



# Landscape Assessment Districts

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CITY OF PETALUMA – AUGUST 05, 2024

# Landscape Assessment Districts (LADs)

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*A Landscape Assessment District (LAD) is a special district where property owners pay annual assessments collected with property taxes to fund the maintenance and operation of public landscaping improvements within their district. All funds are used exclusively for managing and improving these public spaces.*

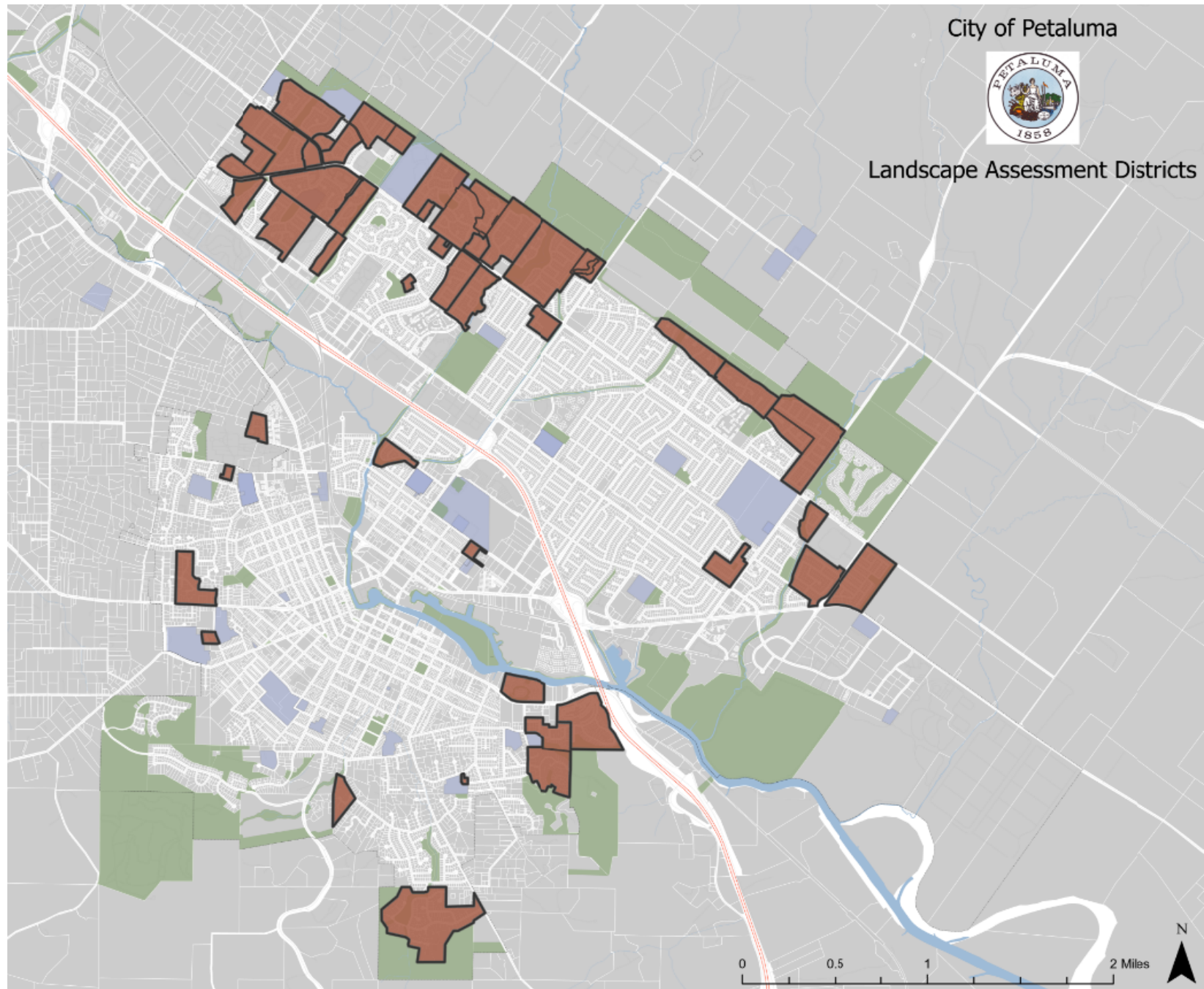
# LADs - History & Purpose

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- ❖ Landscape & Lighting Act (LLA) of 1972
- ❖ Majority of LADs in Petaluma established ~1990s
- ❖ LADs vs. HOAs (Homeowners Associations)
- ❖ Special Districts formed to provide landscape improvements, maintenance, and landscape enhancements within district

