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RECORDED  
JAN 10 1989  
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**DEPARTMENT OF  
PUBLIC WORKS**

**CITY OF SACRAMENTO  
CALIFORNIA**

927 TENTH STREET  
ROOM 200  
SACRAMENTO, CA  
95814-2705

ENGINEERING DIVISION

THOMAS M. FINLEY  
ENGINEERING DIVISION MANAGER

916-449-8220

CONSTRUCTION SECTION  
640 BERKUT DRIVE  
SUITE B  
SACRAMENTO, CA  
95814-0131

January 10, 1989

**APPROVED**  
BY THE CITY COUNCIL

**JAN 10 1989**

City Council  
Sacramento, California

OFFICE OF THE  
CITY CLERK

916-449-5282

**A6 8817**

Honorable Members In Session:

**SUBJECT: Proposed Robla Viejo Assessment District No. 89-01 (JN: 9776)  
Initiation Actions, Public Notice, and Bidding Authorization**

SUMMARY

It is requested that the City Council adopt the various attached resolutions which approves a preliminary report, establishes a hearing date on the report and assessment, and directs the City Clerk to advertise for bids on the proposed assessment district known as Robla Viejo Assessment District No. 89-01. Approval of the report and adoption of the resolutions are recommended.

BACKGROUND

On January 7, 1987, a petition was filed with the City Clerk containing signatures of over 60% of the property owners within the district requesting the acquisition and construction of certain improvements east and west of Raley Boulevard between Main Avenue and Ascot Avenue. The acquisition consists of the purchasing of a water line constructed by a developer and the purchasing of rights-of-way within the proposed district.

On April 12, 1988, the Council adopted a resolution transferring funds and authorizing execution of a Consultant Services Agreement with Gardner-Feusi Company. The plans estimate, specifications and report have been prepared for the actual formation of an assessment district, and are now being submitted for your approval.

Currently the project area has no sanitary sewer or underground storm drainage collection systems, and has minimal water, traffic and street lighting facilities.

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City Council  
Robla Viejo A.D. No. 89-01  
January 10, 1989  
Page 2

The assessment district will encompass 235 acres. Sanitary sewers, storm drainage water and some street improvements will be constructed in the proposed area.

Specifically, the proposed project improvements include the following.

- PHASE 1:
  - \* New water mains that will augment the capacity of existing mains to provide for future water requirements.
  - \* Sanitary Sewer Collection System with a connection to Sacramento County Regional Sanitation District facilities
  - \* Storm Drainage Collection System that will collect and pipe storm water runoff from the streets to existing drainage channels.
  - \* Street Lighting on Main Avenue, Vinci and Street "A" (unnamed at at this time.
  - \* Widening and re-construction of streets including construction of curbs, gutters and sidewalks along Main Avenue, Vinci and Street "A"
- PHASE 2:
  - \* Construction for Magpie Creek Diversion drainage channel improvements and construction of a bridge over the channel on Raley Boulevard.

FINANCIAL

This project will be jointly financed by the property owners within the district and the City with the total cost of the project being \$6,196,458.39, and itemized as follows:

PHASE 1:	Estimated Contract Cost	\$2,853,906.00
	Acquisition of Existing Improvements	199,429.34
	Acquisition of Rights-of-Ways	40,407.00
	Contingency	415,000.00
	Engineering	753,000.00
	Other Incidentals	<u>662,645.97</u>
	Estimated Expenditures	\$4,924,388.31
	City Cost (from fund 209 Major Street Overwidth Pavement Reimbursement)	<u>160,735.00</u>
	Sub-Total	4,763,653.31
	Bond Discount	<u>198,485.55</u>
	Phase 1 Totals Assessed to Property Owners	\$4,962,138.86

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City Council  
Robla Viejo A. D.No. 89-01  
January 10, 1989  
Page 3

PHASE II	Acquisition, Engineering and Construction Estimates		\$1,000,000.00
	Incidentals		<u>184,946.75</u>
		Expenditures	1,184,946.75
	Bond Discount		49,372.78
	Phase II Total Assessed to Property Owners \$1,234,319.57		
	Phase 1 and II Totals \$6,196,458.39		

The above estimated expenditures are detailed in the attached Engineer's Report and the resolution to appropriate funds based on the bids received will be sent to Council on February 28, 1989.

A non-refundable fee of \$30.00 will be charged for each set of plans and specifications to cover reproduction costs.

RECOMMENDATION

It is recommended that the preliminary Engineer's report and assessment be approved by the adoption of the following resolutions, one of which sets a hearing on the report and assessment for February 28, 1989.

1. Boundary Map to be filed with City Clerk
2. Resolution Approving Boundary Map
3. Resolution Approving Agreement for Legal Services
4. Resolution of Intention
5. Resolution Setting Hearing to Determine Public Convenience and Necessity for February 28, 1989
6. Engineer's Report to be filed with City Clerk
7. Resolution Accepting Report and Setting Hearing for February 28, 1989
8. Notice of Improvement to be filed with City Clerk

1947

1. The first part of the report deals with the general situation of the country and the progress of the work during the year.

2. The second part of the report deals with the results of the work done during the year.

3. The third part of the report deals with the financial position of the organization and the expenditure incurred during the year.

4. The fourth part of the report deals with the work done during the year and the progress made towards the completion of the work.

5. The fifth part of the report deals with the work done during the year and the progress made towards the completion of the work.

6. The sixth part of the report deals with the work done during the year and the progress made towards the completion of the work.

7. The seventh part of the report deals with the work done during the year and the progress made towards the completion of the work.

8. The eighth part of the report deals with the work done during the year and the progress made towards the completion of the work.

9. The ninth part of the report deals with the work done during the year and the progress made towards the completion of the work.

10. The tenth part of the report deals with the work done during the year and the progress made towards the completion of the work.


11. The eleventh part of the report deals with the work done during the year and the progress made towards the completion of the work.

12. The twelfth part of the report deals with the work done during the year and the progress made towards the completion of the work.


City Council  
Robla Viejo A.D. 89-01  
January 10, 1989  
Page 4

- 9. Resolution calling for Construction Bids. (February 14, 1989)
- 10. Notice Inviting Sealed Bids to be filed with City Clerk

Respectfully submitted,

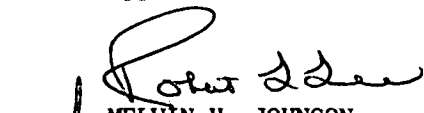
  
 THOMAS M. FINLEY  
 Engineering Division Manager

Recommendation Approved:

  
 WALTER J. SLIPE  
 City Manager

RW:yg  
RW6-11AD.C  
01.0489.1

Approved:

  
 MELVIN H. JOHNSON  
 Director of Public Works

January 10, 1989  
District No. 2

# RESOLUTION No. 89-031

Adopted by The Sacramento City Council on date of

RESOLUTION APPROVING BOUNDARY MAP

ROBLA VIEJO ASSESSMENT DISTRICT NO. 89-01  
CITY OF SACRAMENTO

The City Council of the City of Sacramento resolves:

A map entitled "Proposed Boundaries of Robla Viejo Assessment District No. 89-01, City of Sacramento, County of Sacramento, California" has been filed with the City Clerk.

This City Council approves the map and adopts the boundaries shown on the map as describing the extent of the territory included in a proposed assessment district to be known as Robla Viejo Assessment District No. 89-01, City of Sacramento, Sacramento County, California.

This City Council finds that the map is in the form and contains the matters prescribed by Section 3110 of the California Streets and Highways Code.

This City Council directs the City Clerk to certify the adoption of this resolution on the face of the map, and to file a copy of the map with the County Recorder for placement in the Book of Maps of Assessment and Community Facilities Districts.

\* \* \*

This Resolution was passed and adopted by the City Council of the City of Sacramento, County of Sacramento, State of California, this 10th day of January, 1989.

ATTEST:

\_\_\_\_\_  
City Clerk

\_\_\_\_\_  
Mayor

APPROVED  
BY THE CITY COUNCIL

JAN 10 1989

OFFICE OF THE  
CITY CLERK



1971

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RESOLUTION No. 89-033

Adopted by The Sacramento City Council on date of

RESOLUTION APPROVING AGREEMENT  
FOR LEGAL SERVICES  
ROBLA VIEJO ASSESSMENT DISTRICT NO. 89-01

The City Council of the City of Sacramento resolves:

This City Council approves that certain agreement between the City of Sacramento, and STURGIS, NESS, BRUNSELL & SPERRY a professional corporation, for services of that firm as Special Bond Counsel for Robla Viejo Assessment District No. 89-01, City of Sacramento, Sacramento County, California, dated January 10, 1989, and attached to this resolution.

The Mayor is authorized to sign the agreement and the City Clerk is authorized to attest its execution.

\* \* \*

This Resolution was passed and adopted by the City Council of the City of Sacramento, County of Sacramento, State of California, this 10th day of January, 1989.

\_\_\_\_\_  
Mayor

ATTEST:

ANNE MASON, Acting City Clerk

By \_\_\_\_\_

APPROVED  
BY THE CITY COUNCIL

JAN 10 1989

OFFICE OF THE  
CITY CLERK

1951

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RESOLUTION No. 89-034

Adopted by The Sacramento City Council on date of  
RESOLUTION OF INTENTION TO ORDER IMPROVEMENT IN  
ROBLA VIEJO ASSESSMENT DISTRICT NO. 89-01

The City Council of the City of Sacramento resolves:

This City Council intends to order the following  
improvement under the authority of the Municipal Improvement Act of  
1913:

- a) The construction of street improvements, to include clearing, grubbing, grading, construction of pavement, curbs, gutters, and sidewalks, including driveways, and installation of a street lighting system; on Distribution Drive, a new street, from a point on Main Avenue 1300 feet, more or less, east of the intersection of Main Avenue and Raley Boulevard; from said point, 650 feet, more or less, along a northerly bearing; from thence, along a westerly bearing, a distance of 1300 feet, more or less, to a point on Raley Boulevard 650 feet, more or less, north of the intersection of Main Avenue with Raley Boulevard; and on Vinci Avenue, currently an unimproved road, from a point on Raley Boulevard, 1300 feet, more or less, south of Ascot Avenue, to a point 860 feet, more or less, east of said point on Raley Boulevard; and on Main Avenue, from the intersection of Main Avenue and Raley Boulevard, to a point 860 feet, more or less, east of said intersection of main Avenue and Raley Boulevard; and the construction of water mains and related appurtenances, services and hydrants, where required, along the streets described above and along Raley Boulevard from the intersection of Raley Boulevard and Main Avenue north to the intersection of Raley Boulevard and Santa Ana Avenue; and along the existing Claire Avenue right-of-way from its intersection with Raley Boulevard to a point 450 feet, more or less, east of said intersection of Raley Boulevard and Main Avenue; the construction of sanitary sewer mains with manholes and services, where required, along Distribution Drive, Vinci Avenue, and Main Avenue, as herein previously described, along Raley Boulevard from a point 240 feet, more or less, south of the intersection of Raley Boulevard and Main Avenue north to a point 60 feet, more or less, south of the intersection of Raley Boulevard and Ascot Avenue, along Santa Ana Avenue from the intersection of Santa Ana Avenue and Raley Boulevard to a point 600 feet, more or less, west of said intersection, and along the existing Claire Avenue right-of-way from Dry

APPROVED  
BY THE CITY COUNCIL

JAN 10 1989

OFFICE OF THE  
CITY CLERK

Creek Road to a point 450 feet, more or less, east of said intersection with Raley Boulevard; and the construction of storm drainage collection system, including drop inlets, outfall structures to existing flood control channels, manholes, and services, where required, along Distribution Drive, Vinci Avenue, and Main Avenue, as herein previously described, along Raley Boulevard from the intersection of Raley Boulevard and Main Avenue to a point 2260 feet, more or less, north of said intersection of Raley Boulevard and Main Avenue, along Raley Boulevard from a point 1920 feet, more or less, south of Ascot Avenue to a point 615 feet, more or less, south of the intersection of Raley Boulevard and Ascot Avenue, along Santa Ana Avenue from the intersection of Santa Ana Avenue and Raley Boulevard to a point 600 feet, more or less, west of said intersection, and along Vinci Avenue from a point 690 feet west of the intersection of Vinci Avenue and Raley Boulevard to a point 800 feet, more or less, east of the intersection of Vinci Avenue and Raley Boulevard.

- b) The acquisition of all easements and rights-of-way, and the performing of all work auxiliary to any of the above and necessary to complete the same.
- c) The acquisition of public water improvements, together with related appurtenances from the intersection of Raley Boulevard and Vinci Avenue to a point 800 feet, more or less, east of said intersection, from the intersection of Raley Boulevard and Vinci Avenue to a point 840 feet, more or less, north of said intersection, from a point 580 feet, more or less, east of intersection of Raley Boulevard along a northerly bearing a distance of 380 feet, more or less; and from a point 380 feet, more or less, north of the intersection of Raley Boulevard and Vinci Avenue along an easterly bearing a distance of 580 feet, more or less.
- d) The assessment district's share of the acquisition of property necessary for the Magpie Creek Diversion Project together with the construction of the necessary drainage channel improvements and a bridge over the proposed channel.

This City Council finds that the land specially benefited by the improvement is shown within the boundaries of the map entitled, "Proposed Boundaries of Robla Viejo Assessment District No. 89-01, City of Sacramento, Sacramento County, California." This map has been approved by the City Council and is now on file with the City Clerk. The land within the exterior boundaries shown on

the map shall be designated Robla Viejo Assessment District No. 89-01, City of Sacramento, Sacramento County, California.

This City Council intends to levy a special assessment upon the land within the described district in accordance with the special benefit to be received by each parcel of land, respectively, from the improvement. There shall be omitted from special assessment all public streets, alleys and places and all land belonging to the United States, the State of California, the County of Sacramento and this City now in use in the performance of a public function.

Where any disparity occurs in level or size between the improvement and private property, this City Council determines that it is in the public interest and more economical to eliminate the disparity by doing work on the private property instead of adjusting the work on public property. Accordingly, work may be done on private property for this purpose with the written consent of the landowner.

The estimated cost of the proposed improvement is \$6,357,193.39 of which the City will contribute the estimated amount of \$160,735.00, leaving the estimated amount of \$6,196,458.39 to be assessed.

Serial bonds representing unpaid assessments, and bearing interest at a rate not to exceed twelve percent (12%) per annum, will be issued in the manner provided by the Improvement Bond Act of 1915 (Division 10, Streets and Highways Code), and the last installment of the bonds shall mature fourteen (14) years from the second day of September next succeeding twelve (12) months from their date.

The City will not obligate itself to advance available funds from the City treasury to cure any deficiency which may occur in the bond redemption fund. A determination not to obligate itself shall not prevent the City from, in its sole discretion, so advancing funds.

This City Council appoints the Director of Public Works as Engineer of Work for this project, and directs the preparation of the report required by Section 10204 of the Streets and Highways Code.

In the opinion of this City Council, the public interest will not be served by allowing owners of assessable lands to enter into a contract for the work of improvement as otherwise permitted in Section 20485 of the Public Contract Code.

If any excess shall be realized from the assessment it shall be used, in such amounts as the City Council may determine, in accordance with the provisions of law for one or more of the following purposes:

- (a) Transfer to the general fund of the City, provided that the amount of any such transfer shall not exceed the lesser of \$1,000 or 5% of the total amount expended from the improvement fund;
- (b) As a credit upon the assessment and any supplemental assessment, provided that such surplus may, if the City Council so determines, also be applied as a credit to the City or any local, state or national agency or authority which shall have made a contribution towards the cost and expenses of the acquisitions and improvements in the proportion which such contribution bears to the total amount of the assessment or supplemental assessment prior to the deduction of all such contributions; or
- (c) For the maintenance of the improvements.

\* \* \*

This Resolution was passed and adopted by the City Council of the City of Sacramento, County of Sacramento, State of California, this 10th day of January, 1989.

\_\_\_\_\_  
Mayor

ATTEST:

\_\_\_\_\_  
City Clerk

RESOLUTION No. 89-035

Adopted by The Sacramento City Council on date of

APPROVED BY THE CITY COUNCIL

JAN 10 1989

OFFICE OF THE CITY CLERK

RESOLUTION SETTING TIME AND PLACE OF HEARING FOR DETERMINING PUBLIC CONVENIENCE AND NECESSITY ROBLA VIEJO ASSESSMENT DISTRICT NO. 89-01

The City Council of the City of Sacramento resolves:

1. Tuesday, February 28, 1989, at 7:30 P. M. in the Chambers of the City Council of the City of Sacramento, Sacramento County, California, is hereby fixed as the time and place when and where any and all persons interested may appear and show cause why the Council should not find and determine that the public convenience and necessity require the proposed improvement to be made in Robla Viejo Assessment District No. 89-01, without compliance with the provisions of the Special Assessment Investigation, Limitation and Majority Protest Act of 1931.

2. The City Clerk of the City of Sacramento is hereby directed to give notice of the time and place of said hearing in the following manner:

By publishing a Notice of Improvement, said publication to be not less than twenty (20) days prior to the date of said hearing.

By posting a copy of the Notice of Improvement at or near the place of meeting of the City Council for ten (10) days prior to the time of said hearing.

By mailing a copy of the Notice of Improvement to each property owner in said proposed assessment district, said mailing to be sent not less than twenty (20) days prior to the date of said hearing.

By posting a copy of the Notice of Improvement on all open streets within the proposed assessment district, said notice to be posted not more than three hundred (300) feet apart, and not less than twenty (20) days prior to date of said hearing.

\* \* \*

This Resolution was passed and adopted by the City Council of the City of Sacramento, County of Sacramento, State of California, this 10th day of January, 1989.

ATTEST:

\_\_\_\_\_  
Mayor

\_\_\_\_\_  
City Clerk



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ENGINEER'S REPORT

ROBLA VIEJO ASSESSMENT DISTRICT NO. 89-01

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

DATED: January 10, 1989

MELVIN H. JOHNSON, Director of Public Works,  
Engineer of Work

for By *Melvin H. Johnson*

I HEREBY CERTIFY that the enclosed Engineer's Report, together with Assessment and Assessment Diagram thereto attached, was filed with me on the 10th day of January, 1989.

ANNE MASON, Acting City Clerk,  
City of Sacramento, Sacramento County,  
California

By *Anne Mason*

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, Sacramento County, California, on the \_\_\_\_\_ day of \_\_\_\_\_, 1989.

ANNE MASON, Acting 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 recorded in my office on the \_\_\_\_\_ day of \_\_\_\_\_, 1989.

MELVIN H. JOHNSON, Engineer of Work,  
City of Sacramento, Sacramento County,  
California

By \_\_\_\_\_

FILED

JAN 10 1989

BY THE CITY CLERK  
OFFICE OF THE  
CITY CLERK

ENGINEER'S REPORT

ROBLA VIEJO ASSESSMENT DISTRICT NO. 89-01

MELVIN H. JOHNSON, Engineer of Work for Robla Viejo Assessment District No. 89-01, City of Sacramento, Sacramento County, California makes this report, as directed by the City Council, pursuant to Section 10204 of the Streets and Highways Code (Municipal Improvement Act of 1913).

The improvements which are the subject of this report are briefly described as follows:

- a) The construction of street improvements, to include clearing, grubbing, grading, construction of pavement, curbs, gutters, and sidewalks, including driveways, and installation of a street lighting system; on Distribution Drive, a new street, from a point on Main Avenue 1300 feet, more or less, east of the intersection of Main Avenue and Raley Boulevard; from said point, 650 feet, more or less, along a northerly bearing; from thence, along a westerly bearing, a distance of 1300 feet, more or less, to a point on Raley Boulevard 650 feet, more or less, north of the intersection of Main Avenue with Raley Boulevard; and on Vinci Avenue, currently an unimproved road, from a point on Raley Boulevard, 1300 feet, more or less, south of Ascot Avenue, to a point 860 feet, more or less, east of said point on Raley Boulevard; and on Main Avenue, from the intersection of Main Avenue and Raley Boulevard, to a point 860 feet, more or less, east of said intersection of main Avenue and Raley Boulevard; and the construction of water mains and related appurtenances, services and hydrants, where required, along the streets described above and along Raley Boulevard from the intersection of Raley Boulevard and Main Avenue north to the intersection of Raley Boulevard and Santa Ana Avenue; and along the existing Claire Avenue right-of-way from its intersection with Raley Boulevard to a point 450 feet, more or less, east of said intersection of Raley Boulevard and Main Avenue; the construction of sanitary sewer mains with manholes and services, where required, along Distribution Drive, Vinci Avenue, and Main Avenue, as herein previously described, along Raley Boulevard from a point 240 feet, more or less, south of the intersection of Raley Boulevard and Main Avenue north to a point 60 feet, more or less, south of the intersection of Raley Boulevard and Ascot Avenue, along Santa Ana Avenue from the intersection of Santa Ana Avenue and Raley Boulevard to a point 600 feet, more or less, west of said intersection, and

along the existing Claire Avenue right-of-way from Dry Creek Road to a point 450 feet, more or less, east of said intersection with Raley Boulevard; and the construction of storm drainage collection system, including drop inlets, outfall structures to existing flood control channels, manholes, and services, where required, along Distribution Drive, Vinci Avenue, and Main Avenue, as herein previously described, along Raley Boulevard from the intersection of Raley Boulevard and Main Avenue to a point 2260 feet, more or less, north of said intersection of Raley Boulevard and Main Avenue, along Raley Boulevard from a point 1920 feet, more or less, south of Ascot Avenue to a point 615 feet, more or less, south of the intersection of Raley Boulevard and Ascot Avenue, along Santa Ana Avenue from the intersection of Santa Ana Avenue and Raley Boulevard to a point 600 feet, more or less, west of said intersection, and along Vinci Avenue from a point 690 feet west of the intersection of Vinci Avenue and Raley Boulevard to a point 800 feet, more or less, east of the intersection of Vinci Avenue and Raley Boulevard.

- b) The acquisition of all easements and rights-of-way, and the performing of all work auxiliary to any of the above and necessary to complete the same.
- c) The acquisition of public water improvements, together with related appurtenances from the intersection of Raley Boulevard and Vinci Avenue to a point 800 feet, more or less, east of said intersection, from the intersection of Raley Boulevard and Vinci Avenue to a point 840 feet, more or less, north of said intersection, from a point 580 feet, more or less, east of intersection of Raley Boulevard along a northerly bearing a distance of 380 feet, more or less; and from a point 380 feet, more or less, north of the intersection of Raley Boulevard and Vinci Avenue along an easterly bearing a distance of 580 feet, more or less.
- d) The assessment district's share of the acquisition of property necessary for the Magpie Creek Diversion Project together with the construction of the necessary drainage channel improvements and a bridge over the proposed channel.

Serial bonds representing unpaid assessments, and bearing interest at a rate not to exceed twelve percent (12%) per annum, shall be issued in the manner provided by the Improvement Bond Act of 1915 (Division 10, Streets and Highways Code), and the

last installment of the bonds shall mature fourteen (14) years from the second day of September next succeeding twelve (12) months from their date.

This report includes the following attached exhibits:

EXHIBIT A - Plans and specifications for improvements to be constructed. Plans and specifications are a part of this report whether or not separately bound.

EXHIBIT B - An estimate of the cost of the improvements.

EXHIBIT C - An assessment roll, showing the amount proposed to be specially assessed against each parcel of real property within this assessment district. Each parcel is described by County Assessor's parcel number or other designation, and each parcel is also assigned a separate "assessment number" for the purposes of this proceeding.

EXHIBIT D - 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 improvements.

EXHIBIT E - A list of the names and addresses of the owners of real property within this assessment district, as shown on the last equalized assessment roll for taxes, or as known to the Clerk. The list is keyed to Exhibit C by assessment number.

EXHIBIT F - A diagram showing all of the parcels of real property within this assessment district. The diagram is keyed to Exhibit C by assessment number.

EXHIBIT G - A general description of the easements and rights-of way which are to be acquired.

Respectfully submitted,

MELVIN H. JOHNSON, Director of Public Works,  
Engineer of Work

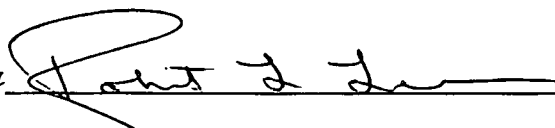
*for By*  \_\_\_\_\_

EXHIBIT A

PLANS AND SPECIFICATIONS - PLANS AND SPECIFICATIONS,  
THOUGH SEPARATELY BOUND, ARE A PART OF THE REPORT.

EXHIBIT A

ROBLA VIEJO ASSESSMENT DISTRICT PHASE 1

ACQUISITION SCHEDULE

ITEM NO.	ITEM	QUANTITY	UNIT PRICES	TOTAL
1	12" DIA. WATER MAIN	1,520 L.F.	\$59.12	\$89,862.40
2	8" DIA. WATER MAIN	1,250 L.F.	\$48.98	\$61,225.00
3	6" DIA. WATER MAIN	42 L.F.	\$21.00	\$882.00
4	4" DIA. WATER MAIN	42 L.F.	\$15.00	\$630.00
5	FIRE HYDRANT	7 EACH	\$2,300.00	\$16,100.00
6	4" DIA. BLOW-OFF VALVE	1 EACH	\$900.00	\$900.00
7	12" DIA. GATE VALVE	3 EACH	\$1,500.00	\$4,500.00
8	8" DIA. GATE VALVE	7 EACH	\$900.00	\$6,300.00
9	6" DIA. GATE VALVE	1 EACH	\$500.00	\$500.00
10	4" DIA. GATE VALVE	1 EACH	\$400.00	\$400.00

CONSTRUCTION SCHEDULE

STREET WORK

1	CLEARING AND GRUBBING	1 JOB	\$69,000.00	\$69,000.00
2	EXCAVATION GRADING	17,015 C.Y.	\$3.80	\$64,657.00
3	FILL GRADING	3,789 C.Y.	\$4.00	\$15,156.00
4	4" AC PAVEMENT TO PLACE	5,446 TONS	\$35.00	\$190,610.00
5	19" AB PAVEMENT TO PLACE	25,866 TONS	\$20.00	\$517,320.00
6	CURB AND GUTTER NO.4 TO CONSTRUCT	8,403 L.F.	\$11.00	\$92,433.00
7	3 1/2"X 4.5' PC CONCRETE SIDEWALK TO CONSTRUCT	38,214 S.F.	\$2.25	\$85,981.50
8	DROP INLET TYPE 3 TO CONSTRUCT	24 EACH	\$950.00	\$22,800.00
9	AC TEMPORARY TAPER TO CONSTRUCT	50,000 S.F.	\$1.25	\$62,500.00
10	AC BERM TO CONSTRUCT	2,499 L.F.	\$3.00	\$7,497.00

SANITARY SEWER SYSTEM

11	4" DIA. VC SEWER TO PLACE	25 L.F.	\$22.00	\$550.00
12	4" DIA. VC SEWER TO PLACE (IN PAVEMENT)	15 L.F.	\$29.00	\$435.00
13	4" DIA. CLEAN OUT TO PLACE	1 EACH	\$200.00	\$200.00
14	6" DIA. VC SEWER PIPE TO PLACE	175 L.F.	\$25.00	\$4,375.00
15	6" DIA. VC SEWER PIPE TO PLACE (IN PAVEMENT)	554 L.F.	\$33.00	\$18,282.00
16	6" DIA. CLEAN OUT TO PLACE	2 EACH	\$300.00	\$600.00
17	8" DIA. VC SEWER PIPE TO PLACE	2,717 L.F.	\$30.00	\$81,510.00
18	8" DIA. VC SEWER PIPE TO PLACE (IN PAVEMENT)	35 L.F.	\$38.00	\$1,330.00
19	8" DIA. CLEAN OUT TO PLACE	19 EACH	\$400.00	\$7,600.00
20	10" DIA. VC SEWER PIPE TO PLACE	3,360 L.F.	\$35.00	\$117,600.00
21	10" DIA. CLEAN OUT TO PLACE	5 EACH	\$500.00	\$2,500.00
22	12" DIA. VC SEWER PIPE TO PLACE	4,422 L.F.	\$45.00	\$198,990.00
23	12" DIA. VC SEWER PIPE TO PLACE (IN PAVEMENT)	10 L.F.	\$54.25	\$542.50
24	15" DIA. VC SEWER PIPE TO PLACE	2,139 L.F.	\$55.00	\$117,645.00
25	15" DIA. VC SEWER PIPE TO PLACE (IN PAVEMENT)	103 L.F.	\$67.00	\$6,901.00

26	18" DIA. VC SEWER PIPE TO PLACE	642 L.F.	\$70.00	\$44,940.00
27	18" DIA. VC SEWER PIPE TO PLACE (IN PAVEMENT)	25 L.F.	\$82.75	\$2,068.75
28	MANHOLE NO.3 TO CONSTRUCT	1 EACH	\$1,500.00	\$1,500.00
29	MANHOLE NO.3A TO CONSTRUCT	40 EACH	\$1,500.00	\$60,000.00
30	6" DIA. DROP CONNECTION TO PLACE	1 EACH	\$750.00	\$750.00
31	12" DIA. DROP CONNECTION TO PLACE	1 EACH	\$1,300.00	\$1,300.00
32	CONCRETE PROTECTIVE COVER TO PLACE (12" PIPE)	200 L.F.	\$55.00	\$11,000.00

## STORM SEWER SYSTEM

33	10" DIA. RCP CLASS 3 TO PLACE	42 L.F.	\$32.00	\$1,344.00
34	12" DIA. RCP CLASS 3 TO PLACE	1,198 L.F.	\$30.00	\$35,940.00
35	12" DIA. RCP CLASS 3 TO PLACE (IN PAVEMENT)	79 L.F.	\$39.25	\$3,100.75
36	15" DIA. RCP CLASS 3 TO PLACE	790 L.F.	\$32.00	\$25,280.00
37	18" DIA. RCP CLASS 3 TO PLACE	460 L.F.	\$36.00	\$16,560.00
38	18" DIA. RCP CLASS 3 TO PLACE (IN PAVEMENT)	194 L.F.	\$49.00	\$9,506.00
39	21" DIA. RCP CLASS 3 TO PLACE	380 L.F.	\$52.00	\$19,760.00
40	24" DIA. RCP CLASS 3 TO PLACE	422 L.F.	\$42.00	\$17,724.00
41	30" DIA. RCP CLASS 3 TO PLACE	528 L.F.	\$45.00	\$23,760.00
42	36" DIA. RCP CLASS 3 TO PLACE	2,134 L.F.	\$55.00	\$117,370.00
43	42" DIA. RCP CLASS 3 TO PLACE	782 L.F.	\$60.00	\$46,920.00
44	42" DIA. RCP CLASS 3 TO PLACE (IN PAVEMENT)	678 L.F.	\$79.00	\$53,562.00
45	48" DIA. RCP CLASS 3 TO PLACE	837 L.F.	\$65.00	\$54,405.00
46	48" DIA. RCP CLASS 3 TO PLACE	1,027 L.F.	\$90.00	\$92,430.00
47	54" DIA. RCP CLASS 3 TO PLACE	659 L.F.	\$70.00	\$46,130.00
48	TEMPORARY DROP INLET TO CONSTRUCT	10 EACH	\$500.00	\$5,000.00
49	MANHOLE NO.3 TO CONSTRUCT	5 EACH	\$1,500.00	\$7,500.00
50	MANHOLE NO.3 TO CONSTRUCT WITH FLAT TOP	1 EACH	\$2,500.00	\$2,500.00
52	MANHOLE NO.3A TO CONSTRUCT	2 EACH	\$1,500.00	\$3,000.00
53	MANHOLE NO.4 TO CONSTRUCT	18 EACH	\$2,500.00	\$45,000.00
54	SADDLE MANHOLE TO CONSTRUCT	8 EACH	\$4,000.00	\$32,000.00
55	SADDLE MANHOLE TO CONSTRUCT WITH FLAT TOP	2 EACH	\$6,000.00	\$12,000.00
56	48" DIA. OUTFALL STRUCTURE TO CONSTRUCT	1 EACH	\$6,500.00	\$6,500.00
57	54" DIA. OUTFALL STRUCTURE TO CONSTRUCT	1 EACH	\$8,200.00	\$8,200.00
58	ROADSIDE DITCHES TO CONSTRUCT	546 L.F.	\$2.50	\$1,365.00
59	ROADSIDE DITCHES TO RECONSTRUCT	2,626 L.F.	\$1.00	\$2,626.00
60	OVERSIDE DRAIN TO CONSTRUCT	5 EACH	\$600.00	\$3,000.00
61	8" DIA. CMP TO PLACE	149 L.F.	\$20.00	\$2,980.00
62	8" DIA. CMP TO PLACE	206 L.F.	\$29.25	\$6,025.50

## WATER DISTRIBUTION SYSTEM

63	8" DIA. WATER MAIN TO PLACE	3,253 L.F.	\$21.00	\$68,313.00
64	12" DIA. WATER MAIN TO PLACE	2,839 L.F.	\$30.00	\$85,170.00
65	4" DIA. BLOW-OFF VALVE TO PLACE	2 EACH	\$900.00	\$1,800.00
66	D.P. FIRE HYDRANT TO PLACE	11 EACH	\$2,300.00	\$25,300.00
67	8" DIA. GATE VALVE TO PLACE	41 EACH	\$900.00	\$36,900.00
68	12" DIA. GATE VALVE TO PLACE	6 EACH	\$1,200.00	\$7,200.00
69	2" DIA. BLOW-OFF VALVE TO PLACE	21 EACH	\$500.00	\$10,500.00
70	4" DIA. WATER SERVICE TO PLACE	694 L.F.	\$25.00	\$17,350.00
71	4" DIA. GATE VALVE TO PLACE	19 EACH	\$500.00	\$9,500.00
72	WATER METER TO RESET	3 EACH	\$700.00	\$2,100.00
73	WATER METER BOXES TO PLACE	19 EACH	\$350.00	\$6,650.00
74	FIRE HYDRANT TO REMOVE	7 EACH	\$750.00	\$5,250.00
75	8" DIA. WATER MAIN TO REMOVE	192 L.F.	\$16.00	\$3,072.00



STREET LIGHTING SYSTEM

76	STREET LIGHTING SYSTEM TO COSTRUCT	1 JOB	\$56,500.00	\$56,500.00
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MISCELLANIOUS ITEMS

77	TEMPORARY STREET NAME SIGN TO PLACE	4 EACH	\$219.00	\$876.00
78	WARNING SIGN TO PLACE	3 EACH	\$500.00	\$1,500.00
79	RELOCATE EXISTING SIGN	4 EACH	\$50.00	\$200.00
80	PEDESTRAIN BARRICADE TO CONSTRUCT	8 EACH	\$32.50	\$260.00
81	PAVEMENT MARKING AND STRIPING	1 JOB	\$3,878.00	\$3,878.00
82	MAIL BOXES TO BE RELOCATED	5 EACH	\$50.00	\$250.00
83	WIRE FENCE TO RELOCATE	160 L.F.	\$5.00	\$800.00
84	RECONSTRUCT GRAVEL DRIVEWAY	50 S.F.	\$0.75	\$37.50
85	RECONSTRUCT AC DRIVEWAY	350 S.F.	\$1.25	\$437.50

	TOTAL		\$3,035,205.40
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CONTINGENCY			\$415,000.00
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INCIDENTAL EXPENSES

ACQUISITION SCHEDULE ENGINEERING			\$18,129.94
PRELIMINARY ENGINEERING (CONSULTANT)			\$350,000.00
PRELIMINARY ENGINEERING (CITY)			\$105,000.00
CONSTRUCTION STAKING AND INSPECTION			\$265,000.00
ASSESSMENT DIAGRAM AND SPREAD			\$15,000.00
APPRAISAL COST			\$15,000.00
RIGHT OF WAY COST			\$40,407.00
LEGAL FEES FOR RIGHT OF WAY			\$3,000.00
BOND PRINTING COST			\$7,000.00
BOND REGISTRATION AND ADMINISTRATION COST			\$46,000.00
SPECIAL DISTRICT INFORMATION AND REPORTING SYSTEM (SDIRS)			\$38,000.00
CALIFORNIA DEBT ADVISORY COMMISSION FEE			\$1,000.00
BOND COUNSEL FEE			\$74,432.08
BOND DISCOUNT			\$198,485.55
RESERVE ACCOUNT			\$496,213.89

TOTAL INCIDENTAL EXPENSES			\$1,672,668.46
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TOTAL ACQUISITION, CONSTRUCTION AND INCIDENTAL EXPENSES			\$5,122,873.86
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LESS CITY CONTRIBUTION			\$160,735.00
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AMOUNT TO BE ASSESSED TO PROPERTY OWNERS UNDER PHASE 1			\$4,962,138.86
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ROBLA VIEJO ASSESSMENT DISTRICT PHASE 2

ITEM NO.	ITEM	QUANTITY	UNIT PRICE	TOTAL
1	MAPIE CREEK AND RALEY BLVD. BRIDGE TO CONSTRUCT	1 JOB	LUMP SUM	\$1,000,000.00

INCIDENTAL EXPENSES

BOND PRINTING COST	\$2,500.00	
CALIFORNIA DEBT ADVISORY COMMISSION FEE	\$1,000.00	
BOND REGISTRATION AND ADMINISTRATION	\$19,000.00	
SPECIAL DISTRICT INFORMATION AND REPORTING SYSTEM (SDIRS)	\$20,500.00	
BOND COUNSEL FEE	\$18,514.80	
BOND DISCOUNT	\$49,372.78	
RESERVE ACCOUNT	\$123,431.95	
TOTAL INCIDENTAL EXPENSES		\$234,319.53
AMOUNT TO BE ASSESSED TO PROPERTY OWNERS UNDER PHASE 2		\$1,234,319.53
TOTAL AMOUNT TO BE ASSESSED UNDER PHASE 1 AND PHASE 2		\$6,196,458.39

Robla Viejo Assessment District No. 89-01  
City of Sacramento, Sacramento County, State of California

ASSESSMENT NUMBER	ASSESSMENT AMOUNT	PARCEL DESCRIPTION
1	\$65,947.06	215-0280-025
2	15,254.26	215-0280-024
3	6,930.55	215-0280-023
4	12,131.84	215-0280-022
5	11,246.86	215-0280-051
6	1,510.42	215-0280-052
7	7,735.50	215-0280-020
8	7,551.72	215-0280-018
9	8,825.63	215-0280-019
10	67,734.66	215-0280-016
11	23,571.08	215-0280-017
12	72,282.02	215-0273-021
13	180,890.99	215-0273-022
14	66,274.63	215-0273-019
15	276,023.16	215-0273-020
16	316,580.01	215-0273-012
17	85,909.90	215-0273-018
18	360,277.46	215-0273-014
19	38,680.62	215-0273-015
20	365,050.51	215-0273-017
21	86,080.02	215-0273-009
22	48,982.55	215-0273-008
23	50,243.44	215-0273-007
24	373,882.36	215-0273-016
25	54,826.63	215-0273-004
26	55,738.07	215-0260-039
27	103,881.16	215-0260-040
28	40,660.26	215-0260-018
29	18,650.35	215-0260-017
30	34,636.36	215-0260-015
31	145,641.36	215-0271-008
32	252,833.48	215-0271-011
33	134,090.71	215-0250-045
34	55,991.45	215-0244-009
35	184,764.32	215-0244-021
36	69,030.96	215-0244-022
37	33,997.08	215-0244-023
38	23,032.71	215-0244-024
39	148,235.42	215-0244-025
40	238,475.45	215-0244-016

Robla Viejo Assessment District No. 89-01  
City of Sacramento, Sacramento County, State of California

ASSESSMENT NUMBER	ASSESSMENT AMOUNT	PARCEL DESCRIPTION
41	\$177,959.41	215-0230-042
42	53,398.13	215-0230-024
43	4,161.90	215-0230-023
44	6,156.58	215-0230-022
45	4,161.90	215-0230-021
46	4,161.90	215-0230-020
47	5,202.71	215-0230-019
48	6,596.62	215-0230-040
49	436,762.42	215-0241-008
50	478,122.89	215-0241-012
51	125,771.47	215-0241-010
52	47,104.10	215-0260-016
53	33,361.62	238-0011-001
54	106,002.43	238-0011-006
55	60,292.28	238-0011-007
56	26,223.13	238-0011-008
57	13,989.71	238-0011-009
58	57,130.79	238-0011-010
59	66,251.03	238-0011-011
60	81,555.57	238-0011-012
61	73,694.89	238-0012-015
62	11,388.03	238-0012-008
63	24,921.59	237-0060-015
64	148,004.27	215-0250-046
=====		
	\$6,196,458.39	

EXHIBIT D

ROBLA VIEJO ASSESSMENT DISTRICT NO. 89-01  
CITY OF SACRAMENTO, SACRAMENTO COUNTY, CALIFORNIA

The following describes the proposed method of spreading assessments for the Robla Viejo Assessment District.

PHASE I - CONSTRUCTION COSTS

- 1. Streets, Curbs, Gutters, Sidewalks, Sewer Collection System, Water Distribution System, and Street Lighting System:

Costs related to the construction of these facilities are assessed to each benefitted parcel in proportion to the net assessable area. Net assessable area is defined as the gross parcel area less land area to be acquired for the proposed Magpie Creek Diversion Channel and less land now utilized as road right of way.

- 2. Storm Drainage Collection System:

Costs related to the construction of these improvements are assessed on the basis of net assessable area outside of the existing flood plain. Parcels that lie entirely within the existing 100-year flood plain are not assessed for storm drainage improvements.

- 3. Sewer Service Stubs and Storm Drain Service Stubs:

Costs related to the construction of these improvements are assessed to each benefitted parcel for the number of services constructed.

- 4. Water Services:

Costs related to the construction of these improvements are assessed to each benefitted parcel for the number of services constructed.

PHASE II CONSTRUCTION COSTS

Phase II Assessment District bonds will finance a portion of the Magpie Creek Diversion Project. This construction will include drainage channel improvements and a bridge over the proposed channel.

The Assessment District's portion of these costs will be assessed on the basis of net assessable area to all the parcels within the Assessment District that benefit therefrom.

### CONTINGENCY

This item includes the construction and assessment district contingency costs. These costs are assessed to each benefitted parcel in proportion to the total construction dollars assessed each parcel.

### ROAD AND UTILITY EASEMENT ACQUISITION

This item includes all costs necessary to obtain easements and rights of way required for the construction and maintenance of roads and utilities.

### INCIDENTAL EXPENSES

This item includes engineering, legal, bond costs and all costs incidental to the formation of the assessment district. Costs for these expenses are assessed to each benefitted parcel in proportion to the total construction dollars assessed each parcel.

### RIGHT OF WAY AND EASEMENT COSTS

Much of the required right-of-way has been dedicated. However, if right of way acquisition is required, a method of spread will be developed to fairly spread the costs. When not all of the right of way has been dedicated, past assessment districts have established the value of all the right of way, including that dedicated, and assessed the right of way acquisition costs, with those parcels that previously dedicated receiving credits against their assessments. This category provides for assessing the possible costs that will be incurred if compensation is required for any of the needed right-of-way or easements.

### BOND DISCOUNT AND SPECIAL RESERVE ACCOUNT

This item includes bond discount and special reserve costs. These costs are assessed to each benefitted parcel in proportion to the total cash assessment for each parcel. No assessment for this item will be made for parcels paying cash within the 30-day cash payment period.

ROBLA VIEJO ASSESSMENT DISTRICT NO. 89-01  
 City of Sacramento, County of Sacramento, State of California  
 Property Owners Address List  
 Page 1

25

GORHAM, Marvin K. P. O. Box 38335 Sacramento, CA 95838 215-0280-025	(1)	215-0273-021,-022,-012,-018, -014,-015,-016,215-0271-008 Raley Associates 333 South Grand Avenue (12,13, Los Angeles, CA 90071 16,17, c/o Gibson Dunn; Et Al 24,31)	215-0250-023 (33) MESMAN, Brick/Angelina 6308 Edgerton Way Carmichael, CA 95608
215-0280-024 PECK, Frances L. 4845 Raley Boulevard Sacramento, CA 95838	(2)	215-0273-021,-022,-012,-018, -014,-015,-016,215-0271-008 Branchero, Co. 4554 Roseville Road, Suite E N. Highlands, CA 95660 c/o John Branchero	215-0244-009 (34) JOHNSON, Clarence/Junel 3556 Sankey Road Pleasant Grove, CA 95668
215-0280-023 ARISPE, Janet S. 4905 Raley Boulevard Sacramento, CA 95838	(3)	215-0273-019,-020 (14,15) HATFIELD, Madeline 1829 Bonnie Way Sacramento, CA 95825	215-0244-022,-023,-024,-025 KUHN, Thomas G. 4115 Manzanita Avenue Carmichael, CA 95608 (36,37,38,39)
215-0280-022 GIBSON, Buddie/Nada J. 4909 Raley Boulevard Sacramento, CA 95838	(4)	215-0273-004,007,-008,-009, -017 LIVINGSTON'S CONCRETE SERVICE 5415 Roseville Road N. Highlands, CA 95660 (20,21,22,23,25)	215-0244-016 (40) AYERS, Dean M. & Lena E. 4886 Oakhaven Court Carmichael, CA 95608
215-0280-051 EVANS, Emma G./Est. of C.R. Simmons 4400 V Street Sacramento, CA 95817	(5)	215-0273-004,-007,-008,-009, -017 LIVINGSTON'S CONCRETE P. O. Box 509 N. Highlands, CA 95660 (20,21,22,23,25)	215-0230-024 (42) HAWKINS, Donald, Et Al 5519 Raley Boulevard Sacramento, CA 95838
215-0280-052 STATE OF CALIFORNIA 650 Howe Avenue Sacramento, CA 95825	(6)	215-0260-039 (26) MORELAND, George/Donna 3325 High Street Sacramento, CA 95838	215-0230-023 (43) TIETJEN, Joseph/Jessie 5521 Raley Boulevard Sacramento, CA 95838
215-0280-020 YARBROUGH, Charles Hasty 4919 Raley Boulevard Sacramento, CA 95838	(7)	GARRETTE, Peter J. 511 Woodland Avenue Woodland, CA 95695 (27,30,32,35,41,50)	215-0230-022 (44) KEOVORABOUTH, Nou/Boua Lo 5525 Raley Boulevard Rio Linda, CA 95673
215-0280-018, -019, -017 SPERBER, Steven Alan 812 Piccadilly Circle Sacramento, CA 95864 (8,9,11)		215-0260-018 (28) ARTISTIC MARBLE CO., INC. 2942 Crocker Avenue Redwood City, CA 94063	215-0230-021 (45) PORTER, Arthur F. 5529 Raley Boulevard Sacramento, CA 95838
215-0280-016 ELLIS, Sidney B. & Sharon L. 2401 Manning Street Sacramento, CA 95815	(10)	215-0260-017 (29) MARTIN, James F. 5113 Raley Boulevard Sacramento, CA 95838	215-0230-020,-019 (46,47) MORELAND, George/Donna 3325 High Street Sacramento, CA 95838

ROBLA VIEJO ASSESSMENT DISTRICT NO. 89-01  
City of Sacramento, County of Sacramento, State of California  
Property Owners Address List  
Page 2

215-0230-040	(48)	238-0012-015	(61)
HILL, Lucille M.		STRACHAN, James R. & Bridget	
5539 Raley Boulevard		4229 Northgate Boulevard	
Sacramento, CA 95838		Sacramento, CA 95834	

215-0241-008	(49)	238-0012-008	(62)
CAPLAN, Herbert/Alice M.		WHEELER, Anne/Bonnie A.	
2330 Auburn Boulevard		1916 Main Avenue	
Sacramento, CA 95821		Sacramento, CA 95838	

215-0241-010	(51)	237-0060-015	(63)
DORFMAN, Gerald E.		SHARMA, Subash/Daya	
5525 Oakdale Avenue, #150		7311 Mandy Drive	
Woodland Hills, CA 91634		Sacramento, CA 95823	

215-0260-016	(52)	215-0250-046	(64)
BURT, Garrett/Alice H.		JOHNSON, Clarence & June L.	
5551 Mark Lane		555 University Avenue	
Paradise, CA 95969		Sacramento, CA 95825	

238-0011-001,-006,-007  
GORHAM, Marvin, Et Al  
3325 High Street  
Sacramento, CA 95838  
(53,54,55)

238-0011-008,-009 (56,57)  
GORHAM, Marvin/Norman P.  
3325 High Street  
Sacramento, CA 95838

238-0011-010 (58)  
SWEDA, John/Kristan L.  
6656 Stratton Avenue  
Citrus Heights, CA 95610

238-0011-011 (59)  
CHAVEZ, Joe M.  
1704 Main Avenue  
Sacramento, CA 95838

238-0011-012 (60)  
COHEN, Jean M.  
1808 N. Street, #12  
Sacramento, CA 95814

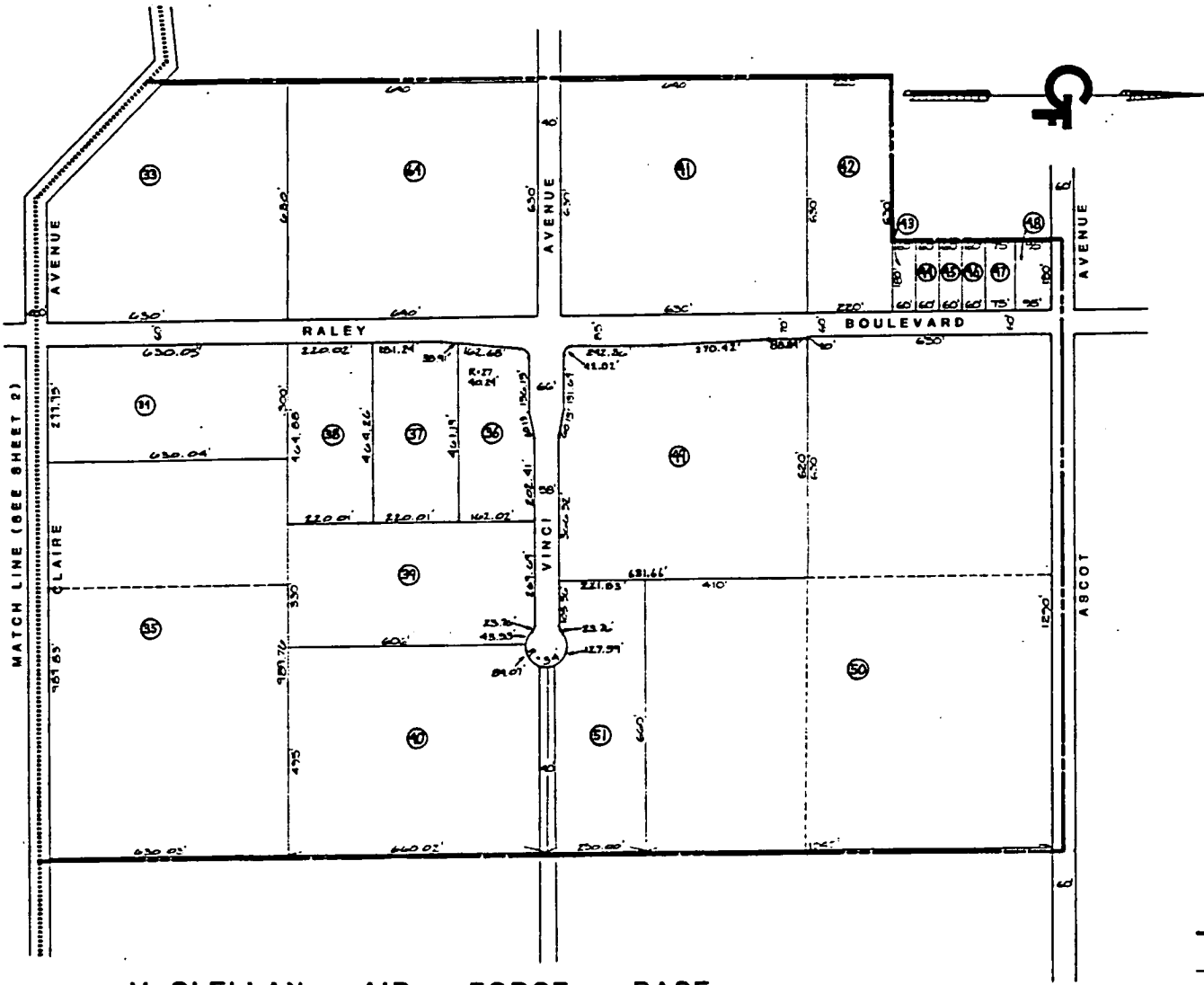


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# ASSESSMENT DIAGRAM ROBLA VIEJO ASSESSMENT DISTRICT NO. 89-01

CITY OF SACRAMENTO, COUNTY OF SACRAMENTO, STATE OF CALIFORNIA

EXHIBIT F



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\_\_\_\_.

ANNE MASON, ACTING 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 \_\_\_\_\_, 19\_\_\_\_.

SUPERINTENDENT OF STREETS  
CITY OF SACRAMENTO

CLERK'S 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 \_\_\_\_\_, 19\_\_\_\_. 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 \_\_\_\_\_, 19\_\_\_\_. 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.

ANNE MASON, ACTING CITY CLERK  
CITY OF SACRAMENTO

COUNTY RECORDER'S FILING STATEMENT  
FILED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 19\_\_\_\_ AT THE  
HOUR OF \_\_\_\_\_ O'CLOCK \_\_\_\_\_ P.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, CALIFORNIA

BY \_\_\_\_\_

## LEGEND

- ASSESSMENT NUMBER
- ASSESSMENT DISTRICT BOUNDARY
- PROPERTY LINE
- MATCH LINE
- RIGHT OF WAY LINE

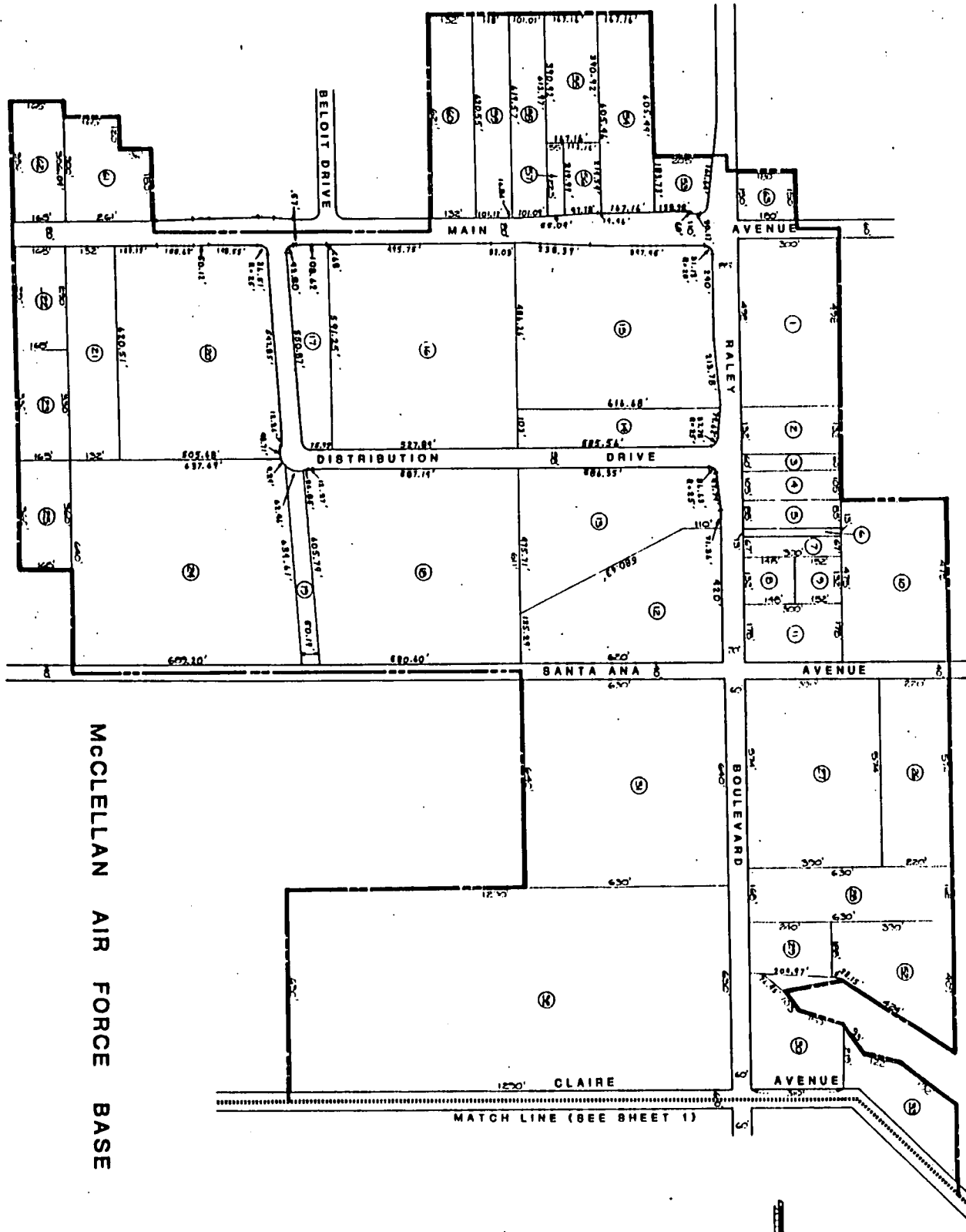


SHEET 1 OF 2 SHEETS

McCLELLAN AIR FORCE BASE

# ASSESSMENT DIAGRAM ROBLA VIEJO ASSESSMENT DISTRICT NO. 89-01

CITY OF SACRAMENTO, COUNTY OF SACRAMENTO, STATE OF CALIFORNIA



EASEMENT FOR PUBLIC ROAD  
AND PUBLIC UTILITIES

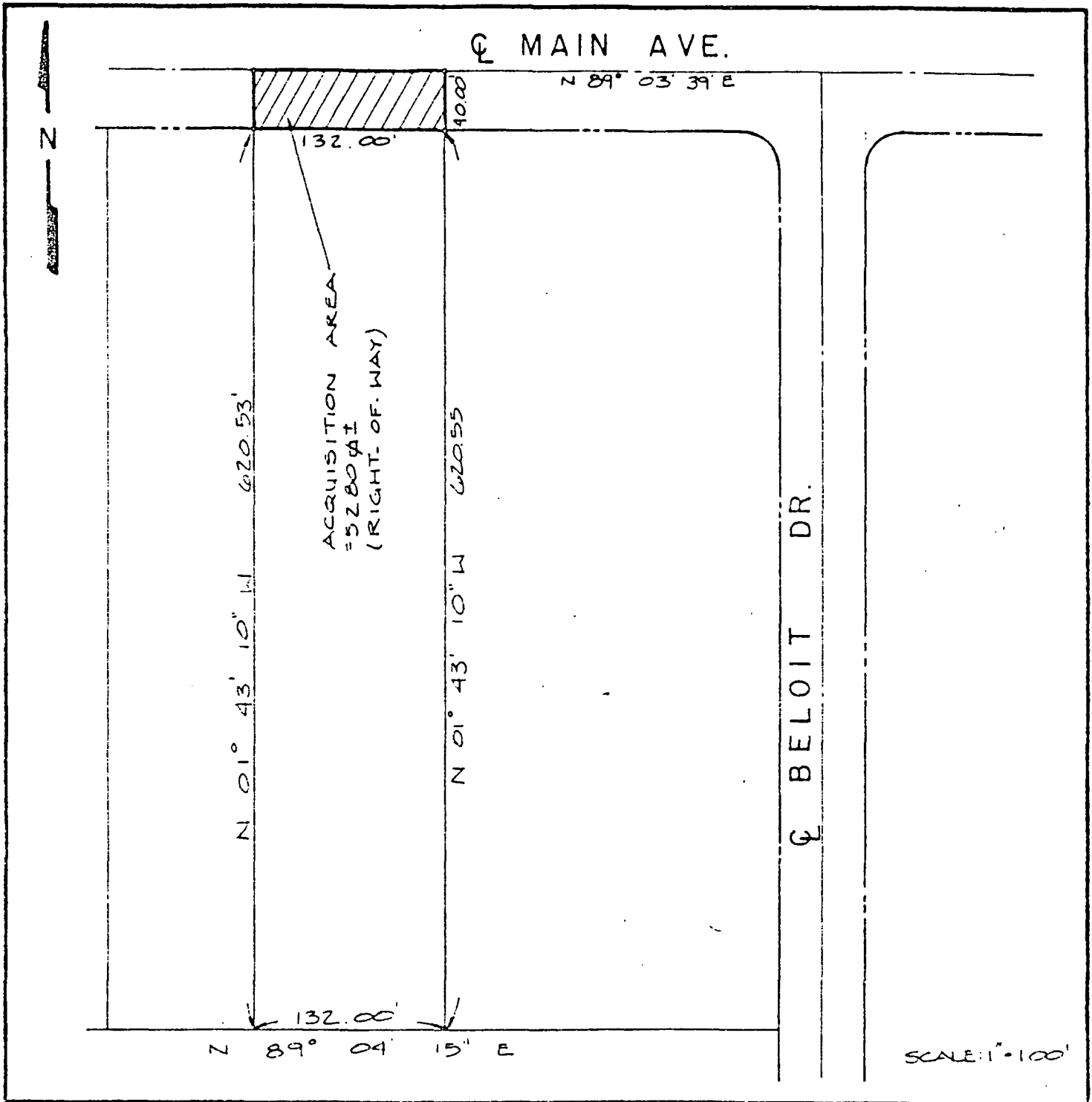
For value received

I, JEAN M. COHEN, an unmarried woman.

Grant to CITY OF SACRAMENTO, a municipal corporation, a Right-of-Way for public road and public utilities over, across and under all that real property situated in the City of Sacramento, County of Sacramento, State of California, described as follows:

The north 40.00 feet of the west two acres of the east 528 feet of the northwest one-quarter of the northeast one-quarter of Section 18, as shown on the "Map of Survey and Subdivision of Rancho Del Paso", recorded March 14, 1911, in Book A of Surveys, Map No. 94, records of said County.

APN: 263-0011-012



# PLAT MAP

ASSESSOR'S PARCEL NO. 238-0011-012

ROBLA VIEJO ASSESSMENT DISTRICT

PARCEL NO. 9877 - 60

EASEMENT FOR PUBLIC UTILITIES

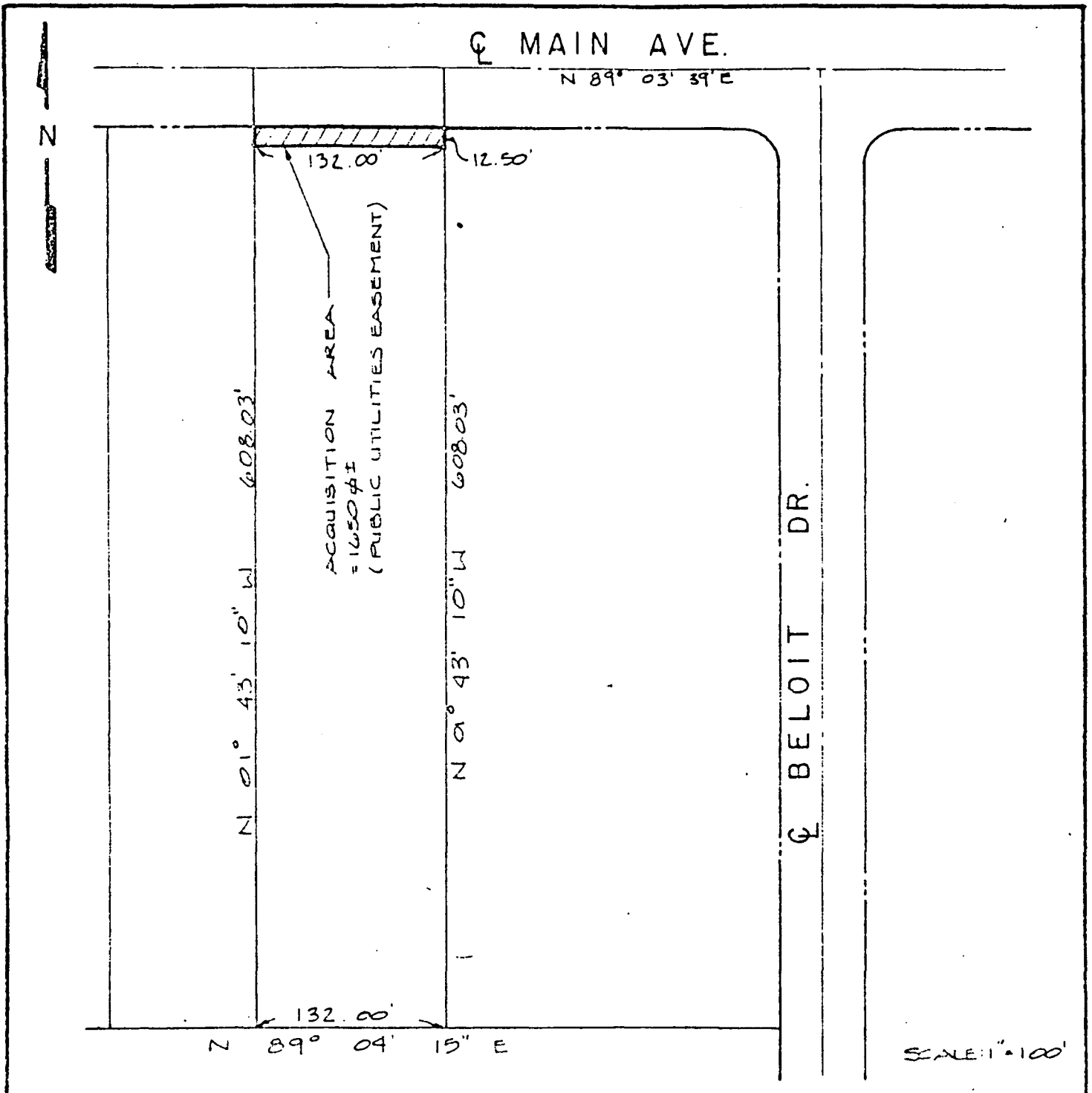
For value received

I, JEAN M. COHEN, an unmarried woman

Grant to the CITY OF SACRAMENTO, a municipal corporation, a Right-of-Way for public utilities over, across and under all that real property situated in the City of Sacramento, County of Sacramento, State of California, described as follows:

The south 12.50 feet of the north 52.50 feet of the west two acres of the east 528 feet of the northwest one-quarter of the northeast one-quarter of Section 18, as shown on the "Map of Survey and Subdivision of Rancho Del Paso", recorded March 14, 1911, in Book A of Surveys, Map No. 94, records of said County.

APN: 238-0011-012



# PLAT MAP

ASSESSOR'S PARCEL NO. 238-0011-012

ROBLA VIEJO ASSESSMENT DISTRICT

PARCEL NO. 0877 - 60

32 RIGHT OF WAY

PETER J. GARRETTE

The east 20.00 feet of the west 50.00 feet of Lot 333, as shown on the "Plat of Acme Acres", recorded in Book 14 of Maps, Map No. 27, Sacramento County Records.

APN 215-0271-011

25

CLAIRE AVENUE

1290.00'

30'



ACQUISITION AREA = 12,600 SQ. FT.  
(RIGHT-OF-WAY)

RALEY BLVD.

630.00'

LOT 333 & LOT 340  
ACME ACRES  
BK 14, MAP 27

630.00'

20'

30'

1290.00'

SCALE: 1" = 100'

AUGUST, 1988

# PLAT MAP

ASSESSOR'S PARCEL NO. 215-0271-011

ROBLA VIEJO ASSESSMENT DISTRICT

PARCEL NO. 9877-32



34 RIGHT OF WAY

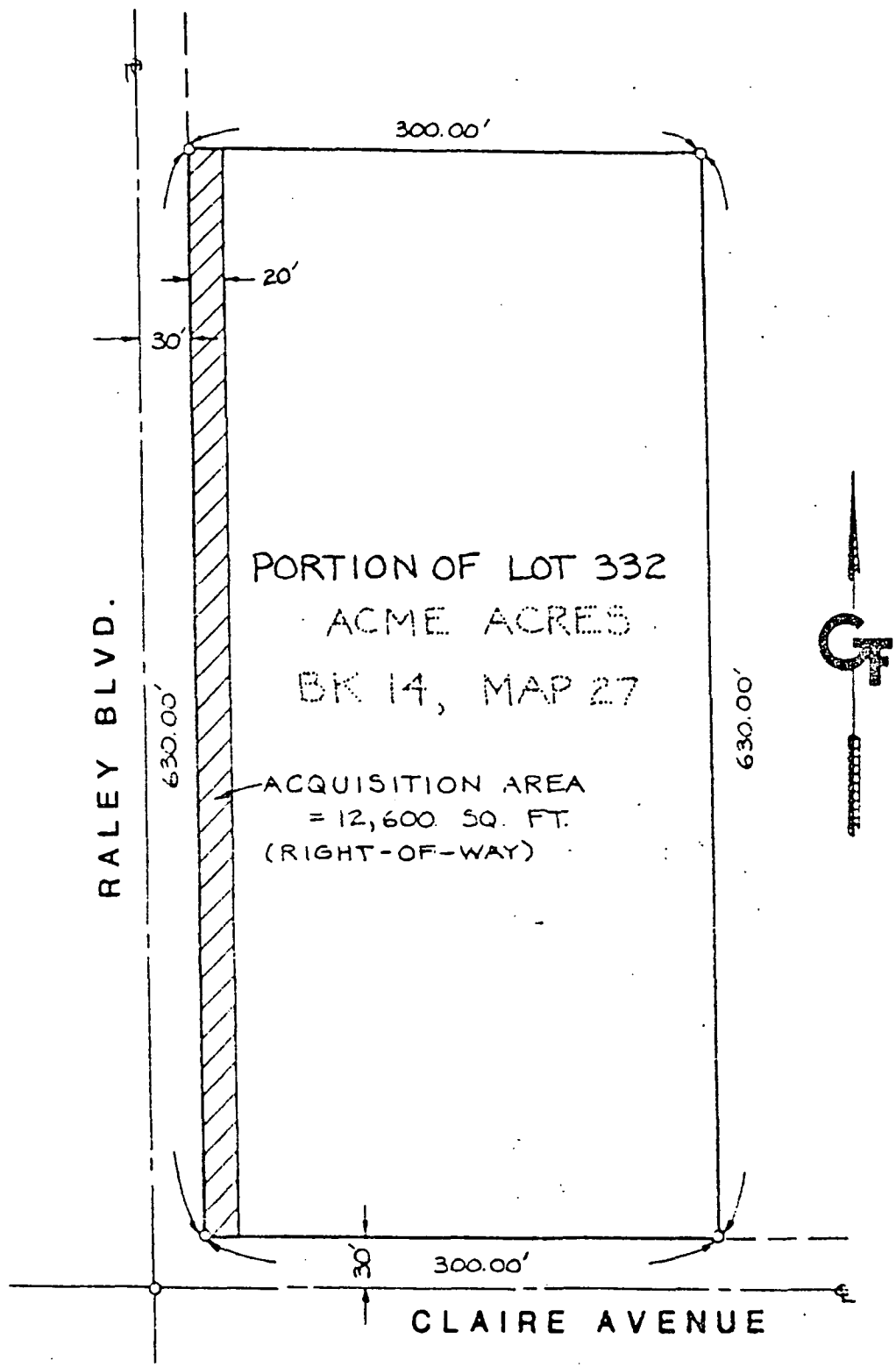
25

CLARENCE M. JOHNSON and JUNELLA JOHNSON, his wife, as joint tenants.

The east 20.00 feet of the west 50.00 feet of Lot 332, as shown on the "Plat of Acme Acres", recorded in Book 14 of Maps, Map No. 27, Sacramento County Records.

APN 215-0244-009

2/20/17 11:45



SCALE: 1" = 100'

AUGUST, 1988

# PLAT MAP

ASSESSOR'S PARCEL NO. 215-0244-009

ROBLA VIEJO ASSESSMENT DISTRICT

PARCEL NO. 9877-34

## 1 TEMP. WORKING EASEMENT

PETER J. GARRETTE, a married man.

BEGINNING at a point on the west line of Lot 327 as shown on the Plat of Acme Acres, recorded in Book 14 of Maps, Map No. 27, Sacramento County Records, said point being located N.01°46'38"W. 20.00 feet from the southwest corner of said Lot 327; thence from said point of beginning along said west line N.01°46'38"W. 35.91 feet; thence S.71°48'00"E. 109.41 feet to a point located 20.00 feet north of the south line of said Lot 327; thence parallel to and 20.00 feet distant from said south line S.89°02'40"W. 102.83 feet to the point of beginning.

APN 215-0230-042

RVAD PROP. DESC.  
CONDEMN

N. 83° 02' 06" E. 660.00'

LOT 327  
ACME ACRES  
BK 14, MAP 27



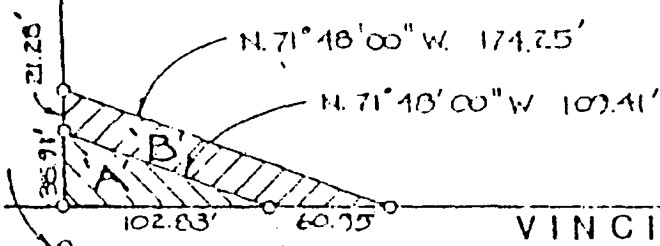
ACQUISITION AREA 'A' = 1,815.7 SQ. FT.  
(TEMP WORKING EASEMENT)

ACQUISITION AREA 'B' = 2,836.5 SQ. FT.  
(STORM DRAIN EASEMENT)

RALEY BLVD.

N. 01° 47' 00" W. 660.60'

N. 01° 45' 25" W. 660.49'



VINCI AVENUE

N. 83° 02' 10" E. 660.29'

SCALE: 1" = 100'

AUGUST, 1988

PLAT MAP

ASSESSOR'S PARCEL NO. 215-0231-042

ROBLA VIEW ASSASSMENT DISTRICT

PARCEL NO. 9877-41 A, B

RESOLUTION No. 89-036

Adopted by The Sacramento City Council on date of

APPROVED BY THE CITY COUNCIL

JAN 10 1989

OFFICE OF THE CITY CLERK

RESOLUTION ACCEPTING REPORT AND SETTING HEARING OF PROTESTS

ROBLA VIEJO ASSESSMENT DISTRICT NO. 89-01

The City Council of the City of Sacramento resolves:

1. At the direction of this City Council, MELVIN H. JOHNSON, as Engineer of Work for improvement proceedings in Robla Viejo Assessment District No. 89-01, City of Sacramento, Sacramento County, California, has filed with the City Clerk the report described in Section 10204 of the Streets and Highways Code (Municipal Improvement Act of 1913). This Council accepts the report without modification, for the purpose of conducting a hearing of protests to the improvements described in the report.

2. This Council sets 7:30 P.M. on February 28, 1989, at the Chambers of the City Council, 915 I Street, Sacramento, California, as the time and place for hearing protests to the proposed improvements.

3. The City Clerk is directed to publish, post and mail the notices of improvement required by the Municipal Improvement Act of 1913, and to file an affidavit of compliance. The notice shall be published in the DAILY RECORDER.

\* \* \*

This Resolution was passed and adopted by the City Council of the City of Sacramento, County of Sacramento, State of California, this 10th day of January, 1989.

\_\_\_\_\_  
Mayor

ATTEST:

ANNE MASON, Acting City Clerk

By \_\_\_\_\_

NOTICE OF IMPROVEMENT

ROBLA VIEJO ASSESSMENT DISTRICT NO. 89-01

At 7:30 P.M. on February 28, 1989, at the Chambers of the City Council located at 915 I Street, City of Sacramento, Sacramento County, California, the City Council of the City of Sacramento will hold a protest hearing on the Resolution of Intention (adopted January 10, 1989), and the Engineer's Report for Robla Viejo Assessment District No. 89-01, City of Sacramento, Sacramento County, California. The purpose of the hearing is to receive and consider protests against the proposed improvement, the extent of the assessment district, or the proposed assessment.

The proposed improvement is briefly described as follows:

- a) The construction of street improvements, to include clearing, grubbing, grading, construction of pavement, curbs, gutters, and sidewalks, including driveways, and installation of a street lighting system; on Distribution Drive, a new street, from a point on Main Avenue 1300 feet, more or less, east of the intersection of Main Avenue and Raley Boulevard; from said point, 650 feet, more or less, along a northerly bearing; from thence, along a westerly bearing, a distance of 1300 feet, more or less, to a point on Raley Boulevard 650 feet, more or less, north of the intersection of Main Avenue with Raley Boulevard; and on Vinci Avenue, currently an unimproved road, from a point on Raley Boulevard, 1300 feet, more or less, south of Ascot Avenue, to a point 860 feet, more or less, east of said point on Raley Boulevard; and on Main Avenue, from the intersection of Main Avenue and Raley Boulevard, to a point 860 feet, more or less, east of said intersection of main Avenue and Raley Boulevard; and the construction of water mains and related appurtenances, services and hydrants, where required, along the streets described above and along Raley Boulevard from the intersection of Raley Boulevard and Main Avenue north to the intersection of Raley Boulevard and Santa Ana Avenue; and along the existing Claire Avenue right-of-way from its intersection with Raley Boulevard to a point 450 feet, more or less, east of said intersection of Raley Boulevard and Main Avenue; the construction of sanitary sewer mains with manholes and services, where required, along Distribution Drive, Vinci Avenue, and Main Avenue, as herein previously described, along Raley Boulevard from a point 240 feet, more or less, south of the intersection of Raley Boulevard and Main Avenue north to a point 60 feet, more or less, south of the intersection of Raley Boulevard and Ascot Avenue, along Santa Ana Avenue from the intersection of Santa

Ana Avenue and Raley Boulevard to a point 600 feet, more or less, west of said intersection, and along the existing Claire Avenue right-of-way from Dry Creek Road to a point 450 feet, more or less, east of said intersection with Raley Boulevard; and the construction of storm drainage collection system, including drop inlets, outfall structures to existing flood control channels, manholes, and services, where required, along Distribution Drive, Vinci Avenue, and Main Avenue, as herein previously described, along Raley Boulevard from the intersection of Raley Boulevard and Main Avenue to a point 2260 feet, more or less, north of said intersection of Raley Boulevard and Main Avenue, along Raley Boulevard from a point 1920 feet, more or less, south of Ascot Avenue to a point 615 feet, more or less, south of the intersection of Raley Boulevard and Ascot Avenue, along Santa Ana Avenue from the intersection of Santa Ana Avenue and Raley Boulevard to a point 600 feet, more or less, west of said intersection, and along Vinci Avenue from a point 690 feet west of the intersection of Vinci Avenue and Raley Boulevard to a point 800 feet, more or less, east of the intersection of Vinci Avenue and Raley Boulevard.

- b) The acquisition of all easements and rights-of-way, and the performing of all work auxiliary to any of the above and necessary to complete the same.
- c) The acquisition of public water improvements, together with related appurtenances from the intersection of Raley Boulevard and Vinci Avenue to a point 800 feet, more or less, east of said intersection, from the intersection of Raley Boulevard and Vinci Avenue to a point 840 feet, more or less, north of said intersection, from a point 580 feet, more or less, east of intersection of Raley Boulevard along a northerly bearing a distance of 380 feet, more or less; and from a point 380 feet, more or less, north of the intersection of Raley Boulevard and Vinci Avenue along an easterly bearing a distance of 580 feet, more or less.
- d) The assessment district's share of the acquisition of property necessary for the Magpie Creek Diversion Project together with the construction of the necessary drainage channel improvements and a bridge over the proposed channel.

The total estimated cost of the proposed improvement is \$6,357,193.39, of which the City will contribute the estimated amount of \$160,735.00, leaving the estimated amount of \$6,196,458.39 to be assessed.

At the time and place set forth above, the City Council of the City of Sacramento will also hold a public hearing on the public convenience and necessity of the improvement, pursuant to the provisions of Article 16, Section 19 of the California Constitution, without compliance with the provisions of the Special Assessment Investigation, Limitation and Majority Protest Act of 1931.

For further particulars, you may refer to the Resolution of Intention and the Report, which are on file with the City Clerk at 915 I Street, Sacramento, California 95814. Inquiries about the protest proceedings will be answered by the Department of Public Works during normal business hours at 927 10th Street, Room 200, Sacramento, California 95814-2684; Telephone (916) 449-8220.

Any interested person may file a written protest with the City Clerk at the address given above, at or before the time set for the hearing. Each protest must contain a description of the property in which the signer is interested, sufficient to identify the property.

DATED: January 10, 1989

ANNE MASON, Acting City Clerk  
City of Sacramento, Sacramento County,  
State of California



RESOLUTION No. 89-037

Adopted by The Sacramento City Council on date of

RESOLUTION CALLING FOR CONSTRUCTION BIDS  
ROBLA VIEJO ASSESSMENT DISTRICT NO. 89-01

The City Council of the City of Sacramento resolves:

1. This City Council has given preliminary approval to the report of the Engineer of Work for improvements in Robla Viejo Assessment District No. 89-01, City of Sacramento, Sacramento County, California. The report includes plans and specifications for the construction of improvements described in the report.

2. The City of Sacramento will receive sealed proposals for this construction not later than 10:30 A.M. on Tuesday, February 14, 1989, in the office of the City Clerk located at 915 I Street, Sacramento, California 95814. At that time and place the sealed proposals will be publicly opened, examined and declared.

3. The City Council reserves the power in its discretion to reject all proposals. The award of construction contract, if made, shall be made to the lowest responsible bidder within the time fixed in the specifications (or any extension of time agreed to by the City and the lowest responsible bidder).

4. The City Clerk is directed to publish a notice inviting sealed proposals in the DAILY RECORDER in accordance with the Municipal Improvement Act of 1913. The Engineer of Work is authorized to give additional notice and to distribute additional information as necessary in the judgment of the Engineer of Work, to secure competitive bidding.

5. The City Council hereby determines that in the event the contractor does not complete the work within the time specified in the proposed contract or within such further time as this City Council shall have authorized, the contractor shall pay to the City liquidated damages in the amount of \$50,000 per day for each and every calendar day's delay in finishing the work beyond the completion date specified in said contract. Additional provisions with regard to said time of completion and liquidated damages are set forth in the specifications, which provisions are hereby referred to and incorporated herein by reference.

\* \* \*

This Resolution was passed and adopted by the City Council of the City of Sacramento, County of Sacramento, State of California, this 10th day of January, 1989.

ATTEST:

\_\_\_\_\_  
Mayor

ANNE MASON, Acting City Clerk

By \_\_\_\_\_

NOTICE INVITING SEALED BIDS

ROBLA VIEJO ASSESSMENT DISTRICT NO. 89-01

The City Council of the City of Sacramento invites sealed bids for the construction of public improvements in Robla Viejo Assessment District No. 89-01. The improvements are generally described as follows:

- a) The construction of street improvements, to include clearing, grubbing, grading, construction of pavement, curbs, gutters, and sidewalks, including driveways, and installation of a street lighting system; on Distribution Drive, a new street, from a point on Main Avenue 1300 feet, more or less, east of the intersection of Main Avenue and Raley Boulevard; from said point, 650 feet, more or less, along a northerly bearing; from thence, along a westerly bearing, a distance of 1300 feet, more or less, to a point on Raley Boulevard 650 feet, more or less, north of the intersection of Main Avenue with Raley Boulevard; and on Vinci Avenue, currently an unimproved road, from a point on Raley Boulevard, 1300 feet, more or less, south of Ascot Avenue, to a point 860 feet, more or less, east of said point on Raley Boulevard; and on Main Avenue, from the intersection of Main Avenue and Raley Boulevard, to a point 860 feet, more or less, east of said intersection of main Avenue and Raley Boulevard; and the construction of water mains and related appurtenances, services and hydrants, where required, along the streets described above and along Raley Boulevard from the intersection of Raley Boulevard and Main Avenue north to the intersection of Raley Boulevard and Santa Ana Avenue; and along the existing Claire Avenue right-of-way from its intersection with Raley Boulevard to a point 450 feet, more or less, east of said intersection of Raley Boulevard and Main Avenue; the construction of sanitary sewer mains with manholes and services, where required, along Distribution Drive, Vinci Avenue, and Main Avenue, as herein previously described, along Raley Boulevard from a point 240 feet, more or less, south of the intersection of Raley Boulevard and Main Avenue north to a point 60 feet, more or less, south of the intersection of Raley Boulevard and Ascot Avenue, along Santa Ana Avenue from the intersection of Santa Ana Avenue and Raley Boulevard to a point 600 feet, more or less, west of said intersection, and along the existing Claire Avenue right-of-way from Dry Creek Road to a point 450 feet, more or less, east of said intersection with Raley Boulevard; and the construction of storm

drainage collection system, including drop inlets, outfall structures to existing flood control channels, manholes, and services, where required, along Distribution Drive, Vinci Avenue, and Main Avenue, as herein previously described, along Raley Boulevard from the intersection of Raley Boulevard and Main Avenue to a point 2260 feet, more or less, north of said intersection of Raley Boulevard and Main Avenue, along Raley Boulevard from a point 1920 feet, more or less, south of Ascot Avenue to a point 615 feet, more or less, south of the intersection of Raley Boulevard and Ascot Avenue, along Santa Ana Avenue from the intersection of Santa Ana Avenue and Raley Boulevard to a point 600 feet, more or less, west of said intersection, and along Vinci Avenue from a point 690 feet west of the intersection of Vinci Avenue and Raley Boulevard to a point 800 feet, more or less, east of the intersection of Vinci Avenue and Raley Boulevard.

Plans and specifications for the work may be obtained at the office of the City Clerk upon deposit of \$30.00 per set, which is non-refundable.

The contractor for the work will be required to pay the general prevailing rates of wages as determined by the Director of the Department of Industrial Relations of the State of California. A copy of these rates is on file with the City Clerk, and is available on request.

Bids must be accompanied by cash, a cashier's check or a certified check amounting to ten percent (10%) of the bid, payable to the order of the City Clerk, or by a bond for that amount signed by the bidder and two sureties (who shall justify before any officer competent to administer an oath, in double that amount, and over and above all statutory exemptions) or by a corporate surety bond to the satisfaction and approval of the Director of Public Works.

The City reserves the right to reject all bids in its discretion, and to reject the bid of any bidder who has been delinquent or unfaithful in any former contract with the City of Sacramento. The contract, if let, will be awarded under the authority of the Municipal Improvement Act of 1913 of the State of California and subject to its provisions.

The contractor will be paid in cash in accordance with the specifications, but only from the improvement fund for Robla Viejo Assessment District No. 89-01, City of Sacramento, Sacramento County, California.

Sealed bids must be delivered to the office of the City Clerk of the City of Sacramento at 915 I Street, Sacramento, California 95814 before 10:30 A.M. on Tuesday, February 14, 1989. At that time, all bids will be publicly opened, examined and declared.

The contract, if let, will be awarded to the lowest responsible bidder by the Director of Public Works at a subsequent time, but within the time set forth in the specifications.

The contractor may elect to receive 100% of payments due under the contract from time to time, without retention of any portion of the payment by the City, by depositing securities of equivalent value with the City in accordance with the provisions of Section 4590 of the Government Code. Such securities, if deposited by the contractor, shall be valued by the City's Finance Director, whose decision on valuation of the securities shall be final.

DATED: January 10, 1989

MELVIN H. JOHNSON, Director of Public Works  
City of Sacramento, Sacramento County,  
State of California