



APPROVED  
BY THE CITY COUNCIL

OCT 20 1998

1.5

OFFICE OF THE  
CITY CLERK

CITY OF SACRAMENTO  
CALIFORNIA

DEPARTMENT OF  
PUBLIC WORKS

TECHNICAL SERVICES DIVISION

DEVELOPMENT SERVICES &  
SPECIAL DISTRICTS  
1231 I STREET  
ROOM 300  
SACRAMENTO, CA  
95814-2988

September 1, 1998

City Council  
Sacramento, California

916-264-7474  
FAX 916-264-7480

Honorable Members in Session:

**SUBJECT: NORTH NATOMAS COMMUNITY FACILITIES DISTRICT (CFD) NO. 3 -  
RESULTS OF MAIL BALLOT ELECTION**

**LOCATION AND COUNCIL DISTRICT:**

The proposed North Natomas CFD No. 3 is located in Council District 1 and the North Natomas Community Plan Area (see Exhibit A map).

**RECOMMENDATION:**

This report recommends that the City Council adopt the Resolution Reciting the Facts of the Mailed-Ballot Election.

**CONTACT PERSON:**

Edward Williams, Associate Engineer, 264-5440

**FOR COUNCIL MEETING OF:**

September 15, 1998

**SUMMARY:**

This proposed CFD No. 3 has completed the Resolution of Intention, Public Hearing and Election phases of the formation proceedings. This Council report and resolution complete the formation process by reciting the results of the mail-ballot election.

**COMMITTEE/COMMISSION ACTION:**

None.

## **BACKGROUND INFORMATION:**

The North Natomas Community Plan area encompasses approximately 7,400 acres along the northern city boundary. City Council adopted the North Natomas Financing Plan for the area in 1994, providing infrastructure needs as the area develops. Among other improvements, landscaping along freeways, agricultural buffers and drainage canals were included. The proposed CFD will provide funding to maintain the landscape improvements as well as other landscaping along major road corridors, the light rail corridor, drainage canals, detention basin park acres, agriculture buffers and above standard width street medians. The capital cost for these improvements are funded through the North Natomas Public Facilities Fee. The proposed CFD has been structured to pay for the maintenance costs.

### CFD Landscape Services

As North Natomas develops, standard City maintenance services will be provided for parks, street lighting and landscaped areas. Funding for these services will come from various sources, including the general fund and Citywide Landscaping and Lighting District. However, North Natomas is planned to have unique landscaping requirements. Therefore, the purpose of this CFD is to fund that portion of the landscape maintenance cost which is over and above the City standard.

The proposed landscaping in North Natomas that will be above the City standard includes:

- Landscaped corridors along major streets
- Landscaped corridors along drainage canals
- Freeway landscape corridors
- Light Rail landscape corridors
- Street medians above city standard width
- Agricultural buffers
- Detention basin park acres

A detailed list of authorized services is attached as Exhibit B.

## **FINANCIAL CONSIDERATIONS:**

Costs to maintain the various landscape improvements in North Natomas have been estimated at \$1.6 million per year at build-out (1998 dollars). Since actual landscape plans have not been submitted or approved, the cost estimate includes a 15% contingency. Landscape improvements will be installed as development occurs. Maintenance of the landscaping will likely be a developer requirement until there is a sufficient tax base that would support the maintenance costs. As part of the initial implementation of the district a committee of City staff and landowners will be established, per adopted resolution, to provide input on maintenance and budgetary needs. Tax rates have been set up to accommodate developed and undeveloped property at various stages. This was done because the landscape improvements in an area will

City Council  
North Natomas Community Facilities District No. 3  
September 1, 1998

not be constructed until development in the same area occurs. Property that has received a final map, and can therefore develop, will benefit from landscape improvements that need to be maintained, and the property will be taxed. The tax will be effective in the fiscal year following the recording of the property development stage as shown below. A special tax will not be placed on the property until the final map approval process. It is estimated that the first year tax levy (1998-99) will generate \$47,800 in special tax revenue. The following chart indicates the proposed special tax for the base year (fiscal year 1998/99).

