

# RESOLUTION NO. 2005-2005-004

Adopted by the Sacramento City Council  
on JAN 06 2005

## Annexation No. 1 to City of Sacramento Assessment District No. 2

### RESOLUTION INITIATING PROCEEDINGS TO ANNEX TERRITORY

#### RECITALS:

**A.** The City Council has previously formed the City of Sacramento Assessment District No. 2 under the Landscaping and Lighting Act of 1972 (part 2 of division 15 in the Streets and Highways Code, beginning with section 22500) (the 1972 Act).

**B.** Tim Lewis Communities, Inc., a California corporation (Landowner), is the sole owner of the territory described in Exhibit A. Landowner has applied for a subdivision map covering this territory, and one of the conditions of approval for the subdivision map requires Landowner to annex the territory to the district. To fulfill this condition, Landowner has presented a petition to the City requesting that the City commence proceedings for annexing the territory to the district in accordance with the 1972 Act.

**C.** The City has installed, constructed, or acquired within the territory described in Exhibit A, or will subsequently install, construct, or acquire, the public improvements generally described in Exhibit B. The City will also maintain and service these improvements in the manner generally described in Exhibit B. To finance the cost of providing the improvements, maintenance, and service, and as requested by Landowner, the City Council proposes to annex to the district the territory described in Exhibit A.

#### BASED ON THE FOREGOING RECITALS, THE CITY COUNCIL RESOLVES AS FOLLOWS:

**Section 1.** The City Council finds and determines that the recitals set forth above are true.

**Section 2.** The City Council accepts Landowner's petition requesting that the territory described in Exhibit A be annexed to the City of Sacramento Assessment District No. 2. The petition is on file with the City Clerk. Exhibit A is part of this resolution.

**Section 3.** The City Council proposes to annex the territory described in Exhibit A to the City of Sacramento Assessment District No. 2 in accordance with the 1972

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RESOLUTION NO: 2005-004

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Act. The territory to be annexed will be designated as Annexation No. 1 to the City of Sacramento Assessment District No. 2.

**Section 4.** Exhibit B generally describes the improvements, maintenance, and service to be provided within the territory to be annexed. Exhibit B is part of this resolution.

**Section 5.** The Interim Manager of Development Engineering and Finance is designated as the Engineer for purposes of (a) annexing to the district the territory described in Exhibit A; and (b) levying an assessment on assessable lots and parcels within the annexed territory to finance the improvements, maintenance, and service generally described in Exhibit B, in accordance with chapter 3.44 of the Sacramento City Code, the 1972 Act, and article XIID of the California Constitution.

**Section 6.** The Engineer is directed to prepare and file the following with the City Clerk: (a) a written engineer's report in accordance with section 4 in article XIID of the California Constitution and article 4 (commencing with Streets and Highways Code section 22565) in chapter 1 of the Streets and Highways Code, reflecting an assessment for the period of July 1, 2005, to June 30, 2006; and (b) a map of Annexation No. 1 to the City of Sacramento Assessment District No. 2, as required by Streets and Highways Code section 3110.

**HEATHER FARGO**

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MAYOR

ATTEST:

**SHIRLEY CONCOLINO**

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CITY CLERK

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RESOLUTION NO: 2005-004

DATE ADOPTED: JAN 06 2005

ANNEXATION NO. 1 TO CITY OF SACRAMENTO ASSESSMENT DISTRICT NO. 2:  
RESOLUTION INITIATING PROCEEDINGS

EXHIBIT A

A-1: LEGAL DESCRIPTION OF TERRITORY TO BE ANNEXED

All of Parcel 1 as shown on a Parcel Map, recorded in Book 177 of Parcel Maps, at Page 6, and all of Parcel 1 as shown on the Certificate of Compliance for Lot Line Adjustment, recorded in Book 20040610 of Official Records, at Page 2466, Sacramento County Records, in the City of Sacramento, County of Sacramento, State of California.

EXCEPTING THEREFROM the following described area:

BEGINNING at a point which is the southwest corner of Parcel 1 as shown on said Certificate of Compliance for Lot Line Adjustment; thence along the westerly boundary line of said Parcel 1, North 00° 17' 21" West, a distance of 336.79 feet; thence leaving said westerly boundary line and into said Parcel 1, North 50° 57' 48" East, a distance of 142.35 feet; thence along a non-tangent curve concave to the northwest having a radius of 48.50 feet, and to which a radial line bears South 06° 44' 50" East, northeasterly 48.50 feet, along said curve through a central angle of 57° 17' 50"; thence along a reverse curve concave to the southeast having a radius of 31.50 feet, northeasterly 13.75 feet, along said curve through a central angle of 25° 00' 28"; thence North 50° 57' 48" East, a distance of 309.63 feet; thence along a tangent curve concave to the northwest having a radius of 227.50 feet, northeasterly 48.68 feet, along said curve through a central angle of 12° 15' 40"; thence along a reverse curve concave to the southeast having a radius of 186.50 feet, northeasterly 39.91 feet, along said curve through a central angle of 12° 15' 40" to an interior corner on the easterly boundary line of said Parcel 1; thence along said easterly boundary line, South 00° 01' 30" West, a distance of 435.61 feet to the most southerly southeast corner of said Parcel 1, also being a point of intersection with the centerline of Garden Highway; thence along the southeasterly boundary line of said Parcel 1, also being on the centerline of Garden Highway, South 51° 15' 56" West, a distance of 185.16 feet; thence continuing, along a non-tangent curve concave to the northwest having a radius of 955.37 feet, and to which a radial line bears South 39° 16' 30" East, southwesterly 358.87 feet, along said curve through a central angle of 21° 31' 20" to the POINT OF BEGINNING.

The basis of bearings for this description is the easterly boundary line of Parcel 1 as shown on a Parcel Map recorded in Book 177 of Parcel Maps, at Page 6, in said County. Said line is taken to bear North 00° 17' 25" West.

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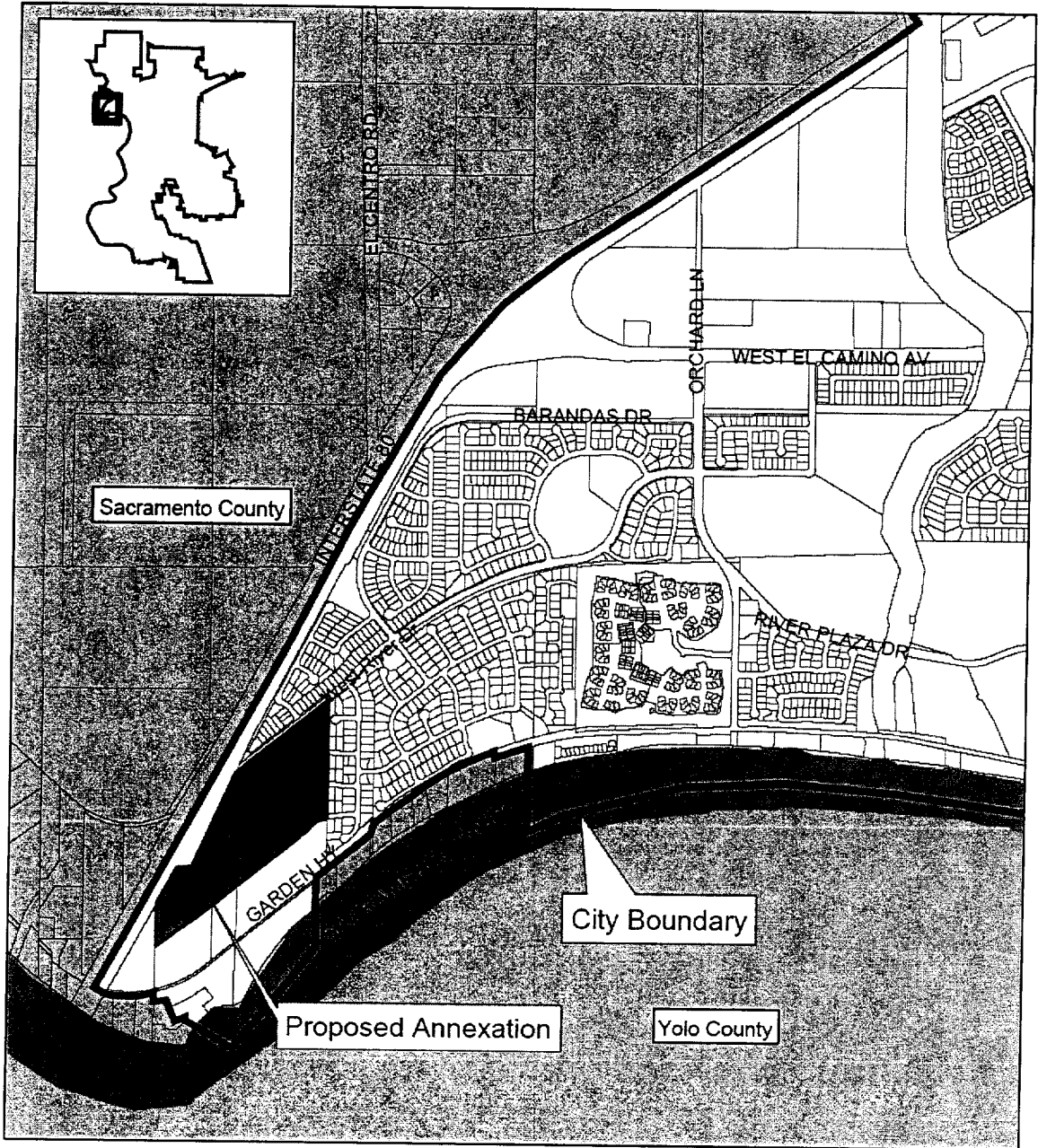
RESOLUTION NO: \_\_\_\_\_

