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OFFICE OF THE
CITY MANAGER

CITY OF SACRAMENTO
CALIFORNIA

CITY HALL
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October 25, 1990

Budget and Finance Committee/Transportation
and Community Development Committee
Sacramento, California

Honorable Members in Session:

SUBJECT: REPORT ON RECOMMENDED CHANGES TO THE CITY'S ADMINISTRATION OF SPECIAL ASSESSMENT DISTRICTS

SUMMARY

This report presents the results of a staff study of the City's internal administration of special assessment districts. The report evaluates the current administrative process and concludes with a series of recommended changes to improve the City's organizational structure, staffing, and policy development for special assessment districts. After review by the Committee, staff requests that this report be forwarded to full City Council with a recommendation for approval and for adoption of the attached resolution.

BACKGROUND

In September of 1988, Touche Ross, a consultant for the City, completed a report documenting the City's history and current procedures associated with forming special assessment districts. As a result of that report, the City Manager appointed a special assessment district task force. The task force was directed to study several issues identified in the Touche Ross report specifically relating to administration of special assessment districts. The task force was headed by Deputy City Managers David Martinez and Jack Crist. The task force included representatives from the City Attorney's Office, City Treasurer's Office, and the Departments of Finance, Parks and Community Services, Planning and Development, and Public Works.

The primary goal of the study was to review how the "special district process" is working and determine if changes are necessary to respond to the increasing pace of development and the growing use of special assessment districts with development projects.

The departments involved with special assessment districts were asked to reexamine their respective roles and responsibilities. Several committee meetings were held to give each department an opportunity to explain their role in the process, voice concerns, and suggest improvements. Additionally, interviews were held with individual staff directly involved in the day-to-day administration of special assessment districts.

AREAS OF CONCERN

As a result of the departmental input described above, seven key areas of concern were identified.

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Current Organization -- Presently there are nine City departments involved in special assessment districts. At certain stages of the administrative process, the roles and responsibilities between departments are not clearly defined. Occasionally, this leads to an overlapping of work efforts and the potential for time delays. Additionally, communication needs to be improved to the extent that the departments are working together as a "team effort" to accomplish various administrative functions.

Staffing -- The City does not have adequate staffing for the formation and administration of special districts currently in process. As of July 1990, the City has 142 active special assessment districts with 10,393 parcels billed annually. Bonds outstanding on these districts total \$88.8 million; \$45.9 million of these bonds have been issued since 1986. At present, there is an additional \$238 million in districts that are in various stages of formation (see attachment 4). The City needs to centralize responsibility for special district formation and administration in one City department and assign adequate staff to handle the work load.

Administrative Systems -- Today's special district environment is one of increasing complexity. New types of districts, such as Mello Roos, Landscaping and Lighting, Developer Impact Fees, Facility Benefit Assessments, etc., require management of large database systems, which need to be continually updated. This is in stark contrast to the past where special districts were somewhat simple and easily administered from year-to-year. The City needs to improve its administrative process by automating the database systems on an interdepartmental basis.

City Policies -- Documentation of City policies relevant to special assessment districts is fragmented and incomplete. Some policies have been formally adopted by City Council while others are basic departmental practices that have been established over time. In certain cases, policies that have worked well in the past are outdated and should be revised. The lack of a codified policy document, coupled with the increasing complexity of assessment districts, has hindered policy development.

Communications with City Council -- Communications with the City Council needs to be reconstituted in a form which is understandable and ties procedural staff recommendations to adopted City Council policy. Also, since the City Council takes several actions during the formation of a special assessment district, the Council report should clearly communicate how each action relates to past and future actions on a formalized calendar of events.

Maintenance Districts -- There has been a growing trend for developers to install significant landscaping and masonry wall improvements during development of new subdivisions. In the past, developers have formed homeowners associations to privately fund the cost of landscaping and masonry wall maintenance. Recently, however, a number of developers have requested that the City form individual maintenance districts and assume the responsibility for maintenance. At present, there are approximately 15 pending subdivisions with landscape maintenance requirements, and this number is expected to grow rapidly. Additionally, there are approximately three existing subdivisions where maintenance responsibilities have not been assumed by a homeowners association or the City. The City needs to establish a formal policy that addresses landscaping and masonry wall maintenance. The policy should specify the types of landscaping/masonry walls to be privately maintained by homeowners associations and the types of landscaping/masonry walls to be publicly maintained by the City through maintenance districts.

Coordination With Developer Landowners -- Coordination with developer landowners during special assessment district formation also needs to be improved. The City needs to develop an application process and a "developers manual," which explains City Special District Policies and Procedures. Additionally, the City should require an up front agreement with developers, specifying City/developer responsibilities and providing for payment of City costs prior to initiating district formation. These steps will minimize potential misunderstandings and will be of benefit to City staff and the development community.

COMPARISON WITH OTHER JURISDICTIONS

As part of the research phase of this study, staff surveyed several other cities and counties throughout California. The City Manager's Office met with representatives of Sacramento County to discuss their organizational structure and administrative process. Additionally, a number of other jurisdictions were contacted by telephone for information on their special district procedures. The following summary shows some basic financial information obtained in the survey.

ASSESSMENT BOND COMPARISON
 (Updated July 30, 1990)

	Population Jan. 1, 1990	1915 Act Bonds	Mello Roos Bonds	Total Asmt. Bonds**	Asmt. Bonds Per Capita	% of A.V.
Sacramento	346,600	\$ 88,779,000	\$ 0	\$ 88,779,000	*\$256	.73
San Diego	1,118,300	48,422,000	0	48,422,000	43	.12
San Jose	749,800	130,402,000	0	130,402,000	174	.48
Pleasanton	55,300	75,359,000	32,150,000	107,509,000	1944	N/A
Roseville	41,000	29,214,000	61,095,000	90,309,000	2203	6.14
Fresno	333,600	20,004,000	0	20,004,000	60	.17
Fairfield	80,800	48,093,000	4,000,000	52,093,000	644	N/A
Bakersfield	169,500	29,887,000	0	29,887,000	175	N/A
Sacramento County	740,100	56,665,000	35,700,000	92,365,000	125	N/A
Orange County	2,326,300	188,003,000	202,835,000	390,838,000	168	N/A
San Bernadino County	1,428,800	124,958,000	21,445,000	146,403,000	103	N/A
Riverside County	1,110,000	16,228,000	138,050,000	154,278,000	139	N/A
San Francisco	727,000	0	5,400,000	5,400,000	7	.01
Stockton	195,200	59,359,000	32,150,000	91,509,000	469	1.31
Anaheim	247,800	0	0			
Long Beach	419,700	0	0			
Oakland	357,600	4,650,000	0	4,650,000	13	.04
Pasadena	133,900	860,000	0	860,000	7	.01

* This figure will increase to \$833 per capita when the \$200 million North Natomas Mello Roos is added.

** Outstanding principle balance.

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As indicated on the previous page, Sacramento is among the leaders in the use of special assessments state-wide, both in terms of total bonds outstanding and assessment bonds per capita. It is interesting that Sacramento County, with twice the population, has \$32 million less in 1915 Act Assessment Bonds. The City is expected to surpass the County in Mello Roos Bonds in the near future.

RECOMMENDED POLICY CONSIDERATIONS

In consideration of the key issues identified in this study, the previous Touche Ross report, and suggestions by the various departments involved, a number of steps were identified to strengthen and improve the City's administrative process for special assessment districts. These steps were then carefully analyzed in comparison with staffing and organizational structures of other jurisdictions. The following summarizes the recommended changes and improvements for the City of Sacramento.

1. Formalize a Special District Policy Committee as the City's policy advisory body for special assessment district matters. This committee would be comprised of department level managers from the eight departments involved with special assessment districts (please refer to attachment 1). The committee would be charged with the responsibility for policy analysis and development of new policies for City Council consideration. In addition, the committee would be advisory to the special district unit and the charter officers. A list of agenda topics for the initial committee meetings is attached (please refer to attachment 2).
2. Create and adequately staff a Special District Infrastructure Unit in Public Works Administration. The unit would be headed by a division level manager reporting to the Public Works Director. The unit would be staffed with seven people (please refer to attachment 1) and would be principally self-supporting with fees and charges collected from special assessment districts.
3. Centralize responsibility for overall special district activity and coordination with the Special District Infrastructure Unit. This unit would be responsible for all basic functions such as assessment district policy development, district planning, feasibility and formation of special districts, record keeping, and status reports. The unit would keep all City departments informed and be responsible for formalizing a coordination function between all involved City departments who have delegated responsibility for certain functions (example: bond marketing to treasury, ongoing district accounting and reporting to Finance, etc.). A sample copy of the monthly status report to be prepared by the Special District Infrastructure Unit is attached (please refer to attachment 4).

The unit would use a clearinghouse approach for coordination and communication so that all City departments and the special district applicant are constantly made aware of activity and status. The unit would also formalize checklists as part of this clearinghouse so that all administrative bases are covered on a timely basis.

The Special District Infrastructure Unit would not, however, be responsible for financial functions traditionally performed by the Finance and Treasurer Departments -- including, but not limited to, accounting, assessment billing/collection, bond administration, financing activities, and fiscal feasibility reports.

4. Add one accountant position in the Finance Department who would be dedicated full-time to special district accounting and financial reporting. The current backlog of work is expected to keep this position busy for a minimum of two years.

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5. Add one Programmer Analyst full-time and a Senior Programmer Analyst on a one-quarter time basis to the Data Management Department to facilitate computer programming and maintenance necessary for special districts.
6. Develop and formalize a process whereby existing neighborhoods, business areas, and new subdivisions can form special districts for the purposes of local landscaping improvements, masonry walls, lighting, etc.
7. Make greater use of consultants on large and/or complex projects. As an example, time commitments should be made to special district applicants. If City staff cannot handle workload requirements in the desired time frame, consultants should be used to assure schedule compliance.
8. Formalize the City's Special District Policy in a written document approved by the City Manager and City Council. This document would be made available to assessment district applicants. Develop a companion document such as "How to for Developers and Neighborhood Groups" to assist applicants in initiating special districts.
9. Reassume control over the development process by formalizing the application procedure. Require a formal contractual relationship with developing landowners and "up front cash" for new development. Each application should be thoroughly analyzed and presented to the Special District Policy Committee for review. Formalize City policy with respect to special assessment districts in existing neighborhoods and low income areas where the City has traditionally assisted in initiating the district formation.
10. Improve reporting to management and the City Council by reevaluating what and how special district information is communicated. For example, it is recommended that each assessment district report cross reference to a calendar of events for the district and show the reader where they are in the total process. Also, reports should directly relate to the City's adopted Special Assessment Policy document.

Additionally, regular internal status and statistical reports should be sent to every City department, management, and affected outside agencies. Annual reporting of the complete assessment program (on a comprehensive basis) to City Council will aid in educating policy makers and staff.
11. Invest in automated systems development to support the special district administration function on a consistent basis for all City departments, as recommended in the September 1988 Touche Ross report. Much system work is complete. Much remains to be done. All of it should be integrated between City departments.
12. Establish an ongoing training/learning program for City staff from all involved/affected departments.

FINANCIAL DATA

Implementation of the recommendations contained herein is not expected to create an additional impact on the General Fund. Staff recommends that the addition of staff for the Special District Infrastructure Unit, the Finance Department, and Data Management be funded through existing funding sources and supplemented with fees and charges collected as part of the special assessment district process. This funding approach will be fully described in subsequent reports to the Budget and Finance Committee and City Council.

MBE/WBE

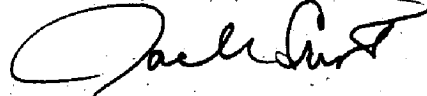
There are no MBE/WBE impacts related to this item.

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RECOMMENDATION

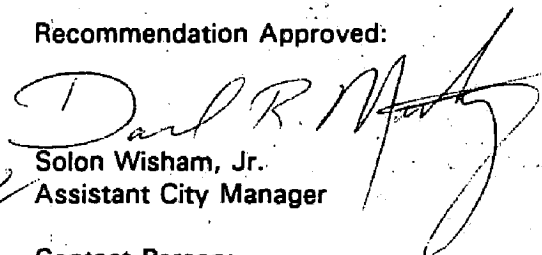
After considering this report, staff requests that the Joint Committee forward the report to the full City Council with a recommendation for approval and for adoption of the attached resolution.

Respectfully submitted,



Jack Crist
Deputy City Manager

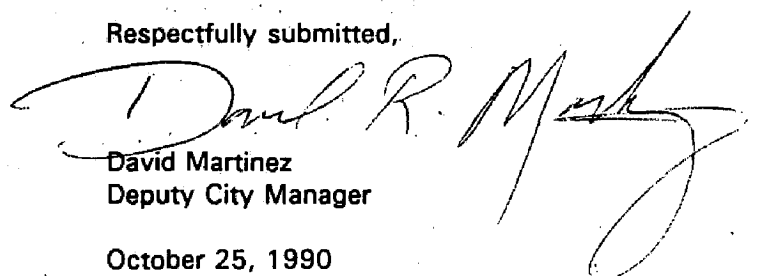
Recommendation Approved:

for 

Solon Wisham, Jr.
Assistant City Manager

Contact Person:
Jack Crist, 449-5704
David Martinez, 449-5704
Gary Alm, 449-8732

Respectfully submitted,



David Martinez
Deputy City Manager

October 25, 1990
All Districts

RESOLUTION NO.

ADOPTED BY THE SACRAMENTO CITY COUNCIL

ON DATE OF _____

RESOLUTION APPROVING RECOMMENDED CHANGES AND IMPROVEMENTS TO THE CITY'S INTERNAL ADMINISTRATION OF SPECIAL ASSESSMENT DISTRICTS

BE IT RESOLVED BY THE COUNCIL OF THE CITY OF SACRAMENTO THAT:

1. The recommended changes and improvements to the City's internal administration of special assessment districts, as set forth in the Joint Budget and Finance Committee/Transportation and Community Development Committee report dated October 25, 1990, is hereby approved; and
2. City staff is hereby authorized and directed to implement recommendations 1 through 12 as set forth in said report, including formalizing the Special District Policy Committee and preparing additional Council reports for appropriation of funding and staffing for the Special District Infrastructure Unit.

MAYOR

ATTEST:

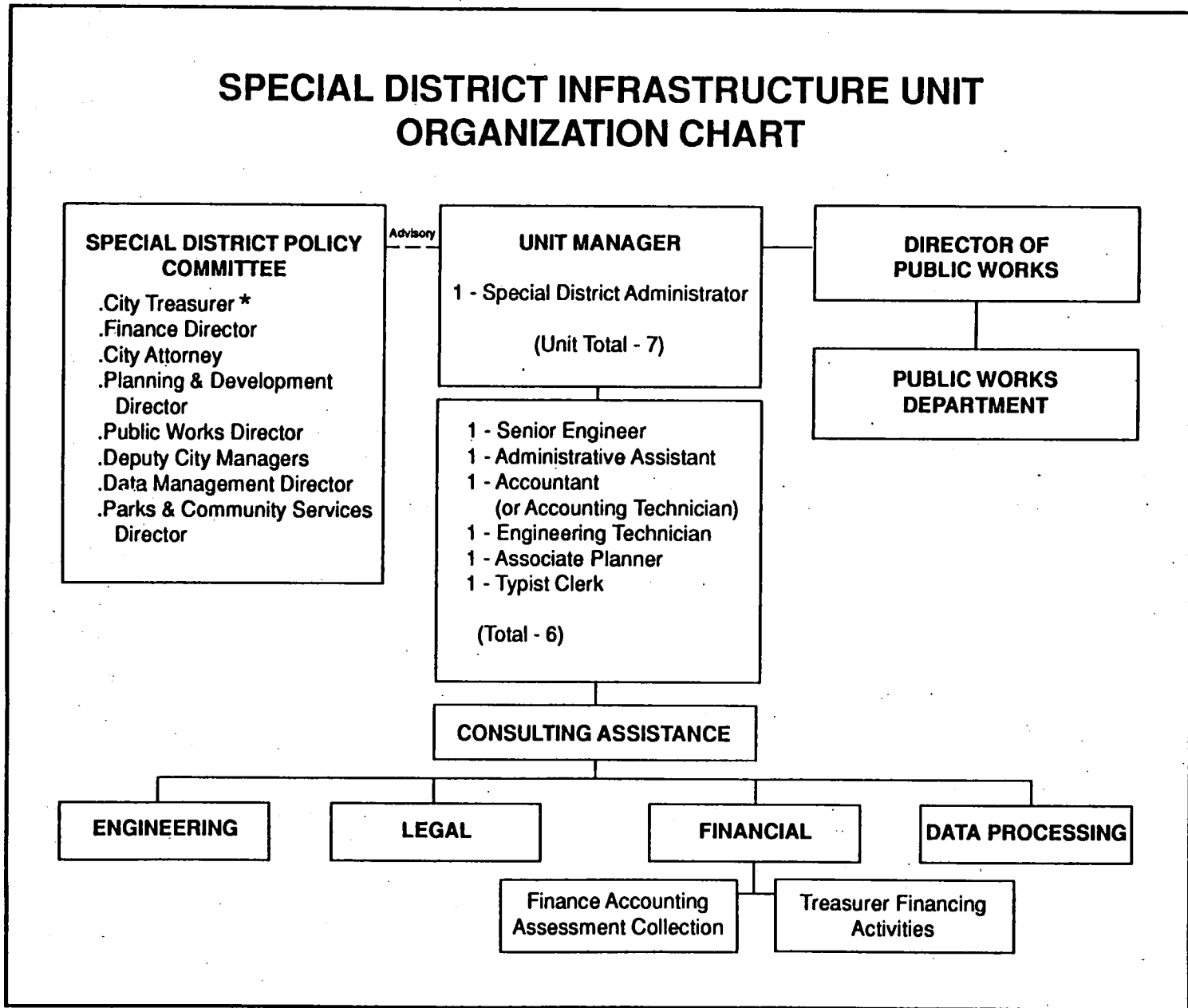
CITY CLERK

FOR CITY CLERK USE ONLY

RESOLUTION NO.: _____

DATE ADOPTED: _____

SPECIAL DISTRICT INFRASTRUCTURE UNIT ORGANIZATION CHART



*or designee

SPECIAL DISTRICT POLICY COMMITTEE FUTURE AGENDA TOPICS

1. Public Works Department Policy Issues Report Dated August 14, 1989
2. Land Dedication as Related to Assessment Districts
3. Use of 1911 versus 1915 Act Bonds
4. Use of Mello Roos Districts and Tax Rate Formulas
5. District Structure
 - Capitalized Interest
 - Reserve Accounts
 - Exempting Public Facilities
6. City Financial Participation
 - Up Front Costs
 - City Contribution
7. Roles and Responsibilities of Each City Department
8. Codification of City Assessment Policies in One Document
9. "Developer's Manual"
10. "Neighborhood's Manual"
11. Education and Training
12. Improve Reporting
 - To Policy Committee
 - To City Council
 - Model Reports
 - Model Event Calendars
13. Application Review Process
14. Developer/Applicant Agreements
15. Fiscal Feasibility Reports
16. Consultant Selection Processes and Policies
17. Accounting, Auditing, and Record Keeping Issues
18. Relationship to Public Facilities Master Plans
19. Legislative Changes to Assessment Law

20. **Assessment Bond Administration**
21. **Disposition of Surplus 1913 Act Construction Funds**
22. **Relationship to Planning Process and CEQA**
23. **Touche Ross Report Follow-up**
24. **Municipal Financial Systems Report Follow-up**
25. **Financing Roles and Responsibilities**
26. **Maintenance Benefit Assessment Districts**
27. **Median Landscaping**

SPECIAL DISTRICT INFRASTRUCTURE UNIT PROPOSED ANNUAL BUDGET**Uses:****Public Works:**

Special District Administrator	70,000
Senior Engineer	65,000
Administrative Assistant I	40,000
Accountant I	34,000
Engineering Technician	40,000
Associate Engineer/Planner	47,000
Typist Clerk II	<u>25,000</u>
Subtotal	321,000

Finance:

Accountant III	51,000
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Data Management:

Programmer Analyst I	39,000
.25 Senior Programmer Analyst	12,000
Services and Supplies	30,000
Professional Services	130,000
Equipment	<u>27,000</u>
Total Uses	610,000

NOTE: Funding for additional staffing and facilities identified above will be provided by fees and charges collected from new special districts. Projected expenditures and revenues will be fully detailed in subsequent reports to the Budget and Finance Committee and City Council.

CITY OF SACRAMENTO
DEPARTMENT OF PUBLIC WORKS

STATUS REPORT ON
SPECIAL FINANCING DISTRICTS

OCTOBER 25, 1990

OCTOBER 25, 1990

PENDING SPECIAL DISTRICTS

	<u>Projected Improvement Cost</u>
1. Rosin Boulevard Fee District (South Natomas)	\$ 2,700,000
2. South Natomas Mello Roos	6,000,000
3. Magpie Creek Drainage	13,000,000
4. Franklin Villa Traffic Control AD	
5. Mack Road Soundwall Replacement	200,000
6. Maintenance District for Subdivision Landscaping	N/A
7. Pocket Road AD #2	1,379,000
8. Northside Units 1 and 2 Wetlands Maintenance	<u>N/A</u>
	\$23,279,000

SPECIAL DISTRICT FACT SHEET

DISTRICT TITLE: ROSIN BOULEVARD FEE DISTRICT (SOUTH NATOMAS)

DISTRICT DATA

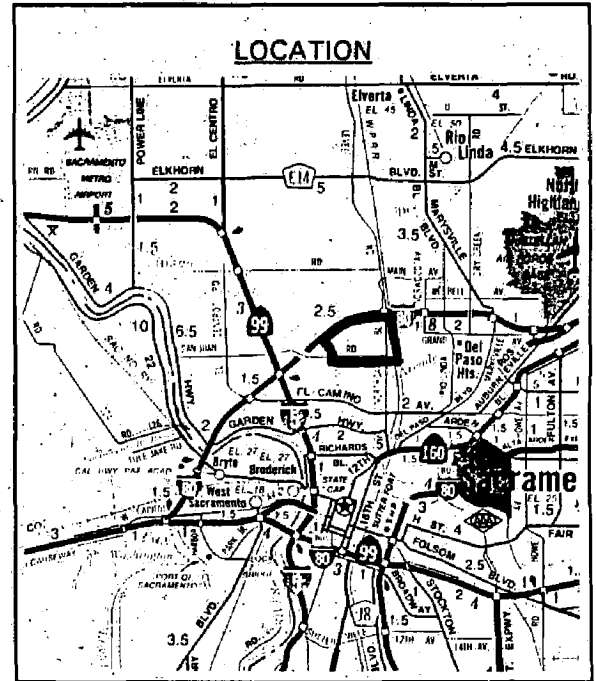
ACRES: 61 (Cook Portion)
NO. OF PARCELS: 2
ZONING: Highway Commercial, Office Park
CURRENT USE: Undeveloped

IMPROVEMENTS

Full street and utility improvements between Northgate Boulevard and west property line of school property.

FINANCIAL RECOMMENDATIONS

A.D. PROCEEDINGS: Thoroughfare Fee District
BONDS: None
TOTAL IMPROVEMENTS: \$2.7 Million (Cook R/W and Improvements)
PROJECTED ASSMT: \$44,000/Acre
OTHER SOURCES: None
CITY CONTRIBUTION: \$200,000 (Overwidth Payment)



OPONENTS/OPPOSITION

PRO: Sutter West and Grant Unified School District
OPP: Cook Property

DISTRICT BENEFITS

District will allow Cook Property to pay an equitable cost share of the street improvements when development occurs.

UNUSUAL REQUIREMENTS/CONCERNS

The fee district is proposed in the event that the Cook Property refuses to dedicate land and participate in the improvement costs.

POLICY ISSUES

Agreement will require Sutter West and School District to indemnify City.

SCHEDULE

Formalize agreement with School District and Sutter West in August. Initiate fee district after completion of improvements.

GENERAL COMMENTS

A pre-agreement with Sutter West and the School District is required. School District will purchase or condemn right-of-way across Cook Property. Sutter West and School District will build improvements. City will form fee district on Cook Property for future reimbursement.

SPECIAL DISTRICT FACT SHEET

DISTRICT TITLE: SOUTH NATOMAS MELLO ROOS CFD

DISTRICT DATA

ACRES: 4,600
NO. OF PARCELS: 13,000±
ZONING: Residential/Commercial
CURRENT USE: Same

IMPROVEMENTS

Community library, community center.

FINANCIAL RECOMMENDATIONS

A.D. PROCEEDINGS: Mello Roos Act of 1982
BONDS: Mello Roos
TOTAL IMPROVEMENTS: \$6 Million (Approximate)
PROJECTED ASSMT: \$700 per House (Approximate)
OTHER SOURCES: Unknown
CITY CONTRIBUTION: Unknown

PROPOSERS/OPPOSITION

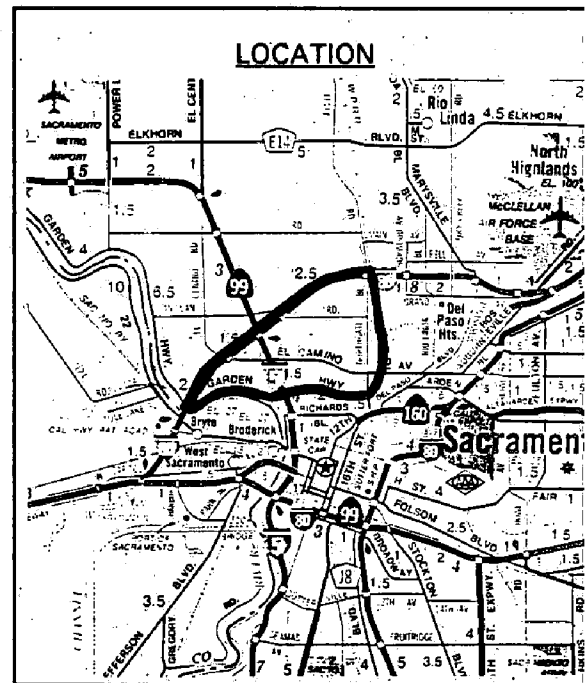
PRO: South Natomas Community Association
OPP: Unknown

DISTRICT BENEFITS

The Mello Roos process will allow existing residents to decide what they want to include in the district and how much they want to pay annually.

UNUSUAL REQUIREMENTS/CONCERNS

All or a major part of the district is developed. Formation of the Mello Roos will require a 2/3 favorable vote by registered voters residing in the district.



POLICY ISSUES

Mello Roos would require existing residents to pay for facilities previously provided by City.

SCHEDULE

Initiate meetings with community association in September 1990.

GENERAL COMMENTS

The South Natomas FBA will provide \$200,000 towards formation costs of the Mello Roos.

SPECIAL DISTRICT FACT SHEET

DISTRICT TITLE: *Maggie Creek Drainage*

DISTRICT DATA

ACRES: 235 Acres
NO. OF PARCELS: 156
ZONING: *Industrial and Low Density Residential*
CURRENT USE: *Vacant With Some Low Density Residential.*

IMPROVEMENTS

Drainage channel realignment and widening (minimum of 20 separate property acquisitions).

FINANCIAL RECOMMENDATIONS

A.D. PROCEEDINGS: *Unknown*
BONDS: *Unknown*
TOTAL IMPROVEMENTS: *\$13 Million (Preliminary)*
PROJECTED ASSMT: *Unknown*
CITY CONTRIBUTION: *Unknown*
OTHER SOURCES: *(See General Comments Below)*

PROPONENTS/OPPOSITION

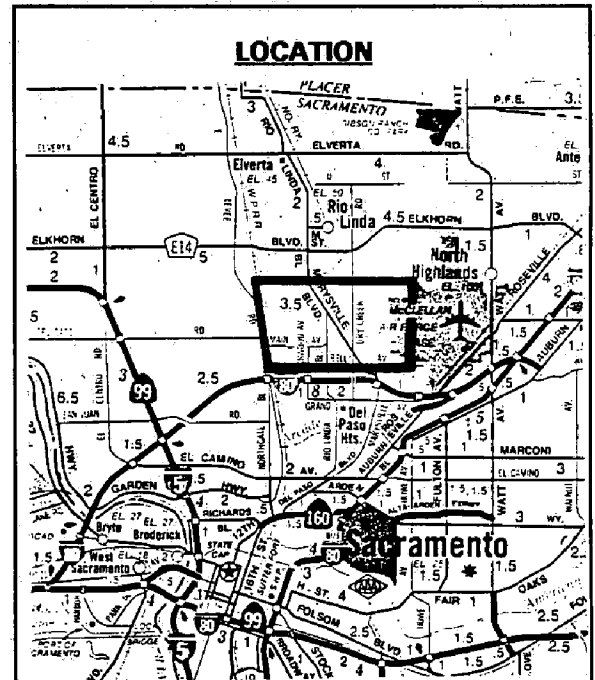
PRO: *McClellan Air Force Base, several property owners in Robla Viejo Assessment District.*
OPP: *Unknown.*

DISTRICT BENEFITS

Drainage channel improvements will substantially minimize periodic flooding of the district area.

UNUSUAL REQUIREMENTS/CONCERNS

Consultant estimates of project have increased substantially (280%). This has set back project schedule. Staff is currently studying ways to trim costs.



POLICY ISSUES

Based on best available information, 100-year floodplain is substantially larger than indicated on current FEMA maps. Policy question exists as to whether or not to allow building in this area until project is in place.

SCHEDULE

Schedule will be prepared after financing strategy is put together. C.O.E. 205 Grant takes one year minimum. Earliest construction: Summer 1991.

GENERAL COMMENTS

Potential Funding Sources:
Robla Viejo A.D.: \$1,000,000
Economic Dev. Admin: \$1,000,000
Army C.O.E. 205 Grant: \$3,000,000
Fee/ Assessment District

SPECIAL DISTRICT FACT SHEET**DISTRICT TITLE:** Youngs Heights Improvements**DISTRICT DATA**

ACRES: 27
NO. OF PARCELS: 103
ZONING: Single-Family Residential
CURRENT USE: Developed

IMPROVEMENTS

Curb, gutter, sidewalk, water, drainage, sewer, and street light improvements.

FINANCIAL RECOMMENDATIONS

A.D. PROCEEDINGS: 1913 Act Proceedings
BONDS: 1915 Act Bonds
TOTAL IMPROVEMENTS: Unknown
PROJECTED ASSMT: Unknown
OTHER SOURCES: Unknown
CITY CONTRIBUTION: Unknown

PROPONENTS/OPPOSITION

PRO: Residents.

OPP: Unknown.

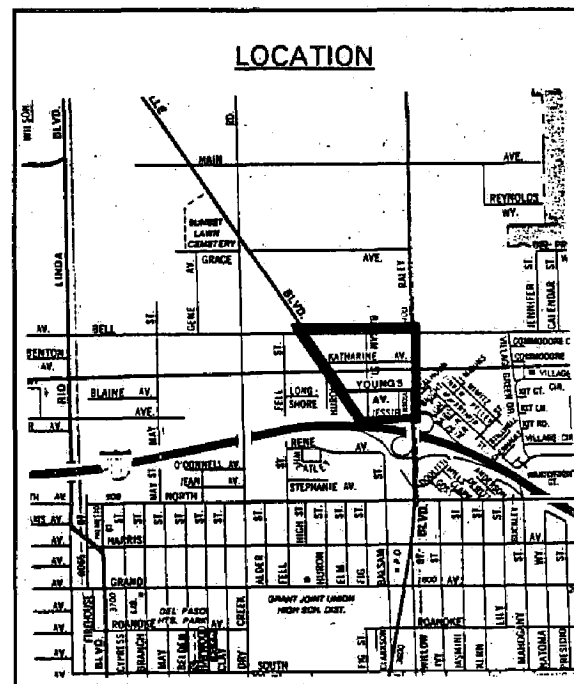
DISTRICT BENEFITS

Improvements would provide a significant upgrade for the area and increase land values.

UNUSUAL REQUIREMENTS/CONCERNS

Assessments may be quite expensive and some residents may not be able to afford them.

Planning, design, and other preconstruction costs will be significant. Need to evaluate how these costs will be handled prior to district formation.

**POLICY ISSUES**

None at this time.

SCHEDULE

Conduct preliminary engineering investigation. Meet with community representation August 28, 1990.

GENERAL COMMENTS

Grant programs, if any, should be identified in preliminary investigation.

District will probably be served by the Bell Avenue storm and sanitary trunk facilities.

October 25, 1990

SPECIAL DISTRICTS IN PROCESS

		<u>Date Initiated</u>	<u>Projected Improvement Cost</u>
1.	North Natomas Mello Roos CFD	February 1989	\$182,000,000
2.	North Natomas FBA	February 1990	18,100,000
3.	Richards Boulevard A.D.	October 1988	7,700,000
6.	Natomas West A.D.	January 1987	6,000,000
4.	Laguna Maintenance District	April 1990	N/A
5.	New Ramona A.D.	January 1973	4,800,000
6.	North Natomas Land Dedication Fee	February 1990	18,900,000
7.	South Land Park Hills No. 24 Street Lighting A.D.	March 1990	57,000
8.	Hogan Drive Street Improvements	July 1990	<u>100,000</u>
			\$237,557,000

SPECIAL DISTRICT FACT SHEET

Updated: October 25, 1990

DISTRICT TITLE: North Natomas Mello Roos CFD

DISTRICT DATA

ACRES: 6,500 (Gross)
NO. OF PARCELS: 173
ZONING: Residential, Commercial and Industrial
CURRENT USE: 95% Agricultural, 5% Commercial, Industrial and Sports Facilities

IMPROVEMENTS

- 14 miles of primary drainage canals and 2 pump stations at the Sacramento River.
- 200-acre regional park (land acquisition and off-site improvements).
- 2 freeway interchanges, 3 overcrossings, and improvements to 2 existing interchanges.
- 3 fire stations, 1 police substation, and 1 community library.

FINANCIAL RECOMMENDATIONS

A.D. PROCEEDINGS: 1982 Mello Roos Act
BONDS: Mello Roos Bonds
TOTAL IMPROVEMENTS: \$182 Million
PROJECTED ASSMT: \$45K/Acre
CITY CONTRIBUTION: Water Development Fees; Major Street Construction Tax
OTHER SOURCES: Development Fees, Development Contributions, A.D.'s

PROponents/OPPOSITION

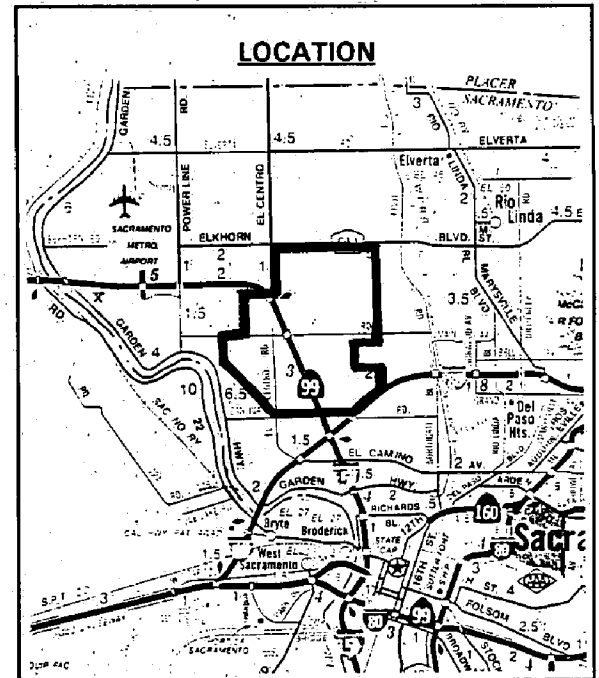
PRO: Landowners/developers; City.
OPP: Landowners totally opposed to Mello Roos have not been included in the district. Remaining opposition relates to various elements and structuring of the district.

DISTRICT BENEFITS

Formation of the District will confer authority to the City to issue bonds in phases over the projected 20-year build-out period. This will assure that funding for infrastructure and public facilities is available as development occurs.

UNUSUAL REQUIREMENTS/CONCERNS

- Ownerships consist of 8 separate developer groups with varied objectives.
- Infrastructure must be built from scratch, thus improvement costs are relatively high, especially drainage.
- Community Plan imposes a number of special conditions to be met prior to development. Issuance of Mello Roos bonds are contingent on resolution of these special conditions.



POLICY ISSUES

Annual special tax on developed property is approximately 1% of the property value.
3:1 lien-to-value ratio may not be met in early bond sales. 54% of the district is residential and subject to flood moratorium.

SCHEDULE

Finance Plan submitted to owners in January 1990. 4-6 months to complete public hearing, landowner vote, and Council approvals once a consensus is reached among the landowner groups.

GENERAL COMMENTS

This will be the City's first Mello Roos Community Facilities District (CFD) and the second largest CFD in the State's history. City is advancing approximately 50% of the district formation costs (\$378,000) and was reimbursed in 1989 through Assessment District 88-03. The Mello Roos is a key element to the overall financing plan for North Natomas. For additional information, refer to (draft) North Natomas Financing Plan (December 1989).

SPECIAL DISTRICT FACT SHEET

DISTRICT TITLE: *Richards Boulevard A.D.*

DISTRICT DATA

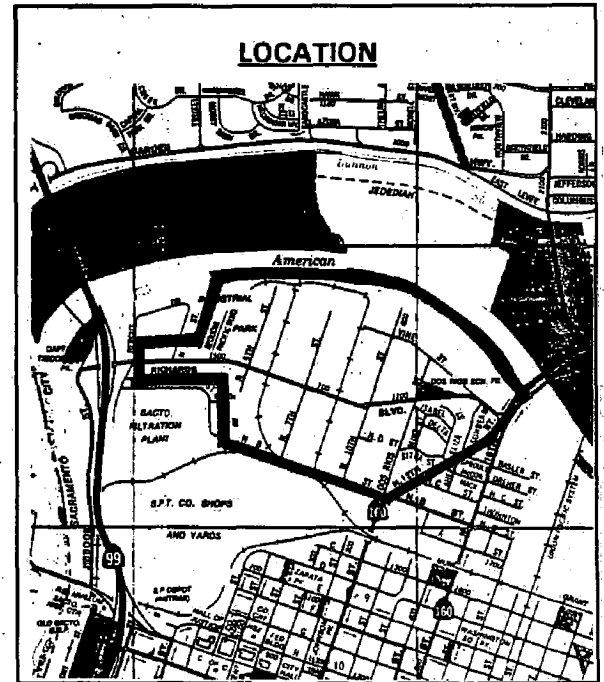
ACRES: 401 (Gross)
NO. OF PARCELS: 186±
ZONING: Office and Light Industrial
CURRENT USE: 70% Developed

IMPROVEMENTS

Widen Richards Boulevard to 4 lanes (82'±), add curb, gutter, sidewalk, street lights, and signals.

FINANCIAL RECOMMENDATIONS

A.D. PROCEEDINGS: 1913 Act Proceedings
BONDS: 1915 Act Bonds
TOTAL IMPROVEMENTS: \$7.7 Million (Total AD Costs)
PROJECTED ASSMT: \$24,000/Acres
CITY CONTRIBUTION: \$48,500 Flood Control and Sewer Funds \$300,000 Measure A Funds for Overwidth Streets
OTHER SOURCES: Lodi Mission and Grove Investment



PROponents/OPPOSITION

PRO: Grove Investment Company and Lodi Mission Partners signed and submitted to City.
OPP: No major opposition has been voiced to date.

DISTRICT BENEFITS

The proposed street work will improve traffic safety and will facilitate new development in the area.

UNUSUAL REQUIREMENTS/CONCERNS

Right-of-way takes needed for 37± separate parcels.

POLICY ISSUES

Connects to Richards extension. Need to negotiate contributions from school, County, State, and redevelopment properties.

SCHEDULE

R.O.I. approved by Council 12/31/88. Final design and engineer's report scheduled for fall 1990. Construction scheduled during summer 1991.

GENERAL COMMENTS

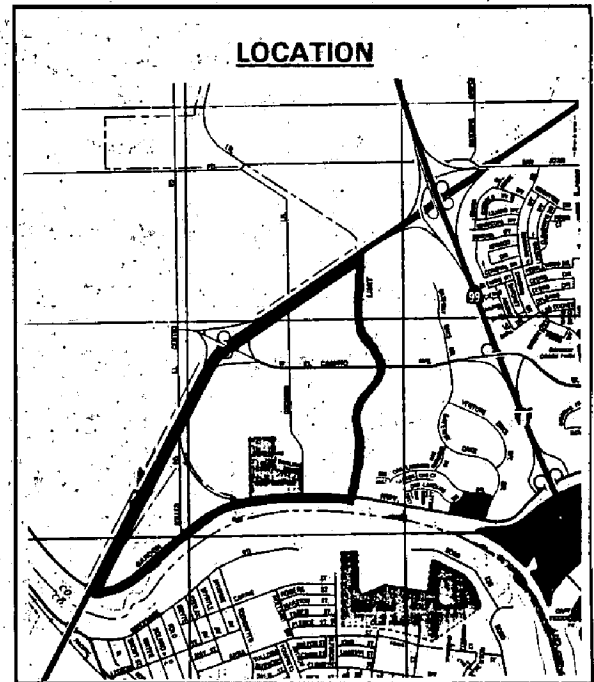
AD is within the Richards Boulevard Redevelopment area. Consultant costs for design and district formation being fronted by district proponents (\$170K), and by the City (\$48.5K).

SPECIAL DISTRICT FACT SHEET

DISTRICT TITLE: *Natomas West A.D.*

DISTRICT DATA

ACRES: *488 (Gross)*
NO. OF PARCELS: *60± Plus Swallows Nest (Additional 40± Condos)*
ZONING: *90% Residential*
CURRENT USE: *Primarily Agricultural*



IMPROVEMENTS

Drainage infrastructure, sewer, water, and limited roadways.

FINANCIAL RECOMMENDATIONS

A.D. PROCEEDINGS: *1913 Act Proceedings*
BONDS: *1915 Act Bonds*
TOTAL IMPROVEMENTS: *\$6 Million.*
PROJECTED ASSMT: *\$15,000/Acre*
CITY CONTRIBUTION: *\$60,000 from Drainage Fund Towards EIR*
OTHER SOURCES: *Developer and Property Owners Have Contributed \$60,000± Towards EIR.*

PROPONENTS/OPPOSITION

PRO: *A portion of the property owners, especially those who wish to develop or sell their property.*
OPP: *Property owners who do not wish to sell - residents and farmers.*

POLICY ISSUES

District is 90% residential and subject to flood moratorium. Need to establish policy on residential A.D.'s in moratorium area.

DISTRICT BENEFITS

Allows development to proceed in accordance with the approved community plan.

SCHEDULE

EIR scheduled for certification October 1990. Developers have requested sale of bonds in May 1991.

UNUSUAL REQUIREMENTS/CONCERNS

There is concern over the alignment and width proposed road and its proximity to the existing Swallows Nest residential development.

GENERAL COMMENTS

R.O.W. as required for infrastructure, pump station, and limited roadways.

DISTRICT TITLE: *New Ramona Assessment District*

DISTRICT DATA

ACRES: 124
NO. OF PARCELS: 69
ZONING: *M-2S (Heavy Industrial)*
CURRENT USE: *75% Developed - Heavy Industrial With a Few Residences*

IMPROVEMENTS

Storm drainage, sewer, water, street lighting, roadway widening and improving, and City funded traffic signal at the intersection of Cucamonga Avenue and Power Inn Road.

FINANCIAL RECOMMENDATIONS

A.D. PROCEEDINGS: *1913 Act Proceedings*
BONDS: *1915 Act Bonds*
TOTAL IMPROVEMENTS: *\$4.8 Million*
PROJECTED ASSMT: *\$50,000/Acre (Average Varies Widely)*
CITY CONTRIBUTION: *\$150,000 Measure A for Traffic Signal*
OTHER SOURCES: *\$480,000 (State); \$374,891 (County)*

PROPONENTS/OPPOSITION

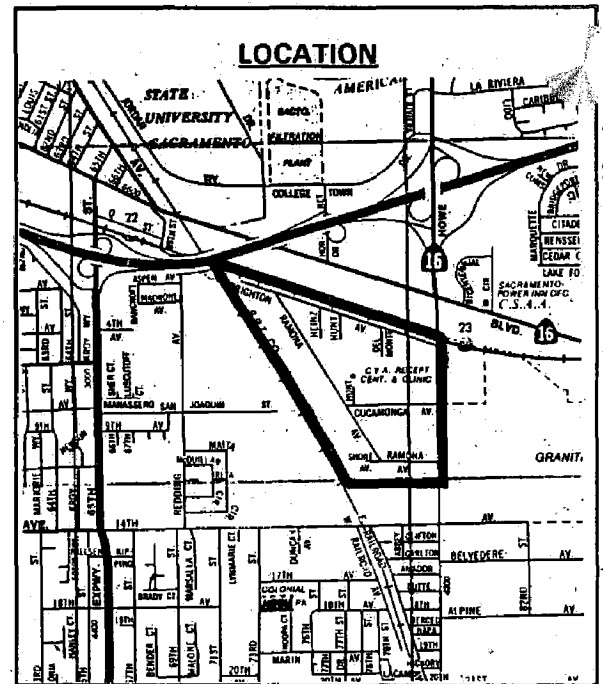
PRO: *Robert Powell Company, Lukenbill Enterprises, Stein Electric, and Western Ku-Mac, Rustic Bricks.*
OPP: *American Industries; small residential property owners (William Cross).*

DISTRICT BENEFITS

Due to the lack of sewer, drainage, and road infrastructure, building improvements and in-fill development is stymied. New drainage facilities will minimize current street flooding problems. Street improvements will enhance final development of this in-fill area.

UNUSUAL REQUIREMENTS/CONCERNS

3:1 lien-to-value ratio is exceeded for certain parcels.



POLICY ISSUES

None (project opposition is not policy related).

SCHEDULE

Petition approved by Council, April 14, 1988. Design is 90% complete. Bidding scheduled for September 1990. District formation by January 1990.

GENERAL COMMENTS

37 acquisitions needed, valued at ± \$569,000.

Other components:

- 1. Cooperative agreement with CSD No. 1, reimbursement for trunk sewer construction.*
- 2. Most of AD is not currently in CSD No. 1 service area. Will annex.*
- 3. Cooperative agreement with State of Calif. Department of Youth Authority (owns acres in AD) for contribution of \$480,000. District is in process.*

SPECIAL DISTRICT FACT SHEET

DISTRICT TITLE: *South Land Park Hills Unit No. 24 Street Lighting A.D.*

DISTRICT DATA

ACRES: *Approximately 16*
NO. OF PARCELS: *66*
ZONING: *Single Family - Residential*
CURRENT USE: *Single Family - Residential*

IMPROVEMENTS

Street Lights

FINANCIAL RECOMMENDATIONS

A.D. PROCEEDINGS: *1913 Act Proceedings*
BONDS: *1915 Act Bonds*
TOTAL IMPROVEMENTS: *\$59,250*
PROJECTED ASSMT: *\$875/Parcel*
CITY CONTRIBUTION: *None*
OTHER SOURCES: *None*

PROPONENTS/OPPOSITION

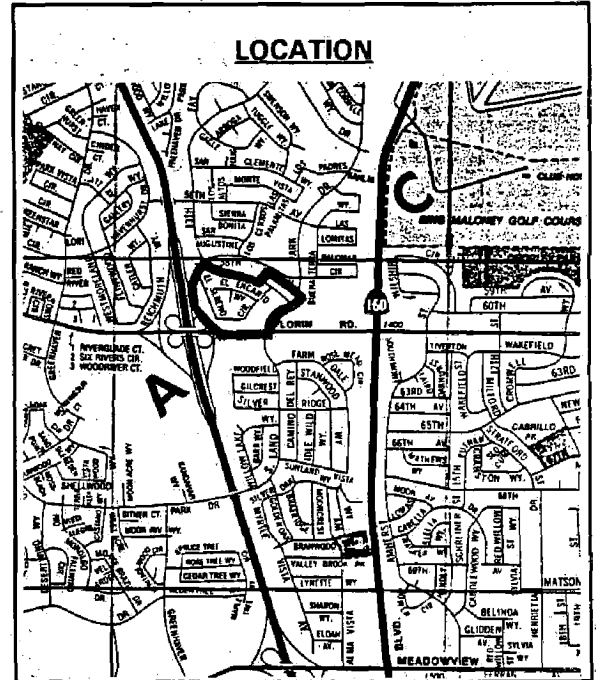
PRO: *Councilmember, Lynn Robie, District No. 8/
neighborhood.*
OPP: *Unknown, but likely.*

DISTRICT BENEFITS

Street lights in the area will improve public safety.

UNUSUAL REQUIREMENTS/CONCERNS

Since district is so small, assessments per parcel are estimated to be higher than usual.



POLICY ISSUES

None.

SCHEDULE

Council hearing on district formation on September 4, 1990 -- district approved.

GENERAL COMMENTS

Since there is no filed petition, the proceedings need to be formed by using Part 7.5 of the Special Assessment Investigation Limitation and Majority Protest Act of 1931.

EXISTING SPECIAL DISTRICTS

STATISTICAL DATA

TOTAL NUMBER OF DISTRICTS FORMED: 142

Assessment Proceedings (See Note)

1911 Act: 92; 65%

1913 Act: 50; 35%

Formation Time Frame: 1975-1989

Maturity Time Frame: 1991-2014

Bond Issuance

1911 Act: 21; 15%

1915 Act: 121; 85%

Life of Bonds

% of Districts

5 Years:	2.0%
10 Years:	1.5%
25 Years:	80.0%
20 Years:	16.0%
25 Years:	.5%

Value of Bonds Issued

Total to Date: \$136,545,068

Size Range of Districts: \$ 6,000 - \$41,511,818

Principal Remaining: \$ 88,778,983

NOTE: Bond Counsel has advised that 1911 Act Assessment Proceedings are generally being phased out statewide in preference for 1913 Act Proceedings.

DISTRICT_NAME	IMP.	BOND	CONFIRMD	YRS	MATURE	TOTAL_AMOUNT	PRINC._REM.
South Sacto StLt AD #1	1911	1915	2-13-75	20	1995	\$271,276	\$47,014
Gardenland Street AD #1	1911	1915	3-6-75	20	1995	\$243,181	\$46,757
West Del Paso Heights AD	1911	1915	4-10-75	20	1995	\$145,302	\$30,110
Jasmine Street AD #2	1911	1915	7-24-75	15	1991	\$11,713	\$200
Glen Elder StLt AD	1911	1915	8-7-75	15	1991	\$91,876	\$566
Pocket Area Storm & San Sewer AD #1	1913	1915	9-11-75	15	1991	\$6,096,334	\$68,814
52nd Avenue Street AD	1911	1915	9-25-75	15	1991	\$74,776	\$1,436
City Farms Street AD #3	1911	1915	1-13-76	20	1996	\$187,507	\$42,465
Natomas Area Storm & San Sewer AD	1911	1915	2-10-76	20	1996	\$7,281,683	\$1,455,044
Carella Gardens Unit #3 & 5 StLt AD	1911	1915	2-17-76	15	1991	\$31,556	\$549
Greenhaven Unit #10 AD	1911	1915	2-17-76	15	1991	\$202,078	\$10,177
South Sacto Street AD #2	1911	1915	3-2-76	20	1996	\$268,601	\$73,501
Golf Course Terrace Unit #1&2 StLt AD	1911	1915	3-16-76	15	1991	\$20,670	\$361
St Joseph Dr Drainage AD	1911	1915	3-16-76	15	1991	\$9,000	\$67
West Del Paso Heights AD #2	1911	1915	4-13-76	20	1996	\$177,567	\$39,940
Morgan Meadows Sewer AD	1911	1915	4-13-76	15	1991	\$65,998	\$2,674
D, E, 19th & 20th Streets Alley AD	1911	1915	5-4-76	15	1991	\$9,161	\$407
Golf Course Terrace StLt AD #2	1911	1915	5-11-76	15	1991	\$432,291	\$516
Riverside Estates StLt AD	1911	1915	6-29-76	15	1992	\$56,895	\$1,231
College Greens StLt AD	1911	1915	7-13-76	15	1992	\$212,499	\$6,063
Gardenland Street AD #2	1911	1915	8-17-76	20	1997	\$422,003	\$99,965
R, S, 12th & 13th Streets Alley AD	1911	1915	9-21-76	15	1992	\$15,779	\$473
Greenhaven Unit #6A AD	1911	1915	10-21-76	15	1992	\$69,034	\$6,659
Glen Elder Sidewalk AD #1	1911	1915	12-7-76	15	1992	\$154,837	\$10,084
South Land Pk Hills StLt AD #6	1911	1915	12-14-76	15	1992	\$43,186	\$1,089
Wiseman Drive Street AD	1911	1915	12-22-76	15	1992	\$75,940	\$5,139
Lock Ave San Sewer AD	1911	1915	1-4-77	15	1992	\$22,317	\$511
Golf Course Terrace StLt AD #4	1911	1915	1-25-77	15	1992	\$98,505	\$2,816
77th Street AD	1911	1915	1-25-77	15	1992	\$41,842	\$2,741
Greenhaven Unit #11 AD	1911	1915	2-1-77	15	1992	\$629,736	\$64,290
Florin Rd StLt AD #1	1911	1915	3-8-77	15	1992	\$5,996	\$200
Gardenland Street AD #3	1911	1915	3-31-77	20	1997	\$160,073	\$43,073
South Sacto Street AD #3	1911	1915	4-20-77	20	1997	\$219,418	\$63,835
Rio Linda, Roanoke, Cypress, South Aly AD	1911	1915	4-26-77	15	1992	\$28,017	\$2,774
Freeport Manor StLt AD	1911	1915	5-17-77	15	1993	\$106,050	\$4,970
Riverhaven Estates Unit #1 AD	1911	1915	5-31-77	15	1992	\$697,806	\$67,002
Capitol Ave, N, 20th, & 21st Sts Alley AD	1911	1915	7-12-77	15	1993	\$15,896	\$693
City Farms Street AD #4	1911	1915	9-13-77	20	1998	\$109,112	\$23,112
Butte Avenue San Sewer & Water AD	1911	1915	9-20-77	15	1993	\$27,626	\$4,287
Strawberry Manor StLt AD	1911	1915	10-11-77	15	1993	\$78,312	\$3,342
Belvedere Avenue AD	1911	1915	12-27-77	15	1993	\$160,475	\$25,706
Sacramento Business Pk AD	1911	1915	12-27-77	15	1993	\$351,901	\$18,982
Gardenland Street AD #4	1911	1915	3-14-78	20	1998	\$184,888	\$55,870
Norwood Industrial Pk AD	1911	1915	3-21-78	15	1993	\$788,860	\$83,134
Riverhaven Estates Unit #2 AD	1911	1915	4-4-78	15	1993	\$361,418	\$67,138
71st Street StLt AD	1911	1915	4-4-78	15	1993	\$28,749	\$1,486
Greenhaven Unit #12 AD	1911	1915	4-12-78	15	1993	\$394,854	\$70,542
Glenbrook & Panorama Village StLt AD	1911	1915	8-8-78	15	1994	\$154,191	\$11,881
Willow Rancho StLt AD #2	1911	1915	8-8-78	15	1994	\$34,226	\$3,398
Lake Greenhaven Shores Unit #5 AD	1911	1915	12-19-78	15	1994	\$663,356	\$157,086
Riverside Estates Unit #3 AD	1911	1915	1-16-79	15	1994	\$52,191	\$11,867
Greenhaven Unit #13 AD	1911	1915	1-16-79	15	1994	\$446,124	\$85,853
Riverhaven Estates Unit #1A AD	1911	1915	2-6-79	15	1994	\$128,944	\$28,857
Glen Elder Sidewalk AD #2	1911	1915	2-13-79	15	1994	\$57,592	\$7,339
Greenhaven Unit #16 AD	1911	1915	2-20-79	15	1994	\$1,144,424	\$251,487
50th & 51st Avenues Street AD	1911	1915	3-20-79	20	1999	\$133,216	\$50,741
Bonnimead-Brighton AD	1911	1915	5-8-79	20	1999	\$132,856	\$45,297
South Sacto Street AD #4	1911	1915	5-15-79	20	1999	\$157,479	\$62,623

DISTRICT_NAME	IMP.	BOND	CONFIRMD	YRS	MATURE	TOTAL_AMOUNT	PRINC._REM.
Pocket Rd Storm & San Sewer AD	1911	1915	6-5-79	15	1994	\$1,201,437	\$197,933
Southgate-Meadowview Village StLt AD	1911	1915	6-12-79	15	1995	\$113,250	\$13,381
River Gardens AD	1911	1915	11-7-79	15	1995	\$217,287	\$80,689
South Pocket Area San Sewer AD #1	1911	1915	11-27-79	15	1995	\$2,668,895	\$108,206
Silica Avenue Water AD	1911	1915	1-8-80	15	1995	\$7,908	\$2,636
Oak Park StLt AD	1911	1915	2-12-80	15	1995	\$67,332	\$5,320
Greenhaven Unit #17 AD	1911	1911	2-26-80	15	1995	\$1,012,066	\$283,582
Greenhaven Unit #14 AD	1911	1911	3-4-80	15	1995	\$290,690	\$104,471
N, O, 19th & 20th Strs Alley AD	1911	1911	3-18-80	15	1995	\$6,120	\$1,224
Del Rio Junction Street AD	1911	1915	3-25-80	20	2000	\$106,616	\$38,944
Greenhaven Drive AD	1911	1911	4-15-80	15	1995	\$255,311	\$21,416
Granger's Dairy Unit #2 AD	1911	1911	4-15-80	15	1995	\$713,993	\$188,263
Jessie Avenue Sewer AD	1911	1915	4-22-80	15	1995	\$58,679	\$19,059
Connie Drive AD	1911	1915	4-22-80	20	2000	\$62,672	\$20,528
Del Rio Junction Street AD #2	1913	1915	5-27-80	15	1995	\$190,914	\$31,596
Del Paso Heights AD #4A	1913	1915	6-10-80	15	1995	\$108,669	\$22,305
Del Paso Heights AD #3	1913	1915	6-17-80	15	1995	\$215,943	\$43,078
Southside StLt AD	1913	1915	6-24-80	15	1995	\$130,435	\$9,845
Del Paso Heights AD #1	1911	1915	7-22-80	20	2001	\$108,709	\$41,620
Del Paso Heights AD #2	1911	1915	7-29-80	20	2001	\$48,529	\$16,178
Warwick Ave & Mascot Ave AD	1913	1915	7-29-80	15	1996	\$143,808	\$35,752
15th, 16th T, U Strs Alley AD	1911	1911	8-26-80	15	1996	\$28,044	\$9,815
Fig Street AD	1911	1915	9-23-80	20	2001	\$199,523	\$87,175
Brentwood Vill & Freeport Vill StLt AD	1911	1915	12-2-80	15	1996	\$107,682	\$15,723
Tangerine Ave AD	1911	1911	12-9-80	15	1996	\$68,459	\$8,033
Stockton Blvd Drainage AD	1911	1911	12-16-80	15	1996	\$144,580	
San Carlos Way & 14th Ave AD	1911	1915	3-24-81	20	2001	\$48,140	\$18,827
Richland Street AD	1911	1915	3-31-81	20	2001	\$154,251	\$68,171
West Del Paso Heights AD #3	1911	1915	4-14-81	20	2001	\$177,446	\$86,491
Woodbine Ave AD #1	1911	1915	1-5-82	15	1997	\$128,408	\$45,618
Del Paso Heights AD #4B	1911	1915	1-12-82	15	1997	\$166,814	\$46,515
Heckes Tr Tr#3/Wrt & K1m Tr#36 StLt AD	1911	1915	2-23-82	15	1997	\$56,350	\$4,507
Florin Rd Storm & San Sewer AD	1913	1915	4-27-82	15	1997	\$1,723,149	\$941,519
Capital Area StLt AD	1913	1915	6-1-82	15	1997	\$89,591	\$16,645
Woodbine Ave AD #2	1913	1915	6-9-82	15	1997	\$130,122	\$31,586
Grand Ave AD	1913	1915	7-27-82	15	1998	\$31,459	\$4,762
East Del Paso Heights AD #1	1913	1915	8-17-82	15	1998	\$133,757	\$76,785
Del Paso Heights AD #5	1913	1915	10-19-82	15	1998	\$214,953	\$70,024
Oak Grove StLt AD	1913	1915	12-7-82	15	1998	\$22,613	\$2,173
Monterey Pk & Freeport PK StLt AD	1913	1915	12-21-82	15	1998	\$198,108	\$32,200
Cannon Ind Pk & Cannon Res Pk AD	1911	1911	3-8-83	15	1998	\$1,490,262	\$582,985
Robla Acres Sewer AD	1913	1915	4-12-83	15	1998	\$527,679	\$154,267
Norwood Tech Business Pk AD	1913	1911	4-19-83	10	1993	\$977,772	\$204,273
Robla Acres Sewer AD #2	1913	1915	5-3-83	15	1998	\$482,449	\$150,153
East Del Paso Heights AD #2	1913	1915	5-31-83	15	1998	\$34,625	\$3,999
Woodbine Ave AD #3	1913	1915	6-28-83	15	1998	\$164,165	\$49,867
Sunset Meadows AD	1913	1915	6-28-83	15	1998	\$3,015,898	\$1,288,861
Washington St.Lt. AD	1913	1915	9-6-83	15	1999	\$141,893	\$16,676
Alpine Ave St & Kennedy Ac Sew AD	1913	1915	9/28/83	15	1999	\$1,114,240	\$492,275
Main Ave San Sewer Ad	1913	1915	11/9/83	15	1999	\$567,614	\$143,939
East Del Paso Heights AD #1A	1913	1915	12/6/83	15	1999	\$90,589	\$38,124
H,I,27th,28th Sts Alley AD	1913	1915	1/10/84	15	1999	\$38,596	\$5,789
Portola Way St Lt AD #2	1913	1915	3/13/84	10	1995	\$10,473	\$1,587
Amador Ave San Sewer & Water AD	1913	1915	3/20/84	15	1999	\$62,151	\$23,474
Woodbine Ave AD #3A	1913	1915	4/24/84	15	1999	\$72,458	\$32,466
Del Paso Heights AD #6A	1913	1915	5/22/84	15	1999	\$129,319	\$59,960
Pocket Rd Stm & San Sewer AD #2	1913	1915	7/10/84	15	2000	\$9,103,105	\$6,477,525
Del Paso Heights AD #7	1913	1915	8/21/84	15	2000	\$86,995	\$29,963

DISTRICT_NAME	IMP.	BOND	CONFIRMD	YRS	MATURE	TOTAL_AMOUNT	PRINC._REM.
Morrison Creek AD	1913	1915	3/12/85	15	2000	\$6,693,062	\$3,265,543
Main Ave St AD	1911	1911	6/12/85	15	2000	\$1,104,374	\$1,172,527
Greenhaven Unit #18 AD	1911	1911	11/19/85	15	2001	\$1,250,130	\$814,455
Sunbeam Ave AD	1911	1911	1/14/86	15	2001	\$426,673	\$303,619
Florin Perkins Industrial Pk AD	1911	1911	3/4/86	15	2001	\$989,768	\$580,927
Bruceville Rd AD	1913	1915	9/9/86	15	2002	\$369,990	\$295,993
Woodlake Drainage AD	1913	1911	3/17/87	15	2002	\$356,474	\$308,943
Dreher Tract St Lt AD	1911	1915	4/21/87	5	1992	\$13,679	\$2,118
Norwood I-80 Business Pk AD	1913	1915	4/21/87	15	2002	\$462,955	\$405,000
Lindsey Industrial Pk AD	1913	1911	5/26/87	15	2002	\$929,560	\$820,378
Cobbiewood AD	1913	1911	10/6/87	15	2003	\$448,013	\$446,585
Freeport Village St. Lt. AD#3	1913	1915	2/2/88	5	1993	\$126,505	\$36,176
Morrison Creek Bus. Pk. AD	1913	1911	2/9/88	15	2003	\$584,986	\$548,910
Main Ave. San. Sewer AD#2	1913	1915	4/12/88	15	2003	\$142,875	\$123,825
Pocket Rd/Greenhaven Dr AD	1913	1915	5/24/88	15	2003	\$2,177,245	\$1,927,461
Laguna Creek AD	1913	1915	5/31/88	15	2003	\$10,367,124	\$10,357,744
Old Sac Service Ct #35A & 38A AD	1913	1911	5/31/88	15	2003	\$51,311	\$47,890
Willow Rancho St Lt AD#3	1913	1915	7/12/88	5	1994	\$55,812	\$31,098
18th,19th,T,U Sts Alley AD	1911	1915	9/6/88	15	2003	\$65,092	\$47,000
Florin Depot Industrial Pk AD	1913	1911	10/20/88	15	2003	\$4,838,200	\$4,012,643
North Natomas	1913	1915	3/7/89	25	2014	\$41,511,810	\$37,890,000
Robla Veijo	1913	1915	3/21/89	15	2004	\$4,567,517	\$4,420,000
Oates Industrial Park AD	1911	1911	6/13/89	15	2004	\$1,372,149	\$1,372,149
G, H, 25th & 26th Streets Alley AD	1913	1915	10/10/89	15	2005	\$73,646	\$49,092
Bell Avenue AD	1913	1915	4/ /90	--	--	\$3,566,833	\$49,097
						<u>\$136,545,068</u>	<u>\$88,778,983</u>

SPECIAL DISTRICT FACT SHEET

DISTRICT TITLE: *Bell Avenue A.D.*

DISTRICT DATA

ACRES: *125 (Gross)*
NO. OF PARCELS: *50*
ZONING: *Residential, Commercial, and Industrial*
CURRENT: *Vacant, 20% Currently Being Developed*

IMPROVEMENTS

Off-site sanitary sewer and storm drain, on-site road, sewer, water, drainage, and gas improvements.

FINANCIAL RECOMMENDATIONS

A.D. PROCEEDINGS: *1913 Act Proceedings*
BONDS: *1915 Act Bonds*
TOTAL IMPROVEMENTS: *\$3.6 Million*
PROJECTED ASSMT: *\$3,000 to \$40,000/Acre*
CITY CONTRIBUTION: *\$2,000,000 Overwidth Pavement Reimbursement (Major Street Construction Tax)*
OTHER SOURCES: *None*

PROPOSERS/OPPOSITION

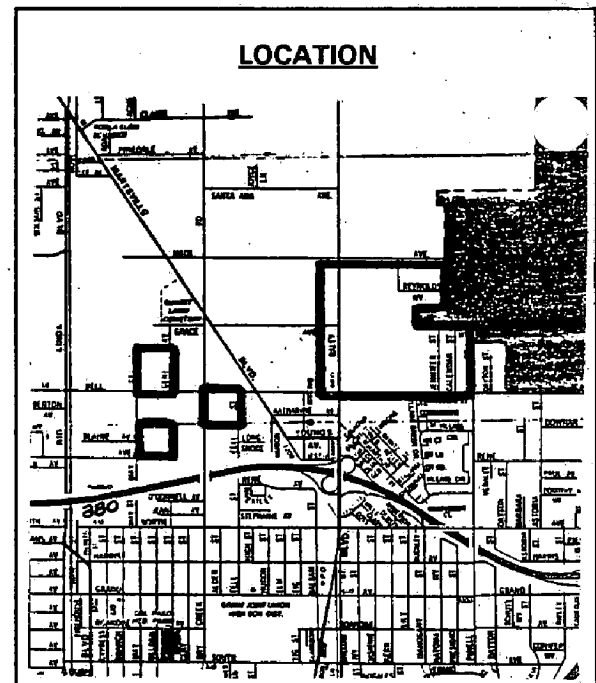
PRO: *I-80 Industrial Park Developers.*
OPP: *Property owners must sign petition to be involved in district.*

DISTRICT BENEFITS

District will allow developer to use City bond financing to reimburse for on-site street improvements as well as developer's share of off-site storm and sanitary sewer improvements.

UNUSUAL REQUIREMENTS/CONCERNS

Bell Avenue Fee District formed in 1989 will reimburse the developer for the cost of off-site storm and sanitary sewer improvements benefiting other properties.



POLICY ISSUES

Developer has requested reimbursement of interest as well as other unusual soft costs.

SCHEDULE

District formation scheduled for June 1990.

GENERAL COMMENTS

This will be an acquisition district.

SPECIAL DISTRICT FACT SHEET

DISTRICT TITLE: *South Natomas Facilities Benefit Assessment District (FBA)*

DISTRICT DATA

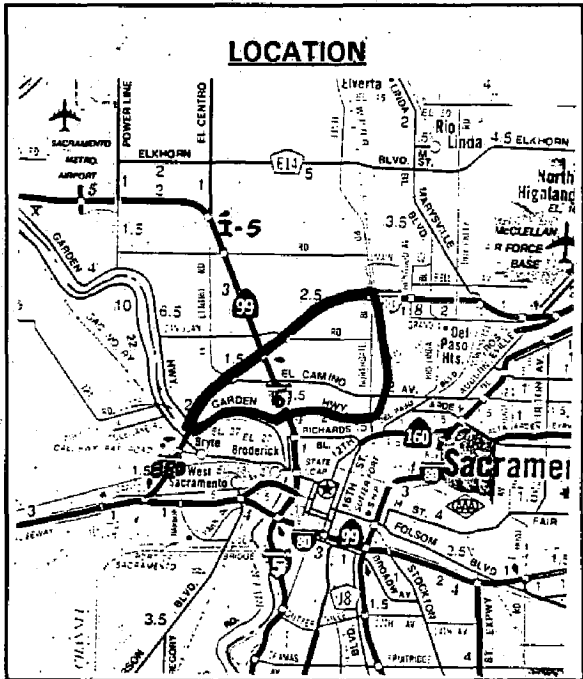
ACRES: *750 (gross)*
NO. OF PARCELS: *200*
ZONING: *Various Residential Densities, Office, Commercial, Business, etc.*
CURRENT USE: *Vacant*

IMPROVEMENTS

Traffic signals, bridges, road projects, fire station, bikeways, library, and community center.

FINANCIAL RECOMMENDATIONS

A.D. PROCEEDINGS: *City Code Chapter 39*
BONDS: *None*
TOTAL IMPROVEMENTS: *\$16 Million*
PROJECTED ASSMT: *21,000/Acre*
CITY CONTRIBUTION: *Measure A Sales Tax, Gas Tax, State, Major Street Construction Tax*
OTHER SOURCES: *Developer Contribution*



PROponents/OPPOSITION

PRO: *South Natomas existing community; City.*
OPP: *Developers in South Natomas oppose funding of certain projects which have traditionally been financed by City (i.e. library, fire stations, etc.).*

POLICY ISSUES

Requiring development to pay for certain improvements previously provided by City.

DISTRICT BENEFITS

FBA will provide a funding source for transportation improvements assumed to be in place by the Community Plan EIR.

SCHEDULE

Resolution of Intention approved March 20, 1990. Council hearing on district formation scheduled April 17, 1990.

UNUSUAL REQUIREMENTS/CONCERNS

Substantial portions of South Natomas are already developed. FBA fee applies to remaining undeveloped land.

GENERAL COMMENTS

This will be the City's first Facility Benefit Assessment District. Right-of-way and easements will be purchased as required. Fees will not be enacted against school or park sites.