

THE DAILY RECORDER
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SAC. CITY CLERK
915 I ST. 5TH FLOOR
SACRAMENTO, CA - 95814

SC#: 2546898

PROOF OF PUBLICATION

(2015.5 C.C.P.)

State of California)
County of SACRAMENTO) ss

Notice Type: GPHSA - SAC CITY PUBLIC HEARING-1 PUB

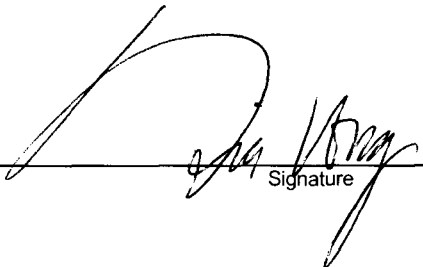
Ad Description:
PUBLIC HEARING

I am a citizen of the United States and a resident of the State of California; I am over the age of eighteen years, and not a party to or interested in the above entitled matter. I am the principal clerk of the printer and publisher of the THE DAILY RECORDER, a newspaper published in the English language in the city of SACRAMENTO, county of SACRAMENTO, and adjudged a newspaper of general circulation as defined by the laws of the State of California by the Superior Court of the County of SACRAMENTO, State of California, under date 05/02/1913, Case No. 10038. That the notice, of which the annexed is a printed copy, has been published in each regular and entire issue of said newspaper and not in any supplement thereof on the following dates, to-wit:

10/17/2013

Executed on: 10/17/2013
At Los Angeles, California

I certify (or declare) under penalty of perjury that the foregoing is true and correct.



Signature



(916) 444-2355

LEGAL NOTICES

FAX (916) 444-0636

CITY OF SACRAMENTO
NOTICE OF PUBLIC HEARINGON THE RESOLUTION OF INTENTION TO PROVIDE FOR FUTURE
ANNEXATION OF TERRITORY TO THE NORTHWEST LAND PARK
COMMUNITY FACILITIES DISTRICT NO. 2013-02 AND TO LEVY A SPECIAL
TAX WITHIN THE ANNEXED TERRITORY TO FINANCE MAINTENANCE
SERVICES

NOTICE IS HEREBY GIVEN that the City Council (the "Council") of the City of Sacramento (the "City") has duly adopted Resolution No. 2013-0320 (the "Resolution") on September 24, 2013, wherein (a) it declared its intention to designate territory more particularly described in Exhibit A to the Resolution, attached hereto and incorporated herein and made a part hereto 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 of the Government Code of the State of California (the "Act") in the area of the City described in the Resolution, to be known and designated as the Northwest Land Park Community Facilities District No. 2013-02 Future Annexation Area ("Annexation Area") for the purpose of potentially adding territory to the Northwest Land Park Community Facilities District 2013-02 (the "District") in the future.

All services will be shared in common between the District and the Annexation Area and no new or additional services beyond those described in the District's Resolution of Formation will be provided in the Annexation Area. The services provided in the existing District and the services to be provided in Annexation Area are set forth in Exhibit B to the Resolution, attached hereto and incorporated herein by this reference, all of which are as authorized by the Act.

NOTICE IS HEREBY FURTHER GIVEN that Tuesday, the 29th day of October, 2013, at the hour of 6:00 o'clock p.m. at the regular meeting place of the Council, City Council Chambers, Sacramento City Hall, 915 I Street, First Floor, Sacramento, California 95814, has been fixed by the Council by the Resolution as the time and place for a public hearing to consider the future annexation of territory pursuant to Section 53339.2 of the Act, the levying of Special Taxes within the territory proposed to be annexed in the future, and all other matters set forth in the Resolution. At the public hearing, all interested persons for or against the future annexation of territory to the District or the levying of Special Taxes within the territory to be annexed in the future will be heard. Any protests may be made orally or in writing, except that any protests pertaining to the regularity or sufficiency of the proceedings shall be in writing and shall clearly set forth the irregularities or defects to which objection is made. All written protests shall be filed with the Clerk prior to the time fixed for the hearing and any written protest may be withdrawn in writing at any time before the conclusion of the hearing.

NOTICE IS HEREBY FURTHER GIVEN that such public hearing may be continued from time to time, but shall be completed within thirty (30) days.

NOTICE IS HEREBY FURTHER GIVEN that a more complete description of the services proposed for the Annexation Area and a copy of the Resolution and the boundary map of the Annexation Area are on file with Public Improvement Financing division, designated by the City Clerk to be the repository of documents associated with special districts, at Sacramento City Hall, 915 I Street, Third Floor, Sacramento, California 95814, and are available for review during business hours by any interested persons.

Questions should be directed to Sheri Smith, Finance Department, Public Improvement Financing Division, telephone (916) 808-7204.

