



## Legislation Text

**File #:** 17-422, **Version:** 1

Conduct a Noticed Public Hearing to adopt a resolution for Green Valley Open Space Maintenance District Assessments for FY 2017/2018; Approve the Engineer's Report; Confirm the Diagram and Assessment; and Order the Levy of Assessment for Landscape and Lighting Maintenance Assessment District

Published Notice Required? Yes X No    

Public Hearing Required? Yes X No    

### **DEPARTMENTAL RECOMMENDATION:**

The Department of Resource Management recommends that the Board of Supervisors:

1. Conduct a Noticed Public Hearing to adopt a resolution for Green Valley Open Space Maintenance District Assessments for FY2017/2018;
2. Approve the Engineer's Report;
3. Confirm the Diagram and Assessment; and
4. Order the Levy of Assessment for Landscape and Lighting Maintenance Assessment District.

### **SUMMARY:**

Pursuant to the provision of the Landscape and Lighting Act of 1972, the Board is required to conduct a duly noticed public hearing to consider the levying of an assessment in the amount of \$150.00 for FY 2017/2018 upon properties identified in the Engineer's Report, prepared for and approved by the Director of Resource Management as Engineer of Work (Attachment B). The Assessment District Diagram is on file with the Clerk of the Board of Supervisors.

### **FINANCIAL IMPACT:**

This action has no impact to the County General Fund. Funding is provided through assessments levied under the Green Valley Open Space Maintenance District.

### **DISCUSSION:**

On May 23, 2017, the Board passed two resolutions: one directing preparation of the Annual Engineer's Report (Resolution No. 2017-113) and the second resolution stating the intention to order improvements and levy assessments for the Green Valley Open Space Maintenance District (Resolution No. 2017-114). Today's actions are to hold a public hearing to consider the levying of an assessment in the amount of \$150.00 for FY 2017-2018 consistent with the agreement between the City of Fairfield, the County, and the Solano Land Trust.

In October 1990, the Board created the Green Valley Open Space Maintenance District following a majority vote of property owners in favor of the formation. At the same time, the Board entered into an agreement with the City of Fairfield and the Solano Land Trust which provides that: (1) the Board will levy an annual assessment in the District in an amount which will increase \$2.50 each year from 1989-90 base year of \$80;

(2) the City of Fairfield will levy a special tax annually on property in the North Cordelia Community Facilities District No. 2 in the same amount per parcel as the County district assessment; and (3) the monies raised from both districts will be used by the Solano Land Trust to acquire and maintain open space lands in the Green Valley area.

The Solano Land Trust has prepared a report on the Green Valley Land Conservation Project (Attachment C). The report includes a proposed budget for FY 2017/2018 and a financial summary. The SLT has completed its purchase of the Rockville Trails Estates property and the SLT currently has applications in process with the County for a General Plan amendment and rezone to allow the property to be utilized for public open space purposes.

SLT has also recently completed its Solano Natural Areas Protection (SNAP) Plan which serves to prioritize its agricultural and natural resource protection work in the future. SLT has begun utilizing this tool for the County, including lands within the Green Valley area.

Public Noticing Requirement- Notice of a public hearing and Resolution 2017-114 was published at least 10 days before the scheduled hearing in the Fairfield Daily Republic, as resolved in Resolution 2017-114, adopted May 23, 2017.

#### **ALTERNATIVES:**

The Board could choose to not levy the assessment and direct staff to prepare amendments to County's 1990 agreement with the City of Fairfield and the Solano Land Trust to either reduce or terminate the assessments. Staff does not recommend this alternative since the District was supported and formed by a majority vote of the property owners within the District and the funds are being used for their intended purpose.

#### **OTHER AGENCY INVOLVEMENT:**

The City of Fairfield prepares the draft Engineer's Report and administers the program in conjunction with the Solano Land Trust under the 1990 agreement. The Department of Resource Management has reviewed the Engineer's Report and supports its adoption.

The County Administrator and County Counsel have reviewed this item and concur with the recommended action.

#### **CAO RECOMMENDATION:**

**APPROVE DEPARTMENTAL RECOMMENDATION**