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DEPARTMENT OF
PUBLIC WORKS
DEVELOPMENT SERVICES

CITY OF SACRAMENTO
CALIFORNIA

SPECIAL DISTRICTS
1231 I Street
SACRAMENTO, CA
95814
PH 916-264-7474
FAX 916-264-7480

November 13, 2001

APPROVED

DEC 04 2001

OFFICE OF THE
CITY CLERK

City Council
Sacramento, California

Honorable Members in Session:

**SUBJECT: ANNEXATION #4 TO THE NORTH NATOMAS NEIGHBORHOOD LANDSCAPING
COMMUNITY FACILITIES DISTRICT (CFD) NO. 99-02 – ORDINANCE TO LEVY A
SPECIAL TAX**

LOCATION AND COUNCIL DISTRICT:

Annexation #4 to the North Natomas Neighborhood Landscaping CFD No. 99-02 is located in the North Natomas Community Plan area in Council District 1 (see attached map Exhibit A).

RECOMMENDATION:

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

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

FOR COUNCIL MEETING: December 4, 2001

SUMMARY:

This Annexation to the North Natomas Neighborhood Landscaping CFD was completed on November 27, 2001. The special tax levy if necessary will pay for authorized landscape maintenance services for all years.

COMMITTEE/COMMISSION ACTION:

None.

BACKGROUND INFORMATION:

On June 29, 1999, City Council approved formation of the North Natomas Neighborhood Landscaping CFD and on November 6, 2001, (See Exhibit B) approved this Annexation #4. The process was completed on November 27, 2001, by council approving the results of the special election. This CFD

City Council
Annexation #4 to the North Natomas Neighborhood Landscaping CFD No. 99-02
November 13, 2001

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 tax rate will be Forty Dollars (\$40) per parcel for this zone. Only "developed residential parcels" would 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. All costs associated with this CFD shall be paid for by the property owners and there will be no cost to the City.

ENVIRONMENTAL CONSIDERATIONS:

Council action, in initiating this CFD, is exempt from CEQA 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."

ESBD CONSIDERATIONS:

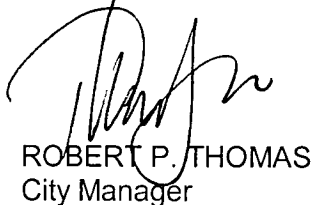
City council adoption of the attached resolution is not affected by city policy related to ESBD.

Respectfully submitted,



Gary Alm, Manager
Development Services

RECOMMENDATION APPROVED:



ROBERT P. THOMAS
City Manager

Approved:

