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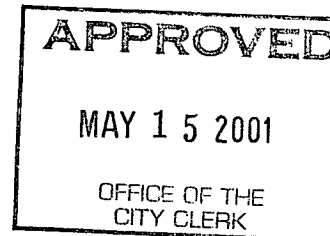
DEPARTMENT OF  
PUBLIC WORKS

CITY OF SACRAMENTO  
CALIFORNIA

TECHNICAL SERVICES DIVISION

DEVELOPMENT SERVICES  
1231 I STREET  
ROOM 200  
SACRAMENTO, CA  
95814  
PH 916-264-7995  
FAX 916-264-5786

May 2, 2001



City Council  
Sacramento, California

Honorable Members In Session:

**SUBJECT: APPROVAL OF FINAL MAP AND SUBDIVISION IMPROVEMENT  
AGREEMENT FOR SUNRISE 94 AND ANNEXATION #18 TO THE  
NEIGHBORHOOD LANDSCAPING DISTRICT  
(P98-116)**

**LOCATION/COUNCIL DISTRICT:**

Southwest corner of Norwood Avenue and Grace Avenue  
Council District 2

**RECOMMENDATION:**

This report recommends the City Council approve the Resolution for the Final Map and Subdivision Improvement Agreement for Sunrise 94 and approve the following resolutions regarding annexation of the subdivision to the Neighborhood Landscaping District:

- Resolution accepting landowner petitions and initiating proceedings to annex territory.
- Resolution approving boundary map of area to be annexed.
- Resolution of Intention to annex territory and levy an assessment upon the annexed property.
- Resolution preliminarily approving an engineer's report and setting a time and place of hearing of protests.

**CONTACT PERSONS:**

Fritz Buchman, Associate Engineer, 264-7493  
Bob Robinson, Supervising Land Surveyor, 264-8970  
Ron Wicky, Special Districts Analyst, 264-5628

**FOR COUNCIL MEETING OF:** May 15, 2001

Department of  
**PUBLICWORKS**  
CITY OF  
SACRAMENTO

City Council  
Final Map for Sunrise 94 (P98-116)  
May 2, 2001

**SUMMARY:**

On March 25, 1999, the City Planning Commission approved a Tentative Subdivision Map by adopting a Notice of Decision. All conditions of the subdivision's tentative map have been met by the Subdivider, Angelo G. and Kathrine Tsakopoulos. The Subdivider wishes to file the Final Map prior to completing the required subdivision improvements. The deferral of these improvements requires the Subdivider to enter into a subdivision improvement agreement with the City wherein the Subdivider agrees to complete the improvements at a later date. The Final Map and the Subdivision Improvement Agreement requires approval by the City Council. See Exhibit "A-1 - A-3" for project location.

This report will also initiate proceedings for Annexation to the Neighborhood Landscaping District. Adoption of the attached resolution will set the date, time, and place for a public hearing on July 24, 2001.

**COMMITTEE/COMMISSION ACTION:**

None.

**BACKGROUND INFORMATION:**

On March 25, 1999, the City Planning Commission approved a Tentative Subdivision Map by adopting a Notice of Decision.

Pursuant to Sacramento City Code, Chapter 16.28.110, and Government Code Section 66458, the City Council may, by resolution, approve final maps. The map presented conforms to all the requirements of the Government Code and Title 16 of the City Code, applicable at the time of conditional approval of the Tentative Map.

The Final Map is consistent with the North Sacramento Community Plan. All conditions of approval have been met, the deferred improvement work has been secured through a subdivision improvement agreement, and the Final Map is presented for approval.

With approval of this subdivision, the City Council will also be initiating the proceedings for the annexation to the Neighborhood Landscape District. Petitions to initiate these proceedings have been received by 100% of the property owners. The annexation to the Neighborhood Landscape District will provide the funds necessary to maintain the landscaped area adjacent to the subdivision. The annual cost is estimated to be \$160.00 per residential lot.

City Council  
Final Map for Sunrise 94 (P98-116)  
May 2, 2001

**FINANCIAL CONSIDERATIONS:**

All subdivision costs are being paid by the subdivider, Angelo G. and Kathrine Tsakopoulos.

**ENVIRONMENTAL CONSIDERATIONS:**

On March 25, 1999, the City Planning Commission adopted a Notice of Decision ratifying the Negative Declaration and approving the mitigation monitoring plan for this project.

**POLICY CONSIDERATIONS:**

Pursuant to Sacramento City Code, Chapter 16.28.110, and Government Code Section 66458, the City Council may approve final maps by resolution. The map presented conforms to all the requirements of the Government Code and Title 16 of the City Code, applicable at the time of conditional approval of the Tentative Map. The proceedings under which this annexation is being processed are located in the Landscaping and Lighting Act of 1972, as set forth in 22600 of the California Streets and Highways Code.

**ESBD CONSIDERATIONS:**

City Council adoption of the attached resolution is not affected by City policy related to the ESBD Program.

Respectfully submitted,



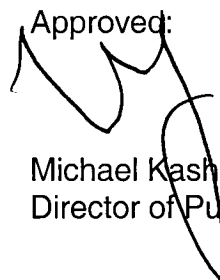
Gary Alm, Manager  
Manager, Development Services

RECOMMENDATION APPROVED:



ROBERT P. THOMAS  
City Manager

Approved:



Michael Kashiwagi  
Director of Public Works

FB:me  
S:/TSWrkGrpDocs/devsvc/council/P98-116Sunrise94/ccltr  
04.0401

# PLAT OF SUNRISE 94

LOT A, SUNRISE NORTHWIND UNIT NO. 1, FILED  
IN BOOK 165 OF MAPS, MAP NO. 3  
CITY AND COUNTY OF SACRAMENTO, CALIFORNIA

MARCH 2001 SHEET 2 OF 2 SCALE 1"=40'  
JTS ENGINEERING CONSULTANTS, INC.

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## NOTES:

1. THIS SUBDIVISION CONTAINS A GROSS AREA OF 4.226 ACRES MORE OR LESS.
2. ALL DIMENSIONS ALONG CURVED LINES ARE CHORD MEASUREMENTS, EXCEPT AS NOTED.

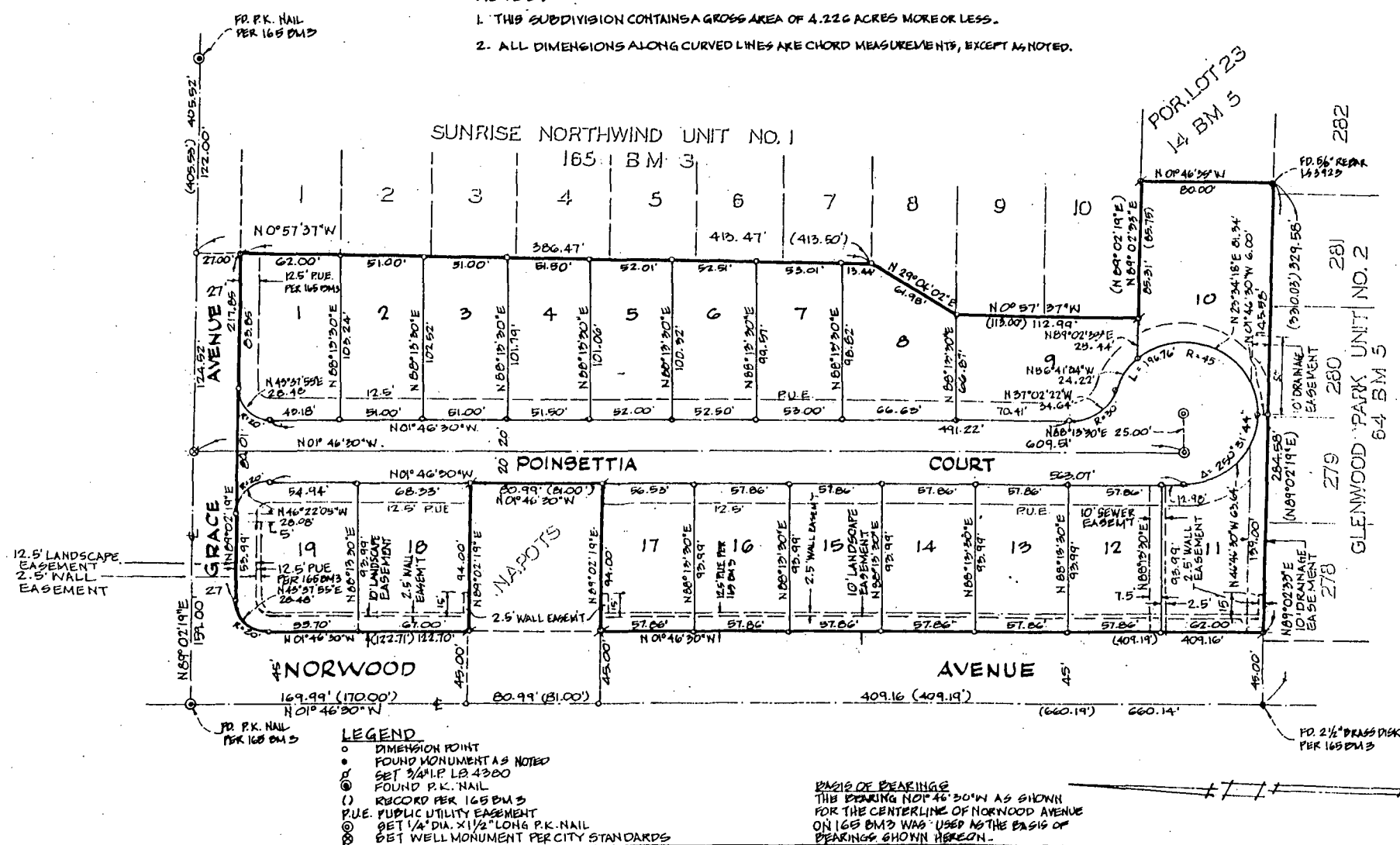


EXHIBIT "A-2"  
PLAT OF

SUNRISE 94

LOT A, SUNRISE NORTHWIND UNIT NO 1 FILED

IN BOOK 165 OF MAPS, MAP NO 3.

CITY AND COUNTY OF SACRAMENTO  
MARCH 2001

CALIFORNIA

SHEET 1 OF 2

JTS ENGINEERING  
CONSULTANTS INC

1808 J STREET  
SACRAMENTO CA 95814

OWNER'S STATEMENT:

THE UNDERSIGNED HEREBY CONSENT TO THE PREPARATION AND RECORDATION OF THIS PLAT OF "SUNRISE 94" AND OFFER FOR DEDICATION AND DO HEREBY DEDICATE TO ANY AND ALL PUBLIC USES THE COURT SHOWN HEREON ALSO OFFER FOR DEDICATION AND DO HEREBY DEDICATE TO SPECIFIC PURPOSES THE FOLLOWING:

- (A) EASEMENTS FOR INSTALLATION AND MAINTENANCE OF WATER, DRAIN, DRAINAGE PIPES, GAS, SEWER, SEWER PIPE, AND POLES AND OVERHEAD AND UNDERGROUND WIRES AND CONDUITS FOR ELECTRIC, TELEPHONE AND TELEVISION SERVICES, TOGETHER WITH ANY AND ALL APPURTENANCES PERTAINING THERETO, ON, OVER, UNDER AND ACROSS THOSE STRIPS OF LAND LYING BETWEEN THE REAR AND/OR SIDELINES OF LOTS AND LINES SHOWN HEREON AND DESIGNATED "PUBLIC UTILITY EASEMENT" (P.U.E.)
- (B) EASEMENTS FOR PLANTING AND MAINTAINING TREES, INSTALLING AND MAINTENANCE OF ELECTROLIC, TRAFFIC CONTROL DEVICES, WATER, GAS, AND FOR UNDERGROUND WIRES AND CONDUITS FOR ELECTRICAL, TELEPHONE, AND TELEVISION SERVICES TOGETHER WITH ANY AND ALL APPURTENANCES PERTAINING THERETO, ON, OVER, UNDER AND ACROSS THOSE STRIPS OF LAND TWELVE AND ONE HALF (12.5) FEET IN WIDTH CONTIGUOUS TO THE COURT SHOWN HEREON.
- (C) AN EASEMENT FOR CONSTRUCTING AND MAINTAINING CENTRALIZED MAIL DELIVERY BOXES, PEDESTALS, SLABS, TOGETHER WITH ANY AND ALL APPURTENANCES THERETO, INCLUDING PEDESTRIAN ACCESS FOR DELIVERY AND RECEIPTS OF MAIL ON, OVER, UNDER, AND ACROSS STRIPS OF LAND FIVE FEET (5.00') IN WIDTH, LYING CONTIGUOUS TO THE PUBLIC WALKWAY, AND COURT SHOWN HEREON.
- (D) AN EASEMENT FOR THE INSTALLATION AND MAINTENANCE OF LANDSCAPING, IRRIGATION FACILITIES, AND ALL APPURTENANCES THERETO ON, OVER, UNDER AND ACROSS THOSE AREAS SHOWN HEREON AND DESIGNATED AS "LANDSCAPE EASEMENT".
- (E) AN EASEMENT FOR INSTALLATION AND MAINTENANCE OF "SOUND WALL", AND ALL APPURTENANCES THERE ON, OVER, UNDER AND ACROSS THOSE AREAS SHOWN HEREON AND DESIGNATED AS "WALL EASEMENT".
- (F) EASEMENT FOR INSTALLATION AND MAINTENANCE OF SEWER PIPES, TOGETHER WITH ANY AND ALL APPURTENANCES PERTAINING THERETO SHOWN HEREON AND DESIGNATED "SEWER EASEMENT".
- (G) EASEMENT FOR INSTALLATION AND MAINTENANCE FOR DRAINAGE PURPOSES, TOGETHER WITH ANY AND ALL APPURTENANCES PERTAINING THERETO SHOWN HEREON AND DESIGNATED "DRAINAGE EASEMENT".

