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APPROVED  
BY THE CITY COUNCIL  
APR 28 1998  
OFFICE OF THE  
CITY CLERK

DEPARTMENT OF  
PUBLIC WORKS

TECHNICAL SERVICES  
DIVISION

SPECIAL DISTRICTS

CITY OF SACRAMENTO  
CALIFORNIA

April 14, 1998

1231 I ST. RM 300  
SACRAMENTO, CA  
95814

916-264-7113  
FAX 916-264-7480

City Council  
Sacramento, California

Honorable Members in Session:

**SUBJECT: NORTH NATOMAS COMMUNITY FACILITIES DISTRICT (CFD) NO. 3 FOR  
LANDSCAPE MAINTENANCE - INITIATION ACTION**

**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 following:

- Resolution of Intention to Establish North Natomas Community Facilities District No. 3 for Landscape Maintenance, and also setting a Time and Place for a Public Hearing (June 4, 1998).
- Resolution Approving Participation by the City of Sacramento in North Natomas Community Facilities District No. 3.

**CONTACT PERSON:**

Karen Shipley, Administrative Services Officer 264-5236

**FOR COUNCIL MEETING OF:**

April 28, 1998

**SUMMARY:**

This report presents a proposal to form a Mello-Roos Community Facility District (CFD) to fund future landscape maintenance needs in North Natomas. The recommended council action will set a public hearing for June 4, 1998. A district formation schedule is attached as Exhibit B.

**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 for 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, 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 Financing Plan. 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 as listed below and in Exhibit C. 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 more complete description of maintenance is shown on Exhibit C.

### CFD Landowner Support

City staff has worked in partnership with North Natomas landowners and consultants over the past nine months to develop the CFD presented in this report. An informal survey conducted indicates that landowners representing 94% by land area are either in favor of this district, or have a Development Agreement condition of participation in this district.

## **FINANCIAL CONSIDERATIONS:**

Costs to maintain the various landscape improvements in North Natomas have been estimated at \$1.6 million per year at buildout (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 formation process scheduled for June 1998, it will be recommended that a committee of City staff and landowners be established to annually determine the district budget. This committee would allocate tax revenue to various landscape maintenance 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 not be constructed until development in the same area occurs. Therefore, 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
<u>Undeveloped Parcels:</u>		
Tentative map		\$ 0
Tentative master parcel map		\$ 0
Unmapped parcel		\$ 0

<sup>(1)</sup> 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%.

<sup>(2)</sup> 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 parcels would be taxable today with the current lease agreement and the Stadium parcel would be tax-exempt, since it is still owned and controlled by the City.

The required election for CFD formation will be 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.

**ENVIRONMENTAL CONSIDERATIONS:**

Council action in initiating 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.

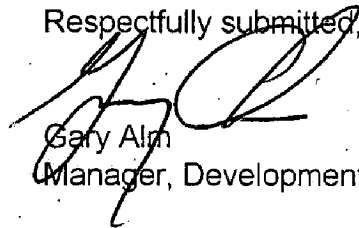
**POLICY CONSIDERATIONS:**

The procedures under which this CFD is being initiated 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:**

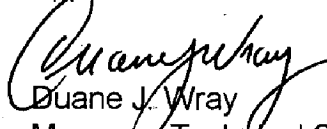
City Council adoption of the attached resolution is not affected by City policy related to MBE/WBE.

Respectfully submitted,



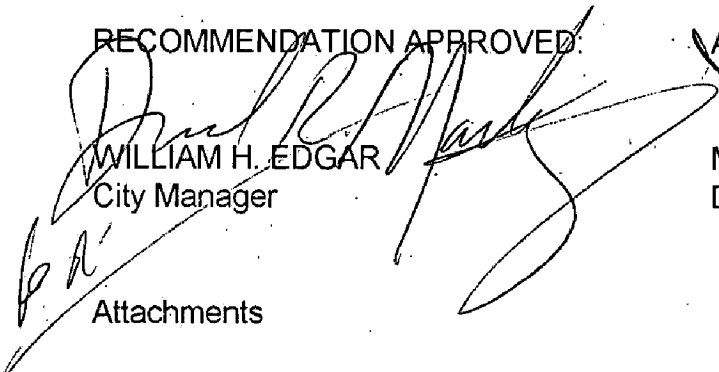
Gary Alm  
Manager, Development Services

Approved:



Duane J. Wray  
Manager, Technical Services

RECOMMENDATION APPROVED:



WILLIAM H. EDGAR  
City Manager

APPROVED:



Michael Kashiwagi  
Director of Public Works

Attachments

**PROPOSED BOUNDARIES OF  
NORTH NATOMAS  
COMMUNITY FACILITIES DISTRICT No.3**

CITY OF SACRAMENTO - COUNTY OF SACRAMENTO - STATE OF CALIFORNIA  
SHEET 1 OF 1 SHEETS

**CLERK'S CERTIFICATE AND 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 \_\_\_\_\_, 1998.

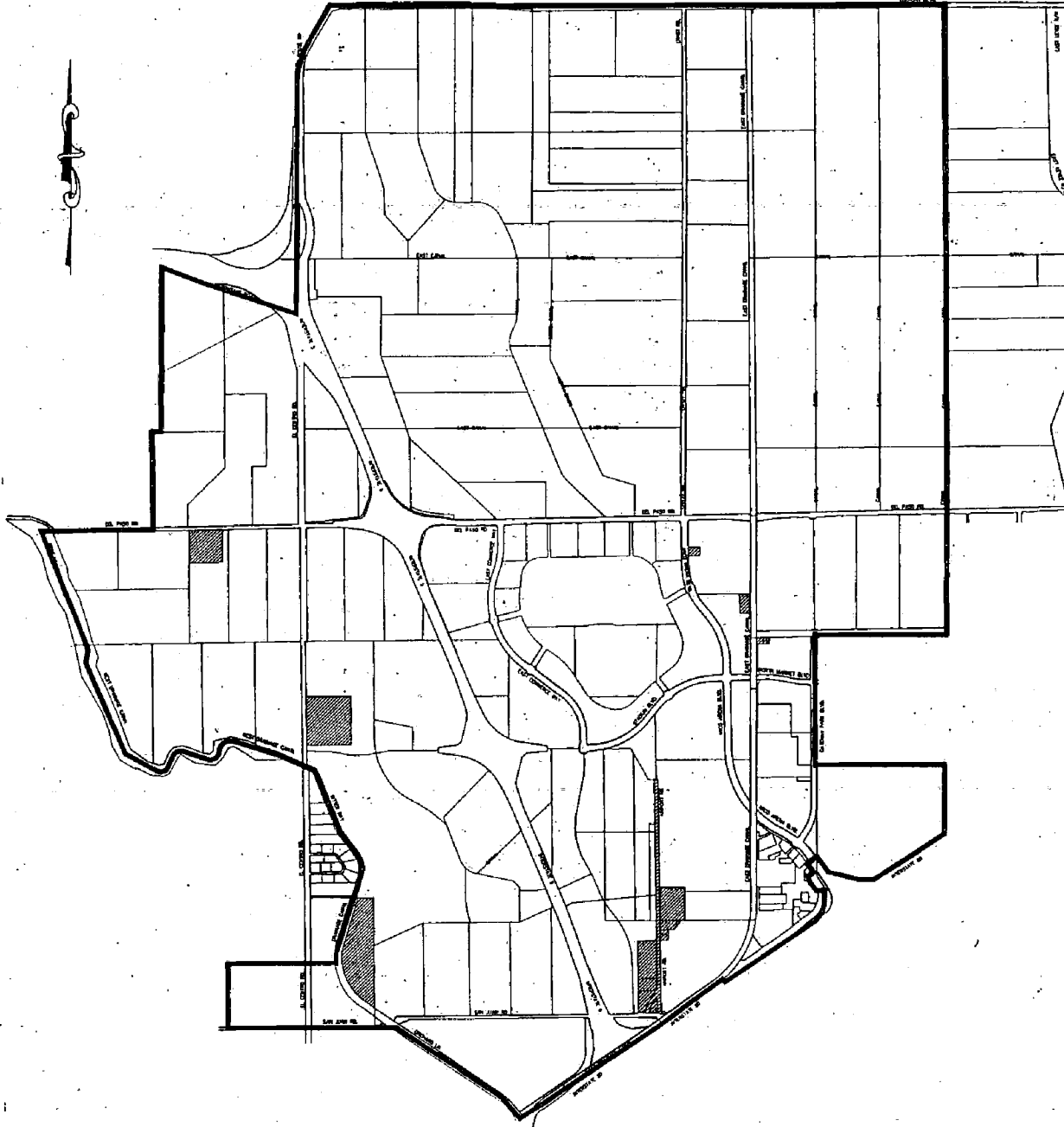
I HEREBY CERTIFY THAT THE WITHIN MAP SHOWING PROPOSED BOUNDARIES OF NORTH NATOMAS COMMUNITY FACILITIES DISTRICT NO. 3, CITY OF SACRAMENTO, COUNTY OF SACRAMENTO, STATE OF CALIFORNIA, WAS APPROVED BY THE CITY COUNCIL OF THE CITY OF SACRAMENTO AT A MEETING THEREOF HELD ON THE \_\_\_\_ DAY OF \_\_\_\_\_ 1998 BY ITS RESOLUTION No. \_\_\_\_\_

\_\_\_\_\_  
CITY CLERK, CITY OF SACRAMENTO, CALIFORNIA

**COUNTY RECORDER'S FILING STATEMENT:**

FILED THIS \_\_\_\_ DAY OF \_\_\_\_\_, 1998 AT THE HOUR OF \_\_\_\_ O'CLOCK \_\_\_\_ M., IN BOOK \_\_\_\_ OF MAPS OF ASSESSMENT DISTRICTS AND COMMUNITY FACILITIES DISTRICTS AT PAGE \_\_\_\_ IN THE OFFICE OF THE COUNTY RECORDER OF THE COUNTY OF SACRAMENTO, STATE OF CALIFORNIA.

\_\_\_\_\_  
COUNTY RECORDER OF THE COUNTY OF SACRAMENTO, CALIFORNIA





 EXCLUDED FROM CFD  
 COMMUNITY FACILITIES DISTRICT BOUNDARY

EXHIBIT B

**NORTH NATOMAS CFD #3 FOR LANDSCAPE MAINTENANCE  
SCHEDULE**

Aug. 1997 - Mar. 1998      Various meetings/workshops with North Natomas Landowners to discuss landscape maintenance needs, costs and financing.

April 28, 1998	Council Action: <ul style="list-style-type: none"><li>• Initiate CFD proceedings</li></ul>
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May 1, 1998      Mail Notice of Hearing

June 4, 1998      Council Action:

- Conduct public hearing
- Call for a special election

July 1998      Mail ballots

September 8, 1998      Ballots due at the City Clerk's Office by 8:00 p.m.

September 15, 1998      Council Action:

- Declare Election Results

September 22, 1998      Record Notice of Special Tax.

September 22, 1998      Council Action:

- Pass for Publication - Ordinance to levy a special tax

September 29, 1998      Council Action:

- Adopt Ordinance and Resolution to levy a special tax

October 1998      Hand bill first year prorated special tax.

