



3.3

DEPARTMENT OF
PUBLIC WORKS

CITY OF SACRAMENTO
CALIFORNIA

1231 I STREET, 2nd Floor
SACRAMENTO, CA 95814-
2700

DEVELOPMENT SERVICES DIVISION

PH. (916) 264-7995
FAX (916) 264-5786

January 15, 2004

City Council
Sacramento, California

Honorable Members in Session:

**SUBJECT: ANNEXATION #1 TO THE NEIGHBORHOOD WATER QUALITY DISTRICT
FORMERLY KNOWN AS THE MEADOWVIEW ESTATES MAINTENANCE
DISTRICT NO. 2003-03 - INITIATE PROCEEDINGS**

LOCATION AND COUNCIL DISTRICT:

This District is located west of Lyle Street and north and south of Amherst Street, in Council District 8 (see attachment "A").

RECOMMENDATION:

This report recommends the City Council adopt the following resolutions:

- Renaming the Meadowview Estate Maintenance District.
- Initiating proceedings.
- Approving the boundary map.
- Approving the resolution of intention to form the district and levy the assessments.
- Preliminarily approving an engineer's report and setting a time and place of the public hearing.

CONTACT PERSON: Ron Wicky, Program Specialist, 264-5628

FOR COUNCIL MEETING OF: February 10, 2004

SUMMARY:

This report will initiate proceedings to annex the Steamboat Bend Subdivision into the Neighborhood Water Quality District formerly known as the Meadowview Estates Maintenance District No. 2002-03. Adoption of the attached resolution will set the date, time, and place for a Public Hearing on March 30, 2004.

COMMITTEE/COMMISSION ACTION:

None.

BACKGROUND INFORMATION:

On October 21, 2003, the City Council approved formation of the Neighborhood Water Quality District, formerly known as the Meadowview Estates Maintenance District No. 2002-03. By annexing to this district, it will mitigate the storm water quality issues for this subdivision. This district provides funding to maintain the water quality basin and the landscape corridors adjacent to this subdivision.

This first annexation to the Neighborhood Water Quality district will include all residential properties located in the Steamboat Bend Subdivision. Petitions have been received by 100 percent of the property owners to initiate these proceedings.

FINANCIAL CONSIDERATIONS:

This district is self-supporting and has no impact on the General Fund. The estimated annual cost to each residential lot will be \$150 and is detailed in the Engineer's Report on file with the City Clerk.

ENVIRONMENTAL CONSIDERATIONS:

Under California Environmental Quality Act (CEQA) guidelines, formation of a special district does not constitute a project and is therefore exempt from review.

POLICY CONSIDERATIONS:

The proceedings for this district are being processed as set forth in Title 3.124 of the City Code. This process is consistent with the City's Strategic Plan in preserving and enhancing the City's neighborhoods and quality of life.

ESBD CONSIDERATIONS:

City Council approval of these proceedings is not affected by City policy related to the ESBD Program.

Respectfully submitted,


Gary Alm,
Manager, Development Services

RECOMMENDATION APPROVED:


RW
ROBERT P. THOMAS
City Manager

Approved:


Thomas V. Lee
Deputy City Manager

RW/dkl

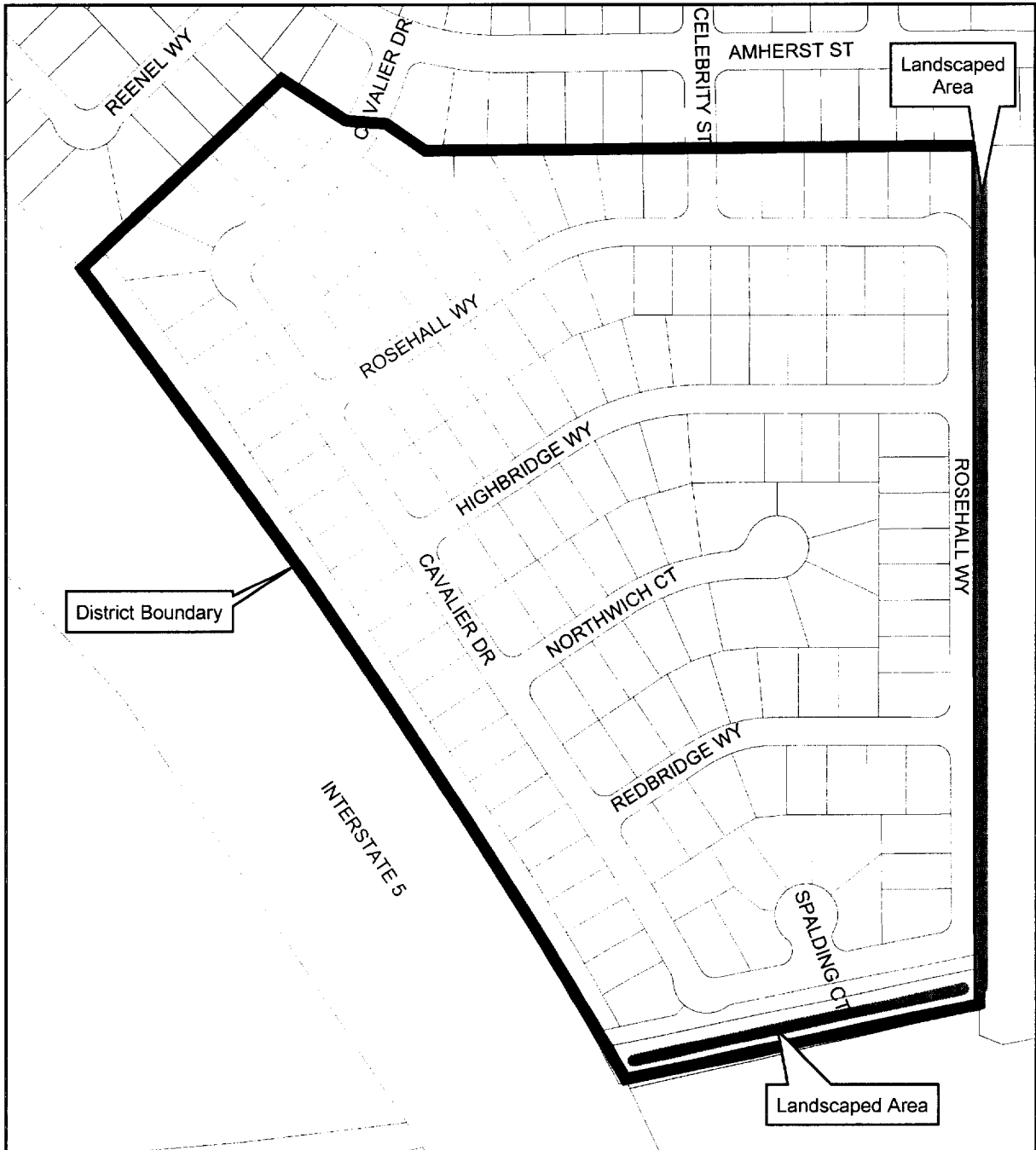
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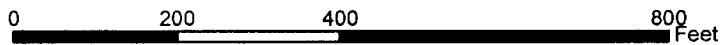
RW/dkl