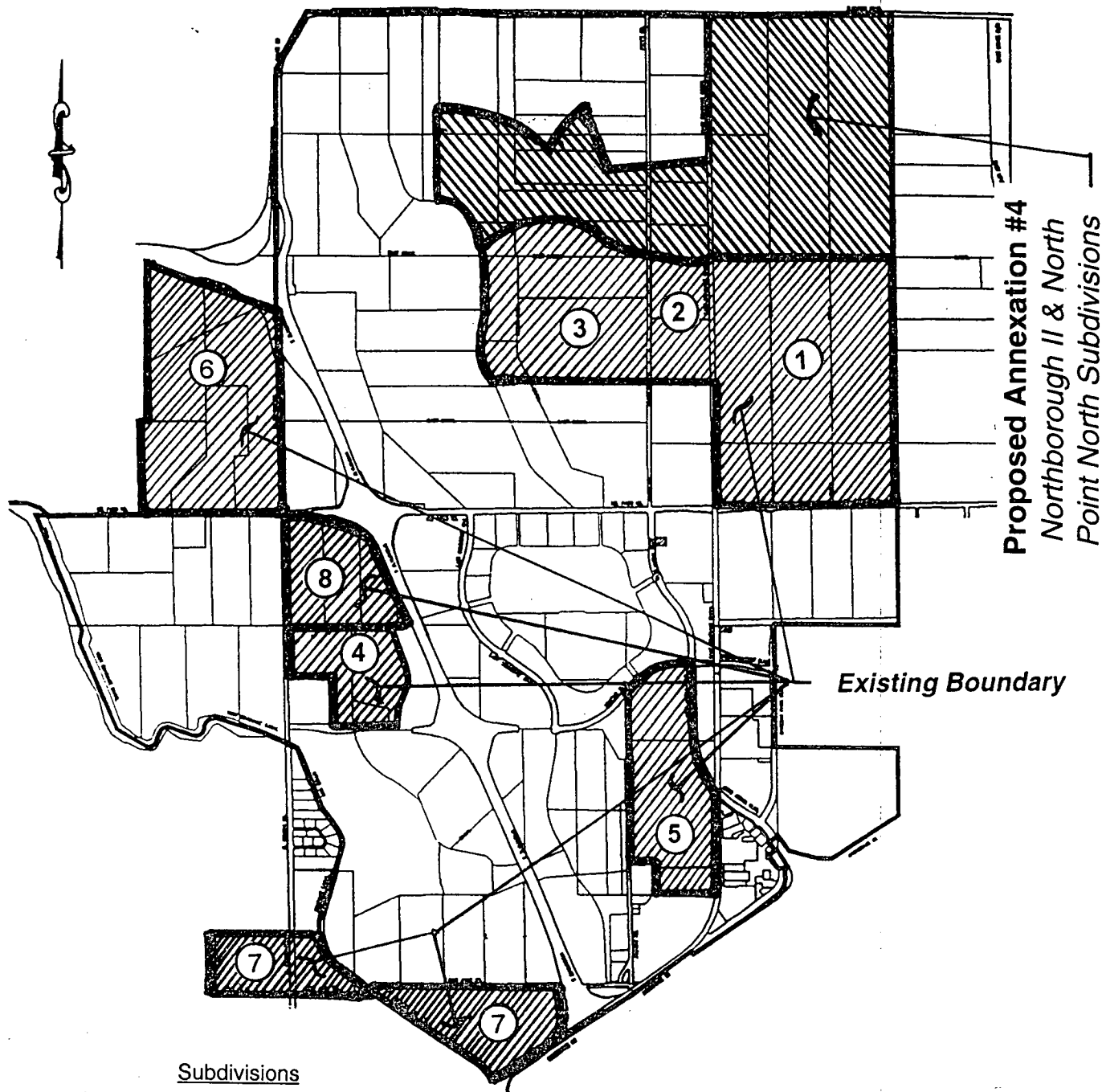


Michael Kashiwagi
Director of Public Works

EXHIBIT A

NORTH NATOMAS NEIGHBORHOOD LANDSCAPING
COMMUNITY FACILITIES DISTRICT #99-02

AREA OF SERVICES

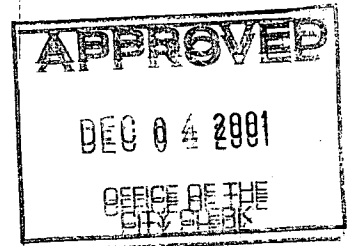


Subdivisions

- ① = Northpoint
- ② = Parkway Plaza
- ③ = Northborough I
- ④ = Gateway North
- ⑤ = Natomas Crossing
- ⑥ = Westborough
- ⑦ = Riverview
- ⑧ = Cambay West

**ANNEXATION #4 TO THE NORTH NATOMAS NEIGHBORHOOD
LANDSCAPING CFD NO 99-02
SCHEDULE**

October 2, 2001	City Council Resolution of Intention
October 3, 2001	Mail Notice of Hearing
November 6, 2001	City of Council Hearing, Call for Special Election
November 7, 2001	Mail Ballots (Waiver of 90-day period)
November 14, 2001	Ballots Due
November 27, 2001	City Council Election Results and Pass for Publication Ordinance to Levy Tax
November 28, 2001	Record Notice of Special Tax
December 4, 2001	City Council Adopt Ordinance to Levy Tax



ORDINANCE NO. 2001-049

ADOPTED BY THE SACRAMENTO CITY COUNCIL

ON DATE OF _____

**AN ORDINANCE LEVYING A SPECIAL TAX FOR THE
PROPERTY TAX YEAR 2002-2003 AND FOLLOWING TAX YEARS
SOLELY WITHIN AND RELATING TO THE CITY OF SACRAMENTO
NORTH NATOMAS NEIGHBORHOOD LANDSCAPING COMMUNITY
FACILITIES DISTRICT NO. 99-02, ANNEXATION NO. 4, FOR LANDSCAPE
MAINTENANCE**

