

RESOLUTION NO. 2014-76

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF ELK GROVE DECLARING ITS INTENTION TO LEVY STREET MAINTENANCE ASSESSMENTS [ZONE 5 (LAGUNA RIDGE AREA), ANNEXATION NO. 9]

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. 9), which supplements the Engineer's Report for Zone 5 of the District originally submitted on August 24, 2005, and supplemented by:

1. Supplement No. 1 on October 26, 2005;
 2. Supplement No. 2 on August 22, 2007;
 3. Supplement No. 3 on October 24, 2007;
 4. Supplement No. 4 on August 26, 2009;
 5. Supplement No. 5 on February 13, 2013;
 6. Supplement No. 6 on April 24, 2013
 7. Supplement No. 7 on July 24, 2013
 8. Supplement No. 8 on March 12, 2014
- (collectively, the "Engineer's Report"); and

WHEREAS, in accordance with the Act, the Engineer's Report as supplemented by Supplement No. 9 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 5 (Laguna Ridge 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. 9.** The City Council hereby approves Supplement No. 9, which incorporates by reference the Engineer's Report. The Engineer's Report as supplemented by Supplement No. 9 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. The Engineer's Report and Supplement No. 9 are on file in the City Clerk's office, 8401 Laguna Palms Way, Elk Grove, California, and are available for review by any interested member of the public during normal business hours.

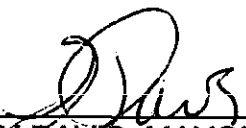
3. **Public Hearing.** On Wednesday, May 14, 2014 at 6:00 p.m., or as soon thereafter as the matter may be heard, at City Hall, 8400 Laguna Palms Way, Elk Grove, California, the City Council shall hold a public hearing on the Engineer's Report as supplemented by Supplement No. 9 and the question of the 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 once a week for two successive weeks in *The Elk Grove Citizen*. The first publication shall be no later than April 23, 2014, and publication shall be completed by April 30, 2014; and
- 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 March 28, 2014.

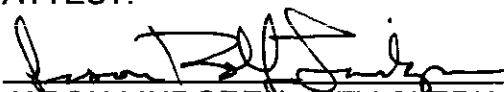
5. **Effective Date.** This resolution shall take effect from and after the date of its passage.

PASSED AND ADOPTED by the City Council of the City of Elk Grove this 26th day of March 2014.



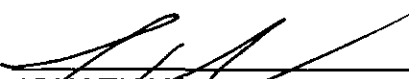
GARY DAVIS, MAYOR of the
CITY OF ELK GROVE

ATTEST:



JASON LINDGREN, CITY CLERK

APPROVED AS TO FORM:



JONATHAN P. HOBBS
CITY ATTORNEY

Exhibit A

[Form of Published and Posted Notice]

CITY OF ELK GROVE

**NOTICE OF HEARING ON
ENGINEER'S REPORT AND SUPPLEMENT NO. 9
CONCERNING STREET MAINTENANCE ASSESSMENTS**

Notice is hereby given that on Wednesday, May 14, 2014, at 6:00 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: _____

Jason Lindgren, City Clerk, City of Elk Grove

Exhibit B

[Form of mailed Notice]

Notice of Public Hearing

TO: Elk Grove Poppy Ridge, L.P.
Assessor's Parcel No. 132-0290-002-0000

FROM: City Clerk
City of Elk Grove

DATE: March 28, 2014

SUBJECT: Street Maintenance Assessments (additions to City of Elk Grove Street Maintenance District No. 1, Zone 5 (Laguna Ridge Area) 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 May 14, 2014, at 6:00 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 \$107.45 per Equivalent Dwelling Unit ("EDU") for each parcel with respect to which an application for a building permit has been filed. Such assessment may be increased each year after fiscal year 2013-2014 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 89 EDUs at buildout, which would result in a total assessment of \$9,563.05 (plus inflation adjustments) at that time.
- The total amount chargeable to all the property proposed for assessment in this proceeding at buildout would be \$9,563.05 (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 5-F

Assessor's Parcel Number(s): 132-0290-002-0000
Name(s) of Property Owner(s): Elk Grove Poppy Ridge, L.P.
Property Owner's Address: 940 Emmett Ave., Suite 200
Belmont, CA. 94002

Proposed Annual Assessable Amount \$9,563.05
(2013-2014 base year) (assessable
after building permit applied for)

Proposed Inflation Adjustment Formula: Assessable amount may be increased each year following the 2013-2014 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 8401 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 May 14, 2014, at 6:00 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

[Form of mailed Notice]

Notice of Public Hearing

TO: WSI Poppy Ridge LLC
Assessor's Parcel No. 132-0050-011-0000 & 132-0050-025-0000