CITY ENGINEER'S STATEMENT:

I HEREBY STATE THAT I HAVE EXAMINED THIS PLAT OF "SUNRISE 94" AND FIND IT TO BE SUBSTANTIALLY THE SAME AS THE TENTATIVE MAP SUBMITTED TO THE CITY PLANNING COMMISSION OF THE CITY OF SACRAMENTO, THAT ALL PROVISIONS OF THE SUBDIVISION MAP ACT AND ALL APPLICABLE CITY ORDINANCES HAVE BEEN COMPLIED WITH, AND THAT I AM SATISFIED THAT SAID PLAT IS TECHNICALLY CORRECT.

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

SUPERVISING SURVEYOR  
DEPARTMENT OF PUBLIC WORKS  
CITY OF SACRAMENTO

SURVEYOR'S STATEMENT:

I HEREBY STATE THAT THIS PLAT OF "SUNRISE 94" WAS MADE UNDER MY DIRECTION IN MARCH 2001, IS TRUE AND COMPLETE AS SHOWN, THAT THE MONUMENTS WILL BE OF THE CHARACTER AND WILL OCCUPY THE POSITIONS INDICATED AND WILL BE SET BY APRIL, 2002, AND THAT SAID MONUMENTS WILL BE SUFFICIENT TO ENABLE THE SURVEY TO BE RETRACED.

*L. A. Kneebler*  
L. A. KNEEBLER, L.S. 4380  
EXPIRATION DATE: 9-30-01

DATE: 3/20/01



CITY CLERK'S STATEMENT:

I HEREBY STATE THAT THE CITY COUNCIL OF THE CITY OF SACRAMENTO HAS APPROVED THIS PLAT OF "SUNRISE 94" AND HAS ACCEPTED ON BEHALF OF THE PUBLIC, ALL LANDS, EASEMENTS HEREON OFFERED FOR DEDICATION.

DATE: \_\_\_\_\_ 2001

CITY CLERK

NOTARY CERTIFICATE:

STATE OF CALIFORNIA )  
COUNTY OF SACRAMENTO )  
ON March 21, 2001 BEFORE ME, Nancy Gierke  
PERSONALLY APPEARED Angel G. Tsakopoulos and Katerine Tsakopoulos  
PERSONALLY KNOWN TO ME OR PROVED TO ME ON THE  
BASIS OF SATISFACTORY EVIDENCE TO BE THE PERSONS WHOSE NAMES ARE SUBSCRIBED TO  
THE WITHIN INSTRUMENT AND ACKNOWLEDGED TO ME THAT THEY EXECUTED THE SAME IN THEIR  
AUTHORIZED CAPACITIES, AND THAT BY THEIR SIGNATURES ON THE INSTRUMENT THE PERSONS,  
OR THE ENTITY UPON BEHALF OF WHICH THE PERSON(S) ACTED, EXECUTED THE INSTRUMENT.

*Nancy Gierke*  
NOTARY PUBLIC IN AND FOR SAID  
COUNTY AND STATE

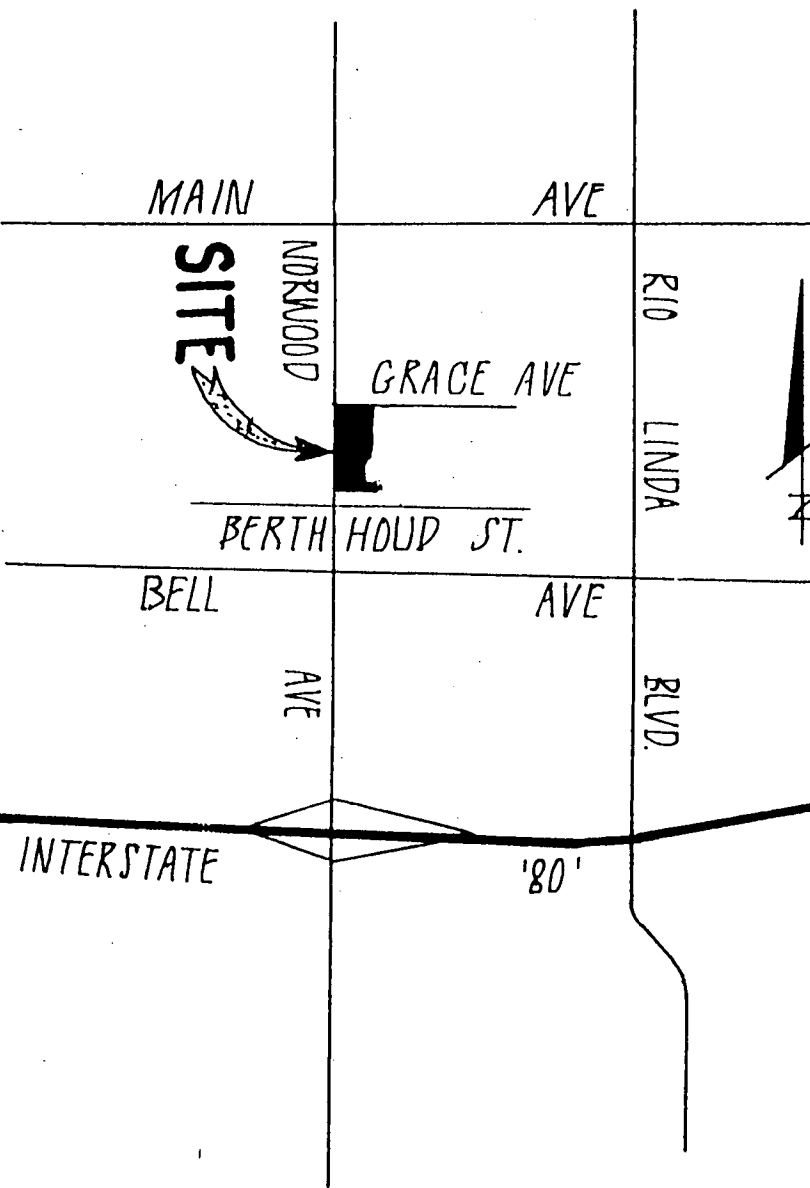
MY COMMISSION EXPIRES May 2, 2003  
MY PRINCIPAL PLACE OF BUSINESS IS  
Sacramento COUNTY.

RECORDER'S STATEMENT:

ACCEPTED FOR RECORD AND FILED IN THE OFFICE OF THE RECORDER OF SACRAMENTO  
COUNTY IN BOOK \_\_\_\_\_ OF MAPS, PAGE \_\_\_\_\_ THIS \_\_\_\_\_ DAY OF \_\_\_\_\_  
2001, AT \_\_\_\_\_ HOURS, \_\_\_\_\_ MINUTES, \_\_\_\_\_ M.,  
TITLE TO THE LAND INCLUDED IN THIS SUBDIVISION BEING VESTED AS PER CERTIFICATE  
NO. \_\_\_\_\_ ON FILE IN THIS OFFICE.

RECORDER OF SACRAMENTO COUNTY  
STATE OF CALIFORNIA

BY: \_\_\_\_\_  
DEPUTY



**LOCATION MAP**

NTS

**RESOLUTION NO.**

2001-298

**APPROVED**

MAY 15 2001

OFFICE OF THE  
CITY CLERK

ADOPTED BY THE SACRAMENTO CITY COUNCIL

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

**APPROVING FINAL MAP AND SUBDIVISION IMPROVEMENT  
AGREEMENT ENTITLED "SUNRISE 94" (P98-116)**

**WHEREAS, THE CITY COUNCIL OF THE CITY OF SACRAMENTO FINDS AND  
DETERMINES AS FOLLOWS:**

- A The Final Map for Sunrise 94, located in North Sacramento - Southwest Corner of Norwood Avenue and Grace Avenue, with provisions for its design and improvement, is consistent with the North Sacramento Community Plan.
- B. The Final Map is in substantial compliance with the previously approved tentative map.

**NOW, THEREFORE, BE IT RESOLVED BY THE COUNCIL OF THE CITY OF  
SACRAMENTO AS FOLLOWS:**

- 1. The Final Map for this project is hereby approved subject to the execution by all parties of the Subdivision Improvement Agreement for that subdivision.
- 2. All dedications shown on said map are hereby accepted subject to the improvement thereof required by the Subdivision Improvement Agreement.
- 3. The City Manager and City Clerk are authorized and directed to execute on behalf of the City of Sacramento that certain Subdivision Improvement Agreement between the City and Angelo G. and Kathrine Tsakopoulos to provide for the subdivision improvements required by the Subdivision Map Act and Title 16 (Subdivision Regulations) of the Sacramento City Code.

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**FOR CITY CLERK USE ONLY**

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

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

4. The City Clerk is authorized and directed to record the above-mentioned agreement in the official records of Sacramento County.

\_\_\_\_\_  
MAYOR

ATTEST:

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

S:\SWrkGrpDocs\devs\council\P98-116Sunrise94\ccltr  
04.0401

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\_\_\_\_\_  
FOR CITY CLERK USE ONLY

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

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



**APPROVED**

MAY 15 2001

OFFICE OF THE  
CITY CLERK

**RESOLUTION NO. 2001-299**

ADOPTED BY THE SACRAMENTO CITY COUNCIL

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

**A RESOLUTION ACCEPTING LANDOWNER PETITION  
AND INITIATING PROCEEDINGS TO ANNEX  
TERRITORY TO THE CITY OF SACRAMENTO  
NEIGHBORHOOD LANDSCAPING DISTRICT PURSUANT  
TO THE LANDSCAPING AND LIGHTING ACT OF 1972  
(ANNEXATION NO. 18 )**

**WHEREAS:**

A. The City Council of the City of Sacramento ("City") has heretofore established the City of Sacramento Neighborhood Landscaping District ("District") pursuant to the provisions of the Landscaping and Lighting Act of 1972, Streets and Highways Code Sections 12500 et seq. ("Act").

B. The purpose of the District is to provide an assured source of financing the cost of specified maintenance services ("Services") relating to certain improvements which are installed in and about approved subdivisions by landowners, so as to maintain those improvements in a manner designed to deter deterioration and to improve the quality of life of subdivision residents.

C. As part of the conditions for approval of subdivision maps within the City, landowners are required to annex the property within the subdivision to the District, and City will not approve a final subdivision map without such proceedings having been commenced and completed.

D. Angelo G. Tsakopoulos and Katherine Tsakopoulos, a Single Man and Single Woman, as Joint Tenants ("Landowner") have presented a petition to the City requesting that the City commence proceedings for annexation of the land described in Exhibit A, attached hereto and incorporated herein by this reference ("Property"), to the District, pursuant to the provisions of Article XIID of the California Constitution and the Act.

E. Landowner has installed, or will install the improvements specified in Exhibit B, attached hereto and incorporated herein by this reference ("Improvements") in and upon

S:\bill\annex\submaint\annex18 petition resol

**9**

**FOR CITY CLERK USE ONLY**

RESOLUTION NO. \_\_\_\_\_

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

the Property.

