

RESOLUTION NO. 2006-210

**A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF ELK GROVE
DECLARING ITS INTENTION TO LEVY
STREET MAINTENANCE ASSESSMENTS
[Zone 2 (Laguna Area), Annexation No. 4]**

WHEREAS, the City Council (the "City Council") of the City of Elk Grove (the "City") has determined to undertake proceedings pursuant to the Benefit Assessment Act of 1982, being California Government Code sections 54703 et seq. (the "Act"), to levy assessments to finance the costs of maintaining streets and roads and to equitably distribute the costs among benefited landowners in developing areas; and

WHEREAS, the City Council by its Resolution No. 2003-82, adopted April 16, 2003, levied such assessments on property located within the boundaries of an area referred to therein as City of Elk Grove Street Maintenance District No. 1 (the "District"); and

WHEREAS, City staff have prepared and filed with the City Clerk a Supplemental Engineer's Report ("Supplement No. 4"), which supplements the Engineer's Report for Zone 2 of the District for fiscal year 2004-2005 originally submitted on February 4, 2004 and supplemented by Supplement No.1 on May 5, 2004, Supplement No. 2 on August 10, 2005, and Supplement No. 3 on February 8, 2006 (collectively, the "Engineer's Report"); and

WHEREAS, in accordance with the Act, the Engineer's Report as supplemented by Supplement No. 4 proposes the amount of assessments to be levied on certain additional property described therein (referred to herein as the "annexed property"), which would be deemed a part of the District if the assessments are levied; and

WHEREAS, the annexed property is located within a zone of benefit referred to as "Zone 2 (Laguna Area)".

NOW, THEREFORE, BE IT RESOLVED by the City Council of the City of Elk Grove as follows:

1. **Recitals.** The above recitals are true and correct.
2. **Approval of Supplement No. 4.** The City Council hereby approves Supplement No. 4, which incorporates by reference the original Engineer's Report. The Engineer's Report as supplemented by Supplement No. 4 sets forth a full and detailed description of the costs financed by the assessments, the parcels to be assessed, and the proposed assessments upon assessable lots and parcels of the annexed property. Pursuant to Government Code section 54711(a)(2), the City Council hereby determines that the estimated cost of certain of the services to be funded from the assessments is more than can be conveniently raised from a single annual assessment and intends to order that such costs be collected in installments over periods of up to five years, as

proposed in the Engineer's Report. The Engineer's Report and Supplement No. 4 are on file in the City Clerk's office, 8380 Laguna Palms Way, Elk Grove, California, and are available for review by any interested member of the public during normal business hours.

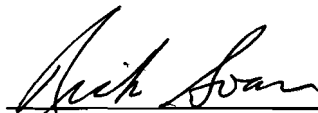
3. **Public Hearing.** On Wednesday, September 27, 2006, at 6:30 p.m., or as soon thereafter as the matter may be heard, at City Hall, 8400 Laguna Palms Way, Elk Grove, California, the City Council shall hold a public hearing on the Engineer's Report as supplemented by Supplement No. 4 and the question of the levy of the proposed assessments.

4. **Notice of Public Hearing.** The City Clerk is directed to give notice of the public hearing by:

- a. publishing a notice in the form attached hereto as Exhibit A for two successive weeks in *The Elk Grove Citizen*. The first publication shall be no later than September 13, 2006 and publication shall be completed by September 20, 2006;
- b. posting a notice in the form attached hereto as Exhibit A in at least three public places within the City; and
- c. mailing a notice and ballot in substantially the form attached hereto as Exhibit B to the record owners of each identified parcel within the annexed property. Mailing shall be completed by August 11, 2006.

5. **Effective Date.** This resolution shall take effect from and after the date of its passage.

PASSED AND ADOPTED by the City Council of the City of Elk Grove this 9th day of August, 2006.



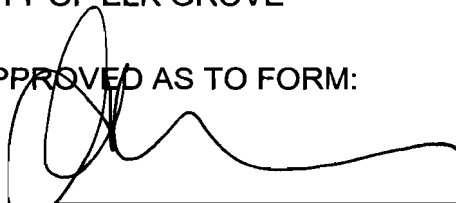
RICK SOARES, MAYOR of the
CITY OF ELK GROVE

ATTEST:



PEGGY E. JACKSON, CITY CLERK

APPROVED AS TO FORM:



ANTHONY B. MANZANETTI,
CITY ATTORNEY

Exhibit A

[Form of Published and Posted Notice]

CITY OF ELK GROVE

**NOTICE OF HEARING ON
ENGINEER'S REPORT AND SUPPLEMENT NO. 4
CONCERNING STREET MAINTENANCE ASSESSMENTS**

Notice is hereby given that on Wednesday, September 27, 2006, at 6:30 p.m., or as soon thereafter as the matter may be heard, at the City Hall, 8400 Laguna Palms Way, Elk Grove, California, the City Council of the City of Elk Grove shall hold a public hearing on the engineer's report and a supplement thereto prepared and filed in connection with proposed street maintenance assessments on property identified in the report as supplemented. The City has mailed a notice to each affected property owner specifying the amount of the proposed assessment on the owner's property. At the public hearing, the City Council shall hear and consider all protests.

Dated: _____

City Clerk, City of Elk Grove

Exhibit B

[Form of mailed Notice]

Notice of Public Hearing

TO: Property Owner(s) of Record
Assessor's Parcel No. [insert]

FROM: City Clerk
City of Elk Grove

DATE: [date]

SUBJECT: Street Maintenance Assessments (additions to City of Elk Grove Street
Maintenance District No. 1, Zone 2) Ballot Proceeding

The purpose of this notice is to provide you with information about the assessment ballot proceeding being conducted by the City of Elk Grove and its effect on real property that you own. Please be advised of the following:

- A hearing will be held on September 27, 2006, at 6:30 p.m., or as soon thereafter as the matter may be heard at the City Hall, 8400 Laguna Palms Way, Elk Grove, California.
- The reason for the assessment is to fund the maintenance and operation of streets serving property proposed to be added to the City of Elk Grove Street Maintenance District No. 1 (the "District").
- The proposed annual assessment is \$_____per Equivalent Dwelling Unit ("EDU") for each parcel with respect to which an application for a building permit has been filed. If local streets are privately maintained to the satisfaction of the City Engineer, the annual assessment would be reduced to \$_____ per EDU. The assessment may be increased each year after fiscal year 2006-2007 based upon the increase in the Engineering News Record Construction Cost for the San Francisco Bay Area over the prior year. Your property is expected to have _____ EDUs at buildout, which would result in a total assessment of \$_____ (or \$_____, if local streets are privately maintained), plus inflation adjustments, at that time.
- The total amount chargeable to all the property proposed for assessment in this proceeding at buildout would be \$_____ (or \$_____, if local streets are privately maintained), plus inflation adjustments.
- Assessment duration: in perpetuity.
- How the assessment was calculated: The assessment is apportioned on all assessable lots or parcels proposed for assessment in proportion to the

estimated benefits to be received by each lot or parcel. Benefit to any parcel is in proportion to its number of EDUs when developed. The total estimated costs for operation and maintenance of streets that serve the property is allocable among all parcels in proportion to each parcel's expected EDUs. For additional detail, see the Engineer's Report and relevant supplements.

Enclosed with this notice, you will find an assessment ballot. Please follow the directions on the assessment ballot to express your view on the proposed assessment.

1. Ballots may be mailed or delivered to the City Clerk at any time, but **MUST** be received not later than the conclusion of the public hearing described above. At any time prior to the conclusion of the public hearing, you may withdraw your ballot and submit a changed or new ballot in place of the ballot previously submitted.

2. At the conclusion of the public hearing, the City Clerk will tabulate the ballots received, including those received during the public hearing.

3. The City will not impose the assessment if there is a majority protest. A majority protest exists if, upon the conclusion of the hearing, ballots submitted in opposition to the assessment exceed the ballots submitted in favor of the assessment. Ballots shall be weighted according to the proportional financial obligation of the affected property.

Official Ballot
City of Elk Grove Street Maintenance District No. 1, Zone 2 (Laguna Area)

Assessor's Parcel Number(s):

Name(s) of Property Owner(s):

Property Owner's Address:

Proposed Annual Assessable Amount \$_____ (or \$_____, if local streets
(2006-2007 base year) (assessable are privately maintained)
after building permit applied for)

Proposed Inflation Adjustment Formula: Assessable amount may be increased each year following the 2006-2007 fiscal year based on the percentage change in the Engineering News Record Construction Cost Index for the San Francisco Bay Area.

Instructions For Completing and Delivering This Ballot

- To express your view on the proposed assessment and the proposed inflation adjustment, place a check mark in the space before the word "YES" or "NO," then sign and date the ballot.
- After completing your ballot, seal it in an envelope and mail or deliver this entire ballot to the City Clerk at 8380 Laguna Palms Way, Elk Grove, California, 95758.
- Ballots may be sent or delivered to the City Clerk at any time, but **MUST** be received not later than the conclusion of the public hearing on the proposed assessment and inflation adjustment limit set for September 27, 2006, at 6:30 p.m., or as soon thereafter as the matter may be heard, at the City Hall, 8400 Laguna Palms Way, Elk Grove, California.

PLEASE EXPRESS YOUR VIEW BY MARKING AND SIGNING BELOW

___ **Yes**, I/we approve the proposed assessment and the proposed inflation adjustment limit described above for the parcel identified in this ballot.

___ **No**, I/we do not approve the proposed assessment and the proposed inflation adjustment limit described above for the parcel identified in this ballot.

I/we hereby declare under penalty of perjury that I am/we are the record owner(s) of the parcel listed above.

Signature of Record Owner

Date

CITY OF ELK GROVE
SUPPLEMENT No. 4 TO ENGINEER'S REPORT
STREET MAINTENANCE DISTRICT No. 1

ZONE 2 (LAGUNA AREA)
First Fiscal Year: 2005-2006



INTENT MEETING: August 9, 2006

PUBLIC HEARING: September 27, 2006

SUPPLEMENTAL ENGINEER'S REPORT AFFIDAVIT

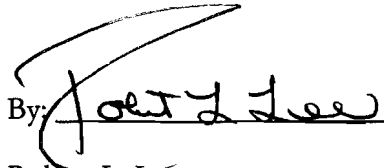
City of Elk Grove
Sacramento County, State of California

STREET MAINTENANCE DISTRICT NO. 1, ZONE 2 (LAGUNA AREA)

This Supplemental Report No. 4 describes the addition of certain parcels within Zone 2 (Laguna Area) to Street Maintenance District No. 1 and the additional Assessment Calculation for development on private streets including the maintenance services, budget, parcels, and maximum assessments to be levied for the first fiscal year 2005-2006 as they existed at the time of the passage of the resolution of intention, and annually thereafter as Assessor Parcel Numbers are issued for new land development. Reference is hereby made to the Sacramento County Assessor's maps for a detailed description of the lines and dimensions of parcels within the Zone.

The undersigned respectfully submits the enclosed Report as directed by the City Council.

Dated this 28 day of July, 2006.

By:  _____

Robert L. Lee
R. C. E. # 23076
Assessment Engineer
City Engineer
City of Elk Grove, California

[This Supplemental Report No. 4 incorporates by reference the Engineer's Report for Street Maintenance District No. 1, Zone 2 (Laguna Area), submitted to the City Council on February 4, 2004 and Supplemented by Supplement No. 1 on May 5, 2004, Supplemental No. 2 on August 10, 2005, and Supplemental No. 3 on February 8, 2006 (the "Report").

Section IV entitled "Method of Assessment", sub-section "Assessment Formula" is being supplemented by the addition of the following paragraph:]

The commercial, office, industrial, and church (non-residential) land uses are based upon the specific plan and available information for approved or constructed projects. The non-residential land uses are assessed according to their EDUs and funding will be provided by the City.

[Appendix B, entitled "2004/2005 Assessment Roll," is supplemented by the addition of the following:]

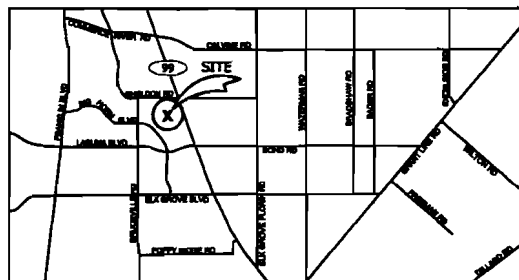
**City of Elk Grove
 "Street Maintenance District No. 1, Zone 2 (Laguna Area)"
 Assessment Roll**

	DEVELOPMENT	OWNER	APN	SF	MF
				UNITS	UNITS
1	SHELDON TERRACE	Sheldon Terrace, LLC	116-0021-036	175	

**City of Elk Grove
 "Street Maintenance District No. 1, Zone 2 (Laguna Area)"
 Build-out EDU Calculations and Total Assessment**

	DEVELOPMENT	TITLE	APN	TOTAL EDUs	TOTAL ASSESSMENT
1	SHELDON TERRACE	Sheldon Terrace, LLC	116-0021-036	175	19,670.00
			TOTAL	175	\$19,670.00

**ANNEXATION MAP NO. 4
STREET MAINTENANCE DISTRICT NO. 1
ZONE NO. 2
CITY OF ELK GROVE
COUNTY OF SACRAMENTO
STATE OF CALIFORNIA**



Vicinity Map

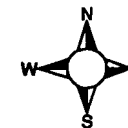
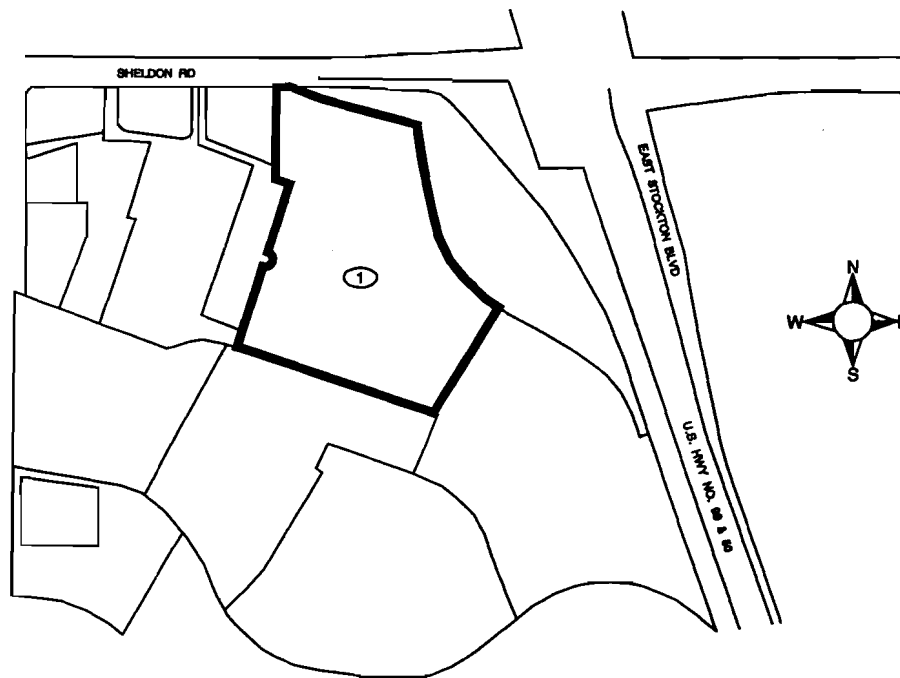
FILED AND RECORDED IN THE OFFICE OF THE CITY CLERK OF THE CITY OF ELK GROVE THIS _____ DAY OF _____, 2008.

AN ASSESSMENT WAS LEVIED BY THE CITY COUNCIL OF THE CITY OF ELK GROVE, COUNTY OF SACRAMENTO, STATE OF CALIFORNIA, ON THE LOTS, PIECES, AND PARCELS OF LAND SHOWN ON THIS ASSESSMENT DIAGRAM. THE ASSESSMENT WAS LEVIED ON THE _____ DAY OF _____, 2008; THE ASSESSMENT DIAGRAM AND THE ASSESSMENT ROLL WERE RECORDED IN THE OFFICE OF THE CITY CLERK OF THE CITY OF ELK GROVE ON THE _____ DAY OF _____, 2008. REFERENCE IS MADE TO THE ASSESSMENT ROLL RECORDED IN THE OFFICE OF THE CITY CLERK FOR THE EXACT AMOUNT OF EACH ASSESSMENT LEVIED AGAINST EACH PARCEL OF LAND SHOWN ON THIS ASSESSMENT DIAGRAM.

PEGGY E. JACKSON, CITY CLERK
CITY OF ELK GROVE

FILED THIS _____ DAY OF _____, 2008, AT THE HOUR OF _____ O'CLOCK _____ M. IN THE BOOK _____ OF MAPS OF ASSESSMENT AND COMMUNITY FACILITIES DISTRICTS AT PAGE _____ IN THE OFFICE OF THE COUNTY RECORDER OF THE COUNTY OF SACRAMENTO, STATE OF CALIFORNIA.

COUNTY RECORDER
COUNTY OF SACRAMENTO
STATE OF CALIFORNIA



SHELDON TERRACE

MAP REF NO.	ASSESSOR'S PARCEL NO.
1	116-0021-036

LEGEND

———— ANNEXATION BOUNDARY

① MAP REFERENCE NUMBER



**CERTIFICATION
ELK GROVE CITY COUNCIL RESOLUTION NO. 2006-210**

STATE OF CALIFORNIA)
COUNTY OF SACRAMENTO) ss
CITY OF ELK GROVE)

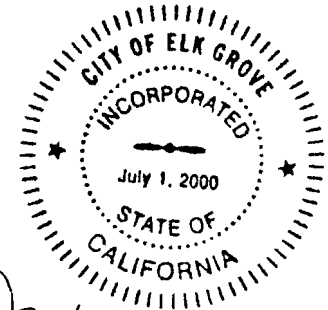
I, Peggy E. Jackson, City Clerk of the City of Elk Grove, California, do hereby certify that the foregoing resolution was duly introduced, approved, and adopted by the City Council of the City of Elk Grove at a regular meeting of said Council held on August 9, 2006 by the following vote:

AYES : COUNCILMEMBERS: Soares, Scherman, Briggs, Leary

NOES : COUNCILMEMBERS: None

ABSTAIN : COUNCILMEMBERS: None

ABSENT: COUNCILMEMBERS: Cooper



A handwritten signature in cursive script, appearing to read "Peggy E. Jackson", is written over a horizontal line.

**Peggy E. Jackson, City Clerk
City of Elk Grove, California**