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DEPARTMENT OF  
PUBLIC WORKS

TECHNICAL SERVICES

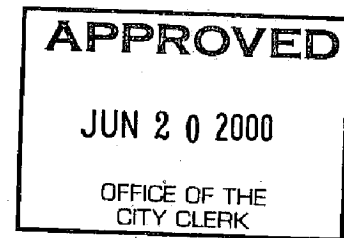
CITY OF SACRAMENTO  
CALIFORNIA

SPECIAL DISTRICTS

1231 I Street  
SACRAMENTO, CA  
95814  
PH 916-264-7474  
FAX 916-264-7480

June 1, 2000

City Council  
Sacramento, California



Honorable Members in Session:

**SUBJECT: ANNEXATION #1 TO THE NORTH NATOMAS NEIGHBORHOOD  
LANDSCAPING COMMUNITY FACILITIES DISTRICT (CFD) NO. 99-02 – ORDINANCE  
TO LEVY A SPECIAL TAX**

**LOCATION AND COUNCIL DISTRICT:**

Annexation #1 to the North Natomas Neighborhood Landscaping CFD No. 99-02 is located in the North Natomas Community Plan area in Council District 1 (see attached map Exhibit A).

**RECOMMENDATION:**

This report recommends that the City Council approve the attached ordinance to levy a special tax.

**CONTACT PERSON:**

**Ron Wicky, Special Districts Analyst, 264-5628**

**FOR COUNCIL MEETING:**

June 20, 2000

**SUMMARY:**

This Annexation to the North Natomas Neighborhood Landscaping CFD was completed on June 13, 2000. The special tax levy if necessary will pay for authorized landscape maintenance services for all years.

City Council  
Annexation #1 to the North Natomas Neighborhood Landscaping CFD No. 99-02  
June 1, 2000

**COMMITTEE/COMMISSION ACTION:**

None.

**BACKGROUND INFORMATION:**

On June 29, 1999, City Council approved formation of the North Natomas Neighborhood Landscaping CFD and on May 16, 2000 approved this Annexation #1. The process was completed on June 13, 2000, by council approving the results of the special election. This CFD provides a funding mechanism to maintain the landscaped areas adjacent to residential subdivisions for certain tentative map areas. The CFD established separate zones for each tentative map or combination of tentative maps where similar landscaping was present. It also required that as other tentative maps are approved in the North Natomas area, they will be required to annex to this CFD.

**FINANCIAL CONSIDERATIONS:**

The current tax rate will be (zero) \$0. Should the city have to take over the maintenance, the maximum tax rate will be established at \$130 for this zone. Only "developed residential parcels" would be subject to the CFD tax. A "developed residential parcel" has been defined as a parcel that has a recorded final map for residential uses, and the City has formally accepted the landscaping improvements. All costs associated with this CFD shall be paid for by the property owners and there will be no cost to the City.

**ENVIRONMENTAL CONSIDERATIONS:**

Council action, in initiating this CFD, is exempt from CEQA because it will cause no physical effects on the environment. Improvement projects will be subject to an environmental review process as part of development applications.

**POLICY CONSIDERATIONS:**

The procedures under which this CFD is being initiated are set forth in Title 5 of the Government Code, Sections 53311-53317.5 entitled "The Mello-Roos Community Facilities Act of 1982."

City Council  
Annexation #1 to the North Natomas Neighborhood Landscaping CFD No. 99-02  
June 1, 2000

**ESBD CONSIDERATIONS:**

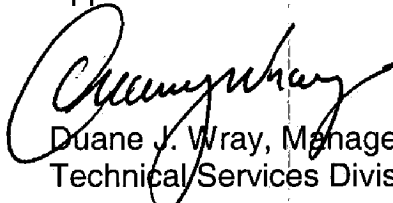
City council adoption of the attached resolution is not affected by city policy related to ESBD.

Respectfully submitted,




Gary Alm, Manager  
Development Services and Special Districts

Approved:



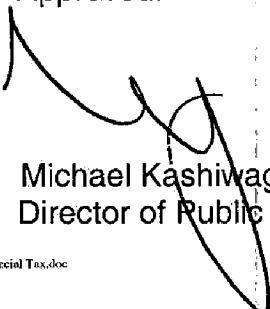
Duane J. Wray, Manager  
Technical Services Division

RECOMMENDATION APPROVED:



**ROBERT P. THOMAS**  
City Manager

Approved:

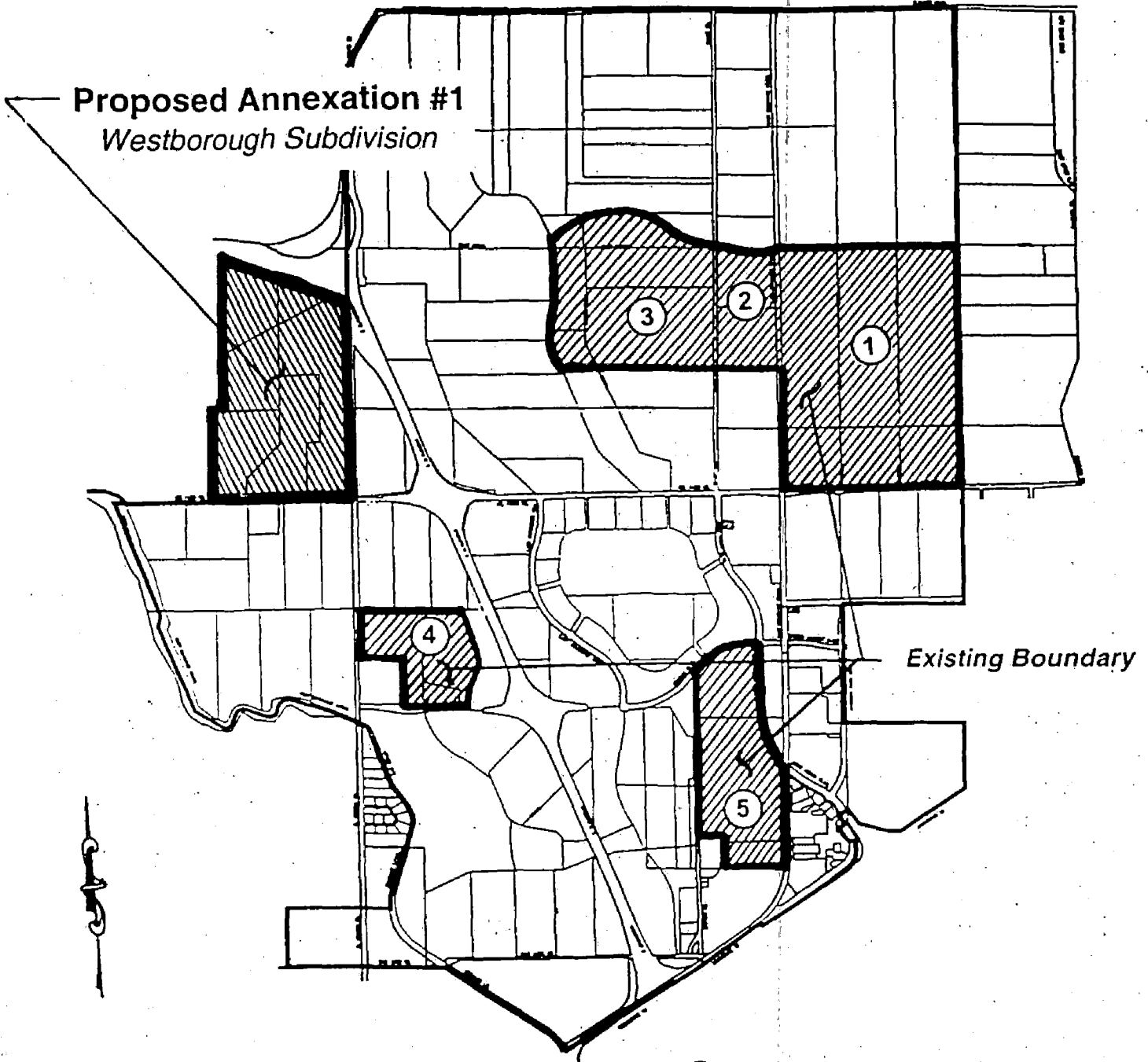


Michael Kashiwagi  
Director of Public Works

EXHIBIT A

NORTH NATOMAS NEIGHBORHOOD LANDSCAPING  
COMMUNITY FACILITIES DISTRICT #99-02

AREA OF SERVICES



- ① = Northpoint Subdivision
- ② = Parkway Plaza Subdivision
- ③ = Northborough (Phase 1) Subdivision
- ④ = Gateway North Subdivision
- ⑤ = Natomas Crossing Subdivision

**EXHIBIT B**

**ANNEXATION #1 TO THE NORTH NATOMAS NEIGHBORHOOD  
LANDSCAPING CFD NO 99-02  
SCHEDULE**

April 13, 2000	City Council Resolution of Intention
April 14, 2000	Mail Notice of Hearing
May 16, 2000	City of Council Hearing, Call for Special Election
May 17, 2000	Mail Ballots (Waiver of 90-day period)
May 30, 2000	Ballots Due
June 13, 2000	City Council Election Results
June 13, 2000	City Council Pass for Publication Ordinance to Levy Tax
June 14, 2000	Record Notice of Special Tax
June 20, 2000	City Council Adopt Ordinance to Levy Tax

**APPROVED**

JUN 20 2000

OFFICE OF THE  
CITY CLERK

**ORDINANCE NO. 2000-027**

ADOPTED BY THE SACRAMENTO CITY COUNCIL

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

**AN ORDINANCE LEVYING A SPECIAL TAX FOR THE  
PROPERTY TAX YEAR 2000-2001 AND FOLLOWING TAX YEARS  
SOLELY WITHIN AND RELATING TO THE CITY OF SACRAMENTO  
NORTH NATOMAS NEIGHBORHOOD LANDSCAPING COMMUNITY  
FACILITIES DISTRICT NO. 99-02, ANNEXATION NO. 1, FOR LANDSCAPE  
MAINTENANCE**

**BE IT ENACTED BY THE CITY COUNCIL OF THE CITY OF SACRAMENTO, AS  
FOLLOWS:**

Pursuant to Government Code Sections 53328 and 53340, and 53339 *et seq.* and in accordance with the Rate and Method of Apportionment of Special Tax as shown on Exhibit B to the Resolution Establishing the City of Sacramento North Natomas Neighborhood Landscaping Community Facilities District No. 99-02, Annexation No. 1 ("CFD No. 99-02, Annexation No. 1") (Resolution 2000-245 adopted by this Council on May 16, 2000), a special tax is hereby levied on all taxable parcels within the City of Sacramento North Natomas Neighborhood Landscaping Community Facilities District No. 99-02, Annexation No. 1 for the 2000-2001 tax year and for all subsequent years in the amount of the maximum authorized tax, provided that this amount may be adjusted annually, subject to the maximum authorized special tax limit, by resolution of this Council.

The Director of the Department of Public Works ("Director") or his/her designee, of the City of Sacramento ("City"), is authorized and directed, with the aid of the appropriate officers and agents of the City, to determine each year, without further action of this Council, the Special Tax Requirement (as that term is defined in Exhibits B and C of Resolution No. 2000-148 establishing Annexation No. 1 to CFD No. 99-02), to prepare the annual special tax roll in the amount of the Special Tax Requirement in accordance with said Exhibits B and C and, without further action of this Council, to provide all necessary and appropriate information to the Sacramento County Auditor in proper form, and in proper time, necessary to effect the correct and timely billing and collection of the special tax on the secured property tax roll of the County; provided that, as provided in said Resolution No. 2000-245 and Sections 53339 *et seq.* and 53340 of the California Government Code, this Council has reserved the right to utilize any method of collecting the special tax which it shall, from time to time, determine to be in the best interests of the City, including but not limited to, direct billing by the City to the property owners and supplemental billing.

FOR CITY CLERK USE ONLY

ORDINANCE NO. \_\_\_\_\_

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

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The appropriate officers and agents of the City are authorized to make adjustments to the special tax roll prior to the final posting of the special taxes to the County tax roll each year, as may be necessary to achieve a correct match of the special tax levy with the assessor's parcel numbers finally utilized by the County in sending out property tax bills.

The City agrees that, in the event the special tax is collected on the secured tax roll of the County, the County may deduct its reasonable and agreed charges for collecting the special tax from the amounts collected, prior to remitting the special tax collections to the City.

Taxpayers who have requested changes or corrections of the special tax pursuant to Section 7 of the Rate and Method of Apportionment of the Special Tax and who are not satisfied with the decision of the Director (whether the Director simply disagrees with the taxpayer or feels the Department of Public Works is not authorized to consider the change requested) may appeal to the Council. The appeal must be in writing and fully explain the grounds of appeal. Appeals must be based solely on the correction of mistakes in the levy based upon the status of the property. No other appeals will be allowed. The Director shall schedule the appeal for consideration within a reasonable time at a Council meeting.

If for any cause any portion of this ordinance is found to be invalid, or if the special tax is found inapplicable to any particular parcel by a court of competent jurisdiction, the balance of this ordinance and the application of the special tax to the remaining parcels shall not be affected.

This ordinance shall take effect and be in force immediately as a tax measure.

The title of this ordinance shall be published at least once in a newspaper of general circulation, published in the City of Sacramento after being passed for publication of title by the Council, at least three days before the adoption of this ordinance by the Council, pursuant to Section 32(c) of the Sacramento City Charter. It is hereby found that the title of this ordinance was published in \_\_\_\_\_, a newspaper of general circulation published in the City of Sacramento on \_\_\_\_\_, 2000.

**DATE PASSED FOR PUBLICATION:**

**DATE ENACTED:**

**DATE EFFECTIVE:**

**ATTEST:**

\_\_\_\_\_  
**MAYOR**

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

**FOR CITY CLERK USE ONLY**

ORDINANCE NO. \_\_\_\_\_

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