F. The maintenance services specified in Exhibit B, attached hereto and incorporated herein by this reference ("Services") are those that will be financed through these proceedings to annex the Property to the District, all of which are authorized as "Maintenance" under Section 22531 of the Act and "Services" under Section 22538 of the Act.

**NOW, THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF SACRAMENTO THAT:**

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

**Section 2.** The Landowner petition which has been filed with the City Clerk, requesting that the land described in Exhibit A be annexed to the District, is accepted.

**Section 3.** Pursuant to the procedures required by Article XIID of the California Constitution, and the provisions of the Act, and in particular Section 22605(a) of the Act, the City Council proposes to annex the territory described in Exhibit A to the District.

**Section 4.** The Services to be provided within the annexed area of the District are as specified in Exhibit B.

**Section 5.** The improvements as to which the Services are proposed to be provided are specified in Exhibit B.

**Section 6.** The Director of Public Works is designated as the Engineer for purposes of Section 22523 of the Act, and is directed to prepare and file a report in accordance with Article 4 (commencing with Section 22565) of Chapter 1 of the Act, and in compliance with Article XIID of the California Constitution.

ATTEST:

\_\_\_\_\_  
MAYOR

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

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\_\_\_\_\_  
FOR CITY CLERK USE ONLY

RESOLUTION NO. \_\_\_\_\_

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

Exhibit A

DESCRIPTION

ANNEXATION NO. 18 TO THE  
NEIGHBORHOOD LANDSCAPING DISTRICT

All that real property situate in the City of Sacramento, County of Sacramento, State of California, described as follows:

Lot "A" as shown on that plat of "Sunrise Northwind Unit 1", recorded in Book 165 of Maps, Map no. 3, records of Sacramento County, California.

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FOR CITY CLERK USE ONLY

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

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

## EXHIBIT B

### DESCRIPTION OF SERVICES AND OF IMPROVEMENTS TO BE MAINTAINED

The Services to be provided within the area to be annexed to the District are described as follows:

Furnish all tools, equipment, apparatus, facilities, labor, material, supplies and utilities necessary or desirable to maintain and service the landscape improvements as shown on Exhibit B-1, and more particularly described on plans and specifications approved by the City of Sacramento on file at the City of Sacramento, Department of Neighborhood Services, 1231 I Street, Room 400, Sacramento CA 95814.

The improvements to be maintained generally consist of masonry walls, landscaping and irrigation systems for the landscape areas within or adjacent to the residential subdivision or subdivisions identified on Exhibit B-1. Maintenance of said improvements shall include, but not be limited to periodic mowing of grass, trimming of trees and shrubs, and fertilizing, together with the regular furnishing of water for irrigation of plant material, and the repair, maintenance and replacement of the irrigation system, planted materials, and amenities. Maintenance of masonry walls includes periodic repair, as may be required.

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FOR CITY CLERK USE ONLY

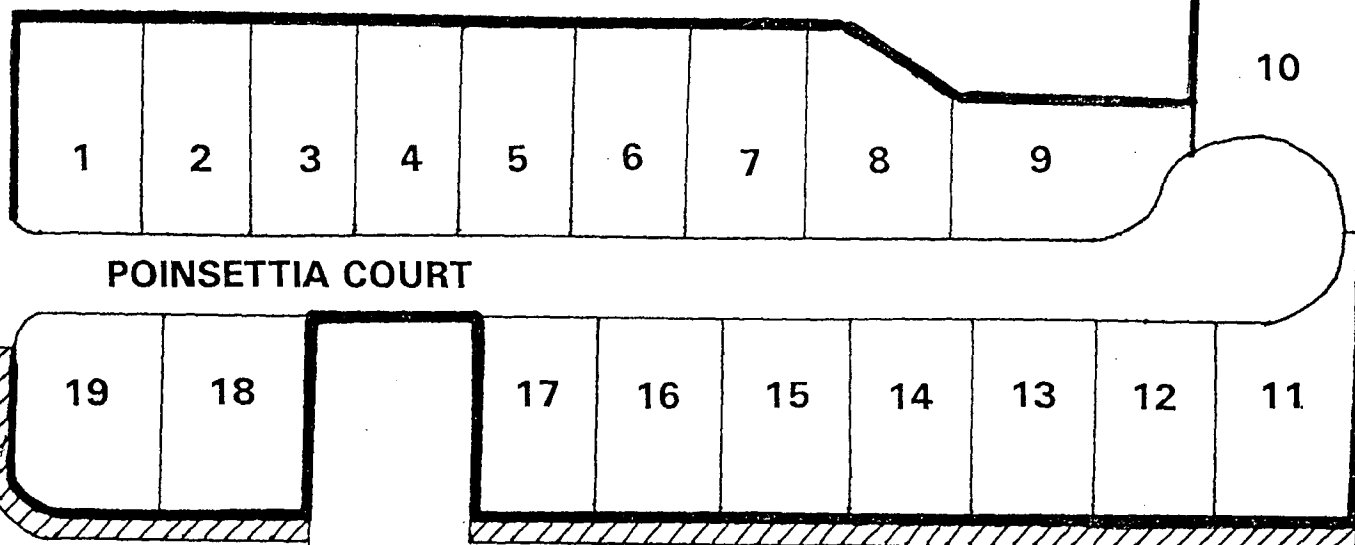
RESOLUTION NO. \_\_\_\_\_

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

EXHIBIT B-1

# SUNRISE 94 SUBDIVISION

GRACE AVENUE



POINSETTIA COURT

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NORWOOD AVENUE

LANDSCAPED AREAS

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FOR CITY CLERK USE ONLY

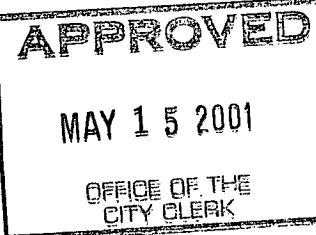
RESOLUTION NO.:

DATE ADOPTED:

**RESOLUTION NO. 4007**

ADOPTED BY THE SACRAMENTO CITY COUNCIL

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



**A RESOLUTION OF THE CITY COUNCIL OF  
THE CITY OF SACRAMENTO APPROVING  
BOUNDARY MAP OF AREA TO BE ANNEXED TO  
THE NEIGHBORHOOD LANDSCAPING DISTRICT  
(ANNEXATION NO. 18)**

**WHEREAS:**

A. The City Council of the City of Sacramento ("City") has heretofore established the City of Sacramento Neighborhood Landscaping District ("District") pursuant to the provisions of the Landscaping and Lighting Act of 1972, Streets and Highways Code Sections 12500 et seq. ("Act").

B. The purpose of the District is to provide an assured source of financing the cost of specified maintenance services ("Services") relating to certain improvements which are installed in and about approved subdivisions by landowners, so as to maintain those improvements in a manner designed to deter deterioration and to improve the quality of life of subdivision residents.

C. As part of the conditions for approval of subdivision maps within the City, landowners are required to annex the property within the subdivision to the District, and City will not approve a final subdivision map without such proceedings having been commenced and completed.

D. Angelo G. Tsakopoulos and Katherine Tsakoplouls, a Single Man and Single Woman, as Joint Tenants ("Landowner") has presented a petition to the City requesting that the City commence proceedings for annexation of the land described in Exhibit A, attached hereto and incorporated herein by this reference ("Property"), to the District, pursuant to the provisions of Article XIID of the California Constitution and the Act.

E. Landowner has installed, or will install the improvements specified in Exhibit B, attached hereto and incorporated herein by this reference ("Improvements") in and upon the Property.

F. The maintenance services specified in Exhibit B, attached hereto and

S:\bill\assess\submaint\annex18 map resol

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**FOR CITY CLERK USE ONLY**

RESOLUTION NO. \_\_\_\_\_

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

incorporated herein by this reference ("Services") are those that will be financed through these proceedings to annex the Property to the District, all of which are authorized as "Maintenance" under Section 22531 of the Act and "Services" under Section 22538 of the Act.

G. The City Council has heretofore adopted Resolution No. 2001-\_\_\_\_\_, whereunder Landowner's petition to annex territory to the District was accepted, annexation proceedings were initiated, the Director of Public Works was appointed as engineer of record ("Engineer"), and the Engineer was directed to prepare the report required by Article 4 (commencing with Section 22565) of Chapter 1 of the Act.

H. The Engineer has submitted to the Council a map entitled "Boundary Map, Annexation Area No. 18, Neighborhood Landscaping District, City of Sacramento, County of Sacramento, California" indicating the proposed boundaries of the area to be annexed, a copy of which map, labeled Exhibit A-1, is attached hereto and incorporated herein and made a part hereof;

**NOW, THEREFORE, BE IT RESOLVED** by the City Council of the City of Sacramento, as follows:

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

Section 2. The Boundary Map is hereby approved by the Council as the map of the area to be annexed to the District, and the City Clerk of the City of Sacramento is hereby authorized and directed to endorse the certificate on said map evidencing the date and adoption of this resolution.

\_\_\_\_\_  
MAYOR

ATTEST:

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

S:\bill\assess\submaint annex16 map resol

S:\bill\assess\submaint\annex18 map resol

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FOR CITY CLERK USE ONLY

RESOLUTION NO. \_\_\_\_\_

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

Exhibit A

DESCRIPTION

ANNEXATION NO. 18 TO THE  
NEIGHBORHOOD LANDSCAPING DISTRICT

All that real property situate in the City of Sacramento, County of Sacramento, State of California, described as follows:

Lot "A" as shown on that plat of "Sunrise Northwind Unit 1", recorded in Book 165 of Maps, Map no. 3, records of Sacramento County, California.

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FOR CITY CLERK USE ONLY

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

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

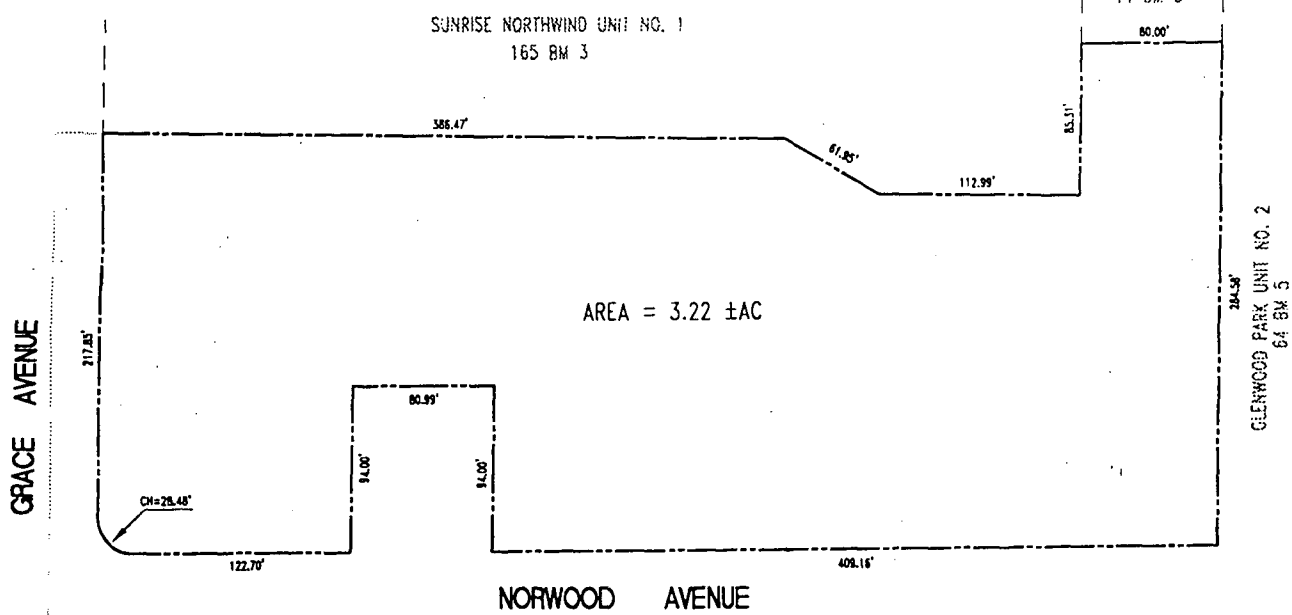
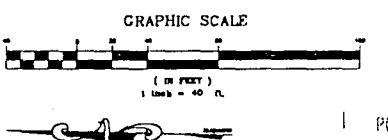


BOUNDARY MAP  
**ANNEXATION NO. 18 TO THE NEIGHBORHOOD  
 LANDSCAPING DISTRICT**  
 CITY OF SACRAMENTO, COUNTY OF SACRAMENTO, CALIFORNIA  
 APRIL, 2001

**JTS** ENGINEERING  
 CONSULTANTS, INC.  
 1808 J STREET  
 SACRAMENTO, CALIFORNIA 95814 (916) 441-8708

**LEGEND:**

— DISTRICT BOUNDARY LINE



**CLERK'S FILING STATEMENT:**

FILED IN THE OFFICE OF THE CITY CLERK OF THE  
 CITY OF SACRAMENTO, COUNTY OF SACRAMENTO,  
 STATE OF CALIFORNIA, THIS \_\_\_\_ DAY  
 OF \_\_\_\_, 2001.