Annexation No. 1 to the Neighborhood Water Quality District

ATTACHMENT A



BMueller 1/20/04



RESOLUTION NO. 2004-____

ADOPTED BY THE SACRAMENTO CITY COUNCIL

ON _____

RESOLUTION RENAMING THE MEADOWVIEW ESTATES MAINTENANCE DISTRICT NO. 2003-03 AS THE NEIGHBORHOOD WATER QUALITY DISTRICT NO. 2003-03

RECITALS: By Resolution No. 2003-____, the City Council formed the Meadowview Estates Maintenance District No. 2003-03 under chapter 3.124 of the Sacramento City Code. The chief purpose of the district is to provide funding needed to mitigate the impact to water quality from storm-water runoff. Because the City Council desires to annex additional territory to this district, and because that other territory is not part of the Meadowview Estates Subdivision, the City Council finds that the district should be renamed as the Neighborhood Water-Quality District No. 2003-03.

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

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

Section 2 The City Council renames the Meadowview Estates Maintenance District No. 2003-03 as the Neighborhood Water-Quality District No. 2003-03

MAYOR

ATTEST:

CITY CLERK

FOR CITY CLERK USE ONLY

RESOLUTION NO.: _____

DATE ADOPTED: _____

RESOLUTION NO. 2004-_____

ADOPTED BY THE SACRAMENTO CITY COUNCIL

ON _____

RESOLUTION INITIATING PROCEEDINGS TO ANNEX TERRITORY TO THE NEIGHBORHOOD WATER-QUALITY DISTRICT NO. 2003-03 UNDER CHAPTER 3.124 OF THE SACRAMENTO CITY CODE (ANNEXATION NO. 1)

RECITALS:

- A. The City Council has previously formed the Neighborhood Water-Quality District No. 2003-03 (formerly named the Meadowview Estates Maintenance District No. 2003-03) under chapter 3.124 of the Sacramento City Code (Chapter 3.124).
- B. Hofmann Land Development Company, Inc., a California corporation ("Landowner"), is the owner of all land within the Steamship Bend Subdivision. One of the conditions of approval for this subdivision requires the Landowner to annex it to the Neighborhood Water-Quality District No. 2003-03. To fulfill this condition, Landowner has presented a petition to the city requesting that the city commence proceedings for annexing to the district, in accordance with Chapter 3.124, the land generally described in Exhibit A.
- C. The city has installed or acquired or will subsequently install or acquire, within the Steamboat Bend Subdivision, the public improvements described in Exhibit B (the Improvements). To finance the cost of providing the maintenance services specified in Exhibit B for these improvements (the Services), and as requested by the Landowner, the City Council proposes to annex to the district the territory within the Steamboat Bend Subdivision.

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

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

Section 2 The City Council accepts the Landowner's petition requesting that the territory generally described in Exhibit A be annexed to the Neighborhood Water-Quality District No. 2003-03. The petition is on file with the City Clerk. Exhibit A is part of this resolution.

Section 3 The City Council proposes to annex the territory generally described in Exhibit A to the Neighborhood Water-Quality District No. 2003-03 in accordance with Chapter 3.124 and article XIID of the California Constitution. The territory to be annexed will be designated as Annexation No. 1 to the Neighborhood Water-Quality

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RESOLUTION NO.: _____

DATE ADOPTED: _____

District No. 2003-03.

Section 4 Exhibit B specifies the Improvements to be maintained and the Services to be provided within the territory to be annexed. Exhibit B is part of this resolution.

Section 5 The Director of Public Works is designated as the Engineer for purposes of (a) annexing to the district the territory generally described in Exhibit A, and (b) levying an assessment on property within the annexed territory to finance the Services.

Section 6 The Engineer is directed to prepare and file with the City Clerk a map of Annexation No. 1 to the Neighborhood Water-Quality District No. 2003-03 as required by section 3110 of the Streets and Highways Code.

MAYOR

ATTEST:

CITY CLERK

FOR CITY CLERK USE ONLY

RESOLUTION NO.: _____

DATE ADOPTED: _____

EXHIBIT A

GENERAL DESCRIPTION OF TERRITORY TO BE ANNEXED

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

The subdivision map entitled "Steamboat Bend Unit No. 2", recorded on December 23, 2003 in Book 323 of Maps, Map number 7, records of Sacramento County.

The subdivision map entitled "Steamboat Bend Unit No. 3", recorded on December 23, 2003 in Book 323 of Maps, Map number 8, records of Sacramento County.