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

Pursuant to Government Code Sections 53328 and 53340, and 53339 *et seq.* and in accordance with the Rate and Method of Apportionment of Special Tax as shown on Exhibit B to the Resolution Establishing the City of Sacramento North Natomas Neighborhood Landscaping Community Facilities District No. 99-02, Annexation No. 4 ("CFD No. 99-02, Annexation No. 4") (Resolution 2001-737 adopted by this Council on November 6, 2001), a special tax is hereby levied on all taxable parcels within the City of Sacramento North Natomas Neighborhood Landscaping Community Facilities District No. 99-02, Annexation No. 4 for the 2002-2003 tax year and for all subsequent years in the amount of the maximum authorized tax, provided that this amount may be adjusted annually, subject to the maximum authorized special tax limit, by resolution of this Council.

The Director of the Department of Public Works ("Director") or his/her designee, of the City of Sacramento ("City"), is authorized and directed, with the aid of the appropriate officers and agents of the City, to determine each year, without further action of this Council, the Special Tax Requirement (as that term is defined in Exhibits B and C of Resolution No. 2001-737 establishing Annexation No. 4 to CFD No. 99-02), to prepare the annual special tax roll in the amount of the Special Tax Requirement in accordance with said Exhibits B and C and, without further action of this Council, to provide all necessary and appropriate information to the Sacramento County Auditor in proper form, and in proper time, necessary to effect the correct and timely billing and collection of the special tax on the secured property tax roll of the County; provided that, as provided in said Resolution No. 2001-737 and Sections 53339 *et seq.* and 53340 of the California Government Code, this Council has reserved the right to utilize any method of collecting the special tax which it shall, from time to time, 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.

FOR CITY CLERK USE ONLY

ORDINANCE NO. _____

DATE ADOPTED: _____

The appropriate officers and agents of the City are authorized to make adjustments to the special tax roll prior to 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 utilized by the County in sending out property tax bills.

The City agrees that, in the event the special tax is collected on the secured tax roll of the County, the County may deduct its reasonable and agreed charges for collecting the special tax from the amounts collected, prior to remitting the special tax collections to the City.

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 decision of the Director (whether the Director simply disagrees with the taxpayer or feels 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.

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

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

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, at least three days before the adoption of this ordinance by the Council, pursuant to 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 _____, 2001.

DATE PASSED FOR PUBLICATION:

DATE ENACTED:

DATE EFFECTIVE:

ATTEST:

MAYOR

CITY CLERK

FOR CITY CLERK USE ONLY

ORDINANCE NO. _____

DATE ADOPTED: _____

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2.1

**CITY OF SACRAMENTO
ORDINANCE**

On November 27, 2001, the following Ordinance was considered by the Sacramento City Council and will be considered for final adoption at the regular meeting of December 4, 2001. In accordance with Sacramento City Charter Section 32, the title is herein published:

**AN ORDINANCE LEVYING A SPECIAL TAX FOR THE
PROPERTY TAX YEAR 2002-2003 AND FOLLOWING TAX
YEARS SOLELY WITHIN AND RELATING TO THE CITY
OF SACRAMENTO NORTH NATOMAS NEIGHBORHOOD
LANDSCAPING COMMUNITY FACILITIES DISTRICT NO.
99-02, ANNEXATION NO. 4, FOR LANDSCAPE
MAINTENANCE**

Anyone interested in the full text of the above Ordinance may contact the Office of the City Clerk, City Hall, 915 "I" Street, Room 304, Phone: (916) 264-5427.