CITY CLERK  
 CITY OF SACRAMENTO

**CLERK'S MAP CERTIFICATE:**

I HEREBY CERTIFY THAT THE MAP WITHOUT  
 SHOWING THE PROPOSED BOUNDARIES OF  
 ANNEXATION NO. 18 TO THE NEIGHBORHOOD  
 LANDSCAPING DISTRICT, CITY OF  
 SACRAMENTO, COUNTY OF SACRAMENTO,  
 STATE OF CALIFORNIA WAS APPROVED BY THE  
 CITY COUNCIL OF THE CITY OF SACRAMENTO AT  
 A MEETING THEREOF HELD ON THE \_\_\_\_ DAY  
 OF \_\_\_\_, 2001 BY ITS RESOLUTION NO. \_\_\_\_

CITY CLERK  
 CITY OF SACRAMENTO

**COUNTY RECORDER'S FILING  
 STATEMENT:**

FILED THIS \_\_\_\_ DAY OF \_\_\_\_, 2001 AT  
 THE HOUR OF \_\_\_\_ O'CLOCK \_\_\_\_, IN  
 BOOK \_\_\_\_ OF MAP OF ASSESSMENT AND  
 COMMUNITY FACILITIES DISTRICTS AT PAGE \_\_\_\_  
 IN THE OFFICE OF THE COUNTY  
 RECORDER OF THE COUNTY OF SACRAMENTO,  
 STATE OF CALIFORNIA.

BY:  
 COUNTY RECORDER OF THE  
 COUNTY OF SACRAMENTO

FOR CITY CLERK USE ONLY

RESOLUTION NO.:

DATE ADOPTED:

## EXHIBIT B

### DESCRIPTION OF SERVICES AND OF IMPROVEMENTS TO BE MAINTAINED

The Services to be provided within the area to be annexed to the District are described as follows:

Furnish all tools, equipment, apparatus, facilities, labor, material, supplies and utilities necessary or desirable to maintain and service the landscape improvements as shown on Exhibit B-1, and more particularly described on plans and specifications approved by the City of Sacramento on file at the City of Sacramento, Department of Neighborhood Services, 1231 I Street, Room 400, Sacramento CA 95814.

The improvements to be maintained generally consist of masonry walls, landscaping and irrigation systems for the landscape areas within or adjacent to the residential subdivision or subdivisions identified on Exhibit B-1. Maintenance of said improvements shall include, but not be limited to periodic mowing of grass, trimming of trees and shrubs, and fertilizing, together with the regular furnishing of water for irrigation of plant material, and the repair, maintenance and replacement of the irrigation system, planted materials, and amenities. Maintenance of masonry walls includes periodic repair, as may be required.

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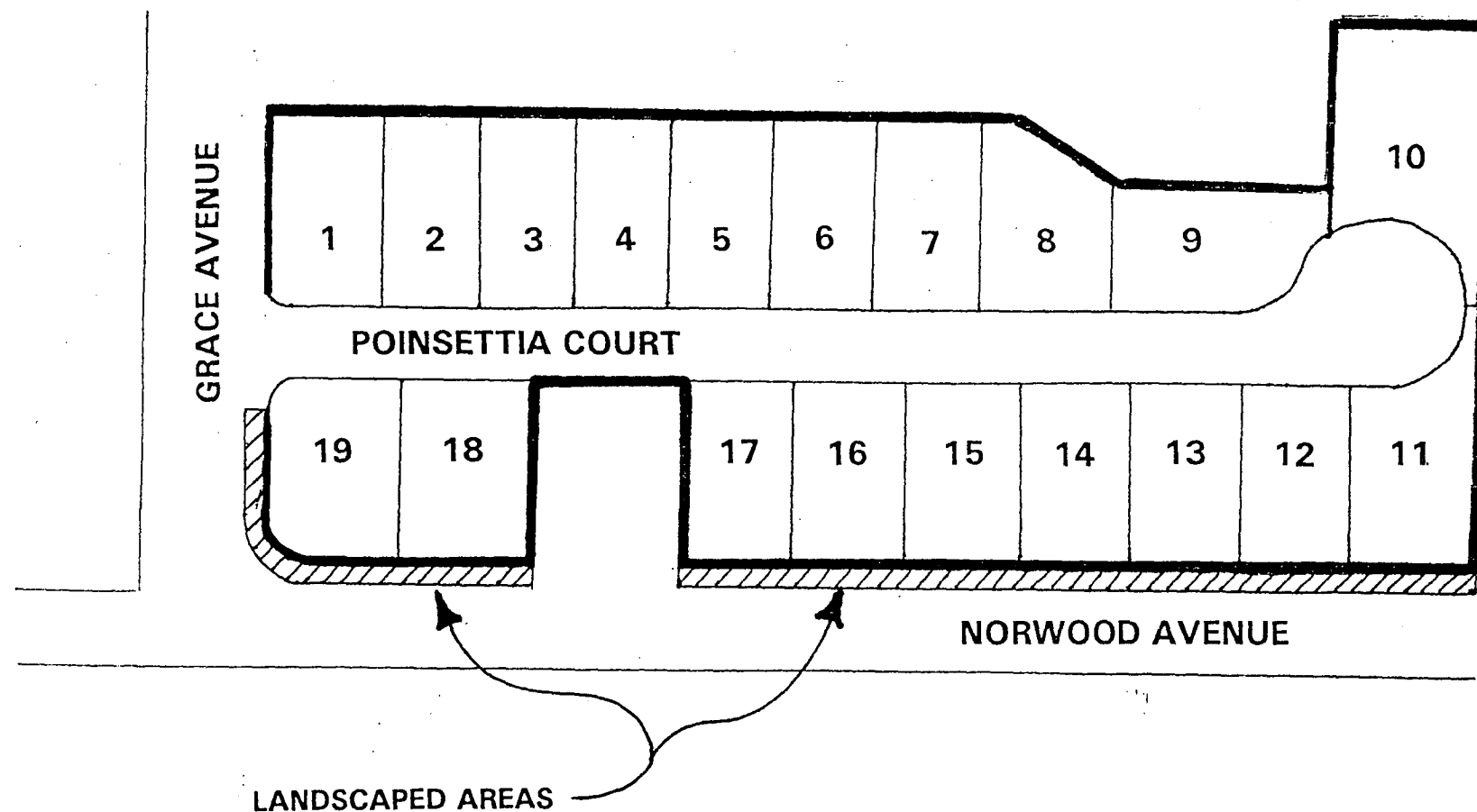
FOR CITY CLERK USE ONLY

RESOLUTION NO. \_\_\_\_\_

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

EXHIBIT B-1

# SUNRISE 94 SUBDIVISION



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FOR CITY CLERK USE ONLY

RESOLUTION NO.:

DATE ADOPTED:

**RESOLUTION NO. 2001-701**

ADOPTED BY THE SACRAMENTO CITY COUNCIL

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

**APPROVED**

MAY 15 2001

OFFICE OF THE  
CITY CLERK

**A RESOLUTION OF INTENTION TO ANNEX  
TERRITORY TO THE CITY OF SACRAMENTO  
NEIGHBORHOOD LANDSCAPING DISTRICT AND TO  
LEVY AN ASSESSMENT UPON THE ANNEXED PROPERTY  
TO FINANCE THE COST OF MAINTENANCE SERVICES TO  
BE PROVIDED TO THE ANNEXED PROPERTY PURSUANT  
TO THE LANDSCAPING AND LIGHTING ACT OF 1972  
(ANNEXATION NO. 18)**

**WHEREAS:**

A. The City Council of the City of Sacramento ("City") has heretofore established the City of Sacramento Neighborhood Landscaping District ("District") pursuant to the provisions of the Landscaping and Lighting Act of 1972, Streets and Highways Code Sections 12500 et seq. ("Act").

B. The purpose of the District is to provide an assured source of financing the cost of specified maintenance services ("Services") relating to certain improvements which are installed in and about approved subdivisions by landowners, so as to maintain those improvements in a manner designed to deter deterioration and to improve the quality of life of subdivision residents.

C. As part of the conditions for approval of subdivision maps within the City, landowners are required to annex the property within the subdivision to the District, and City will not approve a final subdivision map without such proceedings having been commenced and completed.

D. Angelo G. Tsakopoulos and Katherine Tsakopoulos, a Single Man and Single Woman, as Joint Tenants ("Landowner") have presented a petition to the City requesting that the City commence proceedings for annexation of the land described in Exhibit A, attached hereto and incorporated herein by this reference ("Property"), to the District, pursuant to the provisions of Article XIID of the California Constitution and the Act.

S:\bill\assess\submaint\annex18 ROI

20

**FOR CITY CLERK USE ONLY**

RESOLUTION NO. \_\_\_\_\_

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

E. Landowner has installed, or will install the improvements specified in Exhibit B, attached hereto and incorporated herein by this reference ("Improvements") in and upon the Property.

F. The maintenance services specified in Exhibit B, attached hereto and incorporated herein by this reference ("Services") are those that will be financed through these proceedings to annex the Property to the District, all of which are authorized as "Maintenance" under Section 22531 of the Act and "Services" under Section 22538 of the Act.

G. The City Council has heretofore adopted Resolution No. 2001-\_\_\_\_\_, whereunder Landowner's petition to annex territory to the District was accepted, annexation proceedings were initiated, the Director of Public Works was appointed as engineer of record ("Engineer"), and the Engineer was directed to prepare the report required by Article 4 (commencing with Section 22565) of Chapter 1 of the Act.

H. The City Council has also heretofore adopted Resolution No. 2001-\_\_\_\_\_, whereunder the Engineer's report, which was duly filed with the City Clerk, was preliminarily approved.

**NOW, THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF SACRAMENTO THAT:**

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

**Section 2.** The City Council hereby declares its intention to annex the Property, as described in Exhibit A, to the City of Sacramento Neighborhood Landscaping District, and to levy an assessment upon the Property to finance the cost of provision of the Services within the annexed Property, all subject to the procedures required by Article XIID of the California Constitution, and the provisions of the Act.

**Section 3.** The Property within the boundaries hereinafter specified and described is the area to be benefitted by the Services and to be assessed to pay the cost and expenses thereof; that the cost and expenses of the Services shall be made chargeable upon said assessment district; and that the exterior boundaries of said district are hereby specified and described to be as shown on that certain map now on file in the office of the City Clerk of the City approved by that certain resolution adopted by the Council on May 15, 2001, entitled "Boundary Map, Neighborhood Landscaping District, City of Sacramento, County of Sacramento, State of California", which map indicates by a boundary line the exterior boundaries of the territory included in the District and shall govern for all details as to the extent of said District.

S:\bill\assess\submaint\annex18 ROI

21

**FOR CITY CLERK USE ONLY**

RESOLUTION NO. \_\_\_\_\_

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

**Section 4.** The improvements as to which the Services are proposed to be provided are specified in Exhibit B. The Services to be provided within the annexed area of the District are as specified in Exhibit B.

**Section 5.** The Council hereby determines and notice is hereby given that, subject to Section 5 hereof, a maximum annual assessment of One Hundred Sixty and 00/100 dollars (\$160.00) upon each of the several subdivisions of land within the annexed area of the District is proposed to pay costs incurred by the City and not otherwise reimbursed for the administration and collection of the assessments and related work with a total annual assessment of Three Thousand Forty and 00/100 dollars (\$3,040.00) for all lots within the area to be annexed.

**Section 6.** The annual assessment, including the maximum annual assessment, may be increased for inflation. The actual amount of the increase [not to exceed four percent (4%) per annum] shall be computed based on the Consumer Price Index (prior year annual average, San Francisco, All Urban Consumers Index, or a substitute index of a similar nature should the specified index be discontinued).