FOR CITY CLERK USE ONLY

RESOLUTION NO.: _____

DATE ADOPTED: _____

EXHIBIT B

DESCRIPTION OF IMPROVEMENTS AND SERVICES

The work described below is to be carried out when the improvements (e.g., landscaping, irrigation systems, post & cable, and water quality drainage swale) are installed and dedicated to the City. The work will be performed in the landscaped area on Cavalier Drive adjacent to the channel and adjacent to Rosehall Way, and is more particularly described in plans and specifications approved by the City of Sacramento and on file at the City of Sacramento's Department of Parks and Community Services, 1231 "I" Street, Room 400, Sacramento, California 95814.

The work to be performed consists of furnishing all tools, equipment, apparatus, facilities, labor, material, supplies, and utilities necessary or desirable to maintain the landscaping and irrigation systems. Maintenance work may 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 all plant material, and the repair, maintenance, replacement of the post & cable, irrigation systems, planted materials, and amenities, and cleaning of the water quality drainage swale.

FOR CITY CLERK USE ONLY

RESOLUTION NO.: _____

DATE ADOPTED: _____

RESOLUTION NO. 2004-____

ADOPTED BY THE SACRAMENTO CITY COUNCIL

ON _____

RESOLUTION APPROVING MAP OF PROPOSED BOUNDARIES OF ANNEXATION NO. 1 TO THE NEIGHBORHOOD WATER-QUALITY DISTRICT NO. 2003-03

RECITALS:

- A. The City Council has previously formed the Neighborhood Water-Quality District No. 2003-03 (formerly named the Meadowview Estates Maintenance District No. 2003-03) under chapter 3.124 of the Sacramento City Code (Chapter 3.124).
- B. Hofmann Land Development Company, Inc., a California corporation ("Landowner"), is the owner of all land within the Steamship Bend Subdivision. One of the conditions of approval for this subdivision requires the Landowner to annex it to the Neighborhood Water-Quality District No. 2003-03. To fulfill this condition, Landowner has presented a petition to the city requesting that the city commence proceedings for annexing to the district, in accordance with Chapter 3.124, the land generally described in Exhibit A.
- C. The city has installed or acquired or will subsequently install or acquire, within the Steamboat Bend Subdivision, the public improvements described in Exhibit B (the Improvements). To finance the cost of providing the maintenance services specified in Exhibit B for these improvements (the Services), and as requested by the Landowner, the City Council proposes to annex to the district the territory within the Steamboat Bend Subdivision.
- D. By Resolution No. 2004-____, and in response to the Landowner's petition, the City Council (1) initiated proceedings to annex to the district the land generally described in Exhibit A; (2) designated the Director of Public Works to be the Engineer for purposes of the annexing the land to the district and levying any assessment to finance the Services; and (3) directed the Engineer to prepare and file with the City Clerk a map of the annexed territory, as required by section 3110 of the Streets and Highways Code.

FOR CITY CLERK USE ONLY

RESOLUTION NO.: _____

DATE ADOPTED: _____

E. As directed, the Engineer has prepared and filed with the City Clerk a map that shows the proposed boundaries of the annexed territory. The map is entitled "Boundary Map, Annexation No. 1 to the Neighborhood Water-Quality District No. 2003-03," and a copy of it is attached as Exhibit C. The City Clerk has presented the map to the City Council for consideration.

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

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

Section 2. The City Council approves the map entitled "Boundary Map, Annexation No. 1 to the Neighborhood Water-Quality District No. 2003-03," a copy of which is attached as Exhibit C, and directs the City Clerk to endorse on the map a certificate evidencing the date and adoption of this resolution.

Section 3. Exhibits A, B, and C are part of this resolution.

MAYOR

ATTEST:

CITY CLERK

FOR CITY CLERK USE ONLY

RESOLUTION NO.: _____

DATE ADOPTED: _____

EXHIBIT A

GENERAL DESCRIPTION OF TERRITORY TO BE ANNEXED

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The subdivision map entitled "Steamboat Bend Unit No. 2", recorded on December 23, 2003 in Book 323 of Maps, Map number 7, records of Sacramento County.

The subdivision map entitled "Steamboat Bend Unit No. 3", recorded on December 23, 2003 in Book 323 of Maps, Map number 8, records of Sacramento County.

FOR CITY CLERK USE ONLY

RESOLUTION NO.: _____

DATE ADOPTED: _____

EXHIBIT B

DESCRIPTION OF IMPROVEMENTS AND SERVICES

The work described below is to be carried out when the improvements (e.g., landscaping, irrigation systems, post & cable, and water quality drainage swale) are installed and dedicated to the City. The work will be performed in the landscaped area on Cavalier Drive adjacent to the channel and adjacent to Rosehall Way, and is more particularly described in plans and specifications approved by the City of Sacramento and on file at the City of Sacramento's Department of Parks and Community Services, 1231 "I" Street, Room 400, Sacramento, California 95814.

The work to be performed consists of furnishing all tools, equipment, apparatus, facilities, labor, material, supplies, and utilities necessary or desirable to maintain the landscaping and irrigation systems. Maintenance work may 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 all plant material, and the repair, maintenance, replacement of the post & cable, irrigation systems, planted materials, and amenities, and cleaning of the water quality drainage swale.

FOR CITY CLERK USE ONLY

RESOLUTION NO.: _____

DATE ADOPTED: _____

EXHIBIT C BOUNDARY MAP

**BOUNDARY MAP
ANNEXATION NO. 1 TO THE
NEIGHBORHOOD WATER QUALITY DISTRICT
CITY OF SACRAMENTO, COUNTY OF SACRAMENTO, CALIFORNIA
SHEET 1 OF 1**

CLERK'S FILING STATEMENT
FILED IN THE OFFICE OF THE CITY CLERK OF THE CITY OF SACRAMENTO,
STATE OF CALIFORNIA, THIS _____ DAY OF _____, 2004.

