



**CITY OF ELK GROVE
CITY COUNCIL STAFF REPORT**

AGENDA TITLE: Conduct Public Hearings in consideration of resolutions calling special elections and declaring results of the special elections to annex certain territory as described to Community Facilities District No. 2003-2 (Police Services), Community Facilities District No. 2006-1 (Maintenance Services), Street Maintenance District No. 1, Zone 3-Y, and Storm Water Drainage Fee Zone 2, and to introduce ordinances levying and apportioning the special tax to the annexing areas for the Elk Grove Landing and Calvine Meadows Projects

MEETING DATE: June 13, 2018

PREPARED BY: Kara Taylor-Seeman, Finance Analyst

DEPARTMENT HEAD: Brad Koehn, Director of Finance and Administrative Services

RECOMMENDED ACTION:

Staff recommends that the City Council conduct a public hearing on the annexation matters addressed in this report title. After the close of the public hearing, staff recommends Council take the following actions:

Community Facilities District No. 2003-2 (Police Services)

City staff recommends adoption of the following:

A-1. A resolution calling a special election to submit the question of levying a special tax within the area proposed to be annexed to Community Facilities District No. 2003-2 (Police Services) to the qualified electors. After the City Clerk has tabulated the votes cast in the special election called by the resolution, City staff recommends that City Council adopt the following:

A-2. A resolution declaring the results of the special election held on June 13, 2018 for the forty-fifth annexation to Community Facilities District No. 2003-2 (Police Services).

If the preceding resolutions are approved by City Council, staff recommends that City Council conduct the first reading of the ordinance:

A-3. Introduce and waive the full reading, by substitution of title only, an ordinance levying and apportioning the special tax in the forty-fifth annexation to Community Facilities District No. 2003-2 (Police Services).

Community Facilities District No. 2006-1 (Maintenance Services)

City staff recommends adoption of the following:

B-1. A resolution calling a special election to submit the question of levying a special tax within the area proposed to be annexed to Community Facilities District No. 2006-1 (Maintenance Services) to the qualified electors.

After the City Clerk has tabulated the votes cast in the special election called by the first resolution, City staff recommends that City Council adopt the following:

B-2. A resolution declaring the results of the special election held on June 13, 2018, for the fiftieth annexation to Community Facilities District No. 2006-1 (Maintenance Services).

If the preceding resolutions are approved by City Council, staff recommends that City Council conduct the first reading of the ordinance:

B-3. Introduce and waive the full reading, by substitution of title only, of an ordinance levying and apportioning the special tax in the fiftieth annexation to Community Facilities District No. 2006-1 (Maintenance Services).

Street Maintenance District No. 1 Zone 3-Y

C. Following the close of the public hearing and tabulation of ballot results, staff recommends the adoption of a resolution determining to levy assessments in Street Maintenance District No. 1 – Zone 3-Y (Annexation No. 36).

Storm Water Drainage Fee Zone 2

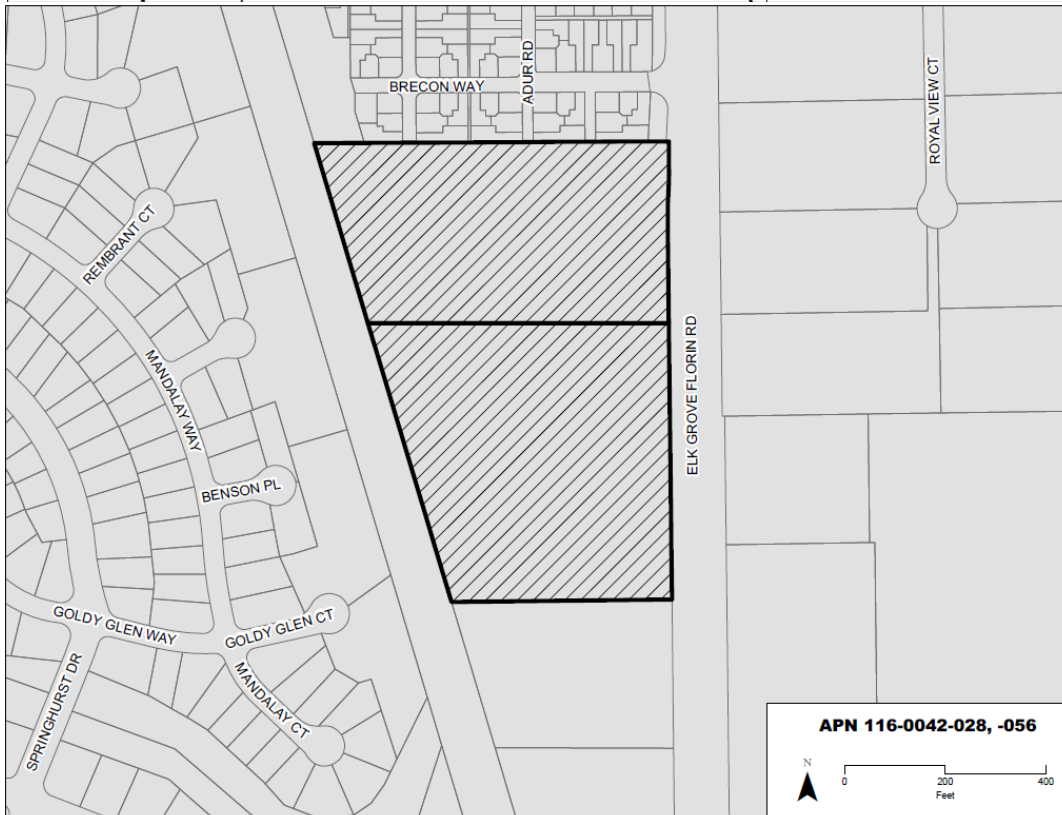