**Section 7.** The Council hereby determines and notice is hereby given that it is the intention of the Council that penalties shall be added to delinquent assessment installments in accordance with the provisions of Title 3, Chapter 3.124 of the Sacramento City Code.

\_\_\_\_\_  
MAYOR

ATTEST:

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

s:\bill\submaint annex16 ROI

S:\bill\assess\submaint\annex18 ROI

\_\_\_\_\_  
FOR CITY CLERK USE ONLY

RESOLUTION NO. \_\_\_\_\_

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

22

Exhibit A

DESCRIPTION

ANNEXATION NO. 18 TO THE  
NEIGHBORHOOD LANDSCAPING DISTRICT

All that real property situate in the City of Sacramento, County of Sacramento, State of California, described as follows:

Lot "A" as shown on that plat of "Sunrise Northwind Unit 1", recorded in Book 165 of Maps, Map no. 3, records of Sacramento County, California.

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FOR CITY CLERK USE ONLY

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

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

## EXHIBIT B

### DESCRIPTION OF SERVICES AND OF IMPROVEMENTS TO BE MAINTAINED

The Services to be provided within the area to be annexed to the District are described as follows:

Furnish all tools, equipment, apparatus, facilities, labor, material, supplies and utilities necessary or desirable to maintain and service the landscape improvements as shown on Exhibit B-1, and more particularly described on plans and specifications approved by the City of Sacramento on file at the City of Sacramento, Department of Neighborhood Services, 1231 I Street, Room 400, Sacramento CA 95814.

The improvements to be maintained generally consist of masonry walls, landscaping and irrigation systems for the landscape areas within or adjacent to the residential subdivision or subdivisions identified on Exhibit B-1. Maintenance of said improvements shall include, but not be limited to periodic mowing of grass, trimming of trees and shrubs, and fertilizing, together with the regular furnishing of water for irrigation of plant material, and the repair, maintenance and replacement of the irrigation system, planted materials, and amenities. Maintenance of masonry walls includes periodic repair, as may be required.

S:\bill\assess\submaint\annex18 ROI

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FOR CITY CLERK USE ONLY

RESOLUTION NO. \_\_\_\_\_

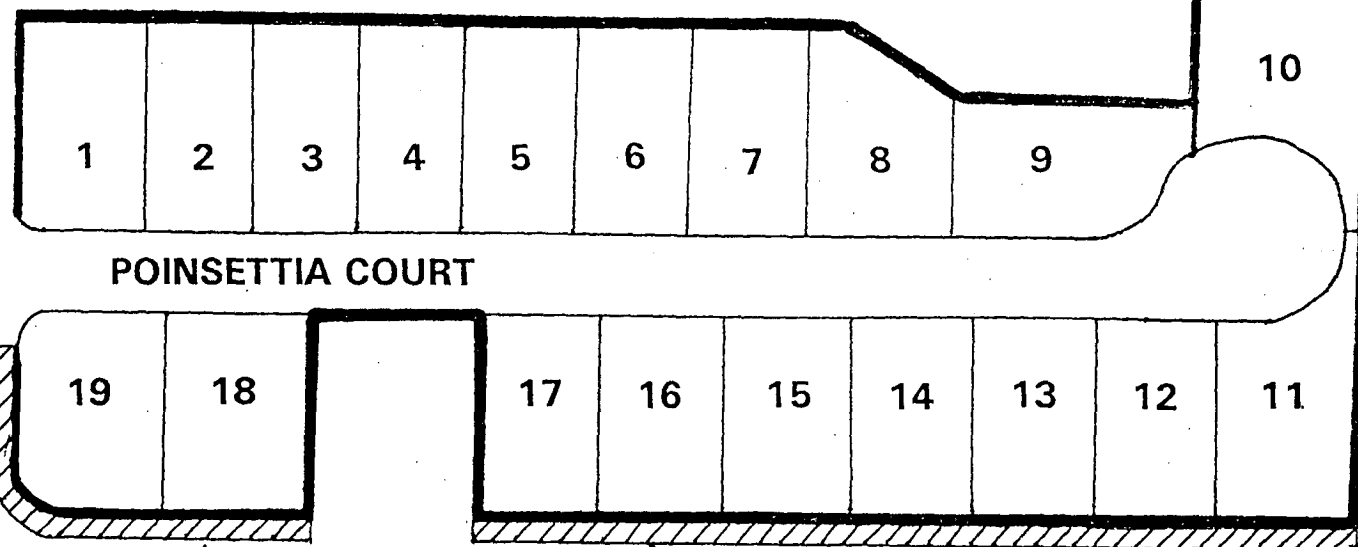
DATE ADOPTED: \_\_\_\_\_

24



EXHIBIT B-1

GRACE AVENUE



POINSETTIA COURT

NORWOOD AVENUE

LANDSCAPED AREAS

# SUNRISE 94 SUBDIVISION

25

FOR CITY CLERK USE ONLY

RESOLUTION NO.:

DATE ADOPTED:

**RESOLUTION NO.** *2001-302*



ADOPTED BY THE SACRAMENTO CITY COUNCIL

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

**A RESOLUTION OF THE CITY COUNCIL OF THE CITY  
OF SACRAMENTO PRELIMINARILY APPROVING  
AN ENGINEER'S REPORT ON MAINTENANCE  
SERVICES IN AND FOR THE  
NEIGHBORHOOD LANDSCAPING DISTRICT, AS  
REVISED TO REFLECT ANNEXATION OF TERRITORY  
AND FIXING THE TIME AND PLACE FOR A  
PUBLIC HEARING OF PROTESTS TO THE  
PROVISION OF MAINTENANCE SERVICES,  
THE EXTENT OF THE ASSESSMENT DISTRICT  
AND THE LEVY OF THE ASSESSMENT  
AND PROVIDING FOR PROPERTY OWNER  
BALLOTS FOR SUCH ASSESSMENT DISTRICT  
(ANNEXATION NO. 18)**

**WHEREAS:**

A. The City Council of the City of Sacramento ("City") has heretofore established the City of Sacramento Neighborhood Landscaping District ("District") pursuant to the provisions of the Landscaping and Lighting Act of 1972, Streets and Highways Code Sections 12500 et seq. ("Act").

B. The purpose of the District is to provide an assured source of financing the cost of specified maintenance services ("Services") relating to certain improvements which are installed in and about approved subdivisions by landowners, so as to maintain those improvements in a manner designed to deter deterioration and to improve the quality of life of subdivision residents.

C. As part of the conditions for approval of subdivision maps within the City, landowners are required to annex the property within the subdivision to the District, and City will not approve a final subdivision map without such proceedings having been commenced and completed.

*26*  
\_\_\_\_\_  
**FOR CITY CLERK USE ONLY**

RESOLUTION NO. \_\_\_\_\_

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

D. Angelo G. Tsakopoulos and Katherine Tsakopoulos, a Single Man and Single Woman, as Joint Tenants ("Landowner") have presented a petition to the City requesting that the City commence proceedings for annexation of the land described in Exhibit A, attached hereto and incorporated herein by this reference ("Property"), to the District, pursuant to the provisions of Article XIID of the California Constitution and the Act.

E. Landowner has installed, or will install the improvements specified in Exhibit B, attached hereto and incorporated herein by this reference ("Improvements") in and upon the Property.

F. The maintenance services specified in Exhibit B, attached hereto and incorporated herein by this reference ("Services") are those that will be provided with respect to the improvements specified in Exhibit B, attached hereto and incorporated herein by this reference, to be financed through these proceedings to annex the Property to the District, all of which are authorized as "Maintenance" under Section 22531 of the Act and "Services" under Section 22538 of the Act.

G. The City Council has heretofore adopted Resolution No. 2001-\_\_\_\_\_, whereunder Landowner's petition to annex territory to the District was accepted, annexation proceedings were initiated, the Director of Public Works was appointed as engineer of record ("Engineer"), and the Engineer was directed to prepare the report required by Article 4 (commencing with Section 22565) of Chapter 1 of the Act.

H. The City Council has heretofore adopted Resolution No. 2001-\_\_\_\_\_, whereunder the boundary map, which was duly filed with the City Clerk, was approved.

I. The City Council has heretofore adopted Resolution No. 2001-\_\_\_\_\_, whereunder it declared its intention to order annexation of the Property to the District, and to order the provision of the Services within the annexed territory.

J. The Council, in said resolution, directed the Engineer to prepare and file with the City Clerk the Engineer's report, which report has been duly filed with the Clerk and presented to the Council for consideration and has been fully considered by the Council.

**NOW, THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF SACRAMENTO THAT:**

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

27

FOR CITY CLERK USE ONLY

RESOLUTION NO. \_\_\_\_\_

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

**Section 2.** The Engineer's report is hereby preliminarily approved by the Council, and 2:00 p.m. on Tuesday, July 24, 2001, at the regular meeting place of the Council, City Council Chambers, Sacramento City Hall, 916 I Street, Sacramento, California 95814, is hereby fixed as the time and place for a public hearing of protests to the annexation of the Property to the District, to the Services to be provided in and for the District, to the extent of said District and to the levy of the assessment which will finance the cost of the Services. Any interested person may object to the annexation of the Property to the District, to the provision of the Services, or to the extent of said District or to the levy of said assessment by filing a written protest with the City Clerk of the City at or before the time set for said public hearing; provided, that each protest must contain a description of the property in which the signer thereof is interested sufficient to identify the same and, if the signers are not shown on the last equalized assessment roll as the owners of such property, must contain or be accompanied by written evidence that such signers are the owners of such property. The City Clerk of the City shall endorse on each protest the date of its receipt and at said time appointed for said hearing shall present to the Council all protests filed with said Clerk's office.

**Section 3.** The City Clerk is directed to cause a notice to property owners owning property within the area to be annexed (the Property) of the time and place of said public hearing and of the ballot procedure required by Article XIID of the California Constitution (together with the property owner ballots) to be given by mailing notices thereof (together with such ballots) in the time, form and manner provided by law, and upon the completion of the mailing of said notice and said ballots, the City Clerk is directed to file with the Council an affidavit setting forth the time and manner of the compliance with the requirements of law for mailing said notice and ballots. Notice is hereby given that the balloting procedure shall apply only to the owners of the Property which is being annexed to the District. The notice shall be in the form set forth in Exhibit C, attached hereto and incorporated herein by this reference.

**Section 4.** Ron Wicky, Special Districts Analyst, Department of Public Works, City of Sacramento, 1231 I Street, Room 300, Sacramento, California 95814, telephone (916) 264-5628, is hereby designated to answer inquiries regarding the protest proceedings herein provided for.

ATTEST:

\_\_\_\_\_  
MAYOR

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

c:\submaint.not

28

FOR CITY CLERK USE ONLY

RESOLUTION NO. \_\_\_\_\_

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

Exhibit A

DESCRIPTION

ANNEXATION NO. 18 TO THE  
NEIGHBORHOOD LANDSCAPING DISTRICT

All that real property situate in the City of Sacramento, County of Sacramento, State of California, described as follows:

Lot "A" as shown on that plat of "Sunrise Northwind Unit 1", recorded in Book 165 of Maps, Map no. 3, records of Sacramento County, California.

