



**DEPARTMENT OF  
PUBLIC WORKS**

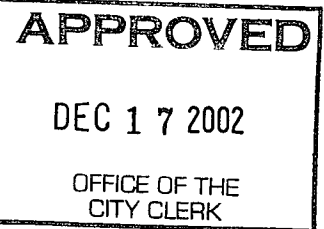
DEVELOPMENT SERVICES DIVISION

**CITY OF SACRAMENTO  
CALIFORNIA**

Special Districts  
1231 I Street, Rm. 300  
Sacramento, CA 95814  
PH 916-264-7113  
FAX 916-264-7480

December 2, 2002

City Council  
Sacramento, California



Honorable Members in Session:

**SUBJECT: ANNEXATION #7 TO THE NORTH NATOMAS NEIGHBORHOOD  
LANDSCAPING COMMUNITY FACILITIES DISTRICT (CFD) NO. 99-02  
ORDINANCE TO LEVY A SPECIAL TAX**

**LOCATION AND COUNCIL DISTRICT:**

Annexation #7 to the North Natomas Neighborhood Landscaping CFD No. 99-02 is located in the North Natomas Community Plan area in Council District 1 (see Attachment A).

**RECOMMENDATION:**

This report recommends that City Council approve the attached ordinance to levy a special tax.

**CONTACT PERSON:** Ron Wicky, Special Districts Analyst, 264-5628

**FOR COUNCIL MEETING:** December 17, 2002

**SUMMARY:**

This Annexation to the North Natomas Neighborhood Landscaping CFD was completed on December 10, 2002. The special tax levy will pay for authorized landscaping maintenance services for all years.

City Council

Annexation #7 to the North Natomas Neighborhood Landscaping CFD No. 99-02

December 02, 2002

**COMMITTEE/COMMISSION ACTION:**

None.

**BACKGROUND INFORMATION:**

On June 29, 1999, City Council approved formation of the North Natomas Neighborhood Landscaping CFD and on November 19, 2002, (See Exhibit B) approved this Annexation #7. Council approving the results of the special election completed the process on December 10, 2002. This CFD provides a funding mechanism to maintain the landscaped areas adjacent to residential subdivisions for certain tentative map areas. The CFD established separate zones for each tentative map or combination of tentative maps where similar landscaping was present. It also required that as other tentative maps are approved in the North Natomas area, they will be required to annex to this CFD.

**FINANCIAL CONSIDERATIONS:**

The current maximum annual tax rate will be Fifty-four Dollars (\$54) for this zone. Only "developed residential parcels" will be subject to the CFD tax. A "developed residential parcel" has been defined as a parcel that has a recorded final map for residential uses and the City has formally accepted the landscaping improvements. The property owners shall pay for all costs associated with this CFD. There will be no cost to the City.

**ENVIRONMENTAL CONSIDERATIONS:**

Council action in initiating this CFD is exempt from California Environmental Quality Act because it will cause no physical effects on the environment. Improvement projects will be subject to an environmental review process as part of development applications.

**POLICY CONSIDERATIONS:**

The procedures under which this CFD is being initiated are set forth in Title 5 of the Government Code, Sections 53311-53317.5 entitled "The Mello-Roos Community Facilities Act of 1982." Annexation into the North Natomas Neighborhood Landscaping District is consistent with the City's Strategic Plan in preserving and enhancing the City's neighborhoods and quality of life.

City Council  
Annexation #7 to the North Natomas Neig33hborhood Landscaping CFD No. 99-02  
December 02, 2002

**ESBD CONSIDERATIONS:**

City council adoption of the attached resolution is not affected by city policy related to ESBD.

Respectfully submitted,



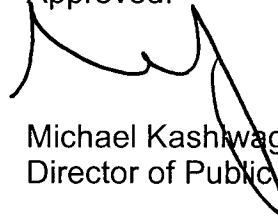
*for*  
Gary Alm, Manager  
Development Services

RECOMMENDATION APPROVED:



ROBERT P. THOMAS  
City Manager

Approved:

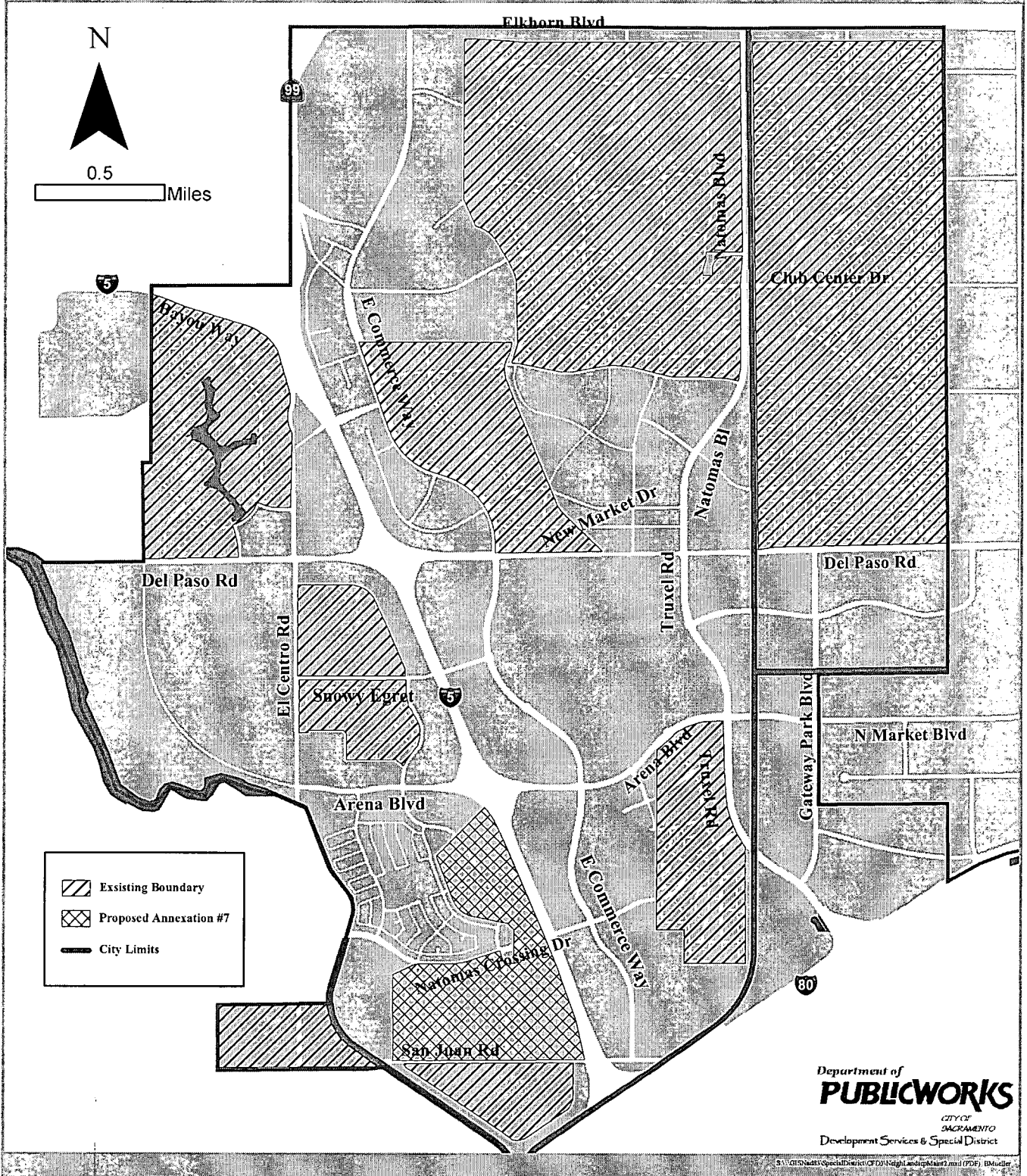


Michael Kashwagi  
Director of Public Works

# EXHIBIT A

## North Natomas Neighborhood Landscaping CFD# 99-02 Area Map

Revised: Oct 2002



Department of  
**PUBLICWORKS**  
CITY OF  
SACRAMENTO  
Development Services & Special District

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## EXHIBIT B

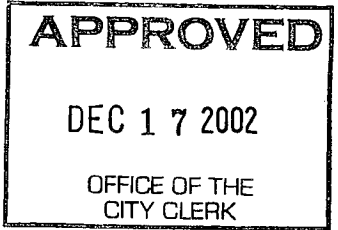
### ANNEXATION #7 TO THE NORTH NATOMAS NEIGHBORHOOD LANDSCAPING CFD NO 99-02 SCHEDULE

October 15, 2002	City Council Resolution of Intention
October 16, 2002	Mail Notice of Hearing
November 19, 2002	City Council Hearing
November 20, 2002	Mail Ballots (Waiver of 90-day period)
December 4, 2002	Ballots Due (Special Election)
December 10, 2002	City Council Election Results and Pass for Publication Ordinance to Levy Tax
December 11, 2002	Record Notice of Special Tax
December 17, 2002	City Council Adopt Ordinance to Levy Tax

