



LANDSCAPE ASSESSMENT DISTRICT UPDATE

MARCH 03, 2025



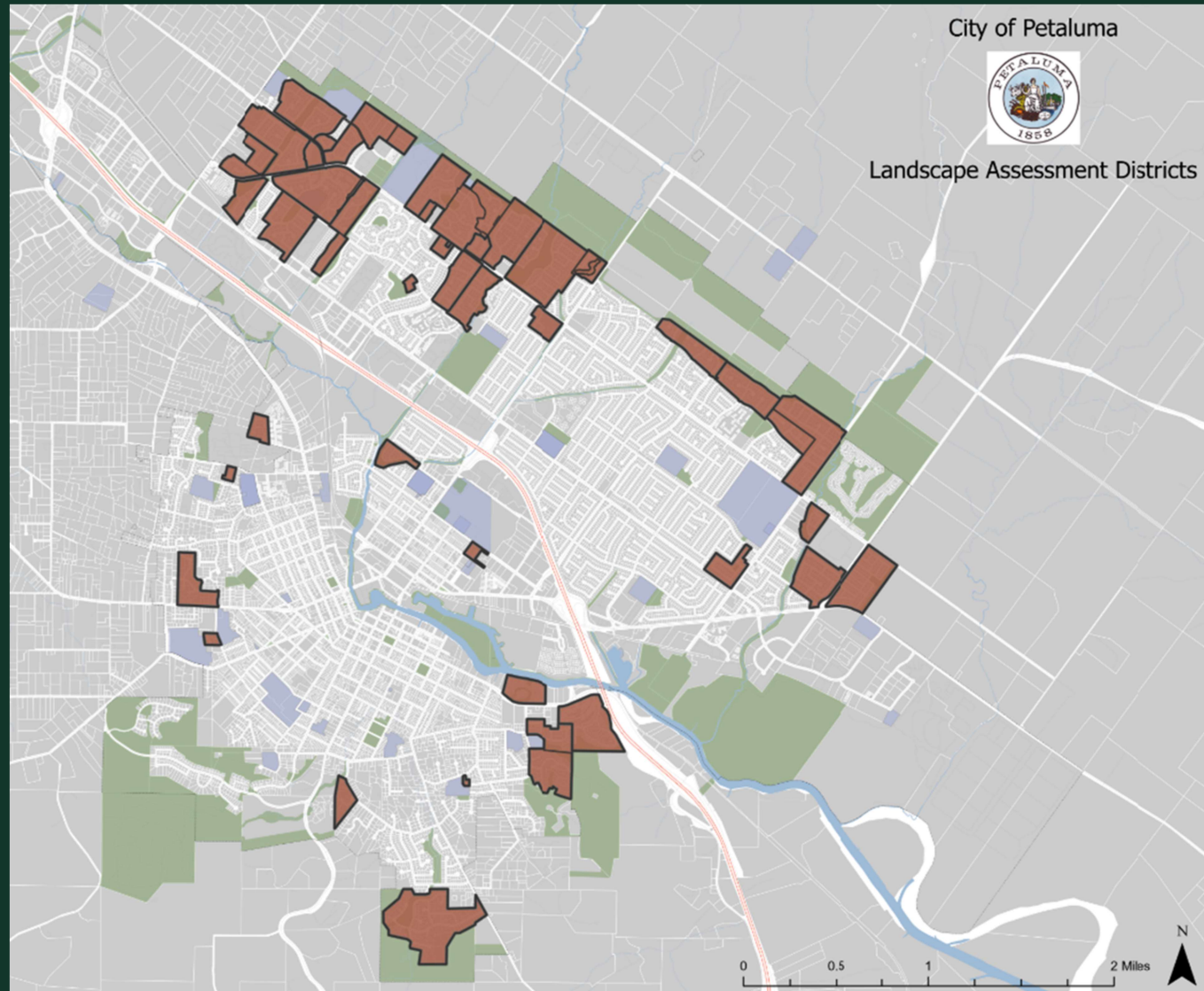
LAD OVERVIEW

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

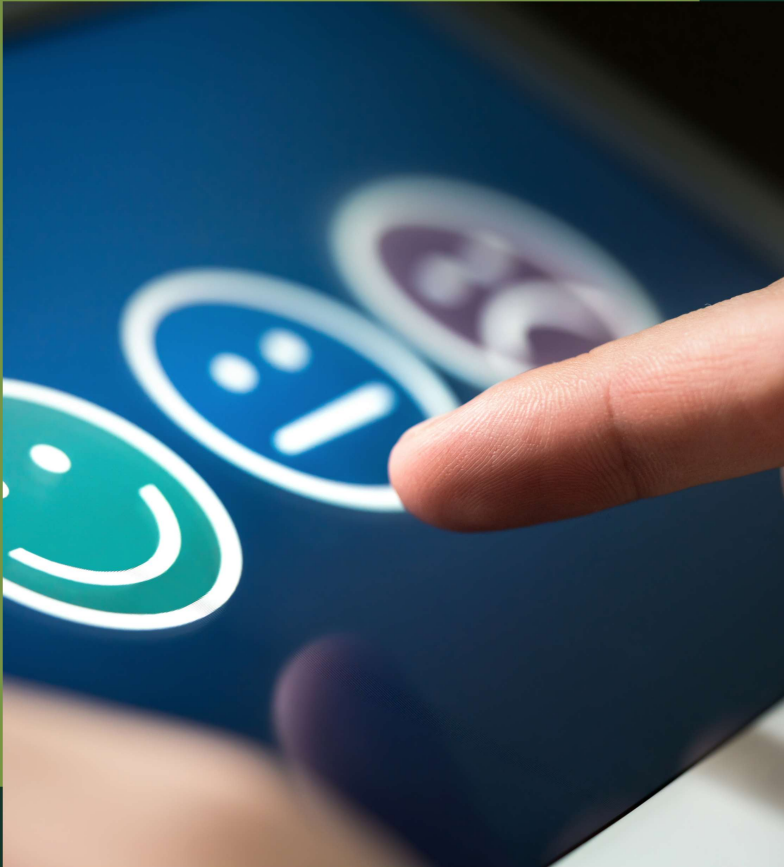
1. DATA COLLECTION AND RESEARCH

- 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
2. Shelter Hills
3. Stratford Park
4. Tatum

5. Fairway Meadows
6. Cader Farm Highlands
7. Liberty Farms

8. McNear Landing
9. Anna's Meadows
10. Twin Creeks
11. Southgate

2026 PRIORITY DISTRICTS

1. Corona Creek II
2. Kingsfield
3. Spring Meadows

4. Glenbrook
5. Lansdowne
6. Mountain Valley

7. Kingsmill
8. Sequoia Estates
9. Sonoma Glen
10. Crane Glen

2027 PRIORITY DISTRICTS

1. Park Place
2. Stoneridge
3. Wisteria

4. Turnbridge
5. Judith Court
6. St. James Estates

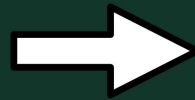
7. Westridge Knolls
8. Westview Estates
9. Magnolia Terrace
10. Village Meadows

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



GUARANTEEING FUTURE SUCCESS



**MAX ASSESSMENT
ADJUSTMENTS**



CPI INFLATORS



**ADDITIONAL STAFFING
RESOURCES**



THANK YOU

