



REPORT TO COUNCIL

City of Sacramento

915 I Street, Sacramento, CA 95814-2604
www.CityofSacramento.org

CONSENT
October 9, 2007

**Honorable Mayor and
Members of the City Council**

Title: Natomas Meadows Community Facilities District (CFD) No. 2007-01

Location/Council District: North Natomas – Southeast of Del Paso Road and Gateway Park Boulevard, located in Council District 1 (Location Map, Page 6)

Recommendation: 1) Adopt a **Resolution** declaring results of the special mailed ballot election, and if an election in the affirmative; 2) review an **Ordinance** to levy a special tax on land within the Natomas Meadows Community Facilities District No. 2007-01; and 3) pass for publication the ordinance title as required by section 32(c) of the Sacramento City Charter for adoption on October 16, 2007.

Contact: Mark Griffin, Fiscal Manager, (916) 808-8788; Salina Cheung, Program Specialist, (916) 808-5236

Presenters: N/A

Department: Planning Department

Division: Public Improvement Financing

Organization No: 4915

Description/Analysis

Issue: Pardee Homes, the property owner of the Natomas Meadows development, has applied to the City to form a CFD to sell bonds. The bond proceeds will partially reimburse the owner for development fees paid and costs incurred for the construction of public infrastructure. Approval of the CFD will authorize the City to sell bonds and to levy the special tax to pay for the bonds.

Policy Considerations: The procedures under which this district is being formed are set forth in title 5, division 2, chapter 2.5 of the Government Code, sections 53311-53368.3, entitled "The Mello-Roos Community Facilities Act of 1982." Formation of the Natomas Meadows CFD is consistent with the City's

Strategic Plan to achieve sustainability and enhance livability and to expand economic development throughout the City.

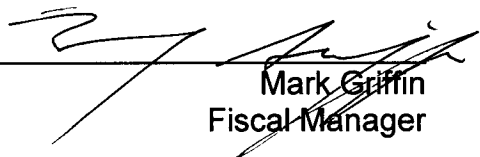
Environmental Considerations: Under the California Environmental Quality Act Guidelines, the formation of community facilities districts does not constitute a project and is therefore exempt from review.


Rationale for Recommendation: The actions in the recommended Resolutions are required by the Mello-Roos Community Facilities Act of 1982 in order to form a CFD.

Financial Considerations: There will be no impact to the general fund. The owner will fund fees and improvements and be reimbursed at a later time if and when sufficient bond proceeds are available.

The bond sale for this district is anticipated to occur during 2008, depending on market conditions, and will not exceed \$27,500,000. One bond sale is planned.

Emerging Small Business Development (ESBD): City Council approval of these proceedings is not affected by City policy related to the ESBD Program.

Respectfully Submitted by: 
Mark Griffin
Fiscal Manager

Approved by: 
Carol Shearly
Director of Planning

Recommendation Approved:

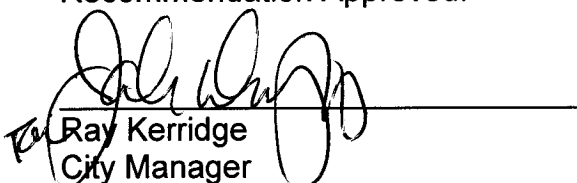

Ray Kerridge
City Manager

Table of Contents:

Report	Pg	1
Attachments		
1 Background.....	Pg	4
2 Location Map	Pg	6
3 Schedule of Proceedings.....	Pg	7
4 Resolution Declaring Results of Special Election.....	Pg	8
5 Ordinance to Levy a Special Tax.....	Pg	10

ATTACHMENT 1

BACKGROUND

The proposed Natomas Meadows CFD No. 2007-01 consists of approximately 115 gross developable acres. The project includes approximately 637 single-family lots, 120 condominiums, and 135 multifamily units. The proposed CFD encompasses all but the multifamily units on 6.9 acres. Also included in the project are a 13-acre park and a 5-acre detention basin.

The developer proposes to construct the financed improvements in one phase with one bond sale being proposed. Construction is estimated to be completed in 2008.

Purpose of the CFD

The proposed district will finance certain development fees and public improvements within the public right-of-way and adjacent public-utility easements of the major public roads intersecting and/or bordering the district boundary. A full description of the improvements is shown as Exhibits B and C to the resolution of formation establishing the district.

CFD Special Election Proceedings

The proposed district will be formed in compliance with the Mello-Roos Community Facilities District Act of 1982. As part of the formation proceedings, a special election on the special tax is required. In this case, where there are fewer than 12 registered voters, the vote is by landowners, with each landowner having one vote for each acre or portion of an acre he or she owns within the proposed CFD. There is one landowner within this proposed CFD. The City may not levy the tax unless at least two-thirds of the votes cast are in favor of it. A schedule for the CFD proceedings is provided on Attachment 3.