2005-004

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

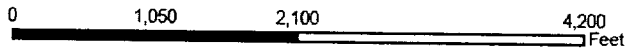
JAN 06 2005

A-2: GENERAL DESCRIPTION OF TERRITORY TO BE ANNEXED



City Of Sacramento  
**Development Services**  
**Department**  
Special Districts

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RESOLUTION NO: 2005-004

DATE ADOPTED: JAN 06 2005

ANNEXATION NO. 1 TO CITY OF SACRAMENTO ASSESSMENT DISTRICT NO. 2:  
RESOLUTION INITIATING PROCEEDINGS

**EXHIBIT B**

**DESCRIPTION OF IMPROVEMENTS, MAINTENANCE, AND SERVICE**

The "improvements" to be installed, constructed, or acquired, and the "maintenance" and "service" to be provided for those improvements, are generally described as follows:

**1. *Street-Related Operations and Maintenance***

- (a) City street-light facilities on major streets and at intersections.
- (b) City-maintained landscaping, irrigation facilities, and other appurtenances within or along freeway corridors and public rights-of-way.
- (c) Bikeways, including bikeway bridges and structures.
- (d) Designated streetscaping construction projects.
- (e) Proportional costs of engineering and administrative costs for the district.
- (f) Miscellaneous costs related to streets and allowed under the Landscaping and Lighting Act of 1972.

**2. *Neighborhood Street Lighting***

- (a) City street-light facilities designated as neighborhood lighting (typically 100-watt or less lights).
- (b) Replacement of failed street-light electrical conduit and circuits.
- (c) Miscellaneous costs related to any item described in 2(a) or 2(b).

**3. *Maintenance of Street Trees.*** General care and maintenance of street trees within public rights-of-way.

- (a) Trimming, maintaining, caring for, and replacing street trees within public rights-of-way.
- (b) Planting new street trees within public rights-of-way.
- (c) All costs associated with operating and administering the street-tree maintenance program.
- (d) Miscellaneous work related to caring for and maintaining street trees.

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**FOR CITY CLERK USE ONLY**

RESOLUTION NO: 2005-004

DATE ADOPTED: JAN 06 2005

4. *Bonded Indebtedness for Park Improvements.*

(a) Capital Improvement Project (CIP) Improvements.

- (1) Construction and development of City-maintained landscaping, irrigation facilities, and other appurtenances for neighborhood and community parks.
- (2) Construction of greenbelts, linear parkways, and buffer zones on City-owned land.
- (3) Construction of bikeways, including bikeway bridges and structures.
- (4) Miscellaneous costs related to any item described in 4(a)(1), 4(a)(2), or 4(a)(3).

(b) Common Facilities.

- (1) Proportional costs of all engineering and administrative costs for the district.
- (2) Miscellaneous costs related to any item described in 4(b)(1).

5. *On-going Park Maintenance, Park Improvements, and Graffiti Abatement.*

(a) Park Maintenance and Improvements.

- (1) Construction, care, and development of City-maintained landscaping, irrigation facilities, and other appurtenances for neighborhood and community parks.
- (2) Construction and maintenance of all greenbelts, linear parkways, and buffer zones on City-owned lands.
- (3) Trimming, maintaining, caring for, and replacing trees within City parks.
- (4) Proportional costs of the contingency fund for the district.
- (5) Miscellaneous costs related to any item described in 5(a)(1), 5(a)(2), 5(a)(3), or 5(a)(4).

(b) Common Facilities. Common facilities are improvements that provide special benefits to all assessed properties.

- (1) Construction, care, development, and maintenance of City-maintained landscaping, irrigation facilities, and other appurtenances within City regional parks, as well as habitat preservation in designated open spaces.
- (2) Cleaning, sandblasting, and painting walls and other improvements to remove or cover graffiti.
- (3) Proportional costs of all engineering and administrative costs for the district.

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FOR CITY CLERK USE ONLY

2005-294

RESOLUTION NO: \_\_\_\_\_

DATE ADOPTED: JAN 06 2005

- (4) Miscellaneous costs related to any item allowed under the Landscaping and Lighting Act of 1972 but not specifically listed in 5(b)(1), 5(b)(2), or 5(b)(3).

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The improvements, maintenance, and service to be financed with assessments on assessable lots and parcels within the territory of Annexation No. 1 to the City of Sacramento Assessment District No. 2 are described more specifically in the annual Engineer's Report for the district, on file with the City Clerk at City of Sacramento Interim City Hall, 730 "I" Street, 2nd floor, Sacramento, California.

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