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DEPARTMENT OF  
PUBLIC WORKS

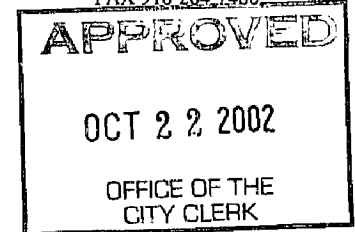
CITY OF SACRAMENTO  
CALIFORNIA

Special Districts  
1231 I Street, Room 300  
Sacramento, CA 95814

DEVELOPMENT SERVICES  
DIVISION

PH 916-264-7113  
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October 7, 2002



City Council  
Sacramento, California

Honorable Members in Session:

**SUBJECT: ANNEXATION # 2 TO THE NEIGHBORHOOD PARK MAINTENANCE  
COMMUNITY FACILITIES DISTRICT NO. 2002-02 - INITIATE  
PROCEEDINGS**

**LOCATION AND COUNCIL DISTRICT:**

The Neighborhood Parks Maintenance Community Facilities District (CFD) No. 2002-02 is located citywide. Annexation No. 2 will include 9 separate areas located in Council Districts 1, 2, 6, 7 & 8 (See Attachment A.)

**RECOMMENDATION:**

This report recommends that City Council adopt the attached Resolution of Intention that initiates the CFD annexation process and sets a time and place for a Public Hearing, November 26, 2002.

**CONTACT PERSON:**

Ron Wicky, Special Districts Analyst, 264-5628  
Robert G. Overstreet, Parks & Recreation Director, 264-1190

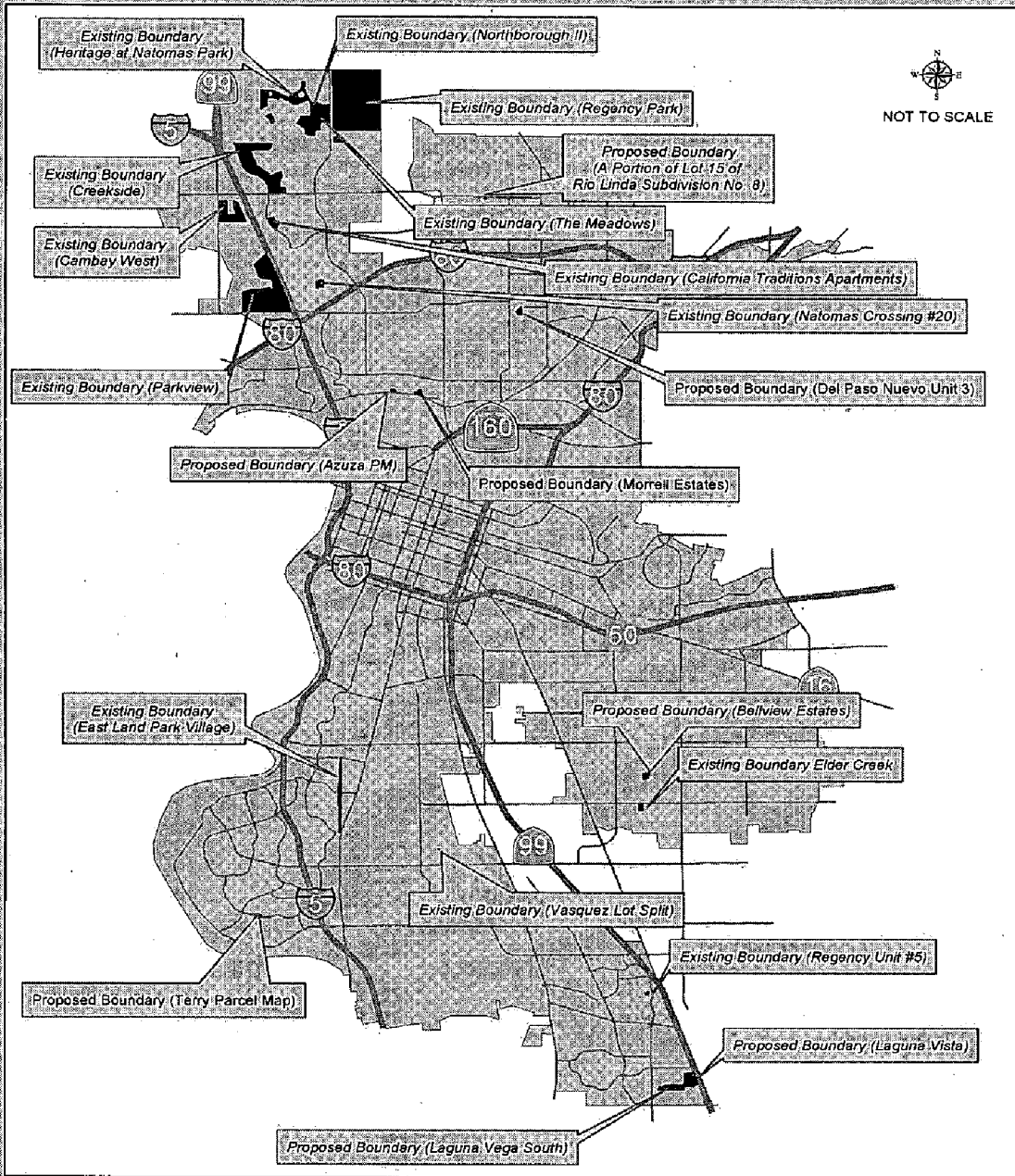
**FOR COUNCIL MEETING OF:** October 22, 2002