## EXHIBIT C

### 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.

APPROVED  
BY THE CITY COUNCIL  
APR 28 1998  
OFFICE OF THE  
CITY CLERK

**RESOLUTION NO. 98-147**

ADOPTED BY THE SACRAMENTO CITY COUNCIL

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

**A RESOLUTION OF THE CITY OF SACRAMENTO  
DECLARING ITS INTENTION TO ESTABLISH THE  
NORTH NATOMAS COMMUNITY FACILITIES DISTRICT NO. 3,  
CITY OF SACRAMENTO, COUNTY OF SACRAMENTO,  
STATE OF CALIFORNIA, AND TO LEVY A SPECIAL  
TAX THEREIN TO FINANCE MAINTENANCE SERVICES  
TO BE PROVIDED WITHIN SAID DISTRICT.**

**WHEREAS**, the City Council (the "Council") of the City of Sacramento (the "City") has duly considered the advisability and necessity of establishing a community facilities district in the area of the City commonly known as North Natomas Community Plan Area and levying a special tax therein to pay for maintenance and related services to be provided within the district, under and pursuant to the provisions of Title 81 of the Sacramento City Code and the Act, as defined below; and

**WHEREAS**, the Council has determined that the establishment of such community facilities district is consistent with and follows the local goals and policies concerning the use of the Act that have been adopted by the Council and are not in effect; and

**WHEREAS**, the Council is fully advised in this matter;

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

Section 1. The above recitals are true and correct, and the Council so finds and determines.

Section 2. It is the intention of the Council and the Council hereby proposes to establish a community facilities district ("District") under the terms of the Mello-Roos Community Facilities Act of 1982 (Section 53311 et seq. of the California Government Code, hereafter "Act"). The boundaries of the territory proposed for inclusion in the District are shown on the map entitled "Proposed Boundaries of the North Natomas Community

FOR CITY CLERK USE ONLY

RESOLUTION NO. \_\_\_\_\_

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

Facilities District No. 3, City of Sacramento, County of Sacramento, State of California" ("Boundary Map"). The Boundary Map is on file in the office of the City Clerk, is in the form required by Section 3110 of the Streets and Highways Code, and is hereby approved. The City Clerk is directed to file a copy of the Boundary Map with the County Recorder of the County of Sacramento within fifteen (15) days hereafter for placement in the Book of Maps of Assessment and Community Facilities Districts, in accordance with the provisions of Section 3111 of the Streets and Highways Code of the State of California.

Section 3. The name proposed for the District is North Natomas Community Facilities District No. 3.

Section 4. The District is being formed solely for maintenance services and related purposes, and will not finance capital improvements or issue bonds. The services proposed to be financed by the District are set forth in Exhibit A, attached hereto and incorporated herein by this reference, all of which are as authorized by the Act and by Title 81, Chapter 81.06 of the Sacramento City Code. The District shall also finance all costs and expenses normally incidental to the provision of the maintenance and related services, including without limitation election costs; design fees and costs; contract supervision; and City administrative and legal costs.

Section 5. Except where funds are otherwise available, a special tax sufficient to pay for said maintenance and related services, secured by recordation of a continuing lien against all nonexempt real property in the District, will be levied annually within the District. Pursuant to Title 81, Chapter 81.06 of the Sacramento City Code, certain City-owned property within the District will be subjected to the lien of the special tax. The tax is proposed to be collected as a separately-stated item on the county property tax bill, but the City Council reserves the right to change the method of collection at any time. The special tax shall be apportioned according to the use and state of development of the land, at the per annum tax rates specified in Exhibit B, attached hereto and incorporated herein by this reference, the Rate and Method of Apportionment of Special Tax. The rates shown are maximum rates. The special tax levied on all parcels may be increased prorata, but not more than ten percent (10%), on account of the default or delinquency of the owner of any parcel. The rates may also be escalated for inflation pursuant to Title 81, Chapter 81.06 of the Sacramento City Code, as specified in Exhibit B. If tax collections at the stated rates exceed the amount required to pay the Annual Costs, the rates may be reduced in accordance with the formulae set forth in Exhibit B. The special tax levied and to be collected hereunder shall be in perpetuity, unless and until the need for the maintenance and related services no longer exists.

Section 6. It is the intention of the Council, pursuant to Section 53317.3 of the Act, to continue to levy the special tax on property (that is not otherwise exempt from the

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RESOLUTION NO. \_\_\_\_\_

DATE ADOPTED: \_\_\_\_\_ 9

special tax) that is acquired by a public entity through a negotiated transaction, by gift or devise.

Section 7. It is the intention of the Council, pursuant to Section 53317.5 of the Act, to treat the obligation to pay the special tax levied against property that is acquired by a public entity through eminent domain proceedings as if it were a special annual assessment.

Section 8. It is the intention of the Council, pursuant to Section 53340.1 of the Act, to levy the special tax on the leasehold or possessory interests in property owned by a public agency (which property is otherwise exempt from the special tax), to be payable by the owner of the leasehold or possessory interests in such property.

Section 9. It is the intention of the Council, pursuant to Section 53325.7 of the Act, to establish an appropriations limit, as defined by subdivision (h) of Section 8 of Article XIII B of the California Constitution, for the District.

Section 10. Notice is given that the City Council hereby fixes 2:00 p.m. on June 4, 1998 in the chambers of the City Council, City Hall, 915 I Street, Sacramento, California 95814 as the time and place for a public hearing on the establishment of the District, the proposed rate, method of apportionment and manner of collection of the special tax and all other matters as set forth in this resolution. At such public hearing, any persons interested, including all taxpayers, property owners and registered voters within the District, may appear and be heard, and the testimony of all interested persons or taxpayers for or against the establishment of the District and the levy of the special tax, or the extent of the District, or the maintenance and related services to be provided, or any other matters set forth herein, will be heard and considered. Any protests to the foregoing may be made orally or in writing by any interested persons or taxpayers, except that protests pertaining to the regularity or sufficiency of such proceedings shall be in writing and shall clearly set forth the irregularities and defects to which the objection is made; and the Council may waive any irregularities in the form or content of any written protest and at such public hearing may correct minor defects in such proceedings. All written protests shall be filed with the City Clerk on or before the time fixed for such public hearing, and any written protest may be withdrawn in writing at any time before the conclusion of such public hearing. If, at the conclusion of the hearing, the City Council determines to proceed with the establishment of the District, the levy of special taxes will be submitted to the electors of the District in an election pursuant to Section 53326 of the Act, to be held not less than ninety (90) days thereafter. The special tax may be levied if two-thirds of those voting approve the measure.

