



# Perry Ranch Landscape Funding – FAQs

---

## Who maintains park, trail and street landscaping?

The Cosumnes Community Services District (CSD) provides landscape maintenance throughout all of Elk Grove, including the Perry Ranch neighborhood. In all, the CSD maintains over 1,017 acres of park, trail, and streetscape landscaping.

## How is landscape maintenance funded?

The CSD is composed of 17 benefit zones. Property owners within each benefit zone pay a benefit assessment, in accordance with the Landscape & Lighting Act of 1972, to fund ongoing landscape maintenance and asset replacement within their benefit zone. Under California law, a benefit assessment must be approved by a weighted majority vote of the affected property owners before it can be added to the county property tax roll.

## How are benefit assessments calculated?

Benefit assessments are calculated based on the cost to maintain the parks, streetscapes and trails in each benefit zone. The amount levied cannot exceed the cost of providing the special benefit, in this case landscaping maintenance and asset replacement, to the property owner. Perry Park is located in Benefit Zone 3 – Elk Grove / West Vineyard.

## Why are parks in other parts of Elk Grove green and well-maintained?

Benefit zones that are adequately funded have sufficient funds for maintenance and asset replacement. Benefit assessment amounts are specific to each benefit zone, and funds cannot be transferred to cover shortfalls in other benefit zones. The benefit assessment in Benefit Zone 3 has not kept pace with rising costs, and as a consequence, there is a budget shortfall.

## Can a benefit assessment be increased once it's established?

Once established, a benefit assessment cannot be increased annually by more than the Consumer Price Index (CPI). In 2018 the CPI rose approximately 2.543%, and as a result the annual assessment for Benefit Zone 3 was increased from \$128.97 to \$132.25 in an effort to cover the increased cost of landscape maintenance. Despite the annual CPI adjustment, the assessment in Benefit Zone 3 has not kept pace with increasing maintenance costs. An increase in excess of the CPI adjustment must be approved by a weighted majority vote of the affected property owners.

## What is an overlay assessment?

An overlay assessment is an additional assessment, oftentimes for a smaller area within a benefit zone. Overlay assessments are in addition to a benefit zone's base assessment, and may only be used to fund landscape maintenance and asset replacement within the overlay boundary.

## What is required to establish an overlay assessment for Perry Ranch?

Overlay assessments must be approved by the affected property owners through a Proposition 218 ballot process, a vote-by-mail ballot that gives property owners the opportunity to vote for or against the proposed assessment. A majority, 50% +1, of the returned ballots must be in favor of the overlay assessment for it to go into effect. Votes are weighted by the assessment amount.

## How has the budget shortfall affected Perry Park and streetscapes in Perry Ranch?

Not enough revenue is being collected in Benefit Zone 3 to fund asset replacement projects, such as: playground repairs, picnic tables and plants.

Landscape maintenance cutbacks have included:

- Water budget reduced by 50%
- Mowing reduced by 50%
- Fertilization and aeration of turf eliminated
- Weed control eliminated
- Shrub pruning eliminated

## What are reserve funds used for?

Reserve funds are typically used to pay for asset replacement, such as playgrounds, picnic tables and plants. However, in Benefit Zone 3, the benefit assessment is not sufficient to cover both rising maintenance costs and asset replacement. As a result, the CSD has suspended all non-essential asset replacement.

## What would an overlay assessment to adequately fund Perry Park and streetscapes in Perry Ranch cost?

The proposed assessment is in accordance with the special benefit received by each parcel. The benefits received within the Perry Ranch Improvement District vary, and therefore, the proposed assessments vary. Twelve properties, or equivalent dwelling units, in close proximity to Perry Park receive some additional benefit due to the enhanced views provided by their location. These properties will be assessed annually at a rate of \$108.29 per single-family home (Equivalent Dwelling Unit). Conversely, 165.5 equivalent dwelling units receive a reduced benefit due to their relative distance from Perry Park. These properties will be assessed annually at a rate of \$93.52. All other properties will be assessed annually at a rate of \$98.44.

## Would new amenities be added as a result of an increased benefit assessment?

If the Perry Park neighborhood were to approve an overlay assessment with adequate funding, the CSD Planning Department would work with residents to add new design elements in accordance with its Park Design Principles. These amenities may include adult fitness equipment, a walking path, a shade structure, sports courts, nature garden and/or planting areas.

## What are the next steps for Perry Park?

Proposition 218 ballots will be mailed to property owners on May 1, 2019. Property owners will have until June 19, 2019 to submit their vote. The results of the ballot will be announced at the Board of Directors Meeting on June 19, 2019. If the overlay assessment is approved landscape maintenance service levels will be reinstated immediately.

**FOR MORE INFORMATION, PLEASE ALSO VISIT:  
[WWW.YOURCSD.COM/PARKFUNDING](http://WWW.YOURCSD.COM/PARKFUNDING)**



Landscape and Lighting District  
**Summary of Benefit Zone Assessment**  
 with Corresponding Overlays  
 2018–2019 Fiscal Year