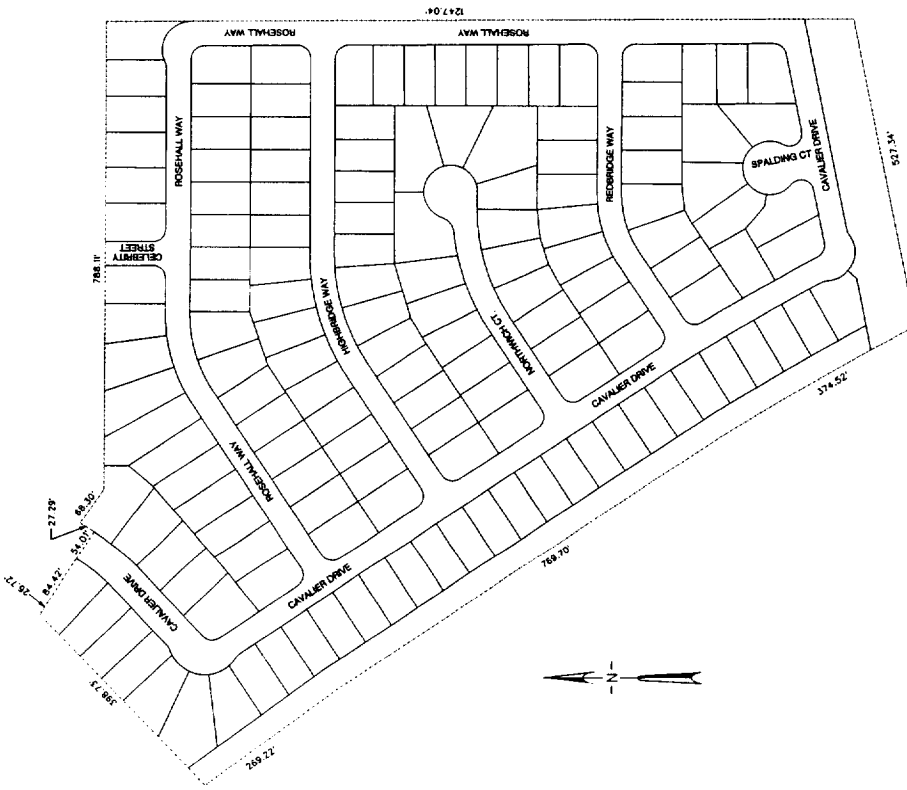
CITY OF SACRAMENTO, CITY CLERK

CLERK'S MAP CERTIFICATE
I HEREBY CERTIFY THAT THE WITHIN MAP SHOWING THE PROPOSED BOUNDARIES OF
ANNEXATION NO. 1 TO THE NEIGHBORHOOD WATER QUALITY DISTRICT OF THE
CITY OF SACRAMENTO, COUNTY OF SACRAMENTO, CALIFORNIA, WAS PREPARED BY
THE CITY OF SACRAMENTO AT A MEETING THEREOF HELD ON THE _____ DAY OF
_____ 2004 BY ITS RESOLUTION NO. _____

CITY OF SACRAMENTO, CITY CLERK

COUNTY RECORDER'S FILING STATEMENT:
FILED THIS _____ DAY OF _____, 2004, AT THE HOUR OF _____ O'CLOCK
IN BOOK _____ OF MAPS OF ASSESSOR DISTRICTS AND COMMUNITY FACILITIES
OF THE COUNTY OF SACRAMENTO, STATE OF CALIFORNIA, BY ME OF THE COUNTY RECORDER OF THE COUNTY
OF SACRAMENTO, STATE OF CALIFORNIA.

COUNTY RECORDER OF THE COUNTY
OF SACRAMENTO, CALIFORNIA
BY _____



RESOLUTION NO. 2004-____

ADOPTED BY THE SACRAMENTO CITY COUNCIL

ON _____

RESOLUTION OF INTENTION TO ANNEX TERRITORY TO THE NEIGHBORHOOD WATER-QUALITY DISTRICT NO. 2003-03 (ANNEXATION NO. 1); TO ORDER THE PERFORMANCE OF MAINTENANCE SERVICES WITHIN THE ANNEXED TERRITORY; AND TO LEVY AN ASSESSMENT WITHIN THE ANNEXED TERRITORY TO PAY FOR THE SERVICES

RECITALS:

- A.** The City Council has previously formed the Neighborhood Water-Quality District No. 2003-03 (formerly named the Meadowview Estates Maintenance District No. 2003-03) under chapter 3.124 of the Sacramento City Code (Chapter 3.124).
- B.** Hofmann Land Development Company, Inc., a California corporation ("Landowner"), is the owner of all land within the Steamship Bend Subdivision. One of the conditions of approval for this subdivision requires the Landowner to annex it to the Neighborhood Water-Quality District No. 2003-03. To fulfill this condition, Landowner has presented a petition to the city requesting that the city commence proceedings for annexing to the district, in accordance with Chapter 3.124, the land generally described in Exhibit A.
- C.** The city has installed or acquired or will subsequently install or acquire, within the territory generally described in Exhibit A, the public improvements described in Exhibit B (the Improvements). To finance the cost of providing the maintenance services specified in Exhibit B for these improvements (the Services), and as requested by the Landowner, the City Council proposes to annex to the district the territory generally described in Exhibit A.
- D.** By Resolution No. 2004-____, and in response to the Landowner's petition, the City Council (1) initiated proceedings to annex to the district the land generally described in Exhibit A; (2) designated the Director of Public Works to be the Engineer for purposes of annexing the land to the district and levying any assessment to finance the Services; and (3) directed the Engineer to prepare and file with the City Clerk a map of the annexed territory, as required by section 3110 of the Streets and Highways Code.
- E.** The Engineer has prepared and filed with the City Clerk a map that shows the proposed boundaries of Annexation No. 1 to the Neighborhood Water-Quality District No. 2003-03, as directed, and the City Council approved the map by Resolution No. 2004-____.

FOR CITY CLERK USE ONLY

RESOLUTION NO.: _____

DATE ADOPTED: _____

F. The City Council finds and determines that providing the Services within the boundaries of the annexed territory, as shown on the map filed with the City Clerk, is necessary, convenient, and desirable.