Special Tax Formula

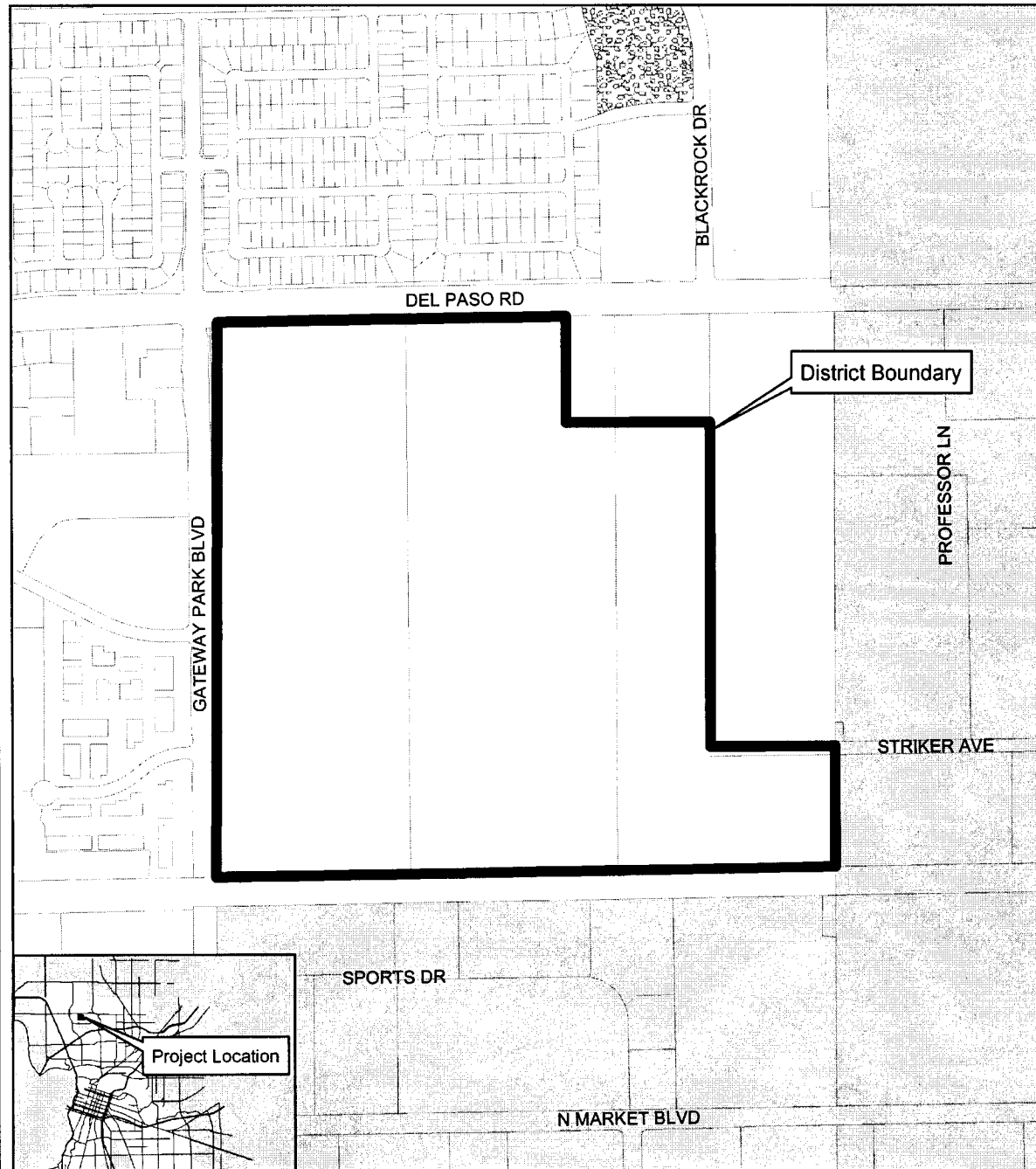
The rate and method of apportionment (RMA) of the special tax is attached as Exhibit D to the resolution formation establishing the district. The special tax is applied to both developed and undeveloped properties. The maximum special-tax rates for developed properties are shown in section C, table 1 of the RMA. The maximum special-tax rate for residential property ranges from \$842 to \$2,613 per residential unit, depending on tax zone and floor space. The maximum special-tax rate for undeveloped property ranges from \$26,235 to \$50,943 per acre depending on tax zone. The rates escalate 2% annually to compensate for inflation.