**SUMMARY:**

This report proposes the annexation of territory into the existing CFD to fund neighborhood park maintenance. The recommended council action will set the public hearing for November 26, 2002. (See Attachment B)

Department of  
**PUBLICWORKS**  
CITY OF  
SACRAMENTO

# EXHIBIT C



  
 NOT TO SCALE

Area Map

**PUBLICWORKS**

9:175:1Dev:GISNad83SpecialDistrictMaps/news/exhibit4.mxd - BMuelle - 9/30/02

**FOR CITY CLERK USE ONLY**

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

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

**Attachment 1**  
**City of Sacramento CFD No. 2002-02**  
**(Neighborhood Park Maintenance)**  
**Maximum Annual Special Tax Rates - Base Fiscal Year [1]**

<b>Tax Category</b>	<b>Base Year 2002-2003 Maximum Annual Special Tax Rate [1] [2]</b>
<b><u>Developed Parcels [3]</u></b>	
	<i>per Residential Unit</i>
Single Family Residential Parcels	\$48.00
Condominium/Townhouse Parcels	\$48.00
Duplex/Half-plex/Tri-plex Residential Parcels	\$48.00
Multi-Family Residential Parcels	\$28.00
Mixed Use Parcels	\$28.00
Mobile Home Park Parcels	\$28.00
<b><u>Other Uses</u></b>	
Non-Residential Use Parcels [4]	<i>Tax-Exempt</i>
Undeveloped Parcels [5]	<i>Tax-Exempt</i>
Public Parcels	<i>Tax-Exempt</i>

*"attachment\_1"*

- [1] The Base Fiscal Year for the CFD is Fiscal Year 2002-2003. The Maximum Annual Special Tax Rate will be escalated by the Tax Escalation Factor, not to exceed 4 percent annually thereafter, as determined by the Consumer Price Index.
- [2] The Maximum Annual Special Tax Rate is applied to the Residential Units assigned to each Taxable Parcel. Condominium/Townhouse Residential Parcels and Single Family Residential Parcels are assumed to have one Unit. Multi-Family Residential Parcels, Mixed Use Parcels, and Mobile Home Park Parcels may have more than one Unit assigned to a Parcel. The number of Residential Units assigned to these Parcels will be determined by the final subdivision map, initial building permit, or subsequent building permits for tenant improvements.
- [3] Developed Parcels are residential or mixed use Parcels with a building permit for residential use.
- [4] Non-Residential Use Parcels are commercial, industrial, office, and other non-residential uses.
- [5] Undeveloped Parcels are Parcels that are not classified as a Developed Parcel or Non-Residential Use Parcel.