FROM: City Clerk
City of Elk Grove

DATE: March 28, 2014

SUBJECT: Street Maintenance Assessments (additions to City of Elk Grove Street Maintenance District No. 1, Zone 5 (Laguna Ridge Area)) 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 May 14, 2014, at 6:00 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 \$107.45 per Equivalent Dwelling Unit ("EDU") for each parcel with respect to which an application for a building permit has been filed. Such assessment may be increased each year after fiscal year 2013-2014 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 133 EDUs at buildout, which would result in a total assessment of \$14,290.85 (plus inflation adjustments) at that time.
- The total amount chargeable to all the property proposed for assessment in this proceeding at buildout would be \$14,290.85 (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 5-F

Assessor's Parcel Number(s): 132-0050-011-0000 & 132-0050-025-0000

Name(s) of Property Owner(s): WSI Poppy Ridge LLC

Property Owner's Address: 3000 Lava Ridge Court, Suite 115
Roseville, CA. 95661

Proposed Annual Assessable Amount \$14,290.85
(2013-2014 base year) (assessable
after building permit applied for)

Proposed Inflation Adjustment Formula: Assessable amount may be increased each year following the 2013-2014 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 8401 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 May 14, 2014, at 6:00 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

[Form of mailed Notice]

Notice of Public Hearing

TO: SB/RBI Land Co (Arbor Ranch), LLC
Assessor's Parcel No. 132-0050-061-0000 & 132-0050-062-0000

FROM: City Clerk
City of Elk Grove

DATE: March 28, 2014

SUBJECT: Street Maintenance Assessments (additions to City of Elk Grove Street Maintenance District No. 1, Zone 5 (Laguna Ridge Area) 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 May 14, 2014, at 6:00 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 \$107.45 per Equivalent Dwelling Unit ("EDU") for each parcel with respect to which an application for a building permit has been filed. Such assessment may be increased each year after fiscal year 2013-2014 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 810 EDUs at buildout, which would result in a total assessment of \$87,034.50 (plus inflation adjustments) at that time.
- The total amount chargeable to all the property proposed for assessment in this proceeding at buildout would be \$87,034.50 (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.

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Official Ballot
City of Elk Grove Street Maintenance District No. 1
Zone 5-F

Assessor's Parcel Number(s): 132-0050-061-0000 & 132-0050-062-0000

Name(s) of Property Owner(s): SB/RBI Land Co (Arbor Ranch), LLC

Property Owner's Address: Four Embarcadero Center, Suite 3330
San Francisco, CA. 94111

Proposed Annual Assessable Amount (2013-2014 base year) (assessable after building permit applied for) \$87,034.50

Proposed Inflation Adjustment Formula: Assessable amount may be increased each year following the 2013-2014 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 8401 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 May 14, 2014, at 6:00 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

[Form of mailed Notice]

Notice of Public Hearing

TO: SB/RBLI Land Co. (Elk Grove) LLC
Assessor's Parcel No. 132-0050-068-0000

FROM: City Clerk
City of Elk Grove

DATE: March 28, 2014

SUBJECT: Street Maintenance Assessments (additions to City of Elk Grove Street Maintenance District No. 1, Zone 5 (Laguna Ridge Area) 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 May 14, 2014, at 6:00 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 \$107.45 per Equivalent Dwelling Unit ("EDU") for each parcel with respect to which an application for a building permit has been filed. Such assessment may be increased each year after fiscal year 2013-2014 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 227 EDUs at buildout, which would result in a total assessment of \$24,391.15 (plus inflation adjustments) at that time.
- The total amount chargeable to all the property proposed for assessment in this proceeding at buildout would be \$24,391.15 (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.

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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 5-F

Assessor's Parcel Number(s): 132-0050-068-0000

Name(s) of Property Owner(s): SB/RBLI Land Co (Elk Grove) LLC

Property Owner's Address: Four Embarcadero Center, Suite 3330
San Francisco, CA. 94111

Proposed Annual Assessable Amount (2013-2014 base year) (assessable after building permit applied for) \$24,391.15

Proposed Inflation Adjustment Formula: Assessable amount may be increased each year following the 2013-2014 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 8401 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 May 14, 2014, at 6:00 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

[Form of mailed Notice]

Notice of Public Hearing

TO: BTG EGZ Investment, LLC
Assessor's Parcel No. 132-0280-065-0000 & 132-0280-066-0000

FROM: City Clerk
City of Elk Grove

DATE: March 28, 2014

SUBJECT: Street Maintenance Assessments (additions to City of Elk Grove Street Maintenance District No. 1, Zone 5 (Laguna Ridge Area) Ballot Proceeding

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- 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 \$107.45 per Equivalent Dwelling Unit ("EDU") for each parcel with respect to which an application for a building permit has been filed. Such assessment may be increased each year after fiscal year 2013-2014 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 142 EDUs at buildout, which would result in a total assessment of \$15,257.90 (plus inflation adjustments) at that time.
- The total amount chargeable to all the property proposed for assessment in this proceeding at buildout would be \$15,257.90 (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.