Section 11. In the opinion of the Council, the public interest will not be served by allowing the property owners in the District to enter into a contract pursuant to Section 53329.5(a) of the Act, to perform the maintenance and related services to be financed under Title 81 of the City Code and the Act.

Section 12. The City Council directs Michael Kashiwagi, Director of Public Works of the City of Sacramento, to prepare the report required by Section 53321.5 of the Government Code and to file the report with the City Council at or before the time of the hearing.

Section 13. The City Clerk is directed to publish notice of the hearing in accordance with Sections 53322 and 53322.4 of the Act, as follows:

(a) A notice of public hearing in the form required by the Act shall be published in the Daily Recorder, a newspaper of general circulation published in the area of the District, which such publication shall be made pursuant to Section 6061 of the California Government Code and shall be completed at least seven (7) days prior to the date set for such public hearing; and

(b) A notice of public hearing in the form required by the Act shall be mailed, first class postage prepaid, to each property owner and to each registered voter within the boundaries of the District, which such mailing to such property owners shall be made to such property owners at their addresses as shown on the records of the Sacramento County Treasurer-Tax Collector, and which such mailing to such registered voters shall be made to such registered voters at their addresses as shown on the records of the Sacramento County Registrar of Voters, or in either case as otherwise known to the City Clerk of the City, and which such mailing shall be completed at least fifteen (15) days prior to the date set for such public hearing.

This Resolution was passed and adopted by the City Council of the City of Sacramento, County of Sacramento, State of California, this \_\_\_\_ day of \_\_\_\_\_, 1998.

ATTEST:

\_\_\_\_\_  
MAYOR

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

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FOR CITY CLERK USE ONLY

RESOLUTION NO. \_\_\_\_\_

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

## EXHIBIT A

### 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 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.

**EXHIBIT B**

**NORTH NATOMAS COMMUNITY FACILITIES DISTRICT NO. 3  
(Landscape Maintenance)**

**MAXIMUM SPECIAL TAX RATES FOR BASE YEAR 1998-99<sup>(1)</sup>**

<b>Property Classification</b>	<b>Tax Rate Per</b>	<b>Base year maximum tax<sup>(1)</sup></b>
<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
<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 upon the Consumer Price Index (CPI) (prior year annual average, San Francisco, All Urban Consumers (CPI-U) Index), not to exceed 4%.

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

Net Acre is the area of the parcel associated with residential and non-residential uses after dedication of all rights-of-way.

Gross Developable Acre is the area of the parcel designated for residential and taxable non-residential uses after dedication of major streets, but prior to dedication of minor streets.

APPROVED  
BY THE CITY COUNCIL  
APR 28 1998  
OFFICE OF THE  
CITY CLERK

**RESOLUTION NO. 98-148**

ADOPTED BY THE SACRAMENTO CITY COUNCIL

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

**RESOLUTION APPROVING  
PARTICIPATION BY THE CITY OF SACRAMENTO  
IN NORTH NATOMAS COMMUNITY FACILITIES DISTRICT NO. 3**

**THE CITY COUNCIL OF THE CITY OF SACRAMENTO RESOLVES:**

**WHEREAS:**

1. The City of Sacramento is the owner of parcels ("Property") within the boundary of North Natomas Community Facilities District (CFD) No. 3 ("District") for landscape maintenance.
2. The North Natomas CFD No. 3 provides landscape maintenance within the District.
3. The City Property comprises approximately 3% of the overall acreage of the District.
4. The City Property will derive direct benefits from the landscape maintenance.
5. A special tax will not be placed on the City Property until it becomes taxable according to the tax formula contained in the Rate and Method of Apportionment.

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

1. The City Property shall be included in the District, but will however, not be taxed until it becomes taxable according to the tax formula.

\_\_\_\_\_  
MAYOR

ATTEST:

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

**FOR CITY CLERK USE ONLY**

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

# RESOLUTION NO.

ADOPTED BY THE SACRAMENTO CITY COUNCIL

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

## A RESOLUTION OF THE CITY OF SACRAMENTO DECLARING ITS INTENTION TO ESTABLISH THE NORTH NATOMAS COMMUNITY FACILITIES DISTRICT NO. 3, CITY OF SACRAMENTO, COUNTY OF SACRAMENTO, STATE OF CALIFORNIA, AND TO LEVY A SPECIAL TAX THEREIN TO FINANCE MAINTENANCE SERVICES TO BE PROVIDED WITHIN SAID DISTRICT

**WHEREAS**, the City Council (the "Council") of the City of Sacramento (the "City") has duly considered the advisability and necessity of establishing a community facilities district in the area of the City commonly known as North Natomas Community Plan Area and levying a special tax therein to pay for maintenance and related services to be provided within the district, under and pursuant to the provisions of Title 81 of the Sacramento City Code and the Act, as defined below; and

**WHEREAS**, the Council has determined that the establishment of such community facilities district is consistent with and follows the local goals and policies concerning the use of the Act that have been adopted by the Council and are not in effect; and

**WHEREAS**, the Council is fully advised in this matter;

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

Section 1. The above recitals are true and correct, and the Council so finds and determines.

Section 2. It is the intention of the Council and the Council hereby proposes to establish a community facilities district ("District") under the terms of the Mello-Roos Community Facilities Act of 1982 (Section 53311 et seq. of the California Government Code, hereafter "Act"). The boundaries of the territory proposed for inclusion in the District are shown on the map entitled "Proposed Boundaries of the North Natomas Community

FOR CITY CLERK USE ONLY

RESOLUTION NO. \_\_\_\_\_

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

Facilities District No. 3, City of Sacramento, County of Sacramento, State of California" ("Boundary Map"). The Boundary Map is on file in the office of the City Clerk, is in the form required by Section 3110 of the Streets and Highways Code, and is hereby approved. The City Clerk is directed to file a copy of the Boundary Map with the County Recorder of the County of Sacramento within fifteen (15) days hereafter for placement in the Book of Maps of Assessment and Community Facilities Districts, in accordance with the provisions of Section 3111 of the Streets and Highways Code of the State of California.