SACRAMENTO CITY COUNCIL

BY: VALERIE A. BURROWES
CITY CLERK

AD NO: 9378
RUN 1 TIME: NOVEMBER 30, 2001
PROOF OF PUB: 2

TRANSMISSION VERIFICATION REPORT

TIME : 11/28/2001 09:37
NAME : SAC CITY CLERK
FAX : 9162647572
TEL : 9162645799

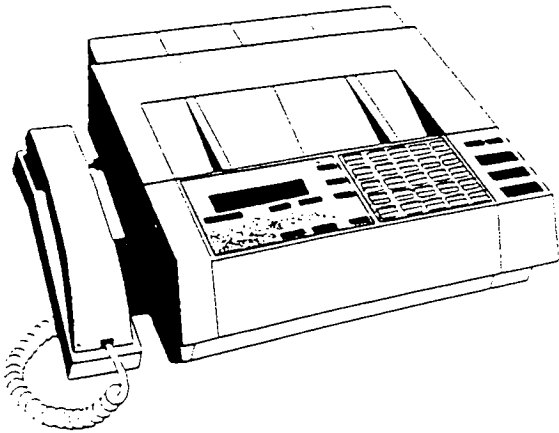
DATE, TIME	11/28 09:36
FAX NO./NAME	DLY RECORDER LE
DURATION	00:00:49
PAGE(S)	02
RESULT	OK
MODE	STANDARD
	ECM



A FAX Transmission from the
City Clerk's Office
City of Sacramento

Date: Nov. 28, 2001

TO: Barbara
CO/DEPT: Daily Recorder
FAX #: 444-0638
PHONE #: _____
REGARDING: Ad # 9378 for pub 11-30-01



For your info
Per your request
Please comment
Number of pages 2
(Including Cover Sheet)

FROM: Carolyn
DEPT: cc's
ORGANIZATION: _____
FAX #: _____
PHONE #: 264-7200

ORDINANCE NO.

ADOPTED BY THE SACRAMENTO CITY COUNCIL

ON DATE OF _____

**AN ORDINANCE LEVYING A SPECIAL TAX FOR THE
PROPERTY TAX YEAR 2002-2003 AND FOLLOWING TAX YEARS
SOLELY WITHIN AND RELATING TO THE CITY OF SACRAMENTO
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DATE PASSED FOR PUBLICATION:

DATE ENACTED:

DATE EFFECTIVE:

ATTEST:

MAYOR

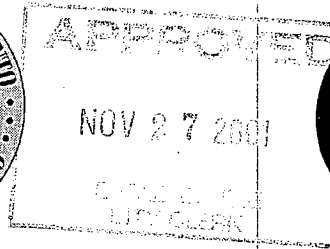
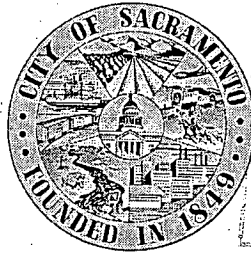
CITY CLERK

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ORDINANCE NO. _____

DATE ADOPTED: _____

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2.1

DEPARTMENT OF
PUBLIC WORKS
DEVELOPMENT SERVICES

CITY OF SACRAMENTO
CALIFORNIA

SPECIAL DISTRICTS
1231 I Street
SACRAMENTO, CA
95814
PH 916-264-7474
FAX 916-264-7480

(A) Resolution adopted

November 9, 2001

*(B) Ordinance RFP'd & continued
to Dec. 4, 2001*

City Council
Sacramento, California

Honorable Members in Session:

**SUBJECT: ANNEXATION #4 TO THE NORTH NATOMAS NEIGHBORHOOD
LANDSCAPING COMMUNITY FACILITIES DISTRICT (CFD) NO. 99-02 – MAIL BALLOT
ELECTION RESULTS AND ORDINANCE TO LEVY A SPECIAL TAX**

LOCATION AND COUNCIL DISTRICT:

Annexation #4 to the North Natomas Neighborhood Landscaping CFD No. 99-02 is located in the North Natomas Community Plan area in Council District 1 (see attached Exhibit A).

RECOMMENDATION:

This report recommends that the City Council adopt a resolution determining the results of the special mail-ballot election and the ordinance be passed for publication of title and continued to December 4, 2001.

CONTACT PERSON:

Ron Wicky, Special Districts Analyst, 264-5628

FOR COUNCIL MEETING:

November 27, 2001

SUMMARY:

This proposed Annexation has completed the resolution of intention, public hearing and election phases of the formation proceedings. This council report and resolution complete the formation process by reciting the results of the mail-ballot election. The proposed ordinance is recommended for approval of publication of title, pursuant to City Charter, Article III, Section 32.