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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 5-F

Assessor's Parcel Number(s): 132-0280-065-0000 & 132-0280-066-0000

Name(s) of Property Owner(s): BTG EGZ Investment, LLC

Property Owner's Address: 10630 Mather Blvd.
Mather, CA. 95655

Proposed Annual Assessable Amount \$15,257.90
(2013-2014 base year) (assessable
after building permit applied for)

Proposed Inflation Adjustment Formula: Assessable amount may be increased each year following the 2013-2014 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 8401 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 May 14, 2014, at 6:00 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

[Form of mailed Notice]

Notice of Public Hearing

TO: KB Home Sacramento Inc.
Assessor's Parcel No. 132-0280-064-0000

FROM: City Clerk
City of Elk Grove

DATE: March 28, 2014

SUBJECT: Street Maintenance Assessments (additions to City of Elk Grove Street Maintenance District No. 1, Zone 5 (Laguna Ridge Area) Ballot Proceeding

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- 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 \$107.45 per Equivalent Dwelling Unit ("EDU") for each parcel with respect to which an application for a building permit has been filed. Such assessment may be increased each year after fiscal year 2013-2014 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 83 EDUs at buildout, which would result in a total assessment of \$8,918.35 (plus inflation adjustments) at that time.
- The total amount chargeable to all the property proposed for assessment in this proceeding at buildout would be \$8,918.35 (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 5-F

Assessor's Parcel Number(s): 132-0280-064-0000
Name(s) of Property Owner(s): KB Home Sacramento Inc.
Property Owner's Address: 3005 Douglas Blvd. Suite 250
Roseville, CA. 95661

Proposed Annual Assessable Amount \$8,918.35
(2013-2014 base year) (assessable
after building permit applied for)

Proposed Inflation Adjustment Formula: Assessable amount may be increased each year following the 2013-2014 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 8401 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 May 14, 2014, at 6:00 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

EXHIBIT D

WAIVER AND CONSENT

by owner of property proposed to be annexed to
Community Facilities District No. 2003-2 (Police Services)
of the City of Elk Grove
regarding certain time limits and procedural requirements
with respect to a special landowner election

Mail to:
City of Elk Grove
ATT: Nathan Bagwill
8401 Laguna Palms Way
Elk Grove, CA 95758

Members of the City Council:

Pursuant to Government Code Sections 53326(a) and 53327(b), which allow any time limit or requirement pertaining to the conduct of a landowner election held under the authority of the Mello-Roos Community Facilities District Act of 1982, Government Code Sections 53311-53365.7 (the "Mello-Roos Act"), to be waived with the unanimous consent of the qualified electors, the undersigned legal entity (the "Landowner") hereby declares as follows:

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7. Unsealing of Ballot. Landowner hereby consents to the election officer unsealing the Landowner's ballot prior to the adoption of the resolution calling the election and waives any rights it may have under Government Code section 53326 and the Election Code related to concealment of the ballot.

Date: JAN 30, 2009
2014

SB/SBLI LAND CO (ARBOR RANCH) LLC
[Type or print name(s) in which record title to the land identified below is held]

Signed By:

[Signature]
[Signature of entity and/or individuals signing on behalf of landowner]

KRISTIN H. REAUDIN
MANAGING DIRECTOR, VICE PRESIDENT AND ASSISTANT
[Type or print name of entity and/or individuals signing on behalf of landowner if applicable] SECRETARY

[Type or print authority to sign e.g., general partner or president of owner if applicable]

Real Property: ARBOR RANCH

Assessor's Parcel Nos.:

132-0050-061

132-0050-062

WAIVER AND CONSENT

by owner of property proposed to be annexed to
Community Facilities District No. 2003-2 (Police Services)
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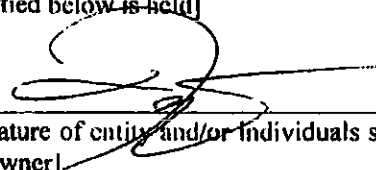
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Date: 01/31, 2014

KB HOME SACRAMENTO INC

[Type or print name(s) in which record title to the land identified below is held]

Signed By: *


[Signature of entity and/or individuals signing on behalf of landowner]

* Leo Pantoja
[Type or print name of entity and/or individuals signing on behalf of landowner if applicable]

Director of Forward Planning
[Type or print authority to sign e.g., general partner or president of owner if applicable]

Real Property:

Assessor's Parcel Nos.: 132 - 0280 - 064

_____ - _____ - _____

WAIVER AND CONSENT

by owner of property proposed to be annexed to
Community Facilities District No. 2003-2 (Police Services)
of the City of Elk Grove
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with respect to a special landowner election