**CITY CLERK USE ONLY**

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

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

**CERTIFICATE RELATIVE TO VOTERS**

NEIGHBORHOOD PARKS MAINTENANCE COMMUNITY FACILITIES  
DISTRICT NO. 2002-02, ANNEXATION NO. 2, CITY OF SACRAMENTO,  
COUNTY OF SACRAMENTO, STATE OF CALIFORNIA


I, Gary R. Alm, hereby declare:

1. I am familiar with the boundary map of the proposed Annexation No.2 to the Neighborhood Parks Maintenance Community Facilities District No. 2002-02, City of Sacramento, County of Sacramento, State of California ("CFD No. 2002-02, Annexation No. 2").

2. I have prepared, from the official records of Sacramento County, a list of all property owners within CFD No. 2002-02, Annexation No. 2, including the total number of acres owned within CFD No. 2002-02, Annexation No. 2 by each such property owner, a copy of which list is attached hereto as Exhibit A and incorporated herein and made a part hereof.

3. I have personally inspected the land in CFD No. 2002-02, Annexation No. 2, and have noted the locations of all dwellings therein that might contain registered voters, and I have cross-checked such locations with the Sacramento County Registrar of Voters as well as inquired directly of such officer's records to determine the number of registered voters residing within the boundaries of CFD No. 2002-02, Annexation No. 2, and based on the foregoing, I have determined that on October 22, 2002, there were no registered voters residing within CFD No. 2002-02, Annexation No. 2.

I certify the foregoing to be true and correct as of October 22, 2002.

*For.*   
\_\_\_\_\_  
Gary R. Alm, Manager,  
Development Services, Dept. of  
Public Works, City of Sacramento

## NOTICE OF PUBLIC HEARING

ON THE RESOLUTION OF INTENTION TO ANNEX TERRITORY TO  
THE CITY OF SACRAMENTO NEIGHBORHOOD PARKS MAINTENANCE  
COMMUNITY FACILITIES DISTRICT NO. 2002-02  
AND TO LEVY A SPECIAL TAX THEREIN TO FINANCE  
PARKS MAINTENANCE AND RELATED SERVICES IN AND FOR SUCH  
COMMUNITY FACILITIES DISTRICT  
(ANNEXATION NO. 2)

NOTICE IS HEREBY GIVEN that the City Council (the "Council") of the City of Sacramento (the "City") has duly adopted Resolution No. 2002-702 (the "Resolution") on October 22, 2002, wherein (a) it declared its intention to annex territory more particularly described in Exhibit A attached hereto and incorporated herein and made a part hereto 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 described in the Resolution, to be known and designated as the "City of Sacramento Neighborhood Parks Maintenance Community Facilities District No. 2002-02, Annexation No. 2." (the "Community Facilities District"), for the purpose of financing parks maintenance and related services, and wherein (b) it declared its intention to authorize the levy of a special tax in the Community Facilities District to pay for the parks maintenance and related services, 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 B, 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 Community Facilities 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 Community Facilities District is to fund parks maintenance and related services. Notwithstanding the above funding objectives, the Community Facilities District's authorized services include the following:

The maintenance of landscaping, recreation facilities, irrigation facilities, lighting, necessary maintenance equipment, and other appurtenances and improvements within neighborhood parks (including those areas designated as neighborhood serving in conjunctive use park land within drainage detention basins, community parks, regional parks and parkway systems);

Community Facilities District formation and annual administration of the Community Facilities District;

Other miscellaneous services related to the above services including planning,