

APPROVED
BY THE CITY COUNCIL

MAY 21 1996

OFFICE OF THE
CITY CLERK



1.13

C096-024

DEPARTMENT OF
PUBLIC WORKS

SPECIAL DISTRICTS
DIVISION

CITY OF SACRAMENTO
CALIFORNIA

May 14, 1996

AG 96-068
AG 96-069
AG 96-070

CITY HALL
915 I STREET
ROOM 200
SACRAMENTO, CA
95814-2608

PH 916-264-7113
FAX 916-264-5573

City Council
Sacramento, California

Honorable Members in Session:

SUBJECT: WILLOWCREEK ASSESSMENT DISTRICT #94-03, AUTHORIZE SALE OF BONDS AND AWARD OF CONTRACT

LOCATION AND COUNCIL DISTRICT:

The Willowcreek Assessment District is located within the South Natomas Community Plan area in Council District #1 (please see attached Exhibit A). The district includes 43 parcels of undeveloped land just west of the Natomas Main Drainage Canal and south of Interstate 80.

RECOMMENDATION:

This report recommends that the City Council adopt the following:

1. Resolution Amending Resolution #95-107, Approving Amended Engineer's Report and Assessment and Ordering Improvement.
2. Resolution Awarding Contract.
3. Resolution Authorizing Change Orders.
4. Resolution Rescinding Resolution #95-221, Resolution Approving Paying Agent/Registrar Agreement with Bank of America National Trust and Savings Association and Approving Paying Agent/Registrar Agreement with First Trust, N.A.
5. Resolution Amending Resolution #95-222, Authorizing the Issuance of Bonds.
6. Resolution Approving Preliminary Official Statement.

CONTACT PERSON: Ron Wicky, Special District Analyst, 264-5628

FOR COUNCIL MEETING OF: May 21, 1996

City Council
Willowcreek Assessment District
May 10, 1996

SUMMARY:

This report requests that the City Council adopt the attached resolutions to finalize authorization of the sale of bonds and award the construction contract.

COMMITTEE/COMMISSION ACTION:

None.

BACKGROUND INFORMATION:

This district will provide the funding necessary to construct a drainage pump station outfall structure at the Sacramento River. A second district which will provide the remaining infrastructure for the area is scheduled for Council this summer.

On March 14, 1995, the City Council held a public hearing, approved the assessment district and levied assessments. A Petition for Writ of Mandate was filed against the City of Sacramento that challenged the formation of the assessment district on CEQA grounds. On November 20, 1995, the Petition was denied by the Sacramento County Superior Court. On August 18, 1995, the City commenced an eminent domain action to acquire property necessary for the project. In conjunction with the condemnation action, the court issued an Order for Immediate Possession in favor of the City. Pursuant to this Order, the City is entitled to take possession of the property subject to the condemnation action at this time.

The project was originally bid in January 1995 and those bids have expired. The project was re-bid on March 20, 1996, as summarized below:

Contractor	Bid Amount	MBE% Participation	WBE% Participation	Good Faith Effort
Sierra National Construction	\$561,321	12.58%	0%	Yes
Kaweah Construction Co.	\$610,714	2.64%	.95%	N/A
B.J. Gordon Construction Co.	\$620,900	.57%	17.9%	N/A
T & S Construction	\$623,000	2.73%	.67%	N/A
RGW Construction	\$643,950	.67%	1.13%	N/A
Steelhead Construction	\$678,751	.72%	0%	N/A
Ruthford/Smith Construction	\$685,950	1.7%	0%	N/A
JJM Eng. Construction	\$696,755	14.2%	3.01%	N/A

City Council
Willowcreek Assessment District
May 10, 1996

has determined that Sierra National performed an adequate GFE and recommends award.

The low bid of \$561,321 submitted by Sierra National Construction is within 4% of the original engineer's estimate of \$540,000.

Notices of Assessment were mailed on March 17, 1995, to all property owners giving them an opportunity to pay their assessment in cash. The cash payment period ended on April 17, 1995. The City Treasurer has determined that the amount of assessments remaining unpaid is \$1,412,589.69 and requests authorization to issue bonds to represent the unpaid assessments.

FINANCIAL CONSIDERATIONS:

The funds necessary for this project will be provided by the revenue that is forthcoming from the sale of bonds, money received during the cash collection period, and a contribution by the Natomas Unified School District. The revenue and expenditure budget of \$1,537,518.81 (\$1,505,810.63 the amount assessed to the property owners, plus \$76,882.50 received from the school district, minus \$45,174.32 for the bond discount) was established on May 9, 1995. A summary of the estimated project costs are as follows:

Construction Cost	\$ 561,321.00
Contingency	61,679.00
Right-of-Way	110,000.00
Engineering Design	70,700.00
Engineering, Administration & Staking	80,000.00
Purchase of Pump Station Plans	360,000.00
Bond Incidentals	<u>158,295.85</u>
Sub Total	\$1,401,995.85
Less Natomas School District Contr.	<u>76,882.50</u>
Sub Total	\$1,325,113.35
Reserve Account	135,522.96
Bond Discount	<u>45,174.32</u>
Amount Assessed to Property Owners	\$1,505,810.63

The above expenditures are detailed in the Amended Engineer's Report on file with the City Clerk.

City Council
Willowcreek Assessment District
May 10, 1996

ENVIRONMENTAL CONSIDERATION:

The Environmental Services Section has advised that the improvements to be constructed have been evaluated in the Natomas West Assessment District EIR.

POLICY CONSIDERATIONS:

The procedures under which this district is being formed are set forth in the California Streets and Highways Code, specifically Division 12 entitled, "Municipal Improvement Act of 1913" and Division 10 entitled, "Improvement Bond Act of 1915."

MBE/WBE:

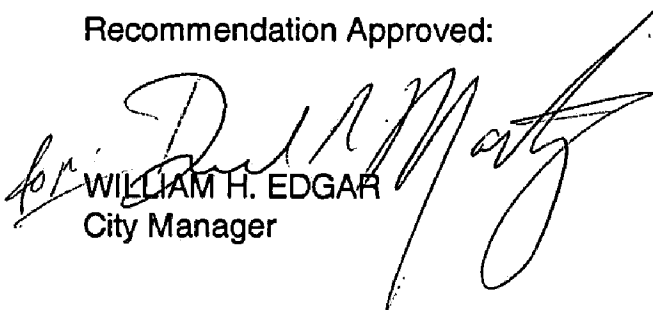
To encourage minority participation, plans and specifications were sent to 7 plan rooms and construction services organization for publication. Four are directly involved with MBE/WBE construction firms. Staff actively recruited available MBE/WBE firms to participate in the bid process. The project was announced on the Project Information Line which contains information on Public Works and Utility Department projects. Project notices were sent to 29 organizations involved in MBE/WBE recruitment. Sierra National Construction exceeded the MBE participation goals, did not meet the WBE participation, but did perform an acceptable good faith effort.

Respectfully submitted,



Gary Alm
Manager, Special Districts & Real Estate

Recommendation Approved:



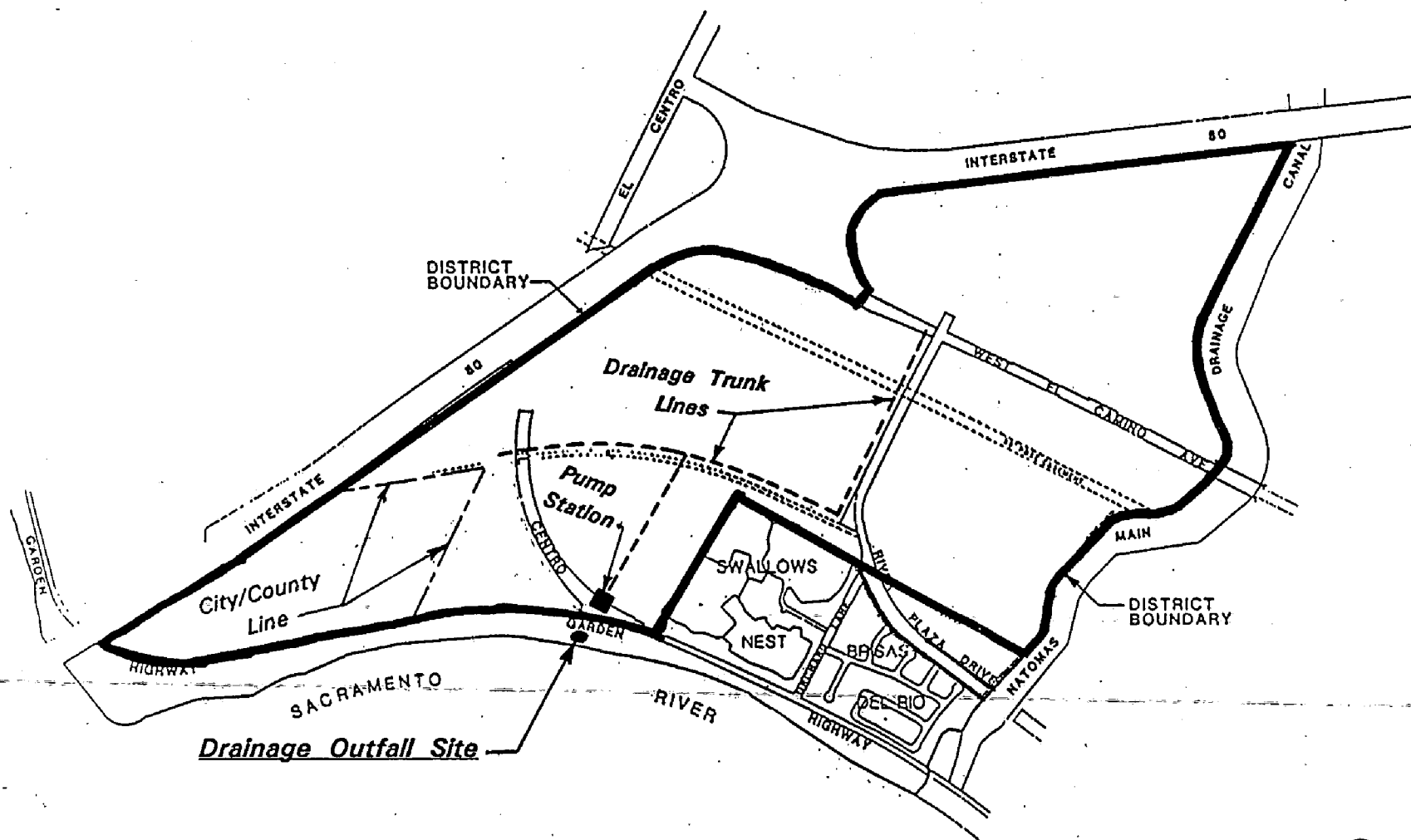
WILLIAM H. EDGAR
City Manager

Approved:



Michael Kashiwagi
Director of Public Works

Attachments



**WILLOWCREEK ASSESSMENT DISTRICT NO. 94-03
LOCATION MAP**

EXHIBIT "B"
WILLOWCREEK ASSESSMENT DISTRICT #94-03

November 22, 1994	Council Requests Jurisdiction from County Board of Supervisors
December 1, 1994	Property Owner(s) Community Meeting
December 6, 1994	County Adopted Resolution Granting Jurisdiction to City of Sacramento
December 6, 1994	COUNCIL ADOPTED RESOLUTION OF INTENTION AND SET HEARING DATES
December 1994	Recorded Boundary Map with County Recorder
December 1994	Published and Mail Notices to Property Owners
January 18, 1995	Received Bids
January 24, 1995	COUNCIL HELD PUBLIC MEETING
March 14, 1995	COUNCIL HELD PUBLIC HEARING
March 17, 1995	Recorded Assessment Diagram and Notice of Assessment with County
May 2, 1995	Council Adopted Resolution of Necessity for Right-of-Way Condemnation
May 9, 1995	Council Adopted Resolution Authorizing Sale of Bonds, Appropriation of Funds
May 16, 1995	Writ of Mandate (Lawsuit) Filed
August 18, 1995	Order of Possession Served
November 20, 1995	Lawsuit Denied By Court
March 20, 1996	Receive Bids

MAY 21, 1996	COUNCIL ADOPTS RESOLUTION AMENDING RESOLUTION AUTHORIZING SALE OF BONDS AND AWARD OF CONTRACT
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June 6, 1996	Bond Closing
June 7, 1996	City Receives Proceeds from Bonds
June 7, 1996	Contractor Notice to Proceed
November 1, 1996	Estimated Completion Date for Improvements

APPROVED
BY THE CITY COUNCIL

MAY 21 1996

OFFICE OF THE
CITY CLERK

RESOLUTION NO. 96-217

ADOPTED BY THE SACRAMENTO CITY COUNCIL

ON DATE OF _____

RESOLUTION AMENDING RESOLUTION NO. 95-107
RESOLUTION APPROVING AMENDED ENGINEER'S REPORT
AND ASSESSMENT AND ORDERING IMPROVEMENT

WILLOWCREEK ASSESSMENT DISTRICT NO. 94-03

The City Council of the City of Sacramento resolves:

The Engineer's Estimate of Cost set forth as Exhibit B in the Amended Engineer's Report for the Willowcreek Assessment District No. 94-03, City of Sacramento, County of Sacramento, State of California, filed and approved on March 14, 1995 by Resolution No. 95-107, "Resolution Approving Amended Report and Assessment and ordering Improvement" is hereby amended as set forth in Exhibit A attached hereto and by reference incorporated herein.

The City Clerk and the Director of Public Works are hereby authorized and directed to file a copy of said Exhibit A in the Amended Engineer's Report on file in their respective offices.

* * *

This Resolution was passed and adopted by the City Council of the City of Sacramento, County of Sacramento, State of California, this 21st day of May, 1996.

Mayor

ATTEST:

City Clerk

FOR CITY CLERK USE ONLY

RESOLUTION NO.: _____

DATE ADOPTED: _____ 7

EXHIBIT B
WILLOWCREEK ASSESSMENT DISTRICT NO. 94-03
CONTRACT BID
MARCH 20, 1996

	DESCRIPTION	QUANTITY	UNIT	UNIT PRICE	TOTAL
1	Preconstruction Photographs	1	Job	Lump Sum	\$810.00
2	Clearing and Grubbing	1	Job	Lump Sum	\$6,700.00
3	Levee Stripping and Levee Keyway Excavation	1	Job	Lump Sum	\$1,950.00
4	Unsuitable Keyway Excavation	100	C.Y.	\$22.00	\$2,200.00
5	Compacted Levee Embankment	1	Job	Lump Sum	\$19,500.00
6	Traffic Control Plan, Public Safety and Convenience	1	Job	Lump Sum	\$9,200.00
7	Remove and Replace Asphaltic Concrete Pavement	1,500	S.F.	\$8.00	\$12,000.00
8	3" PCC and 12" AB Paving	850	S.F.	\$5.90	\$5,015.00
9	Outfall Structure, Portland Cement Concrete	1	Job	Lump Sum	\$48,000.00
10	Portland Cement Concrete (PCC) Walkway	450	S.F.	\$4.55	\$2,047.50
11	Metal Beam Guard Rail	150	L.F.	\$32.50	\$4,875.00
12	9' High Concrete Stairs with Metal Handrails	1	Job	Lump Sum	\$6,200.00
13	5' High Concrete Stair with Metal Handrails	1	Job	Lump Sum	\$3,800.00
14	Portland Cement Concrete Ditch	1	Job	Lump Sum	\$9,200.00
15	12" Diameter Discharge Pipe and Appurtenances	1	Job	Lump Sum	\$30,267.00
16	42" Diameter Discharge Pipe and Appurtenances	1	Job	Lump Sum	\$139,363.00
17	54" Diameter Discharge Pipe and Appurtenances	1	Job	Lump Sum	\$188,179.00
18	Rip Rap	1	Job	Lump Sum	\$26,244.00
19	Seeding (North Side of Garden Highway)	1	Job	Lump Sum	\$9,000.00
20	Vegetation, Transplanting and Replacement (North Side of Garden Highway)	1	Job	Lump Sum	\$4,500.00
21	Sixty (60) Day Maintenance (North Side Garden Highway)	1	Job	Lump Sum	\$650.00
22	Chain Link Fence, 6' High	100	L.F.	\$21.50	\$2,150.00
23	Seeding (South Side Garden Highway)	1	Job	Lump Sum	\$9,000.00
24	Vegetation, Transplanting and Replacement (South Side Garden Highway)	1	Job	Lump Sum	\$5,500.00
25	Sprinkler System (South Side Garden Highway)	1	Job	Lump Sum	\$14,320.00
26	Sixty (60) Day Maintenance (South Side Garden Highway)	1	Job	Lump Sum	\$650.00
	TOTAL				\$561,320.50