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FOR CITY CLERK USE ONLY

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

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

## EXHIBIT B

### DESCRIPTION OF SERVICES AND OF IMPROVEMENTS TO BE MAINTAINED

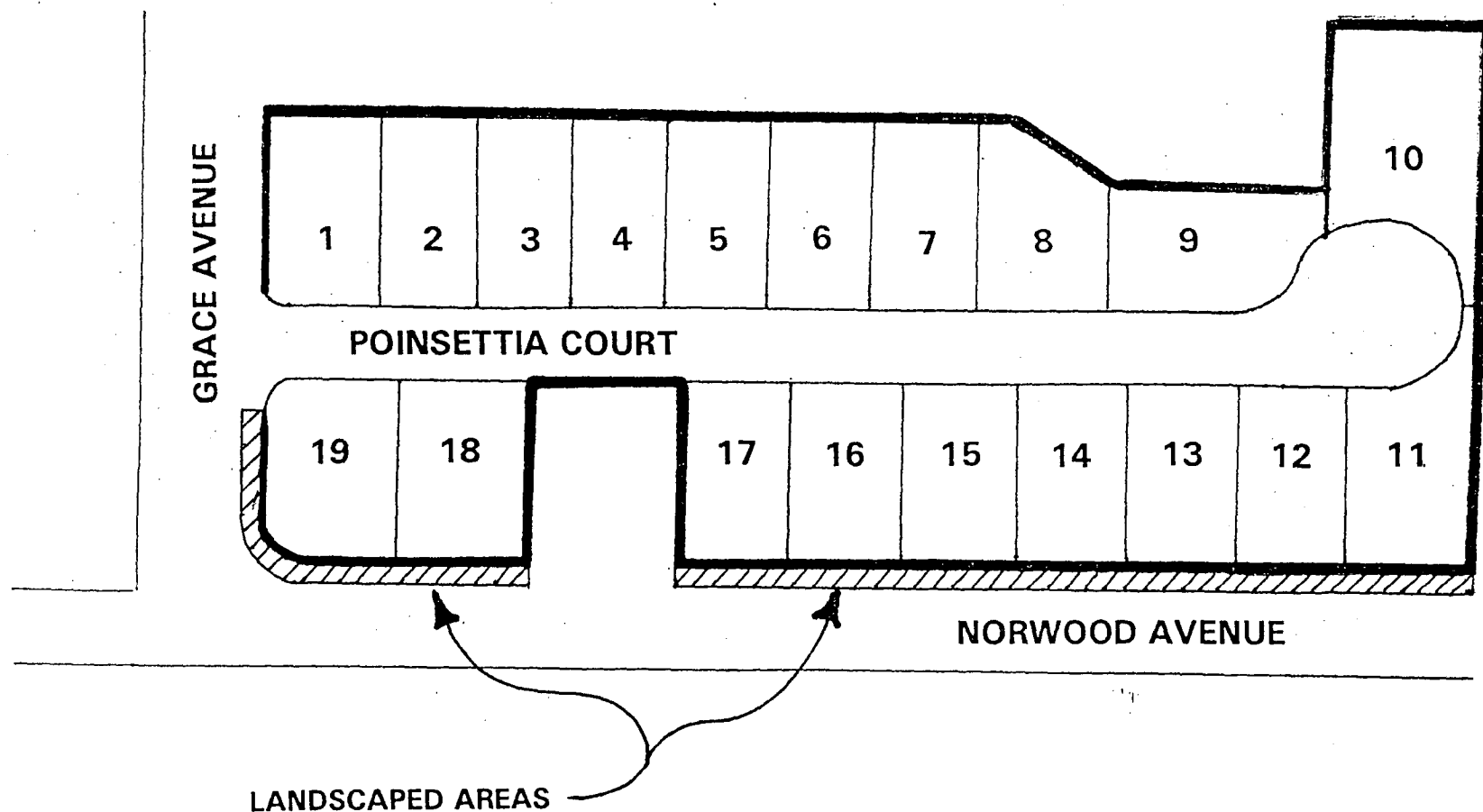
The Services to be provided within the area to be annexed to the District are described as follows:

Furnish all tools, equipment, apparatus, facilities, labor, material, supplies and utilities necessary or desirable to maintain and service the landscape improvements as shown on Exhibit B-1, and more particularly described on plans and specifications approved by the City of Sacramento on file at the City of Sacramento, Department of Neighborhood Services, 1231 I Street, Room 400, Sacramento CA 95814.

The improvements to be maintained generally consist of masonry walls, landscaping and irrigation systems for the landscape areas within or adjacent to the residential subdivision or subdivisions identified on Exhibit B-1. Maintenance of said improvements shall include, but not be limited to periodic mowing of grass, trimming of trees and shrubs, and fertilizing, together with the regular furnishing of water for irrigation of plant material, and the repair, maintenance and replacement of the irrigation system, planted materials, and amenities. Maintenance of masonry walls includes periodic repair, as may be required.

EXHIBIT B-1

# SUNRISE 94 SUBDIVISION



31

FOR CITY CLERK USE ONLY

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

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

**EXHIBIT C**

**CITY OF SACRAMENTO  
ANNEXATION NO. 18 TO THE NEIGHBORHOOD LANDSCAPING DISTRICT**

**NOTICE OF PUBLIC HEARING  
ON THE RESOLUTION OF INTENTION TO ESTABLISH  
ANNEXATION NUMBER 18 TO THE NEIGHBORHOOD  
LANDSCAPING DISTRICT  
AND TO LEVY A SPECIAL ASSESSMENT THEREIN TO FINANCE  
THE MAINTENANCE OF  
LANDSCAPING IMPROVEMENTS**

NOTICE IS HEREBY GIVEN that on May 15, 2001, the City Council (the "Council") of the City of Sacramento (the "City") duly adopted Resolution No. 2001-\_\_\_\_\_, (the "Resolution of Intention"), wherein it declared its intention to order the maintenance of those certain public improvements more particularly described in Attachment A attached hereto and incorporated herein and made a part hereto under the provisions of the Landscaping and Lighting Act of 1972, Streets and Highways Code sections 12500 et.seq. ("Act").

NOTICE IS HEREBY FURTHER GIVEN that the Council in and by the Resolution of Intention referred said public improvements to the Director of Public Works of the City as the Engineer of Work in said proceedings and directed the Engineer of Work to prepare and file with the City Clerk of the City a report as required by Law, and that the Engineer of Work duly prepared and filed his report dated May 15, 2001, with the City Clerk of the City on May 15, 2001, which report was presented to and was preliminarily approved by the Council by resolution adopted on May 15, 2001.

NOTICE IS HEREBY FURTHER GIVEN that 2:00 o'clock p.m. on Tuesday, July 24, 2001, at the regular meeting place of the Council, City Council Chambers, 2<sup>nd</sup> Floor, Sacramento City Hall, 916 I Street, Sacramento, California 95814, has been fixed by the Council as the time and place for a public hearing of protests to the maintenance of said public improvements, to the extent of said assessment district and to the levy of said assessment, and that any interested person may object to the maintenance of said public improvements, or to the extent of said assessment district or to the levy of said assessment by filing a written protest with the City Clerk of the City at or before the time set for said public hearing, and all mailed protests should be addressed to the City Clerk, Sacramento City Hall, 916 I Street, Room 304, Sacramento, California 95814. Each protest must contain a description of the property in which each signer thereof is interested sufficient to identify the property and, if the signers are not shown on the last equalized assessment roll as the owners of the property, must contain or be accompanied by written evidence that the signers are the owners of such property. The City Clerk of the City shall endorse on each protest the date of its receipt and at the time appointed for said hearing shall present to the Council all protests filed with her.

NOTICE IS HEREBY FURTHER GIVEN that the total estimated cost of the maintenance of said public improvements is \$3,040.00, which is proposed to be met by the levy of said assessment in said proceedings for fiscal year 2001/2002.

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**FOR CITY CLERK USE ONLY**

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

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



NOTICE IS HEREBY FURTHER GIVEN that the basis on which the amount of such proposed assessment was calculated is more particularly set forth in Attachment B attached hereto and incorporated herein and made a part hereof.

NOTICE IS HEREBY FURTHER GIVEN that, as required by Section 4 of Article XIID of the California Constitution, a Property Owner Ballot has been enclosed with this notice, along with a self-addressed, return envelope by which the ballot may be returned to the City Clerk at her office at the Sacramento City Hall, City of Sacramento, 916 I Street, Room 304, Sacramento, California 95814. This ballot may be used by the owner or owners of any parcel to express either support for or opposition to the proposed assessment, and the ballot may be returned either by mail (which may be done using the enclosed envelope but requires the user to provide the required postage) or by personal delivery, either prior to or at the time of the public hearing of protests on July 24, 2001.

NOTICE IS HEREBY FURTHER GIVEN that, immediately following the close of the public hearing of protests, the returned property owner ballots will be tabulated, both in support of and in opposition to the assessment, with ballots being weighted in accordance with the amount of the proposed assessment, and the results will be announced; provided, that in the event the City Clerk requires opportunity to determine whether any ballot has been properly signed by an owner or authorized representative of an owner, the Council reserves entitlement to continue the matter of announcing results to provide the City Clerk with such opportunity. In the event that ballots in opposition exceed ballots in support, there will be a "majority protest", and the City Council will be precluded from proceeding with the proposed assessment. THIS MEASURE OF MAJORITY PROTEST IS COMPLETELY INDEPENDENT OF THE WRITTEN PROTEST PROCEDURE, WHICH IS DESCRIBED ABOVE.

NOTICE IS HEREBY FURTHER GIVEN that Ron Wicky, Special Districts Analyst, Department of Public Works, City of Sacramento, 1231 I Street, Room 300, Sacramento, California 95814, telephone (916) 264-5628, has been designated to answer inquiries regarding the protest proceedings.

NOTICE IS HEREBY FURTHER GIVEN that the legal records of Sacramento County indicate that you own that certain real property constituting the Sacramento County Assessor's Parcel Number set forth below, and that the amount proposed to be assessed against such parcel, as shown by said report, is set forth below.

For all further particulars concerning said proceedings, reference is hereby made to the Resolution of Intention and to said report, both of which are on file in the office of the City Clerk of the City, Sacramento City Hall, 916 I Street, Sacramento, California 95814, and may be examined at said office by any interested persons.

Dated: \_\_\_\_\_

\_\_\_\_\_  
City Clerk of the City of Sacramento

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**FOR CITY CLERK USE ONLY**

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

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

## **ATTACHMENT A**

### **DESCRIPTION OF SERVICES AND OF IMPROVEMENTS TO BE MAINTAINED**

The Services to be provided within the area to be annexed to the District are described as follows:

Furnish all tools, equipment, apparatus, facilities, labor, material, supplies and utilities necessary or desirable to maintain and service the landscape improvements as shown on Attachment A-1, and more particularly described on plans and specifications approved by the City of Sacramento on file at the City of Sacramento, Department of Neighborhood Services, 1231 I Street, Room 400, Sacramento CA 95814.

The improvements to be maintained generally consist of masonry walls, landscaping and irrigation systems for the landscape areas within or adjacent to the residential subdivision or subdivisions identified on Exhibit B-1. Maintenance of said improvements shall include, but not be limited to periodic mowing of grass, trimming of trees and shrubs, and fertilizing, together with the regular furnishing of water for irrigation of plant material, and the repair, maintenance and replacement of the irrigation system, planted materials, and amenities. Maintenance of masonry walls includes periodic repair, as may be required.

34

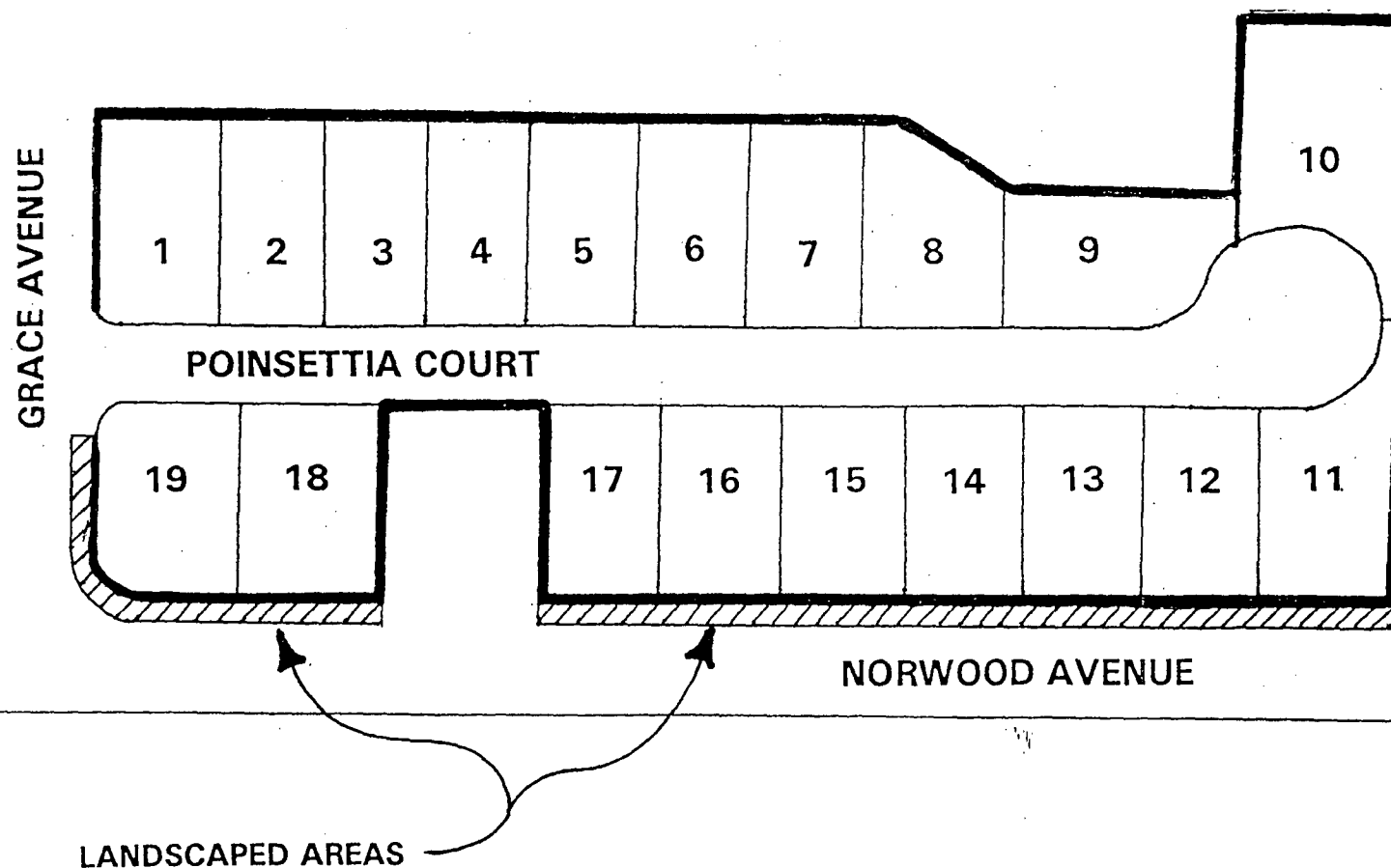
**FOR CITY CLERK USE ONLY**

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

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

ATTACHMENT A-1

# SUNRISE 94 SUBDIVISION



35

FOR CITY CLERK USE ONLY

RESOLUTION NO.:

DATE ADOPTED:

## **ATTACHMENT B**

### **METHOD OF SPREADING ASSESSMENTS**

1. The cost of maintenance for landscaping, irrigation systems and masonry wall and the cost for contract maintenance and any annexation documents (only if annexed that year) will be spread equally to each residential unit (lot) within their respective subdivision.
2. The cost of all incidental expenses including preparation of the Engineer's Report, district administration and annual billing expenses will be spread equally to each residential unit within the district.

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**FOR CITY CLERK USE ONLY**

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

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

**LANDOWNER PETITION FOR ANNEXATION**  
**OF LAND TO THE CITY OF SACRAMENTO**  
**NEIGHBORHOOD LANDSCAPING DISTRICT**  
**ANNEXATION NO. 18**

1. The undersigned parties (hereafter "Landowner") are the owners of the land (hereafter "Property") described below by Assessor's parcel number and incorporated herein by this reference.
2. As one of the conditions which must be satisfied before Landowner can record a final subdivision map for the Property, Landowner is required to commence and complete the necessary legal proceedings for annexation of the Property to the City of Sacramento's (hereafter "City") existing Neighborhood Landscaping District (hereafter "District").
3. The improvements (hereafter "Improvements") to be maintained through the District are those specified in Exhibit A, attached hereto and incorporated herein by this reference.
4. The maintenance services (hereafter "Services") to be provided with respect to the Improvements are those specified in Exhibit A, attached hereto and incorporated herein by this reference.
5. Landowner is aware that City must comply with the provisions of Article XIID of the California Constitution, as well as California Streets and Highways Code Section 22500 et seq., in conducting the annexation proceedings, and that those provisions cannot be waived notwithstanding Landowner's consent to the annexation.
6. Notwithstanding the provisions of section 5 above, Landowner for itself and for its successors in interest, agrees and represents that in the ballot procedure which City must conduct, Landowner will mark its ballot "yes" indicating an affirmative vote for annexation of the Property to the District and for levy of the assessment upon the Property. Landowner further understands and agrees that City would not undertake the annexation proceedings but for Landowner's agreement as specified in this section, and that without such proceedings having been instituted and completed City would not approve, and Landowner could not lawfully record, its final subdivision map.
7. Landowner hereby petitions City to initiate proceedings for annexation of the Property to the District, with the full understanding that if such proceedings are commenced and concluded, there will be an annual assessment levied upon the Property to pay the entire cost of the Services.

Dated: 12-28-00

Landowner: *Charles C. Tschopp*  
[Name and entity status]

County APN or APN's:  
237-0490-091

By: \_\_\_\_\_  
Its: \_\_\_\_\_

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

## **EXHIBIT A**

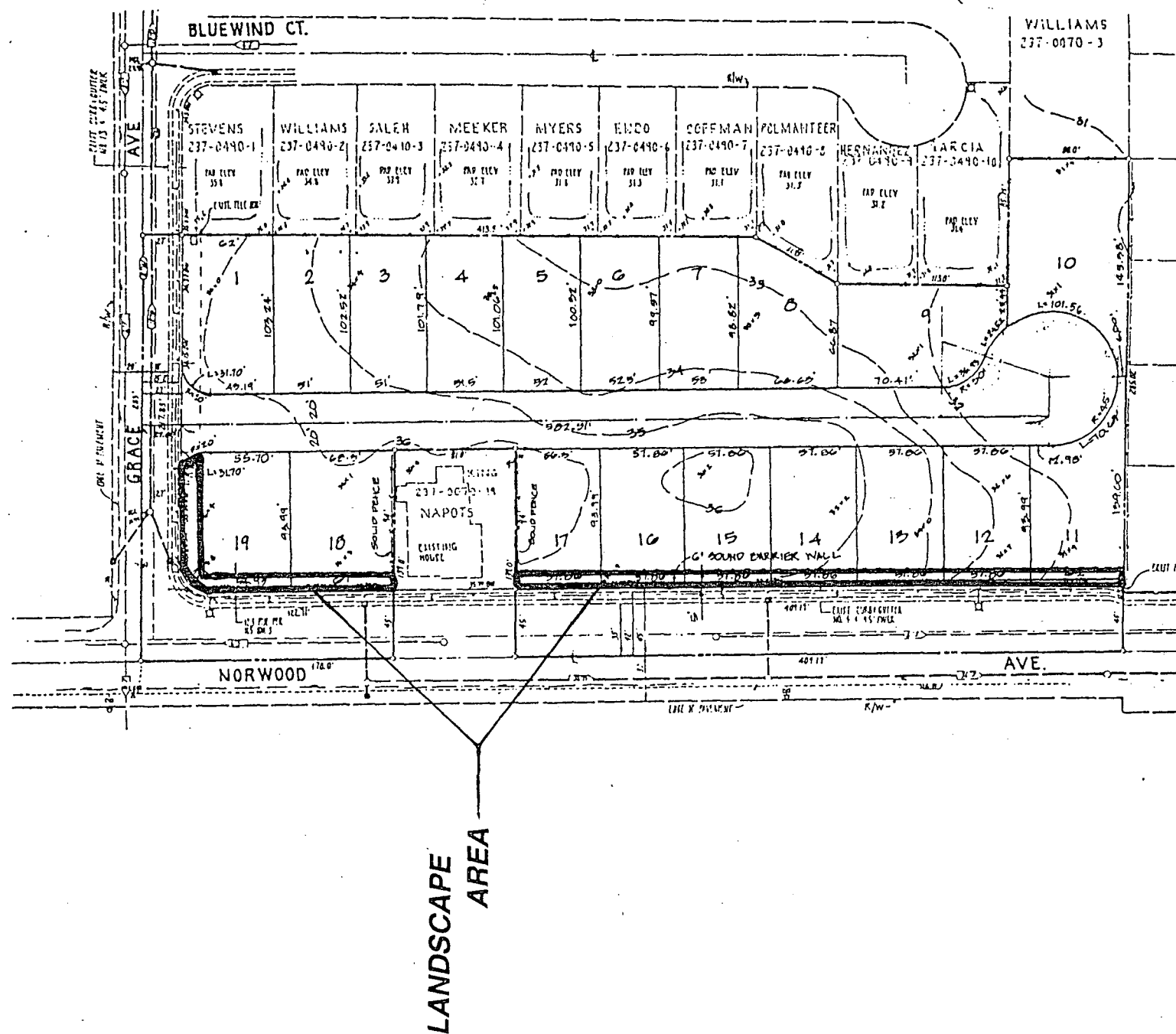
### **DESCRIPTION OF SERVICES AND OF IMPROVEMENTS TO BE MAINTAINED**

The Services to be provided within the area to be annexed to the District are described as follows:

Furnish all tools, equipment, apparatus, facilities, labor, material, supplies and utilities necessary or desirable to maintain and service the landscape improvements as shown on Exhibit A-1, and more particularly described on plans and specifications approved by the City of Sacramento on file at the City of Sacramento, Department of Neighborhood Services, 1231 I Street, Room 400, Sacramento CA 95814.

The improvements to be maintained generally consist of masonry walls, landscaping and irrigation systems for the landscape areas within or adjacent to the residential subdivision or subdivisions identified on Exhibit A-1. Maintenance of said improvements shall include, but not be limited to periodic mowing of grass, trimming of trees and shrubs, and fertilizing, together with the regular furnishing of water for irrigation of plant material, and the repair, maintenance and replacement of the irrigation system, planted materials, and amenities. Maintenance of masonry walls includes periodic repair, as may be required.

**ANNEXATION NO. 18 TO THE  
NEIGHBORHOOD LANDSCAPING DISTRICT**



CITY OF SACRAMENTO

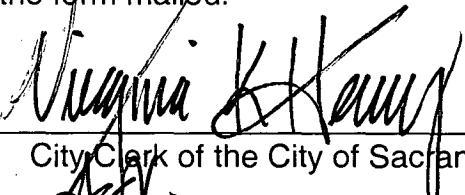
**AFFIDAVIT OF COMPLIANCE WITH THE  
REQUIREMENTS FOR MAILING A NOTICE  
OF PUBLIC HEARING ON THE RESOLUTION  
OF INTENTION FOR ANNEXATION NO. 18, TO THE  
NEIGHBORHOOD LANDSCAPING DISTRICT, CITY OF SACRAMENTO,  
COUNTY OF SACRAMENTO, STATE OF CALIFORNIA**

STATE OF CALIFORNIA     )  
  ) ss.  
COUNTY OF SACRAMENTO     )

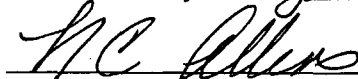
Valerie A. Burrowes, being first duly sworn, deposes and says:

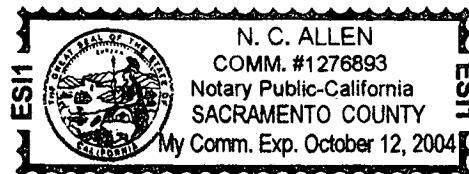
That she is now and at all times herein mentioned was the City Clerk of the City of Sacramento;

That, pursuant to Resolution No. 2001- 302 (the "Resolution") adopted by the City Council of the City of Sacramento on May 15, 2001 she complied with the requirements for mailing a Notice of Hearing on the Resolution of Intention for Annexation No. 18, Neighborhood Landscaping District, City of Sacramento, County of Sacramento, State of California" (the "District"), as required by the Resolution, by causing a copy of such notice to be mailed on May 16, 2001, first class postage prepaid, to each property owner and to each registered voter within the boundaries of the Community Facilities District, and that attached hereto, marked Exhibit A and incorporated herein and made a part hereof, is a true and correct copy of such notice in the form mailed.

  
\_\_\_\_\_  
City Clerk of the City of Sacramento

Subscribed and sworn to before me  
this 6th day of AUGUST, 2002.

  
\_\_\_\_\_  
NOTARY PUBLIC  
State of California



[Notarial Seal]



**EXHIBIT A**

**CITY OF SACRAMENTO**

**ANNEXATION NO. 18 TO THE NEIGHBORHOOD LANDSCAPING DISTRICT**

**NOTICE OF PUBLIC HEARING  
ON THE RESOLUTION OF INTENTION TO ESTABLISH  
ANNEXATION NUMBER 18 TO THE NEIGHBORHOOD  
LANDSCAPING DISTRICT  
AND TO LEVY A SPECIAL ASSESSMENT THEREIN TO FINANCE  
THE MAINTENANCE OF  
LANDSCAPING IMPROVEMENTS**

NOTICE IS HEREBY GIVEN that on May 15, 2001, the City Council (the "Council") of the City of Sacramento (the "City") duly adopted Resolution No. 2001- 301, (the "Resolution of Intention"), wherein it declared its intention to order the maintenance of those certain public improvements more particularly described in Attachment A attached hereto and incorporated herein and made a part hereto under the provisions of the Landscaping and Lighting Act of 1972, Streets and Highways Code sections 12500 et.seq. ("Act").

NOTICE IS HEREBY FURTHER GIVEN that the Council in and by the Resolution of Intention referred said public improvements to the Director of Public Works of the City as the Engineer of Work in said proceedings and directed the Engineer of Work to prepare and file with the City Clerk of the City a report as required by Law, and that the Engineer of Work duly prepared and filed his report dated May 15, 2001, with the City Clerk of the City on May 15, 2001, which report was presented to and was preliminarily approved by the Council by resolution adopted on May 15, 2001.

NOTICE IS HEREBY FURTHER GIVEN that 2:00 o'clock p.m. on Tuesday, July 24, 2001, at the regular meeting place of the Council, City Council Chambers, 2<sup>nd</sup> Floor, Sacramento City Hall, 916 I Street, Sacramento, California 95814, has been fixed by the Council as the time and place for a public hearing of protests to the maintenance of said public improvements, to the extent of said assessment district and to the levy of said assessment, and that any interested person may object to the maintenance of said public improvements, or to the extent of said assessment district or to the levy of said assessment by filing a written protest with the City Clerk of the City at or before the time set for said public hearing, and all mailed protests should be addressed to the City Clerk, Sacramento City Hall, 916 I Street, Room 304, Sacramento, California 95814. Each protest must contain a description of the property in which each signer thereof is interested sufficient to identify the property and, if the signers are not shown on the last equalized assessment roll as the owners of the property, must contain or be accompanied by written evidence that the signers are the owners of such property. The City Clerk of the City shall endorse on each protest the date of its receipt and at the time appointed for said hearing shall present to the Council all protests filed with her.

NOTICE IS HEREBY FURTHER GIVEN that the total estimated cost of the maintenance of said public improvements is \$3,040.00, which is proposed to be met by the levy of said assessment in said proceedings for fiscal year 2001/2002.

NOTICE IS HEREBY FURTHER GIVEN that the basis on which the amount of such proposed assessment was calculated is more particularly set forth in Attachment B attached hereto and incorporated herein and made a part hereof.

NOTICE IS HEREBY FURTHER GIVEN that, as required by Section 4 of Article XIID of the California Constitution, a Property Owner Ballot has been enclosed with this notice, along with a self-addressed, return envelope by which the ballot may be returned to the City Clerk at her office at the Sacramento City Hall, City of Sacramento, 916 I Street, Room 304, Sacramento, California 95814. This ballot may be used by the owner or owners of any parcel to express either support for or opposition to the proposed assessment, and the ballot may be returned either by mail (which may be done using the enclosed envelope but requires the user to provide the required postage) or by personal delivery, either prior to or at the time of the public hearing of protests on July 24, 2001.

NOTICE IS HEREBY FURTHER GIVEN that, immediately following the close of the public hearing of protests, the returned property owner ballots will be tabulated, both in support of and in opposition to the assessment, with ballots being weighted in accordance with the amount of the proposed assessment, and the results will be announced; provided, that in the event the City Clerk requires opportunity to determine whether any ballot has been properly signed by an owner or authorized representative of an owner, the Council reserves entitlement to continue the matter of announcing results to provide the City Clerk with such opportunity. In the event that ballots in opposition exceed ballots in support, there will be a "majority protest", and the City Council will be precluded from proceeding with the proposed assessment. THIS MEASURE OF MAJORITY PROTEST IS COMPLETELY INDEPENDENT OF THE WRITTEN PROTEST PROCEDURE, WHICH IS DESCRIBED ABOVE.

NOTICE IS HEREBY FURTHER GIVEN that Ron Wicky, Special Districts Analyst, Department of Public Works, City of Sacramento, 1231 I Street, Room 300, Sacramento, California 95814, telephone (916) 264-5628, has been designated to answer inquiries regarding the protest proceedings.

NOTICE IS HEREBY FURTHER GIVEN that the legal records of Sacramento County indicate that you own that certain real property constituting the Sacramento County Assessor's Parcel Number set forth below, and that the amount proposed to be assessed against such parcel, as shown by said report, is set forth below.

For all further particulars concerning said proceedings, reference is hereby made to the Resolution of Intention and to said report, both of which are on file in the office of the City Clerk of the City, Sacramento City Hall, 916 I Street, Sacramento, California 95814, and may be examined at said office by any interested persons.

Dated: MAY 16, 2001

Valerie A. Burrowes  
City Clerk of the City of Sacramento

ATTACHMENT A

**DESCRIPTION OF SERVICES AND OF  
IMPROVEMENTS TO BE MAINTAINED**

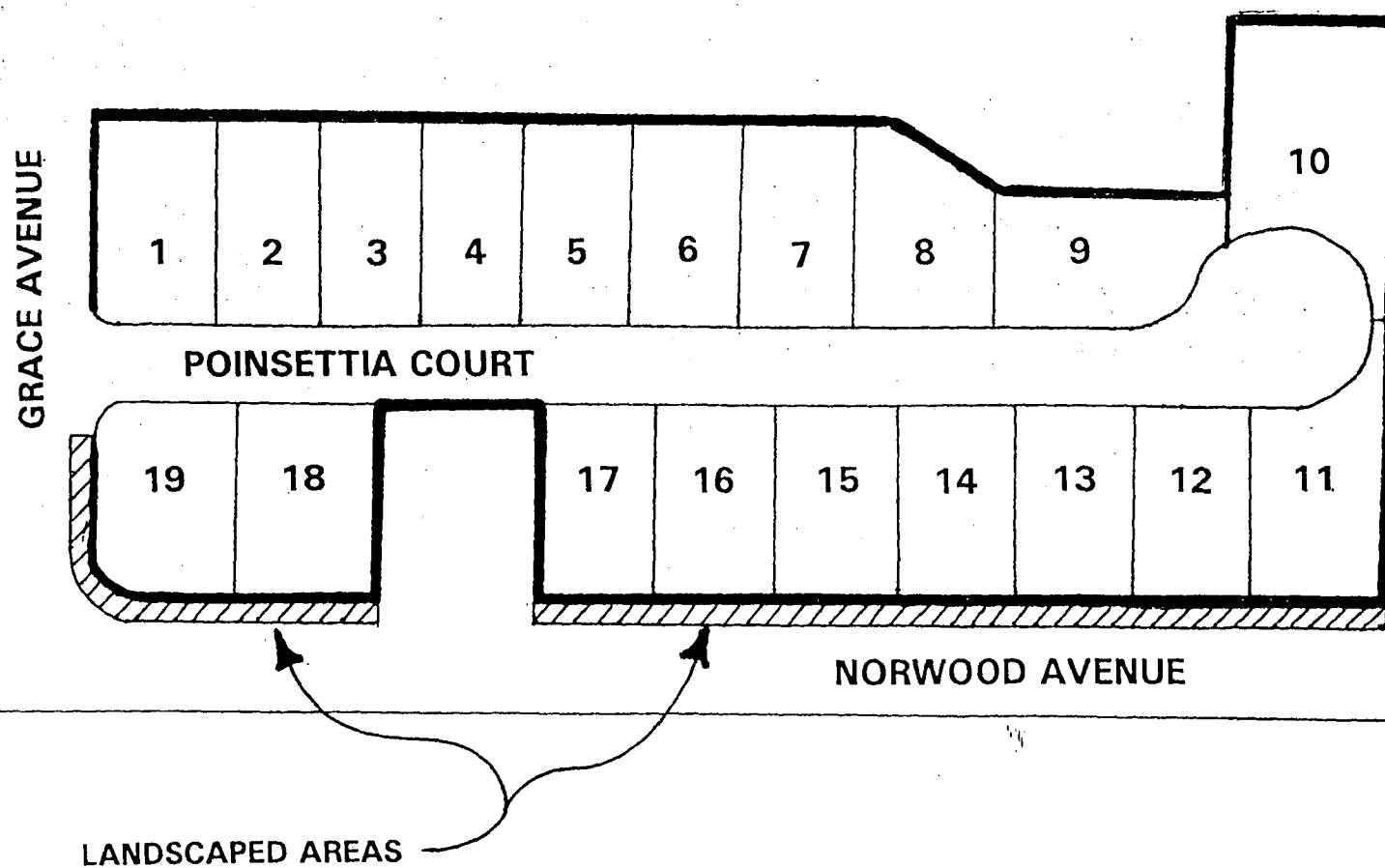
The Services to be provided within the area to be annexed to the District are described as follows:

Furnish all tools, equipment, apparatus, facilities, labor, material, supplies and utilities necessary or desirable to maintain and service the landscape improvements as shown on Attachment A-1, and more particularly described on plans and specifications approved by the City of Sacramento on file at the City of Sacramento, Department of Neighborhood Services, 1231 I Street, Room 400, Sacramento CA 95814.

The improvements to be maintained generally consist of masonry walls, landscaping and irrigation systems for the landscape areas within or adjacent to the residential subdivision or subdivisions identified on Attachment A-1. Maintenance of said improvements shall include, but not be limited to periodic mowing of grass, trimming of trees and shrubs, and fertilizing, together with the regular furnishing of water for irrigation of plant material, and the repair, maintenance and replacement of the irrigation system, planted materials, and amenities. Maintenance of masonry walls includes periodic repair, as may be required.

# SUNRISE 94 SUBDIVISION

ATTACHMENT A-1



## **ATTACHMENT B**

### **NEIGHBORHOOD LANDSCAPING DISTRICT**

#### **METHOD OF SPREADING ASSESSMENTS**

1. The cost of maintenance for landscaping, irrigation systems and masonry wall and the cost for contract maintenance will be spread equally to each residential unit (lot) within their respective subdivision.
2. The cost of all incidental expenses including preparation of the Engineer's Report, district administration and annual billing expenses will be spread equally to each residential unit within the district.

CITY OF SACRAMENTO

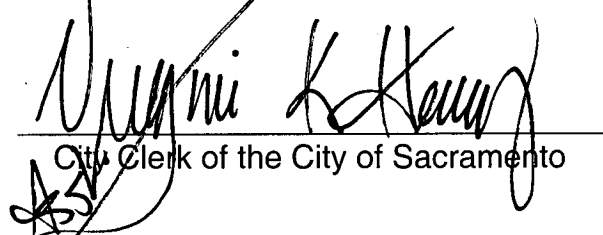
**AFFIDAVIT OF COMPLIANCE WITH THE  
REQUIREMENTS FOR PUBLISHING A NOTICE  
OF PUBLIC HEARING ON ANNEXATION NO. 18 TO THE  
NEIGHBORHOOD LANDSCAPING DISTRICT,  
CITY OF SACRAMENTO,  
COUNTY OF SACRAMENTO, STATE OF CALIFORNIA**

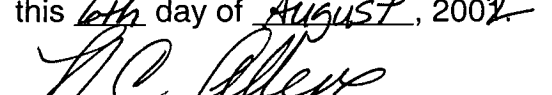
STATE OF CALIFORNIA       )  
  ) ss.  
COUNTY OF SACRAMENTO   )

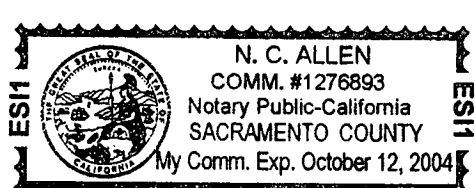
Valerie A. Burrowes, being first duly sworn, deposes and says:

That she is now and at all times herein mentioned was the City Clerk of the City of Sacramento;

That, pursuant to Resolution No. 2001- 306 (the "Resolution") adopted by the City Council of the City of Sacramento on May 15, 2001, she complied with the requirements for publishing a Notice of Public Hearing on the Resolution of Intention to Annex Territory to the Neighborhood Landscaping District, City of Sacramento, County of Sacramento, State of California (the "District"), as required by the Resolution, by causing a copy of such notice to be published in the Daily Recorder, a newspaper of general circulation published in the area of the District, and that attached hereto, marked Exhibit A and incorporated herein and made a part hereof, is a true and correct copy of an affidavit of publication on file in her office showing that such notice as annexed to said affidavit was duly published one time on May 24, 2001.

  
\_\_\_\_\_  
City Clerk of the City of Sacramento

Subscribed and sworn to before me  
this 6th day of August, 2002.  
  
\_\_\_\_\_  
NOTARY PUBLIC  
State of California



[Notarial Seal]

**EXHIBIT A**

[ATTACH COPY OF FORM MAILED]