Development Stage/Property Classification	Tax Rate Per	Base year maximum tax <sup>(1)</sup>
<u>Developed (Final Small Lot Map or Special Permit)</u>		
Detached residential unit (single family)	unit	\$ 52
Attached unit up to 2 units per lot (duplex)	unit	\$ 32
Condominiums	unit	\$ 32
Attached residential unit (more than 2 units per lot)	net acre	\$ 365
Non-residential	net acre	\$ 365
Sports complex <sup>(2)</sup>	net acre	\$ 210
<u>Large Lot Final Map Parcel</u>		
Large lot final map (residential development)	gross dev. acre	\$ 80
Final master parcel map (non-residential dev.)	gross dev. acre	\$ 80
Sports Complex <sup>(2)</sup>	gross dev. acre	\$ 80
<u>Undeveloped Parcels:</u>		
Tentative map		\$ 0
Tentative master parcel map		\$ 0
Unmapped parcel		\$ 0

(1) Following the base year 1998-99, the Maximum Special Tax Rates will escalate annually based on the Consumer Price Index (CPI) not to exceed 4%.

(2) Each Sports complex parcel will be tax-exempt until controlled by a private party through fee ownership or lease.

The tax formula includes a parcel category of "sports complex" whereby parcels in this category are tax-exempt until controlled by a private party through fee ownership or lease. Both the proposed sports stadium site and the Arena site are owned by the City, and are included in the proposed CFD as sports complex parcels. As a result, the Arena parcel would be taxable today and funded through the current lease agreement. The Stadium parcel would be tax-exempt, since it is still owned and controlled by the City.

The required election for CFD formation has been conducted by the City Clerk's office. All costs associated with this district including landscape maintenance, repair and replacement, district formation and annual administration will be borne by the landowners in North Natomas as their property becomes taxable. The costs associated with the district formation will be recovered over a three-year tax period.

City Council  
North Natomas Community Facilities District No. 3  
September 1, 1998

**ENVIRONMENTAL CONSIDERATIONS:**

Council action in forming this CFD is exempt from CEQA because it will not cause any 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 formed are set forth in Title 5 of the Government Code, Sections 53311-53317.5 entitled "The Mello-Roos Community Facilities Act of 1982" and Title 81 of the City Code.

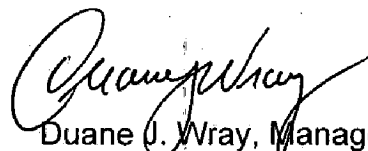
**MBE/WBE:**

City Council adoption of the attached resolution is not affected by City policy related to MBE/WBE.

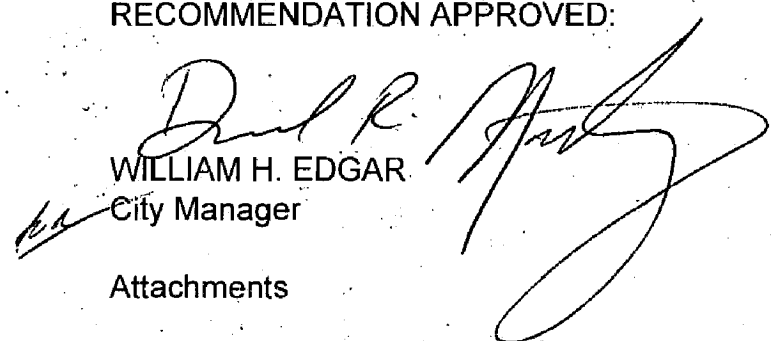
Respectfully submitted,

  
Gary Alm, Manager  
Development Services

Approved:

  
Duane J. Wray, Manager  
Technical Services Division

RECOMMENDATION APPROVED:

  
WILLIAM H. EDGAR  
City Manager

Approved:

  
Michael Kashiwagi  
Director of Public Works

Attachments

EW:jd

S:\TECHSVC\Project Delivery\SpecDist\PROJECTS\CFD\NN#3\CC-Results of Ballot Election.wpd

**EXHIBIT A**

## **EXHIBIT B**

### **NORTH NATOMAS COMMUNITY FACILITIES DISTRICT NO. 3 (Landscape Maintenance) LIST OF AUTHORIZED SERVICES**

The authorized services include those set forth below in addition to the costs associated with collecting and administering the special taxes and administering the district. The special taxes may be levied to pay for any authorized services or to accumulate funds for that purpose. The primary function of the CFD is to fund the maintenance of parks, landscape corridors, and open space facilities unique to North Natomas or above City Standards. Notwithstanding the above funding objectives, the CFD's authorized services include the following:

1. The maintenance of landscaping, irrigation facilities, soundwalls and other appurtenances within or along freeway corridors, along east and west drainage canals, swale, and within and along public rights-of-way for medians and standard-width landscape corridors of four-lane and greater major roads. The maintenance of landscape corridors above standard-width will be authorized for sections of East Commerce, Truxel Road, Del Paso Boulevard, and El Centro Road adjacent to residential development.
2. The maintenance of landscaping, recreation facilities, irrigation facilities, lighting and other appurtenances within neighborhood and community parks and designated conjunctive use park land within drainage detention basins.
3. The maintenance of landscaping, irrigation facilities, and other appurtenances within agriculture buffers.
4. The maintenance and repair of off-street bikeways, including bikeway bridges and structures.
5. The maintenance of landscaping, irrigation facilities, and other appurtenances within light rail alignment with an irrevocable offer to dedicate (IOD), prior to construction of light rail facilities.
6. Miscellaneous maintenance and landscape capital improvements, repair and replacement.
7. CFD formation and annual administration costs of the District.
8. Miscellaneous cost related to any of the items described above including planning, engineering, legal and administrative expenses.

OCT 20 1998

OFFICE OF THE  
CITY CLERK

**RESOLUTION NO. 98-521**

**ADOPTED BY THE SACRAMENTO CITY COUNCIL**

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

**A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF  
SACRAMENTO DETERMINING THE RESULT OF THE SPECIAL  
MAILED-BALLOT ELECTION HELD IN THE CITY OF SACRAMENTO  
NORTH NATOMAS COMMUNITY FACILITIES DISTRICT NO. 3 ON  
SEPTEMBER 8, 1998**

WHEREAS, the City Clerk of the City of Sacramento has duly canvassed the votes cast in the City of Sacramento North Natomas Community Facilities District No. 3 ("the Community Facilities District") at the special mailed-ballot election held in the Community Facilities District on September 8, 1998, by the qualified electors of the Community Facilities District upon the proposition hereinafter set forth, and has certified to this City Council the result of the votes cast at such special mailed-ballot election upon said proposition, which said certification is now on file in the office of the City Clerk of the City of Sacramento;

**NOW, THEREFORE, BE IT RESOLVED BY THE COUNCIL OF THE CITY OF  
SACRAMENTO, AS FOLLOWS:**

Section 1.

All of the above recitals are true and correct, and the City Council so finds and determines.

Section 2.

The canvass of the votes cast in the Community Facilities District at the special mailed-ballot election held in the Community Facilities District on September 8, 1998, as shown by said certification, is hereby approved and confirmed.

---

**FOR CITY CLERK USE ONLY**

**RESOLUTION NO:** \_\_\_\_\_

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

Section 3.

At such special mailed-ballot election in the Community Facilities District the following proposition was submitted to the qualified voters of the Community Facilities District and the number of votes cast in the Community Facilities District for and against such proposition, as set forth in said canvass, is determined to be as follows:

Measure (A):

Shall the City of Sacramento North Natomas Community Facilities District No. 3 be authorized to finance landscape maintenance, more fully described in Exhibit A, and shall an appropriations limit in the amount of \$2,000,000 per fiscal year in connection therewith be established for the maximum rate and method of apportionment as provided in Resolution No. 98-259 adopted by the City Council on June 9, 1998, which is incorporated herein by reference, be levied to pay for the maintenance of landscaping.

Section 4.

The total number of votes cast in the Communities Facilities District at such special mailed-ballot election for and against such proposition was and is set forth in said canvass.

Section 5.

More than two-thirds ( $\frac{2}{3}$ ) of all the votes cast at such special mailed-ballot election was cast in favor of such proposition, and such proposition carried.

Section 6.

The City Clerk of the City of Sacramento is hereby directed to enter this resolution on the minutes of this City Council, which shall constitute the official declaration of the result of such special mailed-ballot election, and is hereby further authorized and directed to record a notice of special tax lien in accordance with the provisions of Section 3114.5 of the Streets and Highways Code of the State of California.