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

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

Section 2. The City Council declares (a) that it intends to annex the territory generally described in Exhibit A in accordance with Chapter 3.124; (b) that the exterior boundaries of the annexed territory are described in section 3 below; (c) that the Improvements to be maintained and the Services by which they will be maintained are generally described in Exhibit B; (d) that all real property within the annexed territory will be specially benefited by the Services unless the City Council finds and determines otherwise at the public hearing; and (e) that the City Council intends to pay for the Services by levying annual assessments on all specially benefited real property within the annexed territory.

Section 3. Annexation No. 1 to the Neighborhood Water-Quality District No. 2003-03 includes all territory within the exterior boundaries shown on the map that (a) was approved by Resolution No. 2004-___; (b) is entitled "Boundary Map, Annexation No. 1 to the Neighborhood Water-Quality District No. 2003-03"; and (c) is on file in the City Clerk's office. This map will govern for all details as to the extent of Annexation No. 1 to the Neighborhood Water-Quality District No. 2003-03.

Section 4. The City Council determines and gives notice that it proposes a maximum annual assessment of \$150 upon each parcel of land within the annexed territory to pay costs incurred by the city and not otherwise reimbursed for the Services and related work and for the administration and collection of the assessments. This maximum is subject to section 5 below.

Section 5. The annual assessment, including the maximum annual assessment specified in section 4 above, may be increased for inflation. The amount of the increase may not exceed 4% a year and will be computed using the prior-year annual average of the Consumer Price Index for the San Francisco-Oakland-San Jose area (All Urban Consumers) or a substitute index of a similar nature should that index be discontinued.

Section 6. The City Council determines and gives notice that penalties will be added to delinquent assessment installments in accordance with section 3.124.260 of the Sacramento City Code.

FOR CITY CLERK USE ONLY

RESOLUTION NO.: _____

DATE ADOPTED: _____

Section 7. The Engineer is directed to prepare a written report in accordance with section 3.124.110 of the Sacramento City Code and to file the report with the City Clerk. The report must reflect an assessment for the period of July 1, 2004, to June 30, 2005, in the total amount of \$21,900.

MAYOR

ATTEST:

CITY CLERK

FOR CITY CLERK USE ONLY

RESOLUTION NO.: _____

DATE ADOPTED: _____

EXHIBIT A

GENERAL DESCRIPTION OF TERRITORY TO BE ANNEXED

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

The subdivision map entitled "Steamboat Bend Unit No. 2", recorded on December 23, 2003 in Book 323 of Maps, Map number 7, records of Sacramento County.

The subdivision map entitled "Steamboat Bend Unit No. 3", recorded on December 23, 2003 in Book 323 of Maps, Map number 8, records of Sacramento County.

FOR CITY CLERK USE ONLY

RESOLUTION NO.: _____

DATE ADOPTED: _____

EXHIBIT B

DESCRIPTION OF IMPROVEMENTS AND SERVICES

The work described below is to be carried out when the improvements (e.g., landscaping, irrigation systems, post & cable, and water quality drainage swale) are installed and dedicated to the City. The work will be performed in the landscaped area on Cavalier Drive adjacent to the channel and adjacent to Rosehall Way, and is more particularly described in plans and specifications approved by the City of Sacramento and on file at the City of Sacramento's Department of Parks and Community Services, 1231 "I" Street, Room 400, Sacramento, California 95814.

The work to be performed consists of furnishing all tools, equipment, apparatus, facilities, labor, material, supplies, and utilities necessary or desirable to maintain the landscaping and irrigation systems. Maintenance work may 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 all plant material, and the repair, maintenance, replacement of the post & cable, irrigation systems, planted materials, and amenities, and cleaning of the water quality drainage swale.

FOR CITY CLERK USE ONLY

RESOLUTION NO.: _____

DATE ADOPTED: _____

RESOLUTION NO. 2004-____

ADOPTED BY THE SACRAMENTO CITY COUNCIL

ON _____

RESOLUTION PRELIMINARILY APPROVING THE ENGINEER'S REPORT ON MAINTENANCE SERVICES FOR ANNEXATION NO. 1 TO THE NEIGHBORHOOD WATER-QUALITY DISTRICT NO. 2003-03; FIXING THE TIME AND PLACE FOR A PUBLIC HEARING ON THE ENGINEER'S REPORT AND THE PROPOSED ASSESSMENT; AND PROVIDING FOR NOTICE AND ASSESSMENT BALLOTS

RECITALS:

- A.** The City Council has previously formed the Neighborhood Water-Quality District No. 2003-03 (formerly named the Meadowview Estates Maintenance District No. 2003-03) under chapter 3.124 of the Sacramento City Code (Chapter 3.124).
- B.** Hofmann Land Development Company, Inc., a California corporation ("Landowner"), is the owner of all land within the Steamship Bend Subdivision. One of the conditions of approval for this subdivision requires the Landowner to annex it to the Neighborhood Water-Quality District No. 2003-03. To fulfill this condition, Landowner has presented a petition to the city requesting that the city commence proceedings for annexing to the district, in accordance with Chapter 3.124, the land generally described in Exhibit A.
- C.** The city has installed or acquired or will subsequently install or acquire, within the Steamboat Bend Subdivision, the public improvements described in Exhibit B (the Improvements). To finance the cost of providing the maintenance services specified in Exhibit B for these improvements (the Services), and as requested by the Landowner, the City Council proposes to annex to the district the territory generally described in Exhibit A.
- D.** By Resolution No. 2004-____, and in response to the Landowner's petition, the City Council (1) initiated proceedings to annex to the district the land generally described in Exhibit A; (2) designated the Director of Public Works to be the Engineer for purposes of the annexing the land to the district and levying any assessment to finance the Services; and (3) directed the Engineer to prepare and file with the City Clerk a map of the annexed territory, as required by section 3110 of the Streets and Highways Code. The Engineer has prepared and filed the map as directed, and by Resolution No. 2004-____ the City Council has approved it.
- E.** By Resolution No. 2004-____, the City Council (1) declared its intention to annex to the district the territory generally described in Exhibit A and to order that the city provide the Services; and (2) directed the Engineer to prepare and file with the City Clerk the

FOR CITY CLERK USE ONLY

RESOLUTION NO.: _____

DATE ADOPTED: _____

report required by sections 3.124.110 and 3.124.200A of the Sacramento City Code. The Engineer has presented his report to the City Clerk, who has presented it to the City Council for consideration, and the City Council has fully considered the report.