**ORDINANCE NO. 2002-050**

**ADOPTED BY THE SACRAMENTO CITY COUNCIL**

**ON DATE OF \_\_\_\_\_**



**AN ORDINANCE LEVYING AN ANNUAL SPECIAL TAX FOR LANDSCAPE MAINTENANCE, BEGINNING IN PROPERTY-TAX YEAR 2003-2004, SOLELY WITHIN AND RELATING TO ANNEXATION NO. 7 TO THE CITY OF SACRAMENTO NORTH NATOMAS NEIGHBORHOOD LANDSCAPING COMMUNITY FACILITIES DISTRICT NO. 99-02**

**BE IT ENACTED BY THE COUNCIL OF THE CITY OF SACRAMENTO, AS FOLLOWS:**

1. Pursuant to Government Code sections 53328, 53339 through 53339.9, and 53340, and in accordance with the Rate and Method of Apportionment of Special Tax set forth in Exhibit B to Resolution No. 2002-763 adopted by this Council on November 19, 2002, which establishes Annexation No. 7 to the City of Sacramento North Natomas Neighborhood Landscaping Community Facilities District No. 99-02 (CFD No. 99-02, Annexation No. 7), a special tax is levied on all taxable parcels within CFD No. 99-02, Annexation No. 7, for the 2003-2004 tax year and for all subsequent years in the amount of the maximum authorized tax. This Council may adjust this amount annually by resolution, subject to the maximum authorized special-tax limit.

2. The Director of the City's Department of Public Works (Director) or his or her designee is authorized and directed, with the aid of appropriate officers and agents of the City, to do the following without further action of this Council:

- (a) to determine each year the Special-Tax Requirement defined in Exhibit B of Resolution No. 2002-763;
- (a) to prepare the annual special-tax roll in the amount of the Special-Tax Requirement in accordance with Exhibit B of Resolution No. 2002-763; and
- (b) to provide all information to the Sacramento County Auditor in proper form, and in proper time, that is necessary and appropriate to effect the correct and timely billing and collection of the special tax on the county's secured property-tax roll.

Notwithstanding subsection (c), this Council reserves the right, from time to time, to use any method of collecting the special tax it may determine to be in the best interests of the City, including but not limited to direct billing by the City to the property owners and supplemental billing, as provided in Resolution No. 2002-763 and Government Code sections 53339 through 53339.9 and 53340.

**FOR CITY CLERK USE ONLY**

ORDINANCE NO.: \_\_\_\_\_

DATE ADOPTED: \_\_\_\_\_

3. The appropriate officers and agents of the City are authorized to make adjustments to the special-tax roll before the final posting of the special taxes to the county tax roll each year, as may be necessary to achieve a correct match of the special-tax levy with the assessor's parcel numbers finally used by the county in sending out property-tax bills.

4. If the special tax is collected on the county's secured-tax roll, then before remitting the special-tax collections to the City the county may deduct from the amounts collected its reasonable and agreed-upon charges for collecting the special tax.

5. Taxpayers who have requested changes or corrections of the special tax pursuant to section 7 of the Rate and Method of Apportionment of the Special Tax and who are not satisfied with the Director's decision (whether the Director simply disagrees with the taxpayer or believes that the Department of Public Works is not authorized to consider the change requested) may appeal to the Council. The appeal must be in writing and fully explain the grounds of appeal. Appeals must be based solely on the correction of mistakes in the levy based upon the status of the property. No other appeals will be allowed. The Director shall schedule the appeal for consideration within a reasonable time at a Council meeting.

6. If, for any cause, any portion of this ordinance is found to be invalid, or if the special tax is found by a court of competent jurisdiction to be inapplicable to one or more parcels, then the balance of this ordinance and the application of the special tax to the remaining parcels shall not be affected.

7. This ordinance shall take effect and be in force immediately as a tax measure.

8. The title of this ordinance shall be published at least once in a newspaper of general circulation published in the City of Sacramento after being passed for publication of title by the Council. Publication shall occur at least three days before the adoption of this ordinance by the Council, in accordance with section 32(c) of the Sacramento City Charter. It is hereby found that the title of this ordinance was published in \_\_\_\_\_, a newspaper of general circulation published in the City of Sacramento, on \_\_\_\_\_, 2002.

**DATE PASSED FOR PUBLICATION:**

**DATE ENACTED:**

**DATE EFFECTIVE:**

**ATTEST:**

\_\_\_\_\_  
**MAYOR**

\_\_\_\_\_  
**CITY CLERK**

7

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ORDINANCE NO.: \_\_\_\_\_

DATE ADOPTED: \_\_\_\_\_