---

FOR CITY CLERK USE ONLY

RESOLUTION NO: \_\_\_\_\_  
DATE ADOPTED: \_\_\_\_\_



PASSED AND ADOPTED by the City Council of the City of Sacramento this \_\_\_\_ day  
of \_\_\_\_\_, 1998, by the following vote:

AYES:  
NOES:  
ABSENT:

\_\_\_\_\_  
MAYOR

ATTEST:

\_\_\_\_\_  
CITY CLERK:

\_\_\_\_\_  
FOR CITY CLERK USE ONLY

RESOLUTION NO: \_\_\_\_\_

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

# 3

1ST Ballot MAILING.

ADAMS FARMS  
C/O WINNCREST NATOMAS  
9985 FOLSOM BLVD.  
SACRAMENTO, CA 95827

ADAMS FARMS  
C/O WINNCREST NATOMAS  
9985 FOLSOM BLVD.  
SACRAMENTO, CA 95827

ADAMS FARMS  
C/O WINNCREST NATOMAS  
9985 FOLSOM BLVD.  
SACRAMENTO, CA 95827

ALLEGHANY PROPERTIES  
DAVID BUGATTO  
2150 RIVER PLAZA DR. SUITE 155  
SACRAMENTO, CA 95833

ALLEGHANY PROPERTIES  
DAVID BUGATTO  
2150 RIVER PLAZA DR. SUITE 155  
SACRAMENTO, CA 95833

ALLEGHANY PROPERTIES  
DAVID BUGATTO  
2150 RIVER PLAZA DR. SUITE 155  
SACRAMENTO, CA 95833

ALLEGHANY PROPERTIES  
DAVID BUGATTO  
2150 RIVER PLAZA DR. SUITE 155  
SACRAMENTO, CA 95833

B & B & SONS ENTERPRISES INC.  
JOSEPH BENVENUTI  
2101 EVERGREEN ST  
SACRAMENTO, CA 95815

B & B & SONS ENTERPRISES INC.  
JOSEPH BENVENUTI  
2101 EVERGREEN ST  
SACRAMENTO, CA 95815

BORDEN RANCH  
ELENI TSAKOPOULOS  
7700 COLLEGE TOWN DRIVE  
SACRAMENTO, CA 95826

BUZZ OATES ENTERPRISES II.  
MARVIN L. OATES  
8615 ELDER CREEK RD 10  
SACRAMENTO, CA 95828

CAMBAY GROUP INC.  
BILL SCOTT  
1350 TREAT BLVD., STE# 560  
WALNUT CREEK, CA 94596

CITY OF SACRAMENTO  
TERRENCE MOORE  
1231 I St., RM 400  
SACRAMENTO, CA 95814

GATEWAY SOUTH LLC  
BRIAN VAIL  
2424 K ST., 2ND FLR.  
SACRAMENTO, CA 95834

GATEWAY WEST, LLC  
BRIAN VAIL  
2424 K ST., 2ND FLR.  
SACRAMENTO, CA 95816

GATEWAY WEST, LLC  
BRIAN VAIL  
2424 K ST., 2ND FLR.  
SACRAMENTO, CA 95816

JMA CORPORATION  
JOEL ELEKMAN  
4030 SO. LAND PARK DR., STE A  
SACRAMENTO, CA 95822

KARL DOLK  
JOHN MOORE  
820 LARCH LANE  
SACRAMENTO, CA 95864

KERN W. SCHUMACHER  
C/O GREGORY D. THATCH  
1701 "I" Street, Suite 220  
SACRAMENTO, CA 95814

KETSCHER FAMILY TRUST  
CAROL KETSCHER-ALFHEIM  
22555 E JENSEN AV  
REEDLEY, CA 93654

KINGS ARCO ARENA  
JAMES THOMAS  
1 SPORTS ARENA  
SACRAMENTO, CA 95834

LENNAR NATOMAS  
MIKE WINN  
9985 FOLSOM BLVD.  
SACRAMENTO, CA 95827

LENNAR NATOMAS  
MIKE WINN  
9985 FOLSOM BLVD.  
SACRAMENTO, CA 95827

LEWIS HOMES OF CALIFORNIA  
BILL MELLENU  
P.O. BOX 276125  
SACRAMENTO, CA 95827

NORTHPOINT  
ELENI TSAKOPOULOS  
7700 COLLEGE TOWN DRIVE  
SACRAMENTO, CA 95826

OSE LAND NO. 2  
MARY OSE  
P.O. BOX 255543  
SACRAMENTO, CA 95865

PHOENIX LLC  
ELENI TSAKOPOULOS  
7700 COLLEGE TOWN DRIVE  
SACRAMENTO, CA 95826

ROSALIE MEADOWS  
11705 OLD EUREKA WAY  
GOLD RIVER, CA 95670

SACRAMENTO SPORTS ASSOC.  
2101 EVERGREEN ST  
SACRAMENTO, CA 95815

SACRAMENTO PROP. HOLDINGS  
DAVID BUGATTO  
2150 RIVER PLAZA DR. SUITE 155  
SACRAMENTO, CA 95833

STATE VENTURES INC.  
2101 EVERGREEN ST  
SACRAMENTO, CA 95815

STATE VENTURES INC.  
2101 EVERGREEN ST  
SACRAMENTO, CA 95815

SUPER PALLET RECYCLING  
KEN HOLDER  
10401 GRANT LINE RD.  
ELK GROVE, CA 95624

SUPER PALLET RECYCLING  
KEN HOLDER  
10401 GRANT LINE RD.  
ELK GROVE, CA 95624

TSAKOPOULOS FAMILY TRUST  
GEORGE TSAKOPOULOS  
300 FLORIN RD  
SACRAMENTO, CA 95831

#3

*2nd Ballot Mailing*

BNN DEVELOPMENT INC.  
1601 RESPONSE RD. SUITE 3  
SACRAMENTO, CA 98515

COCA COLA BOTTLING  
BOB BROWN  
P O BOX 160608  
SACRAMENTO, CA 95816

CREDIT SUISSE LEASING  
601 S. PLACENTIA AVE.  
FULLERTON, CA 92631

DONAHUE SCHRIBER  
JAN PETERSEN - SOUTH TOWNER  
3501 JAMBOREE RD., SUITE 30  
NORTH BEACH, CA 92660

GOLDENLAND PARTNERSHIP  
TONY GALLAS  
3 FIG LEAF CT.  
SACRAMENTO, CA 95838

IN-N-OUT BURGERS  
DIRECTOR OF REAL ESTATE  
13502 HAMBURGER LN  
BALDWIN PARK, CA 91706

RALEY'S  
CHARLES COLLINS  
500 WEST CAPITOL AVE.  
WEST SACRAMENTO, CA 95605

RUSSELL FONG  
RUSSELL FONG  
5431 PLEASANT DR.  
SACRAMENTO, CA 95822

SECURITY TRUST CO  
JOSEPH & NANCY BENVENUTI  
P O BOX 1589  
SAN DIEGO, CA 92112

SHELL OIL CO.  
P O BOX 2099  
HOUSTON, TX 77252

WAL-MART REAL ESTATE  
STEVE LANE  
2001 SE 10TH  
BENTONVILLE, AR 72712

CITY OF SACRAMENTO

CITY CLERK'S CERTIFICATE OF ELECTION RESULTS  
FOR THE SPECIAL MAILED-BALLOT ELECTION HELD  
IN THE NORTH NATOMAS COMMUNITY FACILITIES  
DISTRICT NO. 3, CITY OF SACRAMENTO,  
COUNTY OF SACRAMENTO, STATE OF CALIFORNIA  
ON OCTOBER 6, 1998

I, Valerie A Burrowes, City Clerk of the City of Sacramento, certify that:

I personally counted the ballots cast at the special mailed-ballot, landowner election called by the City Council in its Resolution No. 98-259, adopted on June 9, 1998, and I hereby certify the result of that count to be as follows:

TOTAL VOTES CAST "YES": 5244

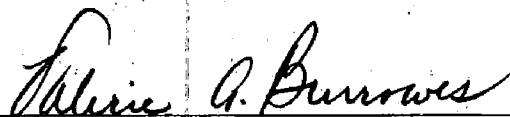
TOTAL VOTES CAST "NO": 67

TOTAL VOTES CAST: 5311

THE VOTES CAST "YES" EQUAL: 98.7 % OF THE TOTAL

VOTES CAST.

I make this Certification on October 20, 1998.



VALERIE A. BURROWES, City Clerk of the  
City of Sacramento

**RESULTS OF MAILED-BALLOT ELECTION  
NORTH NATOMAS  
CFD #3 FOR LANDSCAPE MAINTENANCE**

Total Possible Votes	6309		
Votes Cast	5311	84.2%	Turnout
<hr/>			
Votes Infavor of CFD #3	5244	98.7%	Infavor
Votes Against CFD #3	67		