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

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

Section 2 The City Council preliminarily approves the Engineer's Report.

Section 3 A public hearing on the Engineer's Report and the proposed assessment on property within Annexation No. 1 to the Neighborhood Water-Quality District No. 2003-03 will take place at—

2:00 p.m. on Tuesday, March 30, 2004, at the City Council's regular meeting place, the Council Chambers in the Interim City Hall, 730 "I" Street, Sacramento, California.

Section 4 The City Clerk is directed to mail notice of the date, time, and place of the public hearing in accordance with chapters 3.44 and 3.124 of the Sacramento City Code to all owners of real property located within the territory to be annexed. Each notice must also describe the assessment-ballot procedure required by article XIID of the California Constitution and include an assessment ballot. Mailing of the notices and ballots must be done in the time, form, and manner provided by law. Upon the completion of the mailing, the City Clerk is directed to file with the City Council an affidavit setting forth the time and manner of compliance with the legal requirements for mailing. The notice and assessment ballots must be in the forms set forth in Exhibit C.

Section 5 At the hearing, the City Council will (a) hear all protests against the proposed assessment from record owners of property within the territory to be annexed; and (b) accept testimony from all interested persons, whether or not they own property within the territory to be annexed. At the conclusion of the hearing, the City Clerk will tabulate the assessment ballots submitted and not withdrawn, weighting the ballots according to the proportional financial obligations of the affected properties. The assessment will not be imposed if the ballots submitted in opposition to the assessment exceed the ballots submitted in favor of it.

Section 6 Ron Wicky of the City's Department of Public Works is designated to answer inquiries regarding the protest proceedings provided for above. His address is 1231 "I" Street, Room 300, Sacramento, California 95814. His telephone number telephone number is (916) 808-5628.

FOR CITY CLERK USE ONLY

RESOLUTION NO.: _____

DATE ADOPTED: _____

Section 7 Exhibits A, B, and C are part of this resolution.

MAYOR

ATTEST:

CITY CLERK

FOR CITY CLERK USE ONLY

RESOLUTION NO.: _____

DATE ADOPTED: _____

EXHIBIT A

GENERAL DESCRIPTION OF TERRITORY TO BE ANNEXED

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

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FOR CITY CLERK USE ONLY

RESOLUTION NO.: _____

DATE ADOPTED: _____

EXHIBIT B

DESCRIPTION OF IMPROVEMENTS AND SERVICES

The work described below is to be carried out when the improvements (e.g., landscaping, irrigation systems, post & cable, and water quality drainage swale) are installed and dedicated to the City. The work will be performed in the landscaped area on Cavalier Drive adjacent to the channel and adjacent to Rosehall Way, and is more particularly described in plans and specifications approved by the City of Sacramento and on file at the City of Sacramento's Department of Parks and Community Services, 1231 "I" Street, Room 400, Sacramento, California 95814.

The work to be performed consists of furnishing all tools, equipment, apparatus, facilities, labor, material, supplies, and utilities necessary or desirable to maintain the landscaping and irrigation systems. Maintenance work may 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 all plant material, and the repair, maintenance, replacement of the post & cable, irrigation systems, planted materials, and amenities, and cleaning of the water quality drainage swale.

FOR CITY CLERK USE ONLY

RESOLUTION NO.: _____

DATE ADOPTED: _____

Exhibit C

CITY OF SACRAMENTO NEIGHBORHOOD WATER-QUALITY DISTRICT NO. 2003-03

NOTICE TO OWNERS OF PROPERTY WITHIN THE STEAMBOAT BEND SUBDIVISION OF THE TIME AND PLACE OF A PUBLIC HEARING ON A PROPOSED ASSESSMENT TO PAY FOR MAINTENANCE OF PUBLIC IMPROVEMENTS. SUMMARY OF PROCEDURES FOR COMPLETING, RETURNING, AND TABULATING BALLOTS FOR AND AGAINST THE ASSESSMENT.

BACKGROUND

On February 10, 2004, the City Council of the City of Sacramento adopted Resolution No. 2004-____ (the Resolution of Intention) declaring its intention, under chapter 3.124 of the Sacramento City Code, to annex the Steamboat Bend Subdivision to an existing assessment district named the Neighborhood Water-Quality District No. 2003-03 (and formerly named the Meadowview Estates Maintenance District No. 2003-03). The general location and boundaries of the territory to be annexed are shown in Attachment A to this notice. Among other things, the Resolution of Intention—

- designated the territory proposed for annexation to the assessment district as “Annexation No. 1 to the Neighborhood Water-Quality District No. 2003-03”;
- declared the City Council’s intention to order that the maintenance services described in Attachment B to this notice be provided for the public improvements described in Attachment B; and
- directed the Director of Public Works to prepare and file with the City Clerk an Engineer’s report on a proposed annual assessment on property within the annexed territory to pay for the maintenance services, as required by section 3.124.110 of the Sacramento City Code (the Director of Public Works was previously designated as the Engineer for purposes of annexing the territory to the district and levying the assessment).

On February 10, 2004, the Director of Public Works prepared and filed the Engineer’s report with the City Clerk, and the City Council preliminarily approved it. Any interested person may review the Resolution of Intention, the Engineer’s report, and other materials pertinent to the proposed assessment at the City Clerk’s office, 730 “I” Street, 2nd Floor, Sacramento, California.