EXHIBIT B

COST ESTIMATE

WILLOWCREEK ASSESSMENT DISTRICT NO. 94-03

I.	CONSTRUCTION COST	\$ 561,320.50	
A.	Right-of-Way	110,000.00	
B.	Contingency (15%)	<u>61,679.50</u>	
	SUBTOTAL		\$ 733,000.00
II.	INCIDENTAL COSTS		
A.	Design Engineering (Spink)	\$ 66,500.00	
B.	Assessment Diagram (Spink)	4,200.00	
C.	Pump Station Design (Spink)	360,000.00	
D.	Engineering Admin & Staking (City)	80,000.00	
E.	Special Districts	40,000.00	
F.	Official Statement Printing & Appraisal	30,000.00	
G.	Right-of-Way Admin. (City Attorney R.E.)	37,000.00	
H.	Bond Administration & Printing	10,000.00	
I.	Bond Counsel	22,587.16	
J.	SDIRS	18,058.11	
K.	Miscellaneous Expenses	500.00	
L.	CDAC	<u>150.58</u>	
	SUBTOTAL		\$ 668,995.85
III.	RESERVE ACCOUNT (9%)		\$ 135,522.96
IV.	BOND DISCOUNT (3%)		<u>\$ 45,174.32</u>
	TOTAL PROJECT COST		\$1,582,693.13
V.	NATOMAS SCHOOL DISTRICT CONTRIBUTION		<u>(\$ 76,882.50)</u>
	BALANCE TO BOND		\$1,505,810.63

APPROVED
BY THE CITY COUNCIL

MAY 21 1996

OFFICE OF THE
CITY CLERK

RESOLUTION NO. 96-218

ADOPTED BY THE SACRAMENTO CITY COUNCIL

ON DATE OF _____

RESOLUTION AWARDING CONTRACT

WILLOWCREEK ASSESSMENT DISTRICT NO. 94-03

The City Council of the City of Sacramento resolves:

The City Council of the City of Sacramento has received public bids for the construction of improvements in Willowcreek Assessment District No. 94-03, City of Sacramento, County of Sacramento, State of California.

The Engineer of Work has reviewed the bids and now recommends award of the construction contract to the lowest responsible bidder, SIERRA NATIONAL CONSTRUCTION, whose bid price is \$561,321.50.

The City Council therefore awards the contract to that bidder. All other bids are rejected.

The City Council directs the City Clerk to publish a notice of award of contract.

The City Council authorizes and directs the Director of Public Works and the City Clerk to sign the written contract for this construction when it is presented to them for signature, along with the surety bonds and insurance certificates required by the construction specifications. Said written contract will provide that the contractor agrees to comply with the provisions of Section 1770 of the Labor Code of the State of California, and particularly with Sections 1776 and 1777.5 thereof.

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This Resolution was passed and adopted by the City Council of the City of Sacramento, County of Sacramento, State of California, this 21st day of May, 1996

ATTEST:

Mayor

City Clerk

FOR CITY CLERK USE ONLY

RESOLUTION NO.: _____

DATE ADOPTED: _____/0

10' WIDE PLAT-
EASEMENT?



Maintenance Area

PARR
274-0220-051

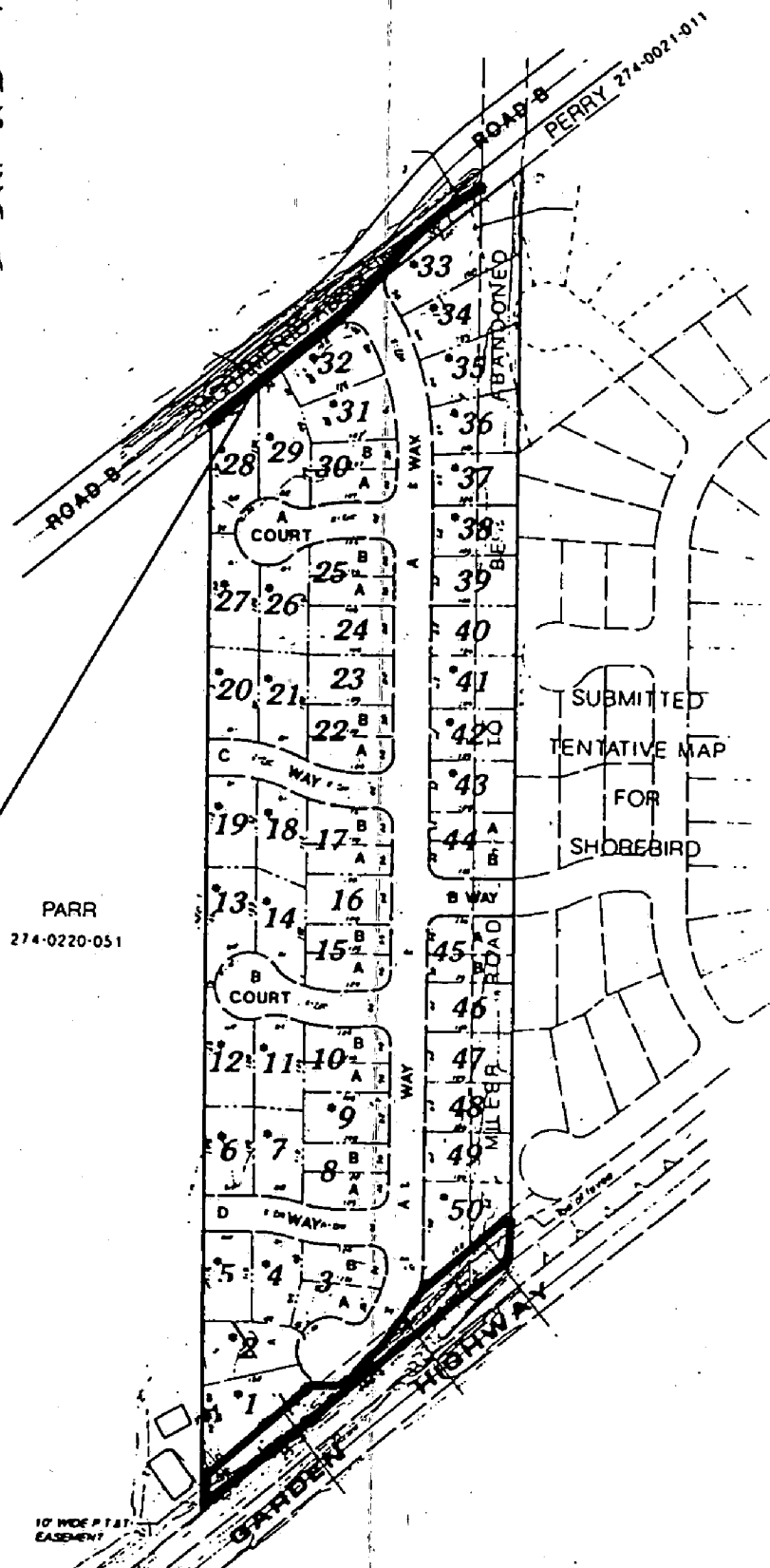


EXHIBIT C

CITY OF SACRAMENTO

ANNEXATION NO. 14 TO THE NEIGHBORHOOD LANDSCAPING DISTRICT

NOTICE TO PROPERTY OWNERS OF THE TIME AND PLACE
OF A PUBLIC MEETING ON THE LEVY OF AN ASSESSMENT
AND OF THE TIME AND PLACE OF A PUBLIC HEARING OF
PROTESTS TO THE MAINTENANCE OF PUBLIC
IMPROVEMENTS, THE EXTENT OF AN ASSESSMENT
DISTRICT AND THE LEVY OF AN ASSESSMENT AND NOTICE
OF THE PROPERTY OWNER BALLOT PROCEDURE FOR THE
ASSESSMENT DISTRICT.

NOTICE IS HEREBY GIVEN that on June 30, 1998, the City Council (the "Council") of the City of Sacramento (the "City") duly adopted Resolution No. _____, (the "Resolution of Intention"), wherein it declared its intention to order the maintenance of those certain public improvements more particularly described in Exhibit A attached hereto and incorporated herein and made a part hereto under the provisions of the Sacramento City Code Title 81 in and for an assessment district in the City (therein provided for) designated the "City of Sacramento Annexation to the Neighborhood Landscaping District."

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 an Engineers Report as required by Law, and that the Engineer of Work duly prepared and filed his report dated June 30, 1998, with the City Clerk of the City on June 30, 1998, which report was presented to and was preliminarily approved by the Council by resolution adopted on June 30, 1998.

NOTICE IS HEREBY FURTHER GIVEN that 2:00 o'clock p.m. on Tuesday, August 18, 1998, at the regular meeting place of the Council, City Council Chambers, 2nd Floor, Sacramento City Hall, 915 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, 915 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 \$9,350, which is proposed to be met by the levy of said assessment in said proceedings for fiscal year 1999/2000.

NOTICE IS HEREBY FURTHER GIVEN that the basis on which the amount of such proposed assessment was calculated is more particularly set forth in Exhibit 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, 915 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 August 18, 1998.

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, 915 I Street, Sacramento, California 95814, and may be examined at said office by any interested persons.

Dated: _____

City Clerk of the City of Sacramento

EXHIBIT A

ANNEXATION TO THE NEIGHBORHOOD LANDSCAPING DISTRICT

The maintenance for this annexation to the Neighborhood Landscaping District for the Rivergate Subdivision is briefly described as follows:

Furnish all tools, equipment, apparatus, facilities, labor, material, supplies, and utilities necessary or desirable to maintain and service the landscape improvements adjacent to the Rivergate Subdivision, and more particularly described on plans and specifications approved by the City of Sacramento on file at the City of Sacramento, Department of Neighborhoods, Planning and Development Services, 1231 "I" Street, Room 400, Sacramento, California 95814.