Section 3. The name proposed for the District is North Natomas Community Facilities District No. 3.

Section 4. The District is being formed solely for maintenance services and related purposes, and will not finance capital improvements or issue bonds. The services proposed to be financed by the District are set forth in Exhibit A, attached hereto and incorporated herein by this reference, all of which are as authorized by the Act and by Title 81, Chapter 81.06 of the Sacramento City Code. The District shall also finance all costs and expenses normally incidental to the provision of the maintenance and related services, including without limitation election costs; design fees and costs; contract supervision; and City administrative and legal costs.

Section 5. Except where funds are otherwise available, a special tax sufficient to pay for said maintenance and related services, secured by recordation of a continuing lien against all nonexempt real property in the District, will be levied annually within the District. Pursuant to Title 81, Chapter 81.06 of the Sacramento City Code, certain City-owned property within the District will be subjected to the lien of the special tax. The tax is proposed to be collected as a separately-stated item on the county property tax bill, but the City Council reserves the right to change the method of collection at any time. The special tax shall be apportioned according to the use and state of development of the land, at the per annum tax rates specified in Exhibit B, attached hereto and incorporated herein by this reference, the Rate and Method of Apportionment of Special Tax. The rates shown are maximum rates, except that the rate on all parcels may be increased prorata, but not more than ten percent (10%), on account of the default or delinquency of the owner of any parcel; provided, that in the case of any special tax to pay for maintenance and related services that is to be levied against any parcel of land used for private residential purposes (which use commences on the date on which an occupancy permit for private residential use is issued), (1) such maximum special tax shall be specified as a dollar amount which shall be calculated and established not later than the date on which such parcel of land is first subject to the special tax because of its use for private residential purposes, and (2)

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FOR CITY CLERK USE ONLY

RESOLUTION NO. \_\_\_\_\_

DATE ADOPTED: \_\_\_\_\_ 9

under no circumstances shall such special tax be increased as a consequence of delinquency or default by the owner of any other parcel or parcels of land within the District. The rates may also be escalated for inflation pursuant to Title 81, Chapter 81.06 of the Sacramento City Code, as specified in Exhibit B. If tax collections at the stated rates exceed the amount required to pay the Annual Costs, the rates may be reduced in accordance with the formulae set forth in Exhibit B. The special tax levied and to be collected hereunder shall be in perpetuity, unless and until the need for the maintenance and related services no longer exists.

Section 6. It is the intention of the Council, pursuant to Section 53317.3 of the Act, to continue to levy the special tax on property (that is not otherwise exempt from the special tax) that is acquired by a public entity through a negotiated transaction, by gift or devise.

Section 7. It is the intention of the Council, pursuant to Section 53317.5 of the Act, to treat the obligation to pay the special tax levied against property that is acquired by a public entity through eminent domain proceedings as if it were a special annual assessment.

Section 8. It is the intention of the Council, pursuant to Section 53340.1 of the Act, to levy the special tax on the leasehold or possessory interests in property owned by a public agency (which property is otherwise exempt from the special tax), to be payable by the owner of the leasehold or possessory interests in such property.

Section 9. It is the intention of the Council, pursuant to Section 53325.7 of the Act, to establish an appropriations limit, as defined by subdivision (h) of Section 8 of Article XIII B of the California Constitution, for the District.

Section 10. Notice is given that the City Council hereby fixes 2:00 p.m. on June 4, 1998 in the chambers of the City Council, City Hall, 915 I Street, Sacramento, California 95814 as the time and place for a public hearing on the establishment of the District, the proposed rate, method of apportionment and manner of collection of the special tax and all other matters as set forth in this resolution. At such public hearing, any persons interested, including all taxpayers, property owners and registered voters within the District, may appear and be heard, and the testimony of all interested persons or taxpayers for or against the establishment of the District and the levy of the special tax, or the extent of the District, or the maintenance and related services to be provided, or any other matters set forth herein, will be heard and considered. Any protests to the foregoing may be made orally or in writing by any interested persons or taxpayers, except that protests pertaining to the regularity or sufficiency of such proceedings shall be in writing and shall clearly set forth the irregularities and defects to which the objection is made; and the Council may

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FOR CITY CLERK USE ONLY

RESOLUTION NO. \_\_\_\_\_

DATE ADOPTED: \_\_\_\_\_ 10

waive any irregularities in the form or content of any written protest and at such public hearing may correct minor defects in such proceedings. All written protests shall be filed with the City Clerk on or before the time fixed for such public hearing, and any written protest may be withdrawn in writing at any time before the conclusion of such public hearing. If, at the conclusion of the hearing, the City Council determines to proceed with the establishment of the District, the levy of special taxes will be submitted to the electors of the District in an election pursuant to Section 53326 of the Act, to be held not less than ninety (90) days thereafter. The special tax may be levied if two-thirds of those voting approve the measure.

Section 11. In the opinion of the Council, the public interest will not be served by allowing the property owners in the District to enter into a contract pursuant to Section 53329.5(a) of the Act, to perform the maintenance and related services to be financed under Title 81 of the City Code and the Act.

Section 12. The City Council directs Michael Kashiwagi, Director of Public Works of the City of Sacramento, to prepare the report required by Section 53321.5 of the Government Code and to file the report with the City Council at or before the time of the hearing.

Section 13. The City Clerk is directed to publish notice of the hearing in accordance with Sections 53322 and 53322.4 of the Act, as follows:

(a) A notice of public hearing in the form required by the Act shall be published in the Daily Recorder, a newspaper of general circulation published in the area of the District, which such publication shall be made pursuant to Section 6061 of the California Government Code and shall be completed at least seven (7) days prior to the date set for such public hearing; and

(b) A notice of public hearing in the form required by the Act shall be mailed, first class postage prepaid, to each property owner and to each registered voter within the boundaries of the District, which such mailing to such property owners shall be made to such property owners at their addresses as shown on the records of the Sacramento County Treasurer-Tax Collector, and which such mailing to such registered voters shall be made to such registered voters at their addresses as shown on the records of the Sacramento County Registrar of Voters, or in either case as otherwise known to the City Clerk of the City, and which such mailing shall be completed at least fifteen (15) days prior to the date set for such public hearing.