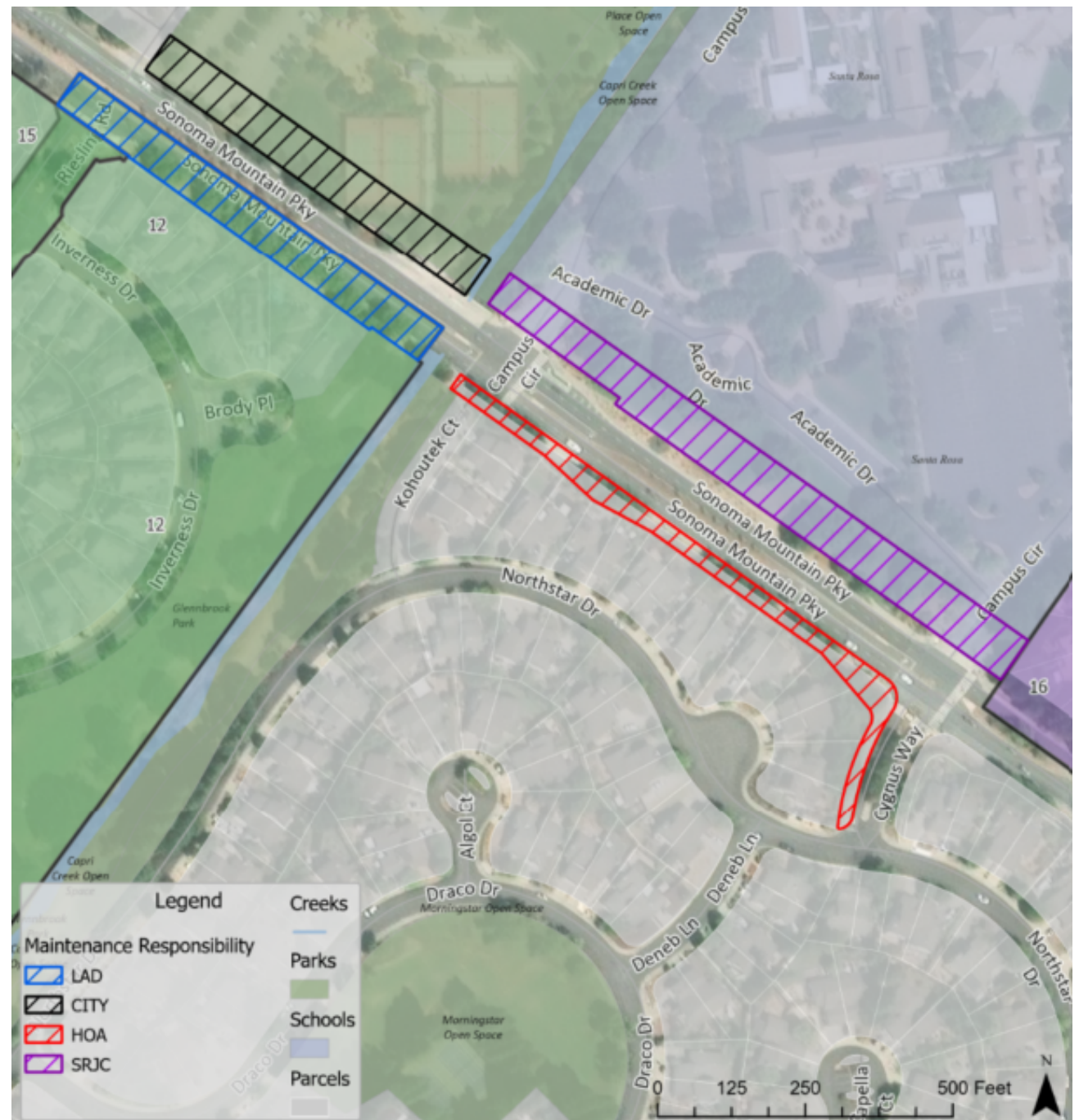
# LADs in Petaluma

❖ 43 districts actively being assessed



# LADs Are Not

- ❖ City Parks
- ❖ City Open Space
- ❖ City-Maintained Frontage and Landscaping





# Example Services Vary by LAD

- Ground Cover
- Plant Material
- Trees
- Irrigation Systems
- Electrical & Water Costs



# Example Services Vary by LAD

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- Pathways
- Fences
- Sound Walls
- Neighborhood Entries
- Streetlights



# Elements **NOT** Included in LADs

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- Sidewalks
- Curbs
- Streets
- Street Signals & Controllers
- Private Fences
- Private Trees & Landscaping





# Assessment Expenditures

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Routine  
Maintenance  
Activities

Seasonal  
Maintenance  
Tasks

Capital  
Landscape  
Improvements

Debris Removal  
and Hauling

Payment for  
Water and  
Electricity

Graffiti and Pest  
Abatement

Site Furnishings  
and Amenities

District  
Administration/  
Management

# Benefits of LADs

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Increased Public Safety & Accessibility