DATED: September 25, 2013

Shirley Concolino
SHIRLEY CONCOLINO
City Clerk of the City of Sacramento
Daily Recorder Ad: 1430
Published: 10/18/2013
Mailing: NA

RESOLUTION NO.

Adopted by the Sacramento City Council

RESOLUTION OF INTENTION TO PROVIDE FOR FUTURE ANNEXATION OF
TERRITORY TO THE NORTHWEST LAND PARK COMMUNITY FACILITIES
DISTRICT NO. 2013-02 AND TO LEVY A SPECIAL TAX WITHIN THE
ANNEXED TERRITORY TO FINANCE MAINTENANCE SERVICES

BACKGROUND:

- The City Council has previously established the Northwest Land Park Community Facilities District No. 2013-02 (District) under the Mello-Roos Community Facilities Act of 1982 (Government Code Sections 53311 to 53368.3) (Act) and has levied a Special Tax on new residential property in the District to pay for maintenance and related services to be provided within the District, all in accordance with the Act and with Title 3, Chapter 3.124, of the Sacramento City Code (Chapter 3.124).
- The Council has determined that the establishment of the District is consistent with and follows the local goals and policies concerning the use of the Act that have been adopted by the Council and are now in effect. The District was formed solely for the maintenance and repair of public amenities, facilities, and improvements within and adjacent to the District and for related purposes, and will not finance capital improvements or issue bonds.
- Public convenience and necessity require that territory be added to the District in the future. The District is specifically described and the territory proposed for possible annexation in the future is shown in Exhibit A, attached hereto and incorporated herein.
- The Act provides that certain filings shall be made pursuant to Division 4.5

(commencing with Section 3100) of the Streets and Highways Code of the State of California for future annexation of territory to the District.

- All services will be shared in common between the District and the territory proposed to be annexed in the future and no new or additional services beyond those described in the District's Resolution of Formation will be provided in the territory proposed to be annexed to the District. The services provided in the existing District and the services to be provided in territory proposed to be annexed are set forth in Exhibit B, attached hereto and incorporated herein by this reference, all of which are as authorized by the Act and by Chapter 3.124.

- The Council is fully advised in this matter.

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

- The above recitals are true, and the Council so finds and determines.
- It is the intention of this Council and the Council hereby proposes to provide for the possible future annexation to the District of the territory identified in Exhibit A, on condition that parcels within that territory may be annexed into the District only with the unanimous approval of the owner or owners of each parcel or parcels at the time that parcel or those parcels are annexed. The boundaries of the future annexed parcel or parcels to be included in the District will be more particularly described on maps entitled substantially similar to "THE NORTHWEST LAND PARK COMMUNITY FACILITIES DISTRICT NO. 2013-02 Annexation No. ____ (each map/annexation will be numbered consecutively)." Such maps are hereby authorized to be filed with the City Clerk (Clerk) at the time of future annexation and the Clerk is hereby authorized and directed to record a copy of such maps with the County Recorder of Sacramento County in accordance with the provisions of Section 3111 of the Streets and Highways Code of the State of California.
- The services to be provided in the territory proposed to be annexed in the future are those services described in the District's Resolution of Formation. The plan required by Section 53339.3 subdivision (c) of the Act for providing services to the territory to be annexed in the future will be the same as set forth in the existing District.
- It is the intention of this Council and the Council hereby proposes to levy a Special Tax annually within the territory proposed to be annexed in the future when the territory is annexed sufficient to pay that territory's share of the cost of the services to be provided as described in the Resolution of Formation, together with the territory's share of all costs incurred to carry out the authorized purposes of the District, as well as all costs incidental to the administration of the District. In accordance with Chapter 3.124, certain city-owned property will be subject to the lien for the Special Tax. The Special Tax is to be collected as a separately stated item on the county property-tax bill, but the Council reserves the right to change the method of collection at any time. The Special Tax shall be apportioned according to the number of Residential Units assigned to a parcel, at the per annum tax rates specified in the "Rate and Method of Apportionment of Special Tax," attached hereto as Exhibit C and incorporated herein by this reference. The rates shown in Exhibit C are maximum rates. The Special Tax levied on all parcels may be escalated for inflation under Chapter 3.124, as specified in Exhibit C. If tax collections at the stated rates exceed the amount required to pay the Annual Costs, the rates may be reduced in accordance with the formula set forth in Exhibit C. The Special Tax levied and to be collected hereunder shall be in perpetuity, unless and until the need for the maintenance and related services no longer exists.
- The City Clerk is further authorized and directed to file the Notice of Special Tax Lien within 15 days of the date of the property owner unanimous approval as provided for in Section 3114.5 of the Streets and Highways Code of the State of California.
- There shall be no alteration in the Special Tax rate levied in the existing District and the maximum tax rate in the existing District may not be increased as a result of the future annexation of territory pursuant to this resolution.
- Notice is hereby given that the Council fixes October 29, 2013, at 6:00 p.m., in the Council Chambers at City Hall, 915 I Street, First Floor, Sacramento, California, as the time and place for a Public Hearing to consider the future annexation of territory pursuant to Section 53339.2 of the Act, the levying of Special Taxes within the territory proposed to be annexed in the future, and all other matters set forth herein. At the public hearing, all interested persons for or against the future annexation of territory to the District or the levying of Special Taxes within the territory to be annexed in the future will be heard. Any protests may be made orally or in writing, except that any protests pertaining to the regularity or sufficiency of the proceedings shall be in writing and shall clearly set forth the irregularities or defects to which objection is made. All written protests shall be filed with the Clerk prior to the time fixed for the hearing and any written protest may be withdrawn in writing at any time before the conclusion of the hearing.
- The notice of the time and place of the public hearing shall be given by the Clerk in the following manner: A Notice of Public Hearing in the form required by the Act shall be published in the Daily Recorder, a newspaper of general circulation in the area of the proposed future annexation. The publication shall be made pursuant to Section 6061 of the Government Code of the State of California, and shall be completed at least seven (7) days prior to the date set for the public hearing.

Table of Contents:

Exhibit A: Map of District and Future Annexation Area
Exhibit B: List of Authorized Services

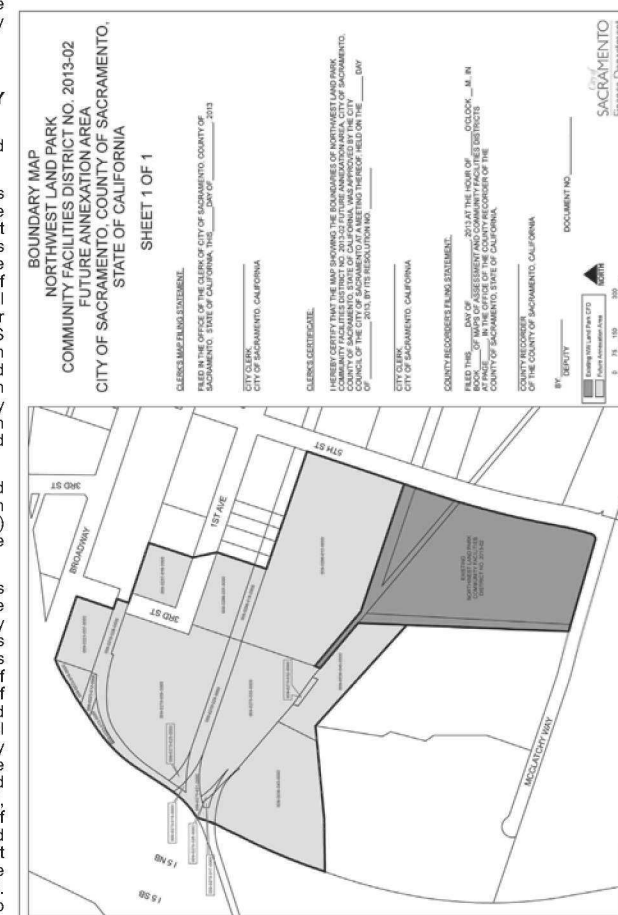
Exhibit A
Boundary Map

Exhibit B

Northwest Land Park Community Facilities District No. 2013-02
List of Authorized Services

The authorized services to be funded from the levy and collection of annual special taxes include those set forth below in addition to the costs associated with collecting and administering the special taxes and annually administering the District. The authorized services to be funded include:

- Maintenance and lighting of parks, parkways, bike trails, and open space.
- Miscellaneous costs related to any of the items described above including planning, engineering, and legal and administration costs.
- The levy of Special Taxes to accumulate funds in a sinking fund for anticipated future repair or replacement costs of facilities maintained by the CFD, as determined by the Administrator.

Specifically, the amenities identified below are intended to be maintained (in order of priority) with special tax revenues of the District.

- Neighborhood Park and Setzer Run bike trail/parkway (onsite)
- Pedestrian/Bike Path to Miller Park (offsite)
- Jedediah Farm Lease Payment
- Jedediah Farm Maintenance
- Neighborhood Resource Center Operations Contribution (see Note)
- Southside Park Maintenance Contribution (See Note)

Note: In the Base Year, the annual contributions for the Neighborhood Resource Center are limited to \$2,900 and to \$55,000 for Southside Park. Annual contribution maximums increase by the Tax Escalation Factor in following years. Actual contributions will be contingent on available funding pursuant to the prioritized list above.