FOR CITY CLERK USE ONLY

RESOLUTION NO.: _____

DATE ADOPTED: _____

DATE, TIME, AND PLACE OF PUBLIC HEARING

At 2:00 p.m. on March 30, 2004, the City Council will hold a public hearing on the proposed assessment at the City Council's regular meeting place: City Council Chambers, 1st Floor, 730 "I" Street, Sacramento, California.

At the public hearing, the City Council will hear all protests against the proposed assessment from record owners of property within the territory to be annexed. The City Council will also accept testimony from all interested persons, whether or not they own property within the territory to be annexed.

THE ASSESSMENT

The proposed assessment will be charged annually to the annexed territory so long as the improvements described in Attachment B require the maintenance services described in Attachment B. The total amount of the proposed assessment to be charged to the district during fiscal year 2004/2005 is \$21,900. This is the estimated total cost for fiscal year 2004/2005 to provide the maintenance services described in Attachment B for the public improvements described in Attachment B. The amount proposed to be charged as an assessment to each parcel within the annexed territory during fiscal year 2004/2005 is \$150.

According to the official records of Sacramento County, you own the real property identified by Assessor's Parcel Number in Attachment C to this notice. Attachment C also shows the amount the City Council proposes to assess against your property during fiscal year 2004/2005.

In subsequent years, the assessment amounts shown above may be increased for inflation at a rate not to exceed 4% a year. Attachment D to this notice describes the basis on which the amount of the proposed assessment was calculated.

BALLOTS

As required by the California Constitution (article XIID, section 4), an assessment ballot has been enclosed with this notice, along with a self-addressed envelope for returning the ballot to the City Clerk. The owner or owners of any parcel within the annexed territory may use this ballot to express support for or opposition to the proposed assessment. The ballot must be returned by mail to the City Clerk's office (which may be done using the enclosed envelope *but requires the user to provide the required postage*), by personal delivery to the City Clerk's office, or by personal delivery at the public hearing. To be valid, the ballot must be received before the close of the public hearing. The address of the City Clerk's office is 730 "I" Street, 2nd Floor, Sacramento, California 95814.

FOR CITY CLERK USE ONLY

RESOLUTION NO.: _____

DATE ADOPTED: _____

Following the close of the public hearing, the City Clerk will open and tabulate all ballots that have been timely received and not rejected. Ballots will be rejected if they are not properly signed, were not timely received at the proper location, or are otherwise defective. The City Clerk will weight the ballots according to the proportional financial obligation of each affected parcel, and the results will be announced. The assessment will be imposed only if the total dollar amount submitted in favor or the assessment exceeds the total dollar amount submitted against it. The City Council may postpone the announcing of results if the City Clerk needs additional time to confirm that a ballot has been properly signed by an owner or an owner's authorized representative.

FOR FURTHER INFORMATION

Ron Wicky of the City's Department of Public Works is designated to answer inquiries regarding the proceedings described above. His address is 1231 "I" Street, Room 300, Sacramento, California 95814. His telephone number is (916) 808-5628.