The improvements generally consist of masonry walls, and landscaping and irrigation systems for the landscape area adjacent to the Rivergate Subdivision. Maintenance of said improvements will 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 and replacement of the irrigation system, planted materials and amenities. Maintenance of masonry walls includes periodic repair as required.

EXHIBIT B
ANNEXATION NO. 14 TO THE NEIGHBORHOOD LANDSCAPING DISTRICT
ASSESSMENT METHODOLOGY

All new subdivisions within the City of Sacramento that build landscaped areas and/or a decorative wall that benefit their subdivision are required to join a maintenance district to maintain those improvements. These landscaped areas and/or walls are built as a buffer between public rights-of-way and residential lots. Each lot benefits in the same manner and degree from the increased value and salability generated by maintaining the improvements in a reasonable manner. These areas are also built to enhance salability and property values to the residential lots within their subdivision, and therefore each lot will benefit equally from the improvements. The following action describes the proposed method of assessing the annual maintenance costs for the Annexation to the Neighborhood Landscaping District to each parcel in the district in relation to the amount of benefit received. Since each residential parcel receives the same benefit, the costs for this district are assessed to each residential parcel within the district boundary.

The costs of maintenance, more specifically described in Exhibit B to this report, will be spread equally to all residential parcels within the district.

The cost of all incidental expenses, including preparation of Engineer's Report, annual proceedings and district administration, will be spread equally to all residential parcels within the district.

ENGINEER'S REPORT

WILLOWCREEK MAINTENANCE ASSESSMENT DISTRICT NO. 98-03

The undersigned respectfully submits the enclosed report as directed by the City Council.

Dated: 06-30-98

Michael Kashiwagi, Director Public Works
City of Sacramento, Engineer of Work

By: _____

I HEREBY CERTIFY that the enclosed Engineer's Report together with Assessment and Assessment Diagram thereto attached, was filed with me on the 30th day of June, 1998.

Valerie A. Burrows, City Clerk
City of Sacramento, Sacramento County, California

By: _____

I HEREBY CERTIFY that the enclosed Engineer's Report, together with Assessment and Assessment Diagram thereto attached, was approved and confirmed by the City Council of the City of Sacramento, California, on the 30th day of June, 1998.

Valerie A. Burrows, City Clerk
City of Sacramento, Sacramento County, California

By: _____

ENGINEER'S REPORT

WILLOWCREEK MAINTENANCE ASSESSMENT DISTRICT NO. 98-03

MICHAEL KASHIWAGI, Engineer of Work for Willowcreek Maintenance Assessment District No. 98-03, City of Sacramento, County of Sacramento, State of California, makes this report, as directed by the City Council pursuant to Chapter 81 of the Sacramento City Code.

The improvement maintenance work, which is the subject of this report (hereafter referred to as the "work") is briefly described in three parts as follows:

Part #1:

The work described herein is to be carried out at Storm Sump 160 located within the boundaries of the Willowcreek Assessment District No. 94-03 recorded on March 17, 1995, in Book 80 of Maps of Assessment Districts and Community Facilities District at Page 26 in the office of the County Recorder of the County of Sacramento, State of California:

The work to be performed consists of furnishing all tools, equipment, apparatus, facilities, labor, material, supplies, and utilities necessary or desirable to provide inspections and water quality and sediment sampling and analysis.

Part #2

The work described herein is to be carried out at Storm Sump 160, the storm drainage manholes, inlets and pipes in Orchard Lane/River Plaza Drive from its northerly intersection of the Natomas Main Drainage Canal to a point approximately 1,700 feet south of its intersection of West El Camino Avenue, Unity Way, Road "A", Road "B" all located within the Willowcreek Assessment District No. 94-03 and the roadways within the Rivergate Subdivision located within the Willowcreek Maintenance Assessment District No. 98-03:

The work to be performed consists of furnishing all tools, equipment, apparatus, facilities, labor, material, supplies, and utilities necessary or desirable to remove sediment and other debris from the storm drainage system. Maintenance work may include, but not be limited to, sediment removal, normal cleaning and inspection of all storm drainage pipes, inlets, manholes and storm Sump 160.

Part #3

The work described herein is to be carried out on Orchard Lane/River Plaza Drive from its northerly intersection of the Natomas Main Drainage Canal to a point approximately 1,700 feet south of its intersection of West El Camino Avenue, Unity Way, Road "A", Road "B" all located within the Willowcreek Assessment District No. 94-03 and the roadways within the Rivergate Subdivision located within the Willowcreek Maintenance Assessment District No. 98-03:

The work to be performed consists of furnishing all tools, equipment, facilities, labor, material, supplies and utilities necessary or desirable to mechanically sweep the roadways in order to remove sediment and other debris.

Funds raised for the above-described maintenance work shall be based on annual benefit assessment apportioned to land benefitting from the work and within the boundaries of the maintenance district. The Council sets the assessment each year after receiving and reviewing an Engineer's Report and holding a public hearing.

This report includes the following attached exhibits:

- EXHIBIT A: An estimate of the cost of the work.
- EXHIBIT B: Schematic diagram of area of work.
- EXHIBIT C: A statement of the method by which the undersigned determined the amount proposed to be assessed against each parcel, based on benefits to be derived by each parcel, respectively, from the work.
- EXHIBIT D: An assessment roll showing the amount proposed to be specially assessed against each parcel of real property within this maintenance district. Each parcel is described by County Assessor's parcel number and each parcel is also assigned a separate "assessment number" for the purposes of this proceeding.
- EXHIBIT E: A list of the names and addresses of the owners of real property within this maintenance, as shown on the last equalized assessment roll for taxes, or as known to the Clerk. The list is keyed to Exhibit D by assessment number.
- EXHIBIT F: A diagram showing all of the parcels of real property within this maintenance district. The diagram is keyed to Exhibit D by assessment number.

Respectfully submitted,

Michael Kashiwagi, Director of Public Works
City of Sacramento, Sacramento County
State of California