Better Environmental Quality



Recreational Opportunities



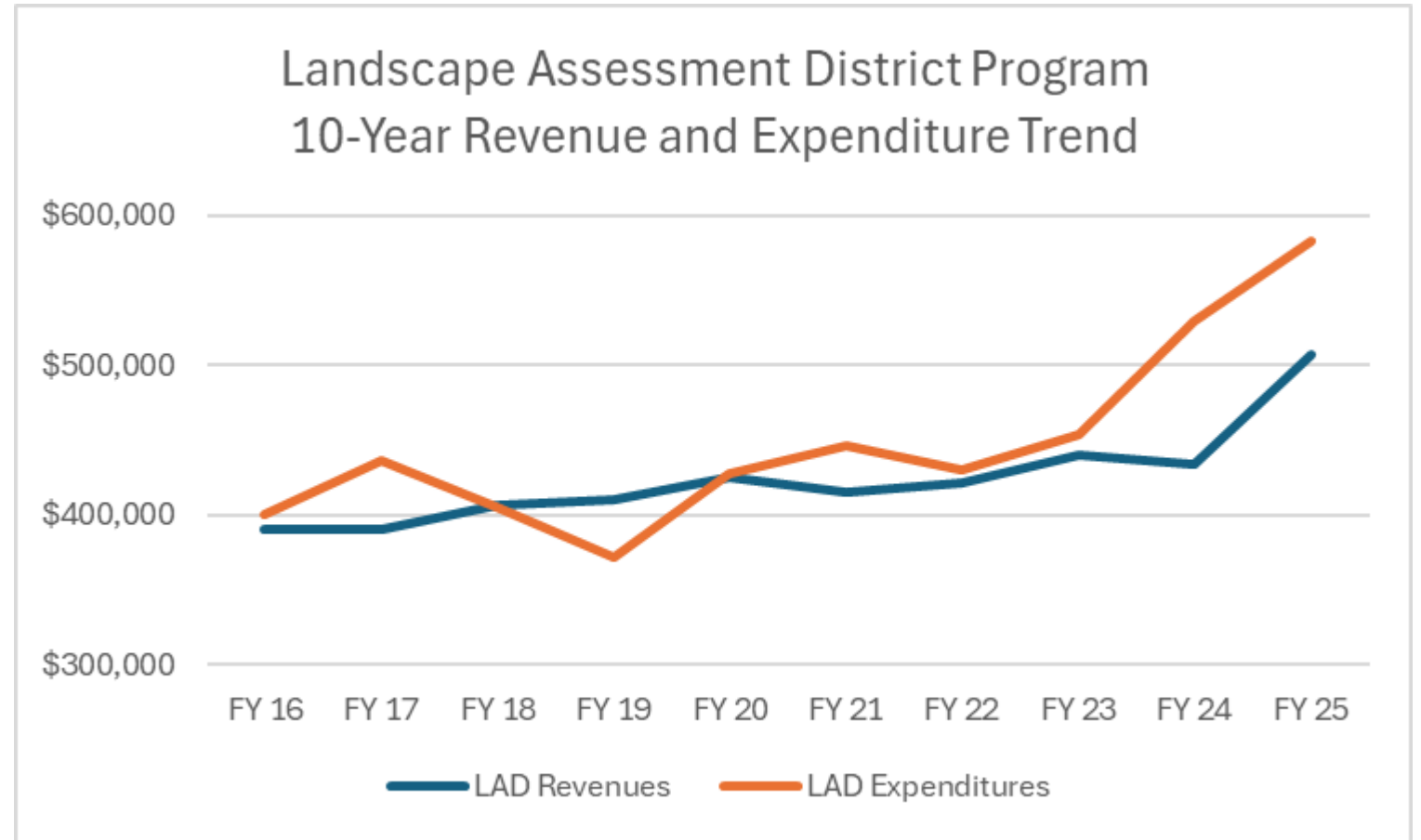
Improved Community Beautification



Enhanced Economic Sustainability

# Overall Financial Health

5- year Average  
Annual Shortfall  
4.7%



## LAD A: Expenditures Exceed Assessments

- # of Parcels: 41
- FY24/25 Total Assessments: \$9,235
- Projected Expenditures: \$17,083
- Projected Deficit: (\$7,848)

**LAD Elements:** Plant Material, Trees, Ground Cover, Irrigation Systems, Pathways, Sound Walls, Fences

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## LAD B: Expenditures Meet Assessments

- # of Parcels: 236
- FY24/25 Total Assessments: \$33,873
- Projected Expenditures: \$33,609
- Break Even

**LAD Elements:** Plant Material, Trees, Irrigation Systems



# Strategic Next Steps

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Interim Maintenance Plan

NOW → DECEMBER 2024

Comprehensive LAD Program Audit

FALL 2024 → SPRING 2025

Community Outreach and Engagement

SPRING 2025 → ONGOING

# Interim Maintenance Plan

NOW → DECEMBER 2024



## Immediate Actions

- Augmented Service Contract
  - Additional Service Hours
  - Street Landscaping
  - Pathways
  - Tree Maintenance
- City Service Support

## Opportunities

- Explore Feasibility of Conversion to Recycled Water
- Explore Community Partnerships

# Comprehensive LAD Program Audit

FALL 2024 → SPRING 2025

Background  
Research / Gather  
Foundational  
Documentation

Financial  
Modeling for Each  
District

Fiscal Solvency:  
Revenues = Maint.  
Needs

Evaluate  
Alternative  
Financing  
Strategies

Outreach Plan /  
Toolkit

# Community Outreach and Engagement

SPRING 2025 → ONGOING



- ❖ **Community Input**
- ❖ **Neighborhood Meetings**
- ❖ **Understand Desired Service Levels**
- ❖ **Reimagine Assessment Model**



# REQUESTED COUNCIL ACTION

## TONIGHT:

- ❖ Vote on the resolutions confirming engineer's report, and levying annual assessments for the LADs for FY24/25

## ONGOING:

- ❖ Support proposed program audit and ongoing community engagement efforts



# Questions?

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