



LANDSCAPE ASSESSMENT DISTRICT UPDATE

MARCH 03, 2025



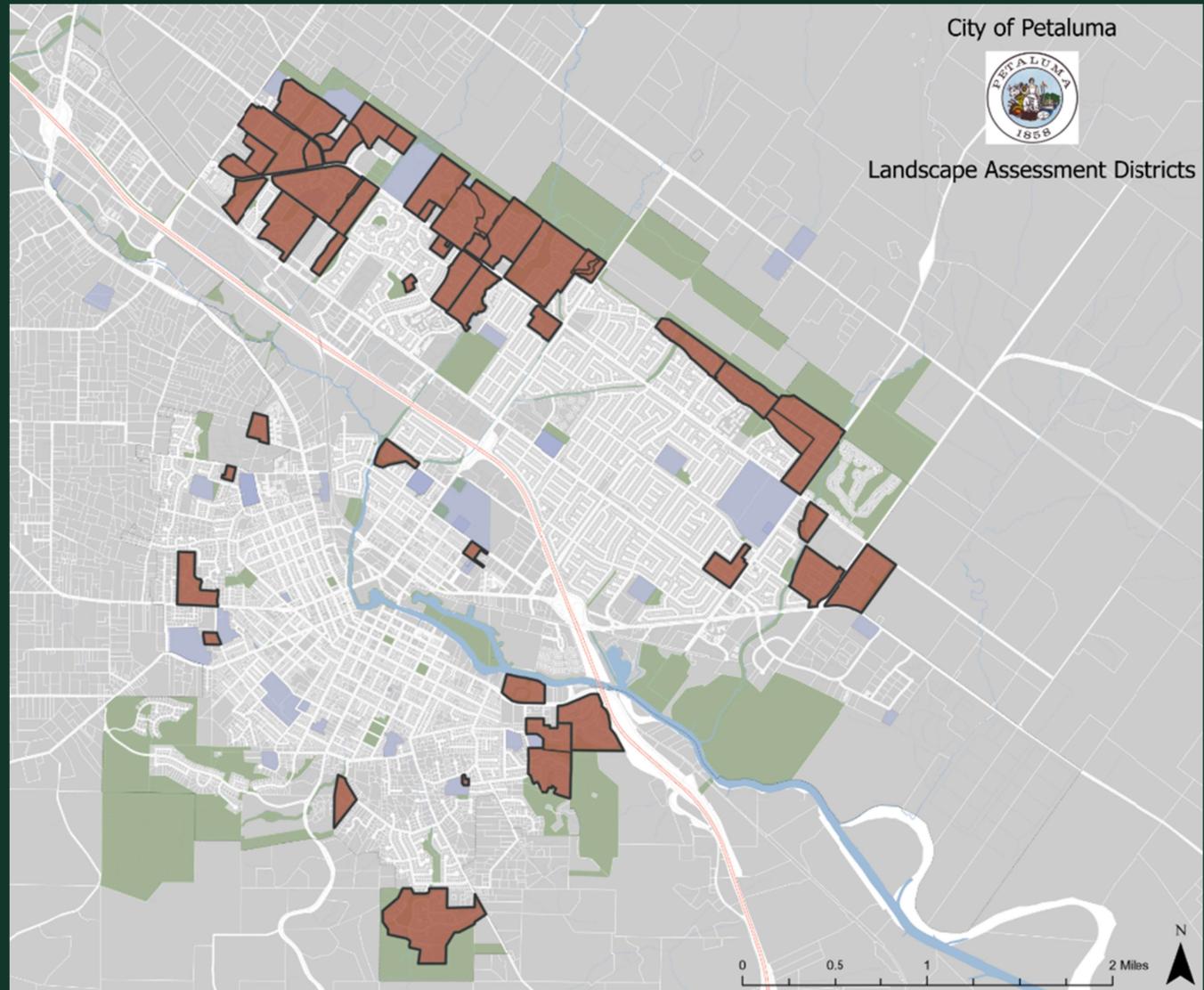
LAD OVERVIEW

Total Landscape Assessment Districts: 50

Active Districts being Assessed Annually: 42

Districts Currently in Deficit: 19

Projected Districts in Deficit by 2027: 31



Strategic Next Steps

Interim Maintenance Plan

AUGUST → DECEMBER 2024

Comprehensive LAD Program Analysis

FALL 2024 → SPRING 2025

Community Outreach and Engagement

SPRING 2025 → ONGOING

A QUICK LOOK BACK

NBS SCOPE OF SERVICES



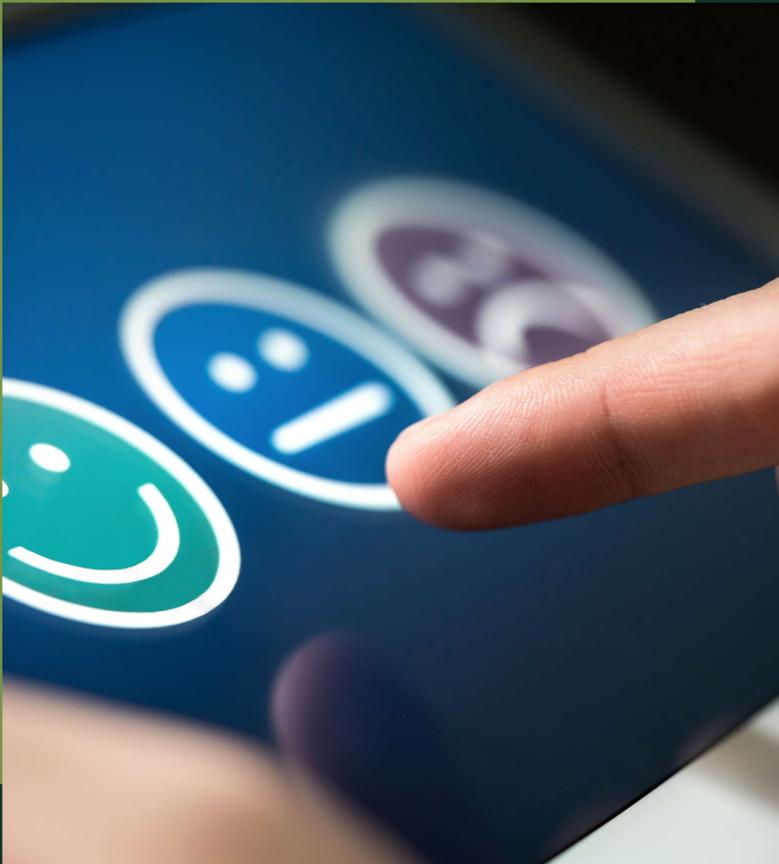
1. DATA COLLECTION AND RESEARCH

- Coordination with City Staff
- Improving Location Documentation
- Parcel Listing
- Process Evaluation
- Policy Review

2. FINANCIAL NEEDS DOCUMENTATION

- Analysis
- Assessment Projections
- Tools and Reports

NBS SCOPE OF SERVICES



3. COMMUNITY SURVEYS

- Create a property owner survey for all active LADs, with a unique webpage, mailed announcements, and a findings report.

4. COMMUNITY MEETINGS

- Conduct virtual training sessions for staff
- Provide FAQs and visual aids for consistent messaging.



WHERE WE ARE NOW

2025 PRIORITY DISTRICTS

- | | | |
|-------------------|-------------------------|-------------------|
| 1. Willow Glen | 5. Fairway Meadows | 8. McNear Landing |
| 2. Shelter Hills | 6. Cader Farm Highlands | 9. Anna's Meadows |
| 3. Stratford Park | 7. Liberty Farms | 10. Twin Creeks |
| 4. Tatum | | 11. Southgate |

2026 PRIORITY DISTRICTS

- | | | |
|--------------------|--------------------|--------------------|
| 1. Corona Creek II | 4. Glenbrook | 7. Kingsmill |