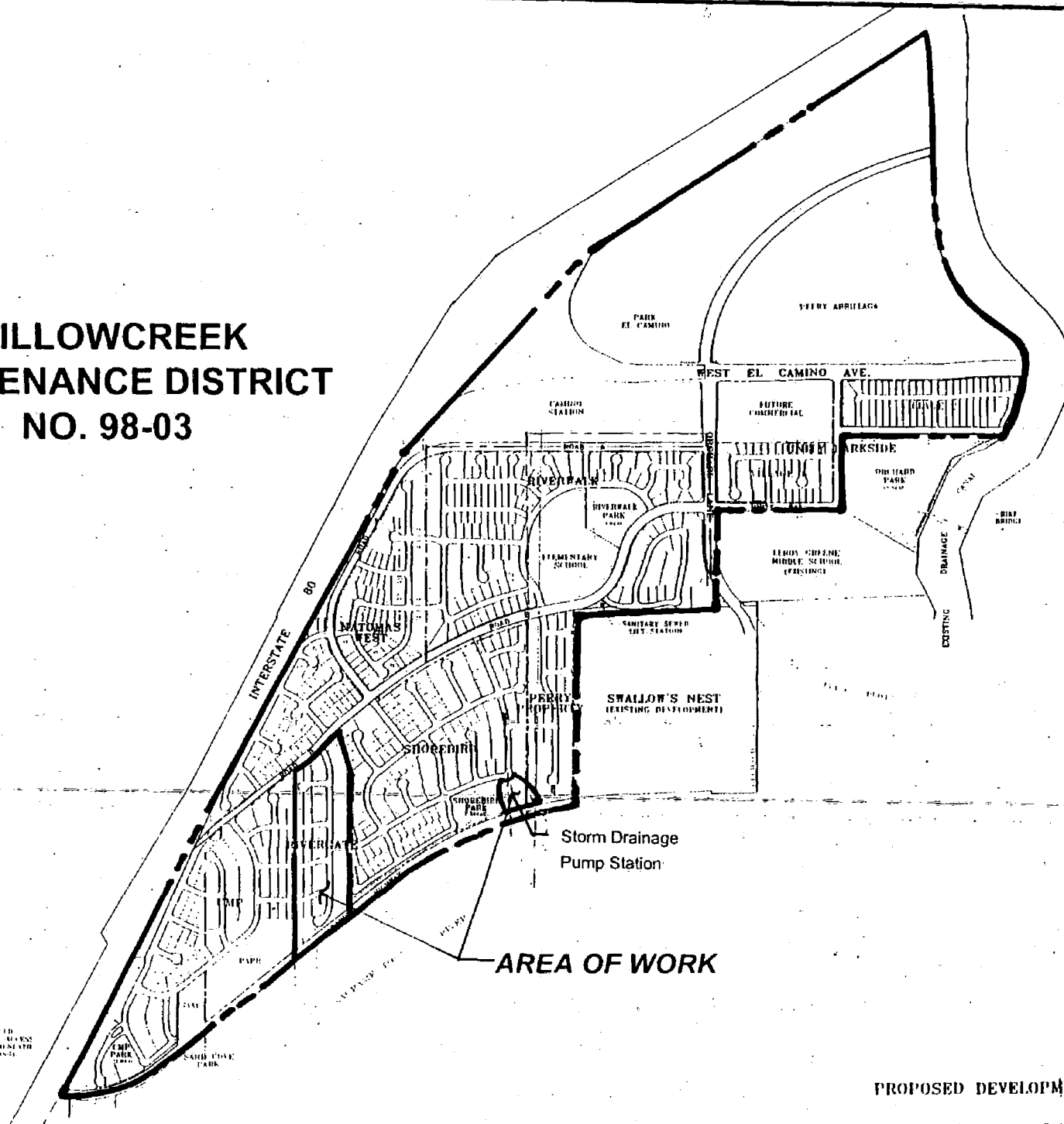
EXHIBIT A

WILLOWCREEK MAINTENANCE ASSESSMENT DISTRICT NO. 98-03 SUMMARY OF THE COSTS IN THE DISTRICT

<u>DESCRIPTION</u>	<u>ITEMIZED COST</u>
I. Maintenance Tasks	
a) Water Quality Monitoring & Inspection	\$330
b) Pipes, Manholes, Pump Station, etc.	\$1,650
c) Street Sweeping	\$110
Total Maintenance Tasks	\$2,090
II. Administration	
a) Maintenance (Streets)	\$385
b) City Attorney	\$715
c) Reporting (Special Districts)	\$1,595
Total Administration	\$2,695
III. Contingency	\$0
IV. Annual Billing & Administration	\$165
Total Budget	\$4,950

WILLOWCREEK MAINTENANCE DISTRICT NO. 98-03

EXHIBIT B



AREA OF WORK

PROPOSED DEVELOPMENTS

PROPOSED
FUTURE DEVELOPMENTS
LOCATED WITHIN
DISTRICT

NOTES:
THIS PLAN IS FOR INFORMATION PURPOSES ONLY. ALL
DEVELOPMENTS MUST BE APPROVED BY THE CITY OF
SAN JOSE.

The Spink Corporation
CITY OF SAN JOSE, CALIFORNIA
1000 CALIFORNIA STREET, SUITE 100
SAN JOSE, CALIFORNIA 95128

EXHIBIT C
WILLOWCREEK MAINTENANCE ASSESSMENT DISTRICT NO. 98-03
ASSESSMENT METHODOLOGY

Water quality issues for the Willowcreek area require that all new residential subdivisions join a maintenance district that would provide services which address and mitigate storm water environmental impacts caused by the subdivision. Since each residential lot within each subdivision in the Willowcreek area (see Exhibit B) will generate equivalent water quality impacts which must be addressed and receive the same benefit from the maintenance described on page 1 of this report, each parcel will share equally in the total cost.

The boundary of the first subdivision map to be approved by City Council will be the boundary of the Willowcreek Maintenance Assessment District. When the remaining subdivisions submit for approval, they will be required to annex to this district.

The following action describes the proposed method of assessing the annual maintenance costs for the Willowcreek Maintenance Assessment District to each parcel in the district in relation to the amount of benefit received. Since each residential parcel receives the same benefit the costs for this district are assessed to each residential parcel within the district boundary.

The costs of maintenance, more specifically described in Exhibit A to this report, will be spread equally to all residential parcels within the district.

The cost of all incidental expenses, including preparation of Engineer's Report, annual proceedings and district administration, will be spread equally to all residential parcels within the district.

EXHIBIT D
ASSESSMENT ROLL
WILLOWCREEK MAINTENANCE ASSESSMENT DISTRICT NO. 98-03

NO.	APN #	AMOUNT
1	27402200500000	\$90.00
2	27402200500000	\$90.00
3	27402200500000	\$90.00
4	27402200500000	\$90.00
5	27402200500000	\$90.00
6	27402200500000	\$90.00
7	27402200500000	\$90.00
8	27402200500000	\$90.00
9	27402200500000	\$90.00
10	27402200500000	\$90.00
11	27402200500000	\$90.00
12	27402200500000	\$90.00
13	27402200500000	\$90.00
14	27402200500000	\$90.00

EXHIBIT E
MAILING LIST

WILLOWCREEK MAINTENANCE ASSESSMENT DISTRICT NO. 98-03

NO.	OWNERS NAME	ADDRESS	CITY	ST	ZIP
1	Warmington Rivergate Associates	8265 Sierra College Blvd.	Roseville	CA	95661
2	Warmington Rivergate Associates	8265 Sierra College Blvd.	Roseville	CA	95661
3	Warmington Rivergate Associates	8265 Sierra College Blvd.	Roseville	CA	95661
4	Warmington Rivergate Associates	8265 Sierra College Blvd.	Roseville	CA	95661
5	Warmington Rivergate Associates	8265 Sierra College Blvd.	Roseville	CA	95661
6	Warmington Rivergate Associates	8265 Sierra College Blvd.	Roseville	CA	95661
7	Warmington Rivergate Associates	8265 Sierra College Blvd.	Roseville	CA	95661
8	Warmington Rivergate Associates	8265 Sierra College Blvd.	Roseville	CA	95661
9	Warmington Rivergate Associates	8265 Sierra College Blvd.	Roseville	CA	95661

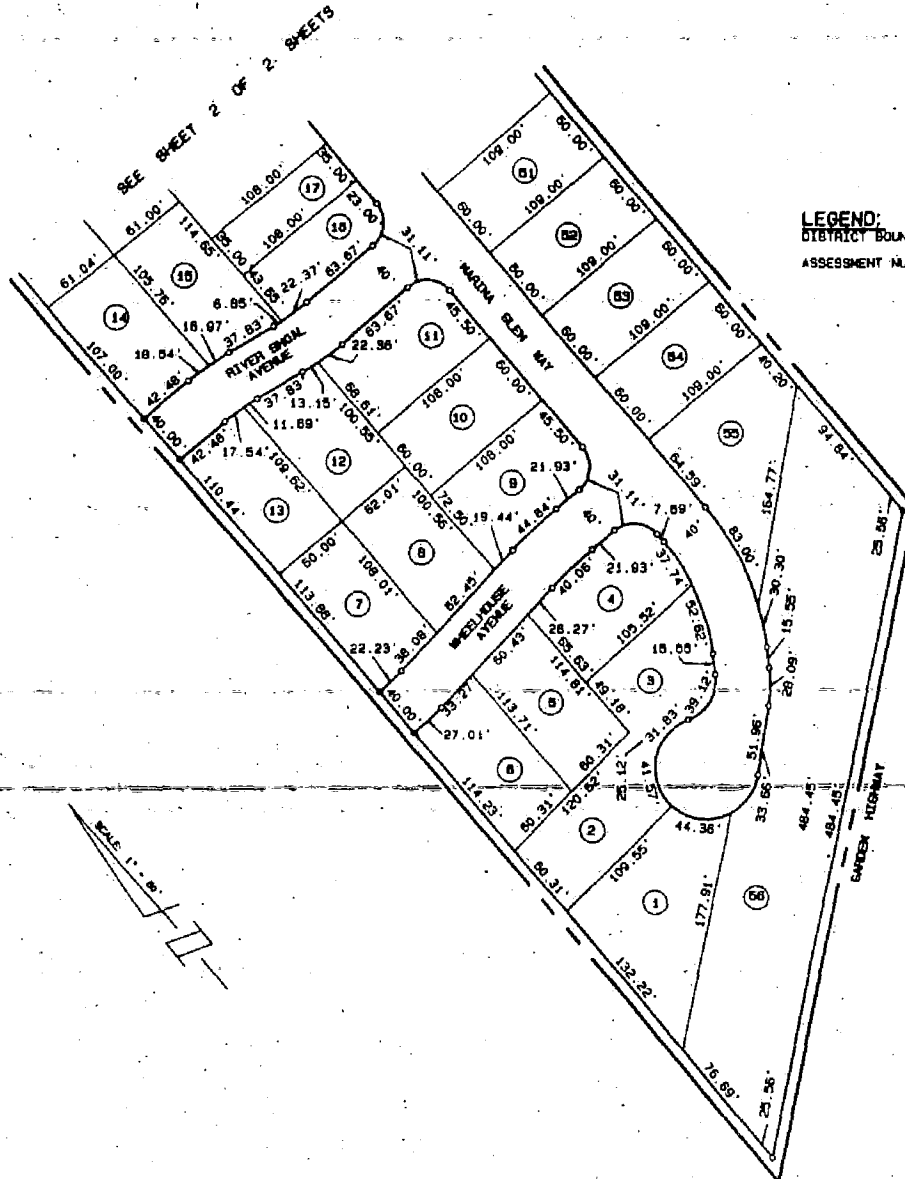
ASSESSMENT DIAGRAM
WILLOWCREEK MAINTENANCE
ASSESSMENT DISTRICT NO. 98-03

CITY OF SACRAMENTO, COUNTY OF SACRAMENTO, STATE OF CALIFORNIA

SCALE: 1"=80' JUNE, 1998

The Splink Corporation
SHEET 1 OF 2 SHEETS

LEGEND:
DISTRICT BOUNDARY
ASSESSMENT NUMBERS



CLERK'S MAP FILING STATEMENT

FILED IN THE OFFICE OF THE CITY CLERK OF THE CITY OF SACRAMENTO, COUNTY OF SACRAMENTO, STATE OF CALIFORNIA, THIS ____ DAY OF ____ 19__

VALARIE BURROWS
CITY CLERK, CITY OF SACRAMENTO

SUPERINTENDENT OF STREETS RECORDING STATEMENT

RECORDED IN THE OFFICE OF THE SUPERINTENDENT OF STREETS OF THE CITY OF SACRAMENTO, COUNTY OF SACRAMENTO, STATE OF CALIFORNIA, THIS ____ DAY OF ____ 1998.

SUPERINTENDENT OF STREETS
CITY OF SACRAMENTO

CLERK'S MAP CERTIFICATE

AN ASSESSMENT WAS LEVIED BY THE CITY COUNCIL OF THE CITY OF SACRAMENTO, COUNTY OF SACRAMENTO, STATE OF CALIFORNIA, ON THE LOTS, PIECES AND PARCELS OF LAND SHOWN ON THIS ASSESSMENT DIAGRAM, SAID ASSESSMENT WAS LEVIED ON THE ____ DAY OF ____ 1998, SAID ASSESSMENT DIAGRAM AND THE ASSESSMENT ROLL WERE RECORDED IN THE OFFICE OF THE SUPERINTENDENT OF STREETS OF THE CITY OF SACRAMENTO ON THE ____ DAY OF ____ 1998. REFERENCE IS MADE TO THE ASSESSMENT ROLL RECORDED IN THE OFFICE OF THE SUPERINTENDENT OF STREETS FOR THE EXACT AMOUNT OF EACH ASSESSMENT LEVIED AGAINST EACH PARCEL OF LAND SHOWN ON THIS ASSESSMENT DIAGRAM.

COUNTY RECORDER'S FILING STATEMENT

FILED THIS ____ DAY OF ____ 19__ AT THE HOUR OF ____ O'CLOCK ____ M. IN BOOK ____ OF MAPS OF ASSESSMENT DISTRICTS AND COMMUNITY FACILITIES DISTRICTS AT PAGE ____ IN THE OFFICE OF THE COUNTY RECORDER OF THE COUNTY OF SACRAMENTO, STATE OF CALIFORNIA.

COUNTY RECORDER OF THE COUNTY
OF SACRAMENTO COUNTY

BY _____

EXHIBIT F

ASSESSMENT DIAGRAM
WILLOWCREEK MAINTENANCE
ASSESSMENT DISTRICT NO. 98-03

CITY OF SACRAMENTO, COUNTY OF SACRAMENTO, STATE OF CALIFORNIA

SCALE: 1"=60' JUNE, 1998

The **Splink** Corporation
SHEET 2 OF 2 SHEETS

LEGEND:

DISTRICT BOUNDARY

ASSESSMENT NUMBERS

SEE SHEET 1 OF 2 SHEETS

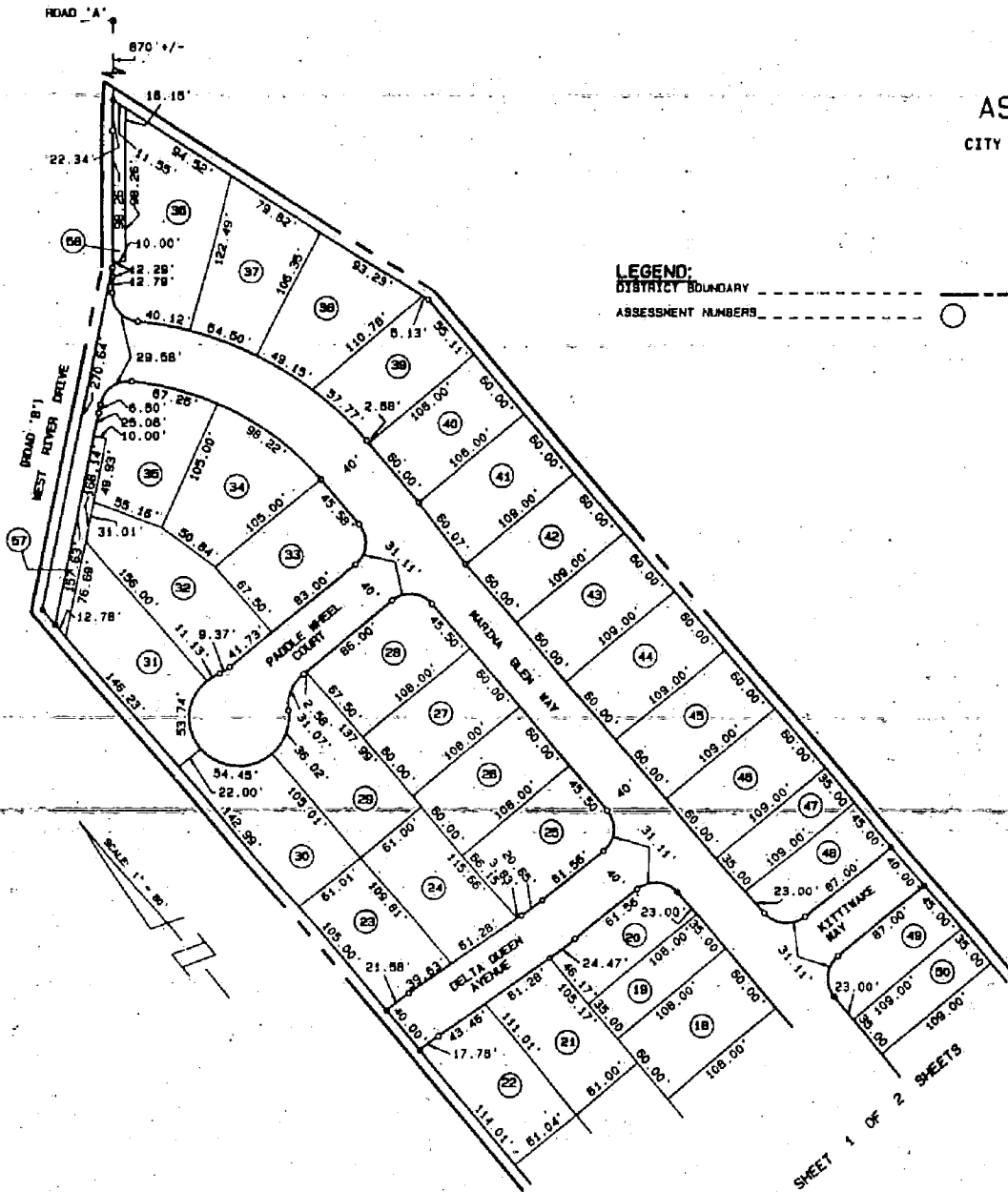


EXHIBIT F

CITY OF SACRAMENTO

WILLOWCREEK MAINTENANCE ASSESSMENT DISTRICT NO. 98-03

AFFIDAVIT OF RECORDING BOUNDARY MAP

STATE OF CALIFORNIA)
) ss.
COUNTY OF SACRAMENTO)

VIRGINIA K. HENRY

~~VALERIE A. BURROWES~~, being first duly sworn, deposes and says:

That she is now and at all times herein mentioned was the ^{Asst.} City Clerk of the City of Sacramento;

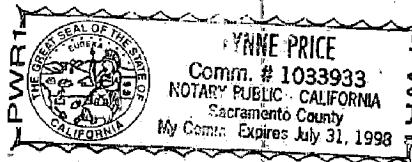
That pursuant to Section 3111 of the California Streets and Highways Code, she recorded a map, entitled "Proposed Boundaries of Willowcreek Maintenance Assessment District No. 98-03, City of Sacramento, County of Sacramento, California", in the office of the Sacramento County Recorder on July 1, 1998, as required by law.

Asst. Virginia K. Henry
Asst. City Clerk of the City of Sacramento

Subscribed and sworn to before me
this 8TH day of July, 1998.

Byrne Price
NOTARY PUBLIC
State of California

[Notarial Seal]



CITY OF SACRAMENTO

WILLOWCREEK MAINTENANCE ASSESSMENT DISTRICT NO. 98-03

**AFFIDAVIT OF MAILING NOTICE TO PROPERTY OWNERS
OF THE TIME AND PLACE OF A PUBLIC MEETING ON THE
LEVY OF AN ASSESSMENT AND OF THE TIME AND PLACE OF A
PUBLIC HEARING OF PROTESTS TO THE SERVICES TO BE
PROVIDED, THE EXTENT OF THE ASSESSMENT DISTRICT
AND THE LEVY OF AN ASSESSMENT AND
NOTICE OF THE PROPERTY OWNER BALLOT PROCEDURE
(TOGETHER WITH THE PROPERTY OWNER BALLOTS)**

STATE OF CALIFORNIA)
) ss.
COUNTY OF SACRAMENTO)

VIRGINIA K. HENRY
~~VALERIE A. BURROWES~~, being first duly sworn, deposes and says:

That she is now and at all times herein mentioned was the ^{Asst.} City Clerk of the City of Sacramento;

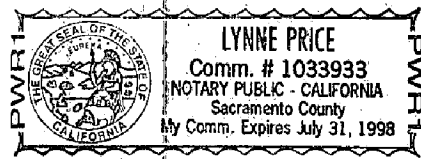
That pursuant to Resolution No. 98-327 (the "Resolution") adopted by the City Council of the City of Sacramento on June 30, 1998, setting the time and place of a public meeting on the levy of an assessment and the time and place of a public hearing of protests to the services described in the Resolution, the extent of the assessment district and the levy of said assessment in and for an assessment district in the City of Sacramento designated "the City of Sacramento Willowcreek Maintenance Assessment District No. 98-03", as described in Resolution of Intention No. 98-326 adopted by the City Council of the City of Sacramento on June 30, 1998 (the "Resolution of Intention"), she complied with all requirements of law for mailing notices of said public meeting and said public hearing and the property owner ballot procedure (together with the property owner ballots) required to be mailed pursuant to Article XIID of the California Constitution by causing to be deposited not later than July 2, 1998, in the United States mail at Sacramento, California, with the proper and necessary postage prepaid, envelopes addressed to each person owning real property proposed to be assessed to pay any part of the cost of the services described in the Resolution of Intention (i) whose name and address appear on the last equalized assessment roll for Sacramento County taxes

available on said date of mailing, at their address as shown upon such rolls, or whose name and address were otherwise known to affiant at their address as so known to affiant, or (ii) in the case of any real property assessed for purposes of general taxation by the State Board of Equalization, then to the owner of such property at the address thereof shown on the last roll of the State Board of Equalization transmitted to the County Auditor of the County of Sacramento at their address as shown upon such roll, each containing a written notice of the adoption of the Resolution of Intention, the filing of said report, and notice of the time and place of a public meeting on the levy of said assessment as set forth in said report and notice of the time and place of a public hearing of protests to the services described in the Resolution, the extent of said assessment district and the levy of said assessment and notice of the property owner ballot procedure, together with a property owner ballot, in the form of such notice and property owner ballot attached hereto, marked "Exhibit A" and "Exhibit B", respectively, and by reference incorporated herein and made a part hereof; and that there is and at said time was a regular communication by mail between said place of mailing and said places so addressed. A statement of the total estimated cost of the services described in the Resolution and the amount as shown by said report which is proposed to be assessed against the particular parcel covered by the notice so mailed to each such person and a general description of the services that the assessments will fund and the address to which property owners may mail protest against the assessments was shown on each notice so mailed as aforesaid.

William K. Henry
Asst. City Clerk of the City of Sacramento

Subscribed and sworn to before me
this 8TH day of July, 1998.

Lynne Price
NOTARY PUBLIC
State of California



[Notarial Seal]

EXHIBIT A

CITY OF SACRAMENTO

WILLOWCREEK MAINTENANCE ASSESSMENT DISTRICT NO. 98-03

NOTICE TO PROPERTY OWNERS OF THE TIME AND PLACE OF A PUBLIC MEETING ON THE LEVY OF AN ASSESSMENT AND OF THE TIME AND PLACE OF A PUBLIC HEARING OF PROTESTS TO THE MAINTENANCE OF PUBLIC IMPROVEMENTS, THE EXTENT OF AN ASSESSMENT DISTRICT AND THE LEVY OF AN ASSESSMENT AND NOTICE OF THE PROPERTY OWNER BALLOT PROCEDURE FOR THE ASSESSMENT DISTRICT.

NOTICE IS HEREBY GIVEN that on June 30, 1998, the City Council (the "Council") of the City of Sacramento (the "City") duly adopted Resolution No. 98326, (the "Resolution of Intention"), wherein it declared its intention to order the maintenance of those certain public improvements more particularly described in Exhibit A attached hereto and incorporated herein and made a part hereto under the provisions of the Sacramento City Code Title 81 in and for an assessment district in the City (therein provided for) designated the "City of Sacramento Willowcreek Maintenance Assessment District No. 98-03."

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 containing the matters specified in Section 81.02.203 of the City Code of the City of Sacramento, and that the Engineer of Work duly prepared and filed his report dated June 30, 1998, with the City Clerk of the City on June 30, 1998, which report was presented to and was preliminarily approved by the Council by resolution adopted on June 30, 1998.

NOTICE IS HEREBY FURTHER GIVEN that 2:00 o'clock p.m. on Tuesday August 18, 1998, at the regular meeting place of the Council, City Council Chambers, 2nd Floor, Sacramento City Hall, 915 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, 915 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 \$4,950, which is proposed to be met by the levy of said assessment in said proceedings for fiscal year 1999/2000.

NOTICE IS HEREBY FURTHER GIVEN that the basis on which the amount of such proposed assessment was calculated is more particularly set forth in Exhibit 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, 915 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 August 18, 1998.

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, 915 I Street, Sacramento, California 95814, and may be examined at said office by any interested persons.

Dated: _____

City Clerk of the City of Sacramento

EXHIBIT A

WILLOWCREEK MAINTENANCE ASSESSMENT DISTRICT NO. 98-03

The improvement maintenance work (hereafter referred to as the "work") for the Willowcreek Maintenance Assessment District is briefly described in three parts as follows:

Part #1:

The work described herein is to be carried out at Storm Sump 160 located within the boundaries of the Willowcreek Assessment District No. 94-03 recorded on March 17, 1998, in Book 80 of Maps of Assessment Districts and Community Facilities District at Page 26 in the office of the County Recorder of the County of Sacramento, State of California:

The work to be performed consists of furnishing all tools, equipment, apparatus, facilities, labor, material, supplies, and utilities necessary or desirable to provide inspections and water quality and sediment sampling and analysis.

Part #2

The work described herein is to be carried out at Storm Sump 160, the storm drainage manholes, inlets and pipes in Orchard Lane/River Plaza Drive from its northerly intersection of the Natomas Main Drainage Canal to a point approximately 1,700 feet south of its intersection of West El Camino Avenue, Unity Way, Road "A", Road "B" all located within the Willowcreek Assessment District No. 94-03 and the roadways within the Rivergate Subdivision located within the Willowcreek Maintenance Assessment District No. 98-03:

The work to be performed consists of furnishing all tools, equipment, apparatus, facilities, labor, material, supplies, and utilities necessary or desirable to remove sediment and other debris from the storm drainage system. Maintenance work may include, but not be limited to, sediment removal, normal cleaning and inspection of all storm drainage pipes, inlets, manholes and storm Sump 160.

Part #3

The work described herein is to be carried out on Orchard Lane/River Plaza Drive from its northerly intersection of the Natomas Main Drainage Canal to a point approximately 1,700 feet south of its intersection of West El Camino Avenue, Unity Way, Road "A", Road "B" all located within the Willowcreek Assessment District No. 94-03 and the roadways within the Rivergate Subdivision located within the Willowcreek Maintenance Assessment District No. 98-03:

The work to be performed consists of furnishing all tools, equipment, facilities, labor, material, supplies and utilities necessary or desirable to mechanically sweep the roadways in order to remove sediment and other debris.

EXHIBIT B
WILLOWCREEK MAINTENANCE ASSESSMENT DISTRICT NO. 98-03
ASSESSMENT METHODOLOGY

Water quality issues for the Willowcreek area require that all new residential subdivisions join a maintenance district that would provide services which address and mitigate storm water environmental impacts caused by the subdivision. Since each residential lot within each subdivision in the Willowcreek area (see Exhibit B) will generate equivalent water quality impacts which must be addressed and receive the same benefit from the maintenance described on Exhibit A of this notice, each parcel will share equally in the total cost.

The boundary of the first subdivision map to be approved by City Council will be the boundary of the Willowcreek Maintenance Assessment District. When the remaining subdivisions submit for approval, they will be required to annex to this district.

The following action describes the proposed method of assessing the annual maintenance costs for the Willowcreek Maintenance Assessment District to each parcel in the district in relation to the amount of benefit received. Since each residential parcel receives the same benefit the costs for this district are assessed to each residential parcel within the district boundary.

The costs of maintenance, more specifically described in Exhibit A to this report, will be spread equally to all residential parcels within the district.

The cost of all incidental expenses, including preparation of Engineer's Report, annual proceedings and district administration, will be spread equally to all residential parcels within the district.

EXHIBIT B
CITY OF SACRAMENTO
WILLOWCREEK MAINTENANCE ASSESSMENT DISTRICT NO. 98-03
PROPERTY OWNER BALLOT

This ballot is for the use of the property owner of the parcel identified below by Assessment Parcel Number, which parcel is located within the proposed City of Sacramento Willow Creek Maintenance Assessment District No. 98-03. Please advise the City Clerk as soon as possible at (916) 264-5426 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 proposed assessment district, which is the subject of the Engineer's Report, dated June 30, 1998, on file with the City Clerk and available for inspection at her office.

In order to be counted, this ballot must be signed below by an owner of the identified Assessment Parcel Number or, if such 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, 915 I Street, Room 304, Sacramento, California 95814, either by mail or in person.

Mail Delivery:

If by mail, seal in the envelope provided, affix first class postage, and place in the mail not later than several days prior to August 18, 1998, as mailing later than this time creates a risk that the ballot may not be received in time to be counted.

Personal Delivery:

If in person, to the City Clerk at any time up to 1:00 p.m. on August 18, 1998, at the City Clerk's office at the Sacramento City Hall, City of Sacramento, 915 I Street, Room 304, Sacramento, California 95814, or at the protest hearing beginning at 2:00 p.m. on August 18, 1998 at the City Council Chambers, Sacramento City Hall, 2nd Floor, 915 I Street, Sacramento, California 95814.

THIS BALLOT MUST BE RECEIVED BY THE CITY CLERK PRIOR TO 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:	1-55
Assessor Parcel Number(s):	274-0220-050
Owner Name(s):	Warmington Rivergate Associates
Votes Cast (Assessment Amount):	4,950

☐ 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 _____

THE DAILY RECORDER

...Since 1911...

1115 H-Street P.O. Box 1048
Sacramento, California 95812
Telephone (916) 444-2355
Fax (916) 444-0636

SAC. CITY CLERK PO#8070060934
915 I St., Rm. 304/ V. HENRY
Sacramento CA 95814

This space for filing stamp only

RECEIVED
CITY CLERKS OFFICE
CITY OF SACRAMENTO

JUL 10 3 14 PM '98

Proof of Publication

(2015.5 C.C.P.)

State of California)
County of Sacramento) ss

AD 8696

I am a citizen of the United States; I am over the age of eighteen years, and not a party to or interested in the above entitled matter. I am the principal clerk of the printer and publisher of THE DAILY RECORDER, a daily newspaper published in the English language in the City of Sacramento, County of Sacramento, and adjudged a newspaper of general circulation as defined by the laws of the State of California by the Superior Court of the County of Sacramento, State of California, under date of May 2, 1913, Case No. 16,180. That the notice, of which the annexed is a printed copy, has been published in each regular and entire issue of said newspaper and not in any supplement thereof on the following dates, to-wit:

07/08/98

EXECUTED ON : 07/08/98
AT LOS ANGELES, CALIFORNIA

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

Signature

DJC8921442

Resolution No. 98-326

Adopted by the Sacramento City
Council on Date of
June 30, 1998

A RESOLUTION OF INTENTION

OF THE CITY COUNCIL OF THE
CITY OF SACRAMENTO TO ORDER
SERVICES IN THE
WILLOWCREEK MAINTENANCE
ASSESSMENT DISTRICT NO. 98-03,
AND TO LEVY AN ASSESSMENT
WITHIN THE DISTRICT TO
PAY THE COST OF THE SERVICES

WHEREAS, in accordance with
prior proceedings duly had and
taken, the City Council ("Council")
of the City of Sacramento ("City")
has determined that it is necessary,
convenient and desirable to provide
certain maintenance services as
hereinafter described, which services
are more particularly described in
Exhibit A, attached hereto and
incorporated herein by this reference,
in and for the district designated
the Willowcreek Maintenance
Assessment District No. 98-03,
and has determined to undertake
proceedings pursuant to the
provisions of Title 81 of the Sacramento
City Code without compliance
with Streets and Highways
Code Section 2804 for the purpose
of financing the cost of the said
maintenance services; and

WHEREAS, the Council, by
resolution duly adopted, appointed
the Director of Public Works of the
City as Engineer in said proceedings
and directed such officer to perform
all engineering work necessary in
and for said proceedings, including
the plans and specifications and
cost estimates for said maintenance
services, and the preparation of a
map of said assessment district,
the assessment diagram and the
assessment therefor;

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. It is the intention of
the Council to order that the
maintenance services be provided under
the authority of the City in and for
an assessment district in the City
designated "Willowcreek Maintenance
Assessment District No. 98-03",
the exterior boundaries of which
are hereinafter specified and
described in Section 3 hereof,
pursuant to the provisions of Title
81 of the Sacramento City Code.

Section 3. The territory within
the boundaries hereinafter specified
and described is the assessment
district to be benefitted by the
maintenance services and to be
assessed to pay the cost and
expenses thereof; that the cost and
expenses of the maintenance ser-

vices 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 June
30, 1998, entitled "Boundary Map,
Willowcreek Maintenance Assessment
District No. 98-03, City of
Sacramento, County of Sacramento,
State of California", which map
indicates by a boundary line the
exterior boundaries of the territory
included in said assessment district
and shall govern for all details as to
the extent of said assessment
district.

Section 4. The Council hereby
determines and notice is hereby
given that, subject to Section 5
hereof, a maximum annual assessment
of Ninety and NO/100 dollars
(\$90.00) upon each of the several
subdivisions of land in said assessment
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.

Section 5. 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 6. 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 81, Chapter
81.02, Section 81.04.402 of the
Sacramento City Code.

Section 7. The Engineer is
directed to prepare a report in
writing containing the matters
specified in Title 81, Chapter
81.02, Section 81.02.203 of the
Sacramento City Code, and thereafter
to file said report with the
City Clerk of the City, which report
shall reflect an assessment for the
period of July 1, 1998 to June 30,
2000 in the total amount of Four
Thousand Nine Hundred Fifty and
NO/100 dollars (\$4,950.00).

JOE SERNA, JR.

MAYOR

ATTEST:

VALERIE BURROWES
CITY CLERK

EXHIBIT A
WILLOWCREEK MAINTENANCE
ASSESSMENT DISTRICT NO. 98-03

The improvement maintenance
work (hereafter referred to as the
"work") for the Willowcreek Maintenance
Assessment District is briefly
described in three parts as follows:

Part #1:

The work described herein is to be carried out at Storm Sump 160 located within the boundaries of the Willowcreek Assessment District No. 94-03 recorded on March 17, 1995, in Book 80 of Maps of Assessment Districts and Community Facilities District at Page 26 in the office of the County Recorder of the County of Sacramento, State of California.

The work to be performed consists of furnishing all tools, equipment, apparatus, facilities, labor, material, supplies, and utilities necessary or desirable to provide inspections and water quality and sediment sampling and analysis.

Part #2

The work described herein is to be carried out at Storm Sump 160, the storm drainage manholes, inlets and pipes in Orchard Lane/River Plaza Drive from its northerly intersection of the Natomas Main Drainage Canal to a point approximately 1,700 feet south of its intersection of West El Camino Avenue, Unity Way, Road "A", Road "B" all located within the Willowcreek Assessment District No. 94-03 and the roadways within the Rivergate Subdivision located within the Willowcreek Maintenance Assessment District No. 98-03;

The work to be performed consists of furnishing all tools, equipment, apparatus, facilities, labor, material, supplies, and utilities necessary or desirable to remove sediment and other debris from the storm drainage system. Maintenance work may include, but not be limited to, sediment removal, normal cleaning and inspection of all storm drainage pipes, inlets, manholes and storm Sump 160.

Part #3

The work described herein is to be carried out on Orchard Lane/River Plaza Drive from its northerly intersection of the Natomas Main Drainage Canal to a point approximately 1,700 feet south of its intersection of West El Camino Avenue, Unity Way, Road "A", Road "B" all located within the Willowcreek Assessment District No. 94-03 and the roadways within the Rivergate Subdivision located within the Willowcreek Maintenance Assessment District No. 98-03;

The work to be performed consists of furnishing all tools, equipment, facilities, labor, material, supplies and utilities necessary or desirable to mechanically sweep the roadways in order to remove sediment and other debris.

SAC-DJC8921442/AD 8696
07/08