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FOR CITY CLERK USE ONLY

RESOLUTION NO. \_\_\_\_\_

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

This Resolution was passed and adopted by the City Council of the City of Sacramento, County of Sacramento, State of California, this \_\_\_\_ day of \_\_\_\_, 1998.

ATTEST:

\_\_\_\_\_  
MAYOR

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

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**FOR CITY CLERK USE ONLY.**

RESOLUTION NO. \_\_\_\_\_

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

**MEMORANDUM OF PROCEEDINGS  
TO BE CONSIDERED BY THE CITY COUNCIL  
ON TUESDAY, APRIL 28, 1998  
IN CONNECTION WITH THE  
NORTH NATOMAS COMMUNITY FACILITIES  
DISTRICT NO. 3, CITY OF SACRAMENTO, COUNTY  
OF SACRAMENTO, STATE OF CALIFORNIA**

It is in order for the City Council to consider the following items to initiate proceedings for the North Natomas Community Facilities District No. 3 ("CFD No. 2"):

**A. Items for council action:**

1. Resolution of Intention to establish CFD No. 2, and to levy a special tax to finance certain maintenance and related activities. We have previously furnished you with this resolution. As you will note, this resolution specifies that the services to be provided are as set forth in Exhibit A and that the tax rate and method of apportionment are as set forth in Exhibit B. You will have to attach these two exhibits before consideration by the city council, as we do not have the final versions thereof.

**B. Items to be deposited with City Clerk:**

- ✓ 1. Boundary map (original and three copies).
- ✓ 2. Notice of public hearing on the Resolution of Intention specified in A.1. above. You have prepared this notice, and have it in your possession.
3. Affidavits which have been prepared by our office, and which are included with this memorandum:
  - ✓ (a) Affidavit of recording boundary map.
  - ✓ (b) Affidavit of compliance with requirement for publishing notice of hearing on the resolution of intention.
  - (c) Affidavit of compliance with requirement for mailing notice of public hearing on the resolution of intention.
4. Certificate relative to voters.

**C. Additional instructions for City Clerk:**

**1. Boundary map:**

- (a) On the original and 3 copies of the boundary map:
  - (i) Fill in and sign the Clerk's Certificate and Map Filing Statement, using the date of the council meeting, and enter the resolution number of the resolution of intention.
  - (ii) Have the original boundary map filed for record in the office of the County Recorder no later than 15 days prior to the date of the public hearing.
  - (iii) Ask the County Recorder to conform the 3 copies of the map with the recording data. Keep 1 conformed copy in the Clerk's file of proceedings, and send 2 conformed copies to our office for the transcript files.

**2. Notice of public hearing:**

- (a) In the first paragraph on page 1, fill in the blank the number of the resolution.
- (b) Attach Exhibit A to the notice (Special Districts will supply this).
- (c) Sign the notice.

**3. Publication of notice of hearing.** After the council meeting, please arrange to have the notice of hearing, including Exhibit A, published once in the *Daily Recorder* at least 7 days prior to the public hearing, which publication date I understand is proposed for May 1, 1998. Please secure a proof of publication in triplicate, keep 1 copy for the Clerk's file of proceedings and send 2 copies to our office.

**4. Mailing of notices.** Please mail a copy of the notice of hearing, including Exhibit A, by first-class mail, postage prepaid, to all property owners and registered voters within CFD No. 3, in accordance with the names and addresses as they appear on the records of the Sacramento County Treasurer-Tax Collector and the records of the Sacramento County Registrar of Voters, respectively, no later than 15 days prior to the public hearing, which mailing date I understand is proposed for May 1, 1998.

5. Affidavits. Please complete and sign, in triplicate, each of the 3 affidavits listed in item B.3. above and have them notarized. Keep the originals in the City Clerk's file of proceedings, and return 2 copies of each affidavit to our office.

6. Certificate relative to voters. An original and 2 copies are to be signed by Gary Alm. Exhibit A is to be completed and attached to each copy of the signed certificate. Please keep the signed original in the Clerk's file of proceedings and send 2 signed copies to our office.

7. Please send 2 certified copies of the adopted resolution to our office.

Thank you. If there are any questions on these instructions, please contact Bill Carnazzo, Assistant City Attorney, at 264-5346, mail code 0500.

CITY OF SACRAMENTO

**AFFIDAVIT OF RECORDING OF THE BOUNDARY MAP  
OF THE NORTH NATOMAS COMMUNITY  
FACILITIES DISTRICT NO. 3, CITY OF SACRAMENTO,  
COUNTY OF SACRAMENTO, STATE OF CALIFORNIA**

STATE OF CALIFORNIA            )  
  ) ss.  
COUNTY OF SACRAMENTO        )

Valerie A. Burrowes, being first duly sworn, deposes and says:

That she is now and at all times herein mentioned was the City Clerk of the City of Sacramento;

That, pursuant to Section 3111 of the Streets and Highways Code of the State of California, she recorded a map entitled "Proposed Boundaries of North Natomas Community Facilities District No. 3, City of Sacramento, County of Sacramento, State of California" (the "Community Facilities District") in the office of the County Recorder of Sacramento County on April 30, 1998, which date was not later than fifteen (15) days prior to the date of the public hearing on the Community Facilities District scheduled to be held on June 4, 1998.

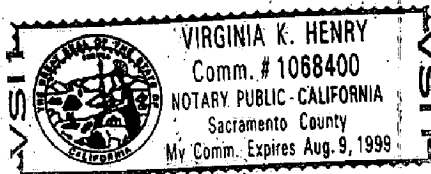
*Valerie A. Burrowes*

City Clerk of the City of Sacramento

Subscribed and sworn to before me  
this 4 day of May 1998.

