

SAN RAMON CUTTING EDGE

Crow Canyon Road Median Landscape Renovation Project

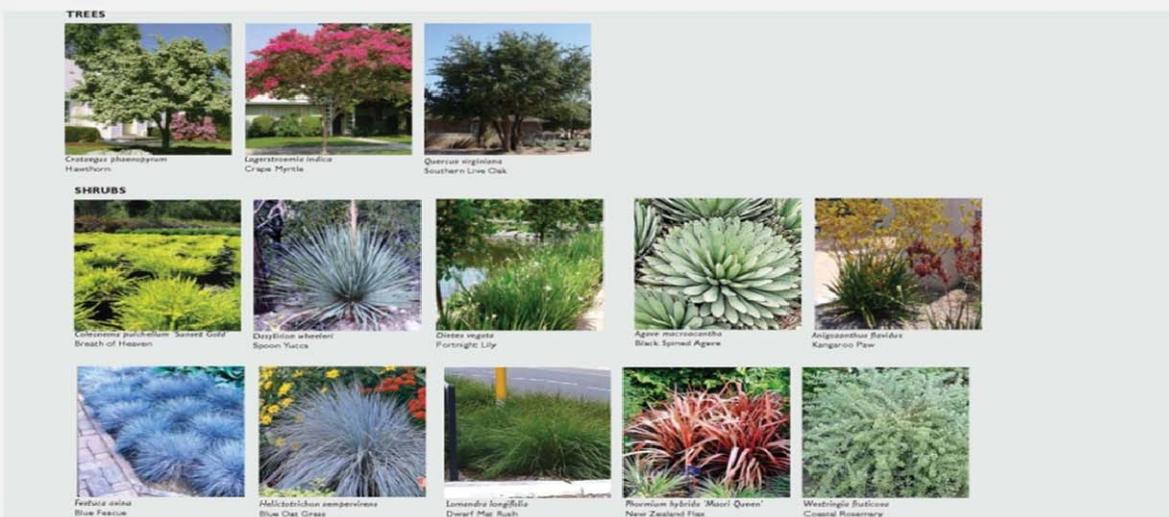
Following conceptual design review and approval by City Council, City staff is working with Gates and Associates to finalize the design for the Crow Canyon Road Median Renovation Project. The scope of work includes demolition of existing landscape, preparation and conditioning of the soil, installation of an upgraded irrigation system, and installation of low water use plants, size appropriate trees, and decorative paving at the median tips and along the curb borders. Construction is expected to begin in the Fall of 2013.

The purpose of the project is to renovate the landscape and irrigation system in the narrow medians from San Ramon Valley Boulevard to Bollinger Canyon Road in a effort to reduce water use and maintenance, and improve the appearance of the landscape. The existing landscape and irrigation system were installed in 1985. Due to age and other factors, the landscape has been slowly declining for several years resulting in dead and missing plant material. The irrigation system is outdated and inefficient as it does not have flow sensing or automatic evapotranspiration (ET) water adjustment capabilities, which results in inconsistent watering, undetected irrigation breaks and maintenance at higher than normal frequencies.

The new design includes upgrading the medians to the City’s standard Calsense centralized irrigation system. This system includes flow monitoring capabilities that will shut off the water if a break is detected and will automatically adjust watering times based on weather conditions and ET rates, resulting in more efficient and reduced water use as well as reduced maintenance.

The project budget is \$480,000 funded by Landscaping & Lighting District Zone 2; Citywide Landscaping.

Plant Palette



SAN RAMON CUTTING EDGE

To Report a Problem or Request Maintenance Service

Go to www.sanramon.ca.gov and click on CONTACT US

- Select Topic, e.g. **Streets** “Landscape & Tree Maintenance” or “Street Lights”
- Indicate the address or intersection, then type your request or question
- Specify the pole number for street light requests
- Requests are reviewed and monitored daily
- Requests cannot be “lost in the system”
- Requests are automatically assigned to the staff responsible for the topic

Reaching Us After Hours

“After hours” is defined as:

- Weekdays after 5pm
- Weekends - beginning 5pm Friday through 6am Monday morning
- Holidays - beginning 5pm the previous business day through 6am the following business day

Examples of problems requiring immediate attention:

- Irrigation valve stuck on
- Water main line break
- Tree limb posing traffic hazard

A Public Services supervisor is on call 24 hours a day, 7 days a week.

The supervisor can:

- Dispatch standby staff
- Make contact with staff on duty during weekends and holidays and dispatch them to your location
- Make contact with Department management as needed
- Make contact with contractors to perform repairs as needed

ANY CITIZEN CAN:

- Request maintenance and repairs
- Advise of a problem



To reach Public Services after hours, call Police Dispatch (925) 973-2779

Police dispatch will contact our standby supervisor and staff

CONNECT WITH US

The City of San Ramon has launched an email and digital subscription service through its website to enhance the way residents receive information from the City on topics of interest to them. Signing up is free, easy and risk-free. Subscribers can change their subscription details or preferences at any time. The City will also send out road closures and emergency announcements through this service.

Go to www.sanramon.ca.gov and on the homepage, click on CONNECT WITH US










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STAFF CONTACT INFORMATION

For information about LLD budgets, your neighborhood’s special assessment zone, or your LLD property tax assessment, please contact:

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