| 2. Kingsfield | 5. Lansdowne | 8. Sequoia Estates |
| 3. Spring Meadows | 6. Mountain Valley | 9. Sonoma Glen |
| | | 10. Crane Glen |

2027 PRIORITY DISTRICTS

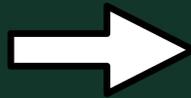
- | | | |
|---------------|----------------------|---------------------|
| 1. Park Place | 4. Turnbridge | 7. Westridge Knolls |
| 2. Stoneridge | 5. Judith Court | 8. Westview Estates |
| 3. Wisteria | 6. St. James Estates | 9. Magnolia Terrace |
| | | 10. Village Meadows |

March-May

May-August

September-December

January-March



SURVEY

TABULATE

ENGAGE

PROCEED

Distribute the survey to the priority Districts

Research suggested options to present to community members based on survey feedback

Hold Community Meetings at the Community Center to ensure accessibility

Proceed to the Prop 218 process or decrease services to match current assessments.

▶ **PROP 218 PROCESS BREAKDOWN**



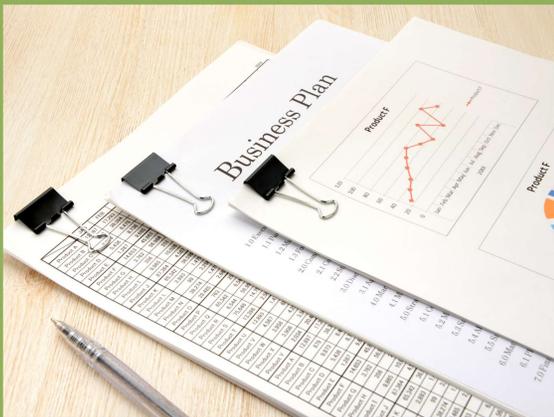
- 01 Determine the Changes Needed**
 - 02 Preparing the Engineer's Report**
 - 03 Notifying Property Owners**
 - 04 Holding a Public Hearing**
 - 05 Counting the Ballots**
 - 06 Implementing the Assessment**
- 

BUT WAIT... WHAT ABOUT ME?

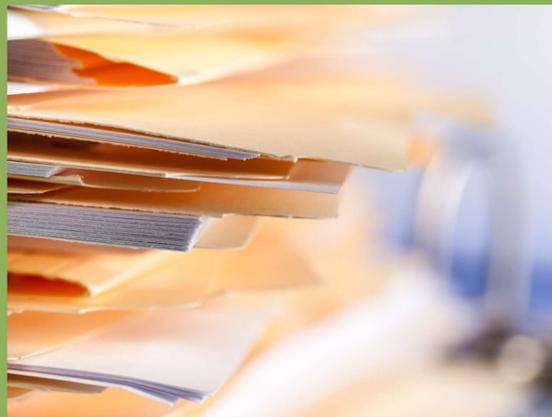
- Americana
- Avila Ranch
- Riverview
- Cader Farms
- Meadow Park
- Washington Creek Village
- Oaks at Sunnyslope
- Woodside Village
- Casa Del Oro
- Village East
- Country Club Estates
- Cross Creek
- Sycamore Heights
- Graystone Creek



GUARANTEERING FUTURE SUCCESS



**MAX ASSESSMENT
ADJUSTMENTS**



CPI INFLATORS



**ADDITIONAL STAFFING
RESOURCES**



THANK YOU