*Virginia K. Henry*  
NOTARY PUBLIC  
State of California

[Notarial Seal]



CITY OF SACRAMENTO

**AFFIDAVIT OF COMPLIANCE WITH THE  
REQUIREMENTS FOR PUBLISHING A NOTICE  
OF PUBLIC HEARING ON THE RESOLUTION  
OF INTENTION TO ESTABLISH THE  
NORTH NATOMAS COMMUNITY  
FACILITIES DISTRICT NO. 3, CITY OF SACRAMENTO,  
COUNTY OF SACRAMENTO, STATE OF CALIFORNIA**

STATE OF CALIFORNIA        )  
  ) ss.  
COUNTY OF SACRAMENTO    )

Valerie A. Burrowes, being first duly sworn, deposes and says:

That she is now and at all times herein mentioned was the City Clerk of the City of Sacramento;

That, pursuant to Resolution No. 98-147 (the "Resolution") adopted by the City Council of the City of Sacramento on April 28, 1998, she complied with the requirements for publishing a Notice of Public Hearing on the Resolution to establish the North Natomas Community Facilities District No. 3, City of Sacramento, County of Sacramento, State of California (the "Community Facilities District"), as required by Section 12 of the Resolution, by causing a copy of such notice to be published in the Daily Recorder, a newspaper of general circulation published in the area of the Community Facilities District, and that attached hereto, marked Exhibit A and incorporated herein and made a part hereof, is a true and correct copy of an affidavit of publication on file in her office showing that such notice as annexed to said affidavit was duly published one time on May 1, 1998:

Valerie A. Burrowes  
City Clerk of the City of Sacramento

Subscribed and sworn to before me  
this 14 day of May, 1998.

Virginia K. Henry  
NOTARY PUBLIC  
State of California



[Notarial Seal]

**EXHIBIT A**

[ATTACH AFFIDAVIT OF PUBLICATION]

**NOTICE OF PUBLIC HEARING  
ON THE RESOLUTION OF INTENTION TO ESTABLISH  
THE CITY OF SACRAMENTO  
NORTH NATOMAS COMMUNITY FACILITIES DISTRICT NO. 3  
AND TO LEVY A SPECIAL TAX THEREIN TO FINANCE  
LANDSCAPE MAINTENANCE OF CERTAIN PUBLIC FACILITIES  
IN AND FOR SUCH COMMUNITY FACILITIES DISTRICT**

NOTICE IS HEREBY GIVEN that the City Council (the "Council") of the City of Sacramento (the "City") has duly adopted Resolution No. 98-~~47~~ (the "Resolution") on April 28, 1998, wherein (a) it declared its intention to establish a community facilities district under and pursuant to the terms and provisions of the "Mello-Roos Community Facilities Act of 1982," being Chapter 2.5, Part 1, Division 2, Title 5 of the Government Code of the State of California (the "Act") in the area of the City commonly known as the North Natomas Community Plan Area more particularly described in the Resolution, to be known and designated as the "City of Sacramento North Natomas Community Facilities District No. 3" (the "Community Facilities District"), for the purpose of financing landscape maintenance of certain public facilities, and wherein (b) it declared its intention to authorize the levy of a special tax in the Community Facilities District to pay for the landscape maintenance, and that a description of the rate and method of apportionment of such special tax and the manner of collection of such special tax is attached hereto, labeled Exhibit A, and is incorporated herein and made a part hereof.

The authorized services include those set forth below in addition to the costs associated with formation of the district, collecting and administering the special taxes, and annually 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 (I.O.D.), 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.

NOTICE IS HEREBY FURTHER GIVEN that Thursday, the 4<sup>th</sup> day of June, 1998, at the hour of 2:00 o'clock p.m. at the regular meeting place of the Council, City Council Chambers, Sacramento City Hall, 915 I Street, Second Floor, Sacramento, California 95814, has been fixed by the Council by the Resolution as the time and place for a public hearing to be held by the Council to consider the establishment of the Community Facilities District, the proposed rate, method of apportionment and manner of collection of such special tax and all other matters set forth in the Resolution, and at such public hearing any persons interested, including all taxpayers, property owners and registered voters within the community Facilities District, may appear and be heard, and the testimony of all interested persons or taxpayers for or against the establishment of the Community Facilities District and the levy of such special tax, or the extent of the Community Facilities District, or the maintenance of the landscaping, or on any other matters set forth in the Resolution, will be heard and considered. Any protests to the foregoing may be made orally or in writing by any interested persons or taxpayers, except that any protests pertaining to the regularity or sufficiency of such proceedings shall be in writing and shall clearly set forth the irregularities and defects to which the objection is made; and the Council may waive any irregularities in the form or content of any written protest and at such public

eliminated from the resolution of formation of the Community Facilities District.

NOTICE IS HEREBY FURTHER GIVEN that if the Council determines at the conclusion of such public hearing to proceed with the establishment of the Community Facilities District, the proposed voting procedure shall be by landowners voting in accordance with the Act.

NOTICE IS HEREBY FURTHER GIVEN that a more complete description of the maintenance proposed for the Community Facilities District and a copy of the Resolution and the boundary map of the Community Facilities District are on file with the City Clerk of the City of Sacramento, Sacramento City Hall, 915 I Street, Second Floor, Sacramento, California 95814, and are available for review there during business hours by any interested persons.

Questions should be directed to Edward Williams, Department of Public Works, Special Districts, telephone (916) 264-5440.

DATED: May 1, 1998.

VALERIE A. BURROWES  
City Clerk of the City of Sacramento

**EXHIBIT A**

**NORTH NATOMAS COMMUNITY FACILITIES DISTRICT NO. 3  
(Landscape Maintenance)**

**MAXIMUM SPECIAL TAX RATES FOR BASE YEAR 1998-99<sup>(1)</sup>**

<b>Property Classification</b>	<b>Tax Rate Per</b>	<b>Base year maximum tax<sup>(1)</sup></b>
<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 upon the Consumer Price Index (CPI) (prior year annual average, San Francisco, All Urban Consumers (CPI-U) Index), not to exceed 4%.

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

Net Acre is the area of the parcel associated with residential and non-residential uses after dedication of all rights-of-way.

Gross Developable Acre is the area of the parcel designated for residential and taxable non-residential uses after dedication of major streets, but prior to dedication of minor streets.

hearing may correct minor defects in such proceedings. All written protests shall be filed with the City Clerk of the City on or before the time fixed for such public hearing, and any written protest may be withdrawn in writing at any time before the conclusion of such public hearing.

NOTICE IS HEREBY FURTHER GIVEN that such public hearing may be continued from time to time, but shall be completed within thirty (30) days, except that if the Council finds that the complexity of the Community Facilities District or the need for public participation requires additional time, such public hearing may be continued from time to time for a period not to exceed six (6) months.

NOTICE IS HEREBY FURTHER GIVEN that the Council may at such public hearing modify the Resolution by eliminating any of the maintenance, or by changing the method and apportionment of such special tax so as to reduce the maximum special tax for all or a portion of the owners of property within the Community Facilities District or by removing any territory from the Community Facilities District, except that if the Council proposes to modify the Resolution in a way that will increase the probable special tax to be paid by the owner of any lot or parcel of land in the community Facilities District, the council shall direct that a report be prepared that includes a brief analysis of the impact of the proposed modifications on the probable special tax to be paid by the owners of lots or parcels of land in the Community Facilities District, and the Council shall receive and consider such report before approving any such modifications or any resolution forming the Community Facilities District which includes such modifications.

NOTICE IS HEREBY FURTHER GIVEN that at the conclusion of such public hearing the Council may abandon the proposed establishment of the community Facilities District or may, after passing upon all protests, determine to proceed with establishing the Community Facilities District; provided, that if fifty percent (50%) or more of the registered voters residing within the territory proposed to be included in the Community Facilities District that are not exempt from the special tax, or the owners of one-half (1/2) or more of the area of the land in the territory proposed to be included in the Community Facilities District that are not exempt from the special tax, file written protests against the establishment of the community Facilities District, and such protests are not withdrawn so as to reduce the value of the protests to less than such a majority, no further proceedings to establish the Community Facilities District or to levy such special tax shall be taken for a period of one (1) year from the date of such decision. Except that if the majority protests of the registered voters or of the landowners are only against the furnishing of a specified type or types of maintenance proposed for the community Facilities District, those maintenance services shall be

North Natomas CFD#3  
Hearing Notice Mailing May 1, 1998

ADAMS FARMS  
MICHAEL WINN  
9985 FOLSOM BLVD.  
SACRAMENTO, CA 95827

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

ALLISON SMITH AND  
ROSALIE MEADOWS  
2121 Golden Centre Ln Ste 40-88  
GOLD RIVER, CA 95670

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

BNN DEVELOPMENT INC.  
1601 RESPONSE RD. SUITE 350  
SACRAMENTO, CA 95815

BORDEN RANCH  
ELENI TSAKOPOULOS  
7700 COLLEGE TOWN DR #101  
SACRAMENTO, CA 95826

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

CITY OF SACRAMENTO  
915 I STREET  
SACRAMENTO, CA 95814

COCA COLA BOTTLING  
BOB BROWN  
PO BOX 160608  
SACRAMENTO, CA 95816

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

DONAHUE SCHRIBER  
JAN PETERSEN - SOUTH TOWER  
3501 JAMBOREE RD., SUITE 300  
NORTH BEACH, CA 92660

ELENI TSAKOPOULOS  
C/O AKT DEVELOPMENT  
7700 COLLEGE TOWN DR #101  
SACRAMENTO, CA 95826

GATEWAY WEST, LLC  
BRIAN VAIL  
2424 K Street  
SACRAMENTO, CA 95816

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

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

JMA CORPORATION  
JOEL ELEKMAN  
4030 S LAND PK DR., STE A  
SACRAMENTO, CA 95822

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

KETSCHER FAMILY TRUST  
C/O MARK SKREDEN  
935 UNIVERSITY AV.  
SACRAMENTO, CA 95825

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

LENNAR NATOMAS, LLC  
MICHAEL WINN  
2150 PROFESSIONAL DR.  
ROSEVILLE, CA 95661

LENNAR NATOMAS, LLC  
MICHAEL WINN  
9985 FOLSOM BLVD.  
SACRAMENTO, CA 95827

LEWIS HOMES OF CALIFORNIA  
JOHN BARNHART  
P.O. BOX 276125  
SACRAMENTO, CA 95827

MOORE FAMILY TRUST  
JOHN MOORE  
8615 Elder Creek Rd.  
SACRAMENTO, CA 95828

NORTHPOINT PARK, LLC  
ELENI TSAKOPOULOS  
7700 COLLEGE TOWN DR #101  
SACRAMENTO, CA 95826

OSE PROPERTIES NO. 2  
ENLOW OSE  
2399 American River Dr. Suite 7  
SACRAMENTO, CA 95825

RALEY'S  
CHARLES COLLINGS  
500 WEST CAPITOL AV  
WEST SACRAMENTO, CA 95605

RUSSELL FONG  
5431 PLEASANT DR.  
SACRAMENTO, CA 95822

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

SACRAMENTO SPORTS ASSOC.  
JOSEPH BENVENUTI  
2101 EVERGREEN ST  
SACRAMENTO, CA 95815

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

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

STATE VENTURES INC.  
2101 EVERGREEN ST  
SACRAMENTO, CA 95815

SUPER PALLET RECYCLING CORP.  
10401 GRANTLINE RD.  
ELK GROVE, CA 95624

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

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

WAL-MART REAL ESTATE  
BUSINESS TRUST  
STEVEN P. LANE  
2001 SE 10TH ST.  
*BENTONVILLE, AR 72712*

WINNCREST HOMES  
MICHAEL WINN  
9985 FOLSOM BLVD.  
SACRAMENTO, CA 95827

WITTER FAMILY PROPERTIES  
ROBERT WITTER  
501 CROCKER RD  
SACRAMENTO, CA 95864