Council Action

On July 17, 2007, the City Council adopted Resolution No. 2007-510 that initiated the formation proceedings, declared its intention to levy a special tax, adopted the CFD boundary map, and set August 21, 2007, as the date for the public hearing. The August 21, 2007 hearing was continued to September 4, 2007. Also, on July 17, 2007, the City Council adopted Resolution No. 2007-509 that declared its intention to incur bonded indebtedness. On September 4, 2007, the City Council conducted the public hearing and adopted the following: a resolution of formation establishing the CFD and

providing for the levy of a special tax, a resolution to incur bonded indebtedness, and a resolution calling for a special mailed-ballot election due September 28, 2007 and for the City Clerk to report the returns to the Council no later than October 9, 2007.

Natomas Meadows CFD No. 2007-01 Location Map



RESOLUTION NO.

Adopted by the Sacramento City Council

DECLARING RESULTS OF SPECIAL MAILED-BALLOT ELECTION WITHIN NATOMAS MEADOWS COMMUNITY FACILITIES DISTRICT NO. 2007-01, CITY OF SACRAMENTO, COUNTY OF SACRAMENTO, STATE OF CALIFORNIA

BACKGROUND

- A.** The City Council (the "Council") of the City of Sacramento (the "City") has conducted proceedings under and pursuant to the terms and provisions of the "Mello-Roos Community Facilities Act of 1982," being Chapter 2.5, Part 1, Division 2, Title 5 (beginning with Section 53311) of the Government Code of the State of California (the "Act"), to form its Natomas Meadows Community Facilities District No. 2007-01, City of Sacramento, County of Sacramento, State of California (the "Community Facilities District"), to authorize a special tax to finance certain governmental development-impact fees and the acquisition or construction of certain facilities and to authorize the issuance of debt, and to establish the appropriations limit for the Community Facilities District, all as set forth in the Council's Resolution No. 2007-655 (Resolution of Formation) and Resolution No. 2007-656 (Resolution Deeming it Necessary to Incur Bonded Indebtedness), both adopted on September 4, 2007 (collectively, the "Formation Resolutions").
- B.** In order to confer upon the Council the authority contained in the Formation Resolutions, a two-thirds approving vote by the qualified electors within the Community Facilities District is required.
- C.** A special, mailed-ballot election has been conducted pursuant to the Council's Resolution No. 2007-657, adopted September 4, 2007, to which reference is made for further particulars.
- D.** A Certificate of Clerk re: Preparation and Distribution of Ballots, Receipt of Executed Ballots, and Declaring Election Results (the "Certificate of Election Results"), dated September 28, 2007, executed by the City Clerk of the City (the "Clerk"), has been filed with the Council.
- E.** The Council has received, reviewed and hereby accepts the Clerk's Certificate of Election Results and wishes by this resolution to declare the results of the special mailed-ballot election.
- F.** The Council is fully advised in this matter.

BASED ON THE FACTS SET FORTH IN THE BACKGROUND, THE CITY COUNCIL RESOLVES AS FOLLOWS:

Section 1. The above recitals are true and correct, and the Council so finds and determines.

Section 2. The Council hereby finds and determines and declares that the ballot measure submitted to the qualified electors of the Community Facilities District has been passed and approved by those qualified electors in accordance with Sections 53328(a) and 53355 of the Government Code.

Section 3. The Council hereby authorizes and directs the Clerk to cause a Notice of Special Tax Lien to be prepared and to be recorded with the County Recorder of the County of Sacramento in accordance with the provisions of Section 3114.5 of the Streets and Highways Code and Section 53328.3 of the Government Code. The Notice shall be recorded in the County Recorder's office within fifteen days of today's date.

Section 4. This resolution takes effect immediately upon its passage.

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 stated in the Resolution of Formation and in Section 53340 of the California Government Code, the 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, supplemental billing and judicial foreclosure, all or any of which the Council may implement in its discretion by resolution.

SECTION 4. 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 fiscal 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.

SECTION 5. 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.

SECTION 6. Taxpayers claiming that the amount of the Special Tax on their property is not correct are referred to Section J of the Rate and Method of Apportionment of the Special Tax contained in the Resolution of Formation for the proper claims procedure.

SECTION 7. 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 all other parcels, shall not be affected.

SECTION 8. This ordinance shall take effect and be in force immediately as a tax measure; and before the expiration of fifteen (15) days after its passage the same shall be published, with the names of the members voting for and against the same, at least once in a newspaper of general circulation published and circulated in the area of the Community Facilities District.