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Elk Grove, CA 95758

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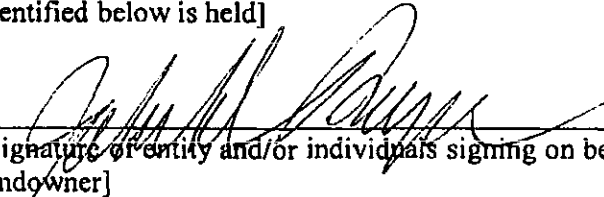
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Date: 1/20/, ~~2009~~
2014

BTG EGZ Investment, LLC
[Type or print name(s) in which record title to the land identified below is held]

Signed By:


[Signature of entity and/or individuals signing on behalf of landowner]

John D. Reynen
[Type or print name of entity and/or individuals signing on behalf of landowner if applicable]

Manager
[Type or print authority to sign e.g., general partner or president of owner if applicable]

Real Property:

Assessor's Parcel Nos.:

132 - 0280 - 034 066
132 - 0280 - 065

WAIVER AND CONSENT

by owner of property proposed to be annexed to
Community Facilities District No. 2003-2 (Police Services)
of the City of Elk Grove
regarding certain time limits and procedural requirements
with respect to a special landowner election

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Elk Grove, CA 95758

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Date: JAN 30, ~~2009~~
2014

SB/RBLI LAND CO (ELK GROVE) LLC
[Type or print name(s) in which record title to the land identified below is held]

Signed By:

[Signature]
[Signature of entity and/or individuals signing on behalf of landowner]

KRISTIN H. RENAUDIN
MANAGING DIRECTOR, VICE PRESIDENT AND ASSISTANT SECRETARY
[Type or print name of entity and/or individuals signing on behalf of landowner if applicable]

[Type or print authority to sign e.g., general partner or president of owner if applicable]

Real Property: MCGEARY
Assessor's Parcel Nos.:

132.0050.068

WAIVER AND CONSENT

by owner of property proposed to be annexed to
Community Facilities District No. 2003-2 (Police Services)
of the City of Elk Grove
regarding certain time limits and procedural requirements
with respect to a special landowner election

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Elk Grove, CA 95758

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Date: Jan. 17, 2009
2014

(see Signature Page attached)

[Type or print name(s) in which record title to the land identified below is held]

Signed By:

[Signature of entity and/or individuals signing on behalf of landowner]

[Type or print name of entity and/or individuals signing on behalf of landowner if applicable]

[Type or print authority to sign e.g., general partner or president of owner if applicable]

Real Property: SLINGERME
Assessor's Parcel Nos.:

132 - 0290 - 002

Signature Page

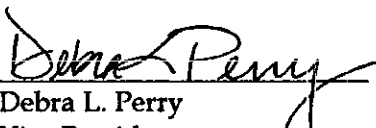
WAIVER AND CONSENT
CFD No. 2003-2 (Police Services)

Landowner:

ELK GROVE POPPY RIDGE, L.P.,
a California limited partnership

By: Delaware Retail Control, LLC,
a Delaware limited liability company,
its manager

By: VPI 2004, Inc., a California corporation,
its manager

By: 
Debra L. Perry
Vice President

Date: Jan. 17, 2014

Real Property:

Assessor's Parcel No: 132-0290-002

WAIVER AND CONSENT

by owner of property proposed to be annexed to
Community Facilities District No. 2003-2 (Police Services)
of the City of Elk Grove
regarding certain time limits and procedural requirements
with respect to a special landowner election

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City of Elk Grove
ATT: Nathan Bagwill
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Elk Grove, CA 95758

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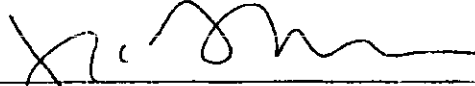
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Date: Jan 24, 2009
2014

WSI Poppy Ridge, LLC

[Type or print name(s) in which record title to the land identified below is held]

Signed By:



[Signature of entity and/or individuals signing on behalf of landowner]

John C. Troutman

[Type or print name of entity and/or individuals signing on behalf of landowner if applicable]

Vice President

[Type or print authority to sign e.g., general partner or president of owner if applicable]

Real Property:
Assessor's Parcel Nos.:

132-0050-068

132-0050-061

**CERTIFICATION
ELK GROVE CITY COUNCIL RESOLUTION NO. 2014-76**

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

I, Jason Lindgren, 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 March 26, 2014 by the following vote:

AYES : **COUNCILMEMBERS:** ***Davis, Cooper, Detrick, Hume, Trigg***

NOES: **COUNCILMEMBERS:** ***None***

ABSTAIN : **COUNCILMEMBERS:** ***None***

ABSENT: **COUNCILMEMBERS:** ***None***


**Jason Lindgren, City Clerk
City of Elk Grove, California**