Dated: _____, 2004

City Clerk of the City of Sacramento

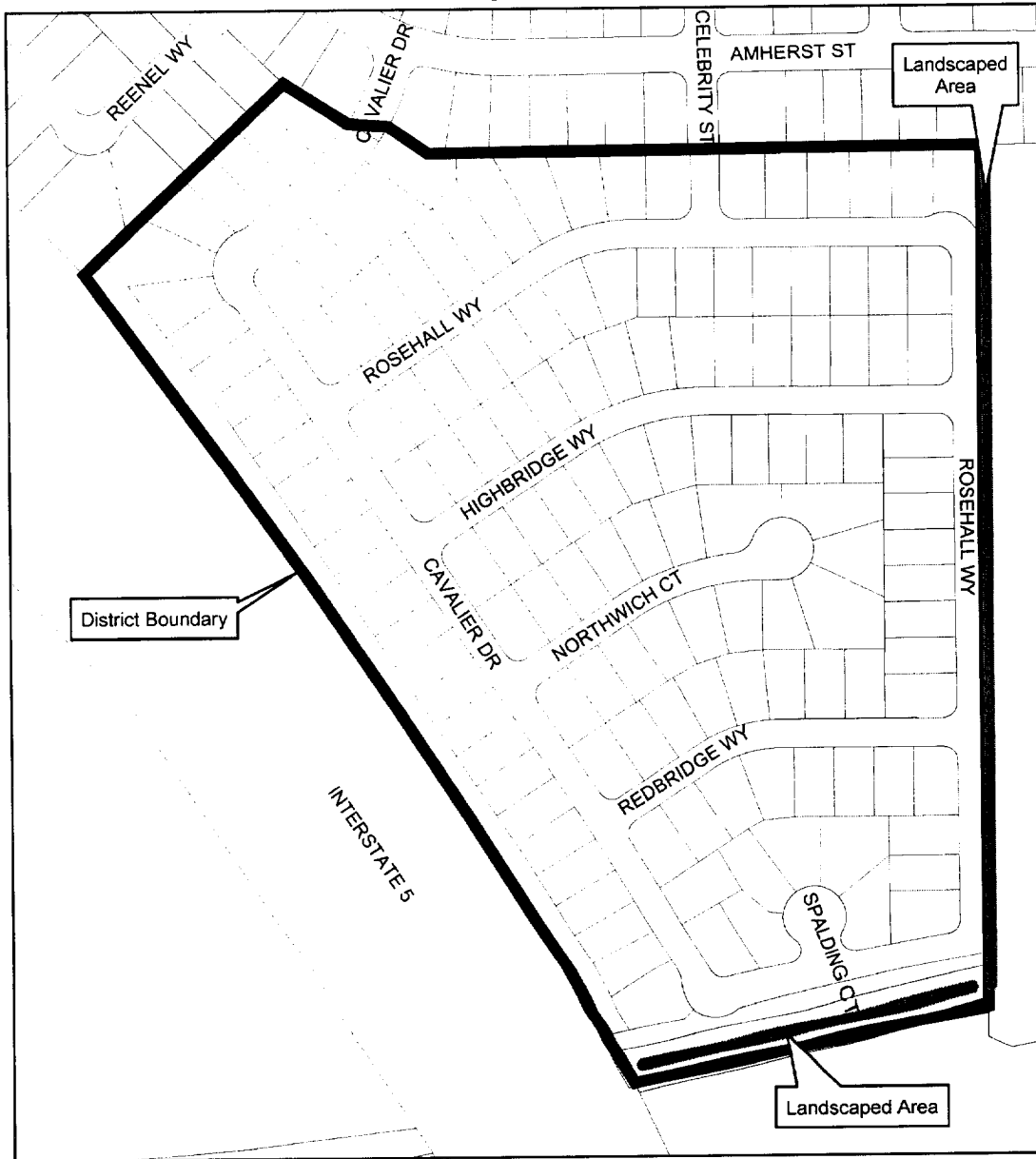
FOR CITY CLERK USE ONLY

RESOLUTION NO.: _____

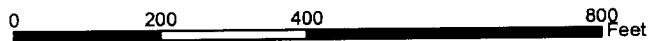
DATE ADOPTED: _____

ATTACHMENT A

Annexation No. 1 to the Neighborhood Water Quality District



BMueller 1/20/04



FOR CITY CLERK USE ONLY

RESOLUTION NO.: _____

DATE ADOPTED: _____

ATTACHMENT B

DESCRIPTION OF SERVICES

ANNEXATION NO. 1 TO THE NEIGHBORHOOD WATER-QUALITY DISTRICT NO. 2003-03

The improvement maintenance work (hereafter referred to as the "work") for Annexation No. 1 to the Neighborhood Water-Quality District No. 2003-03 is briefly described as follows:

The work described below is to be carried out when the improvements (e.g., landscaping, irrigation systems, post & cable, and water quality drainage swale) are installed and dedicated to the City. The work will be performed in the landscaped area on Cavalier Drive adjacent to the channel and adjacent to Rosehall Way, and is more particularly described in plans and specifications approved by the City of Sacramento and on file at the City of Sacramento's Department of Parks and Community Services, 1231 "I" Street, Room 400, Sacramento, California 95814.

The work to be performed consists of furnishing all tools, equipment, apparatus, facilities, labor, material, supplies, and utilities necessary or desirable to maintain the landscaping and irrigation systems. Maintenance work may 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 all plant material, and the repair, maintenance, replacement of the post & cable, irrigation systems, planted materials, and amenities, and cleaning of the water quality drainage swale.

FOR CITY CLERK USE ONLY

RESOLUTION NO.: _____

DATE ADOPTED: _____

ATTACHMENT C

**ANNEXATION NO. 1 TO THE NEIGHBORHOOD
WATER-QUALITY DISTRICT NO. 2003-03**

ASSESSOR'S PARCEL NUMBER: _____

AMOUNT OF ASSESSMENT: \$ _____

FOR CITY CLERK USE ONLY

RESOLUTION NO.: _____

DATE ADOPTED: _____

ATTACHMENT D

ANNEXATION NO. 1 TO THE NEIGHBORHOOD WATER-QUALITY DISTRICT NO. 2003-03

ASSESSMENT METHODOLOGY

1. The cost of maintenance for landscaping, irrigation systems and water quality drainage swale 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.

FOR CITY CLERK USE ONLY

RESOLUTION NO.: _____

DATE ADOPTED: _____

**CITY OF SACRAMENTO
ANNEXATION NO. 1 TO NEIGHBORHOOD WATER-QUALITY DISTRICT NO. 2003-03**

ASSESSMENT BALLOT

This ballot is for the use of the property owner of the parcel identified below by assessment-parcel number. The parcel is located within the proposed Annexation No. 1 to Neighborhood Water-Quality District No. 2003-03. Please advise the City Clerk as soon as possible at (916) 808-5426 if the name set forth below is incorrect.

This ballot may be used to express either support for or opposition to the proposed assessment in the Annexation No. 1. The assessment is described in an Engineer's Report dated February 10, 2004, which is on file with the City Clerk and available for inspection at her office.

To be counted, this ballot must be signed below by an owner of the identified parcel or, if the owner is not an individual, by an authorized representative of the owner. The ballot must then be returned to the City Clerk at the Sacramento City Hall, City of Sacramento, 730 "I" Street, Room 211, Sacramento, California 95814, either by mail or in person.

Delivery by Mail: Seal the ballot in the envelope provided, affix first-class postage, and place in the mail by Friday, March 26, 2004. Mailing later than this time creates a risk that the ballot may not be received in time to be counted.

Personal Delivery: Deliver to the City Clerk before 1:00 p.m. on March 30, 2004, at the City Clerk's office, Sacramento City Hall, City of Sacramento, 730 "I" Street, Room 211, Sacramento, California. Or deliver to the City Clerk at the public hearing beginning at 2:00 p.m. on March 30, 2004, at the City Council Chambers, Sacramento City Hall, 1st Floor, 730 "I" Street, Sacramento, California.

THIS BALLOT MUST BE RECEIVED BY THE CITY CLERK BEFORE THE CLOSE OF THE PUBLIC HEARING TO BE COUNTED.

TO CAST THIS BALLOT, RETURN EITHER THIS ENTIRE PAGE
OR THE PORTION BELOW THIS LINE

BALLOT

AN "X" OR OTHER MARK WILL CAST YOUR VOTE IN THE SPACE PROVIDED

Assessment Number:

Assessor Parcel Number(s):

Owner Name(s):

Votes Cast (Assessment Amount):

_____ Yes, I approve of the proposed assessment amount on the parcel identified in this ballot.

_____ No, I do not approve of the proposed assessment on this parcel.

Owner Signature _____ Date: _____

FOR CITY CLERK USE ONLY

RESOLUTION NO.: _____

DATE ADOPTED: _____