

**APPROVED**  
BY THE CITY COUNCIL

**MAY 18 1999**



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OFFICE OF THE  
CITY CLERK

**CITY OF SACRAMENTO**  
CALIFORNIA

DEPARTMENT OF  
PUBLIC WORKS

TECHNICAL SERVICES DIVISION

April 28, 1999

SPECIAL DISTRICTS  
1231 I STREET  
ROOM 300  
SACRAMENTO, CA  
95814

PH 916-264-7474  
FAX 916-264-7480

City Council  
Sacramento, California

Honorable Members in Session:

**SUBJECT: NORTH NATOMAS COMMUNITY FACILITIES DISTRICT NO. 2 FOR DRAINAGE IMPROVEMENTS - ORDINANCE LEVYING A SPECIAL TAX FOR FISCAL TAX YEAR 1999/00**

**LOCATION AND COUNCIL DISTRICT:**

The subject Community Facilities District (CFD) includes approximately 1000 acres in the North Natomas Community Plan area, located in Council District 1 (see Exhibit A map).

**RECOMMENDATION:**

This report recommends that the City Council adopt the attached ordinance to levy a special tax on property within Drainage Basin 5 in the North Natomas CFD No. 2.

**CONTACT PERSON:** Edward Williams, Associate Engineer, 264-5440

**FOR COUNCIL MEETING OF:** May 18, 1999

**SUMMARY:**

The North Natomas CFD No. 2 provides drainage improvements which will remove the area from the 100-year flood plan. The district was formed in June of 1998 and bonds have been sold to finance the first phase of construction. The special tax levy for FY 1999/00 and all subsequent years of the CFD will pay debt service on the bonds.

City Council  
North Natomas CFD No. 2  
April 28, 1999

**COMMITTEE/COMMISSION ACTION:**

None.

**BACKGROUND INFORMATION:**

The North Natomas CFD No. 2 was formed in June of 1998. The CFD will finance drainage improvements in Basins 5 and 6, estimated at \$19.5 million. Bonds in the amount of \$8.7 million have been used to finance the first phase of improvements. Construction of the work is nearly complete. It is now time to levy the special tax to pay debt service on the bonds.

**FINANCIAL CONSIDERATIONS:**

There will be no impact to the General Fund as a result of this action. For the first phase of construction, \$8.7 million in bonds were sold. The special tax levy on property owners in North Natomas will be for the amount of debt service, approximately \$800,000.

**ENVIRONMENTAL CONSIDERATIONS:**

The City Council's action in adopting the ordinance is solely for the purpose of levying a special tax on an existing community facilities district and is, therefore, not a project for purposes of the California Environmental Quality Act. The North Natomas Comprehensive Drainage Plan EIR was approved by City Council on May 20, 1997.

**POLICY CONSIDERATIONS:**

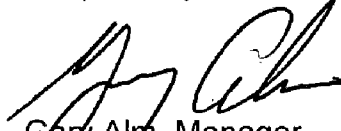
None.

City Council  
North Natomas CFD No. 2  
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**ESBD:**

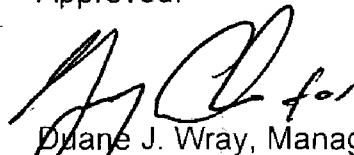
None. No goods or services are being purchased.

Respectfully submitted,



Gary Alm, Manager  
Special Districts

Approved:



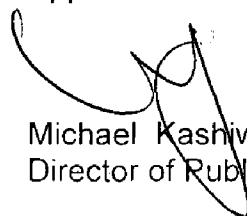
Duane J. Wray, Manager  
Technical Services Division

RECOMMENDATION APPROVED:



ROBERT P. THOMAS  
City Manager

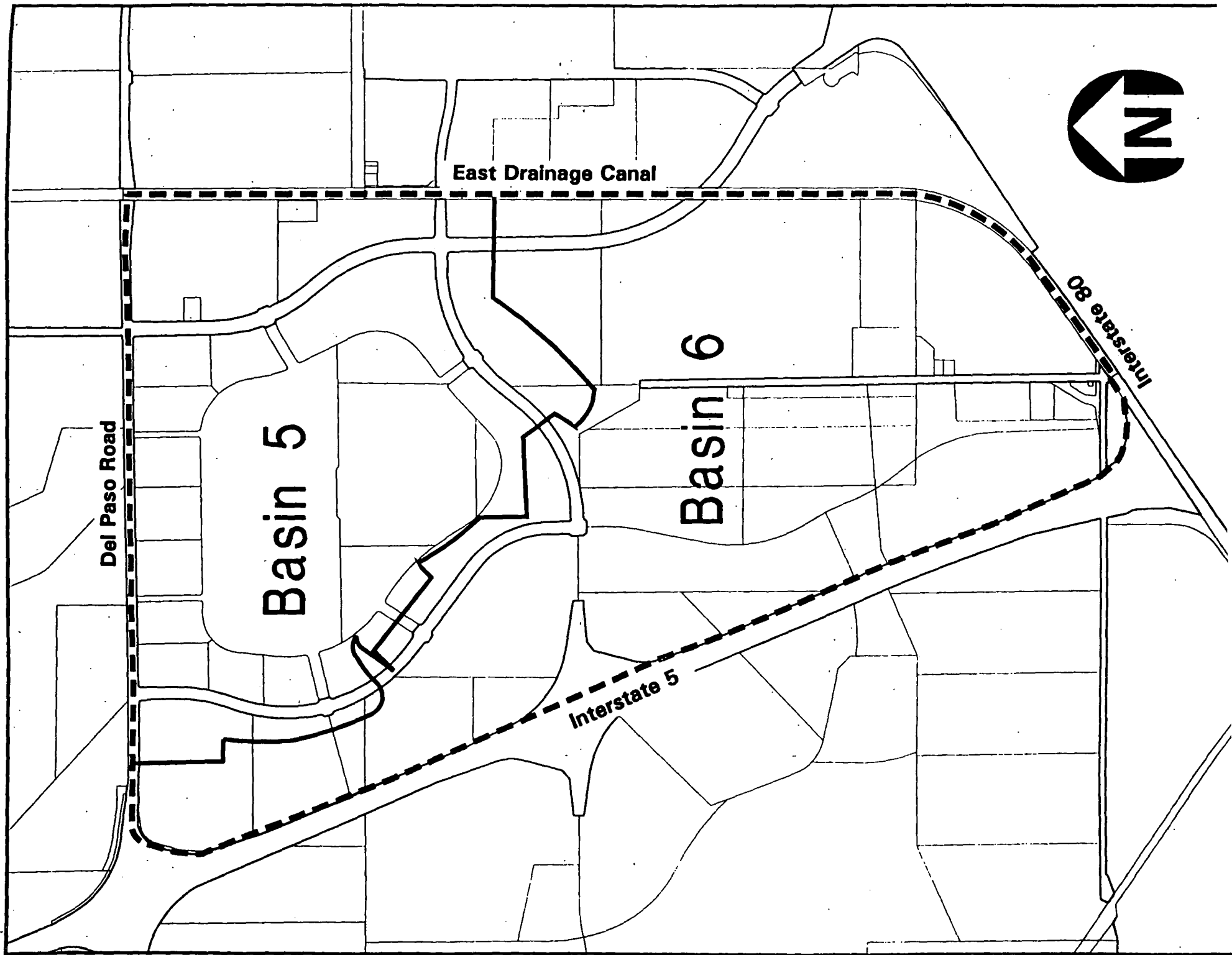
Approved:



Michael Kashiwagi  
Director of Public Works

EW:jd

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# ORDINANCE NO.

ADOPTED BY THE SACRAMENTO CITY COUNCIL

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

**ORDINANCE OF THE CITY COUNCIL OF THE  
CITY OF SACRAMENTO LEVYING A SPECIAL  
TAX FOR THE FISCAL YEAR 1999-2000 AND  
FOLLOWING FISCAL YEARS SOLELY WITHIN AND  
RELATING TO THE CITY OF SACRAMENTO  
NORTH NATOMAS COMMUNITY FACILITIES DISTRICT  
NO. 2, SACRAMENTO COUNTY, CALIFORNIA**

**BE IT ORDAINED BY THE COUNCIL OF THE CITY OF SACRAMENTO:**

Pursuant to Government Code Sections 53328 and 53340, and in accordance with the Rate and Method of Apportionment of Special Tax as shown in Exhibit A to the Resolution Establishing the City of Sacramento North Natomas Community Facilities District No. 2 (Resolution ["the Resolution"] No. 98-257 adopted by the Council on June 9, 1998), a special tax is hereby levied on all taxable parcels within the City of Sacramento North Natomas Community Facilities District No. 2 for the 1999-2000 fiscal year and for all subsequent fiscal years in the amount of the maximum authorized tax. This amount may be adjusted annually, subject to the maximum authorized special tax limit, by resolution of the Council.

The Associate Engineer, Special Districts, Department of Public Works of the City of Sacramento (the "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 the Council, the Special Tax Requirement (as that term is defined in Exhibit A of the Resolution), to prepare the annual special tax roll in the amount of the Special Tax Requirement in accordance with said Exhibit A and, without further action of the 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 the Resolution and 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 and supplemental billing.

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FOR CITY CLERK USE ONLY

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

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.

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 8 of the Rate and Method of Apportionment of the Special Tax and who are not satisfied with the decision of the Associate Engineer (whether the Associate Engineer 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, and must be based solely on the correction of mistakes in the levy based upon the status of the property, and no other appeals will be allowed. The Associate Engineer 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 only of this Ordinance shall have been 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 \_\_\_\_\_, 1999.

This Ordinance was PASSED FOR PUBLICATION by the City Council of the City of Sacramento, County of Sacramento, State of California, on \_\_\_\_\_, 1999; and PASSED AND ADOPTED by said Council this \_\_\_\_\_ day of \_\_\_\_\_, 1999.

ATTEST:

\_\_\_\_\_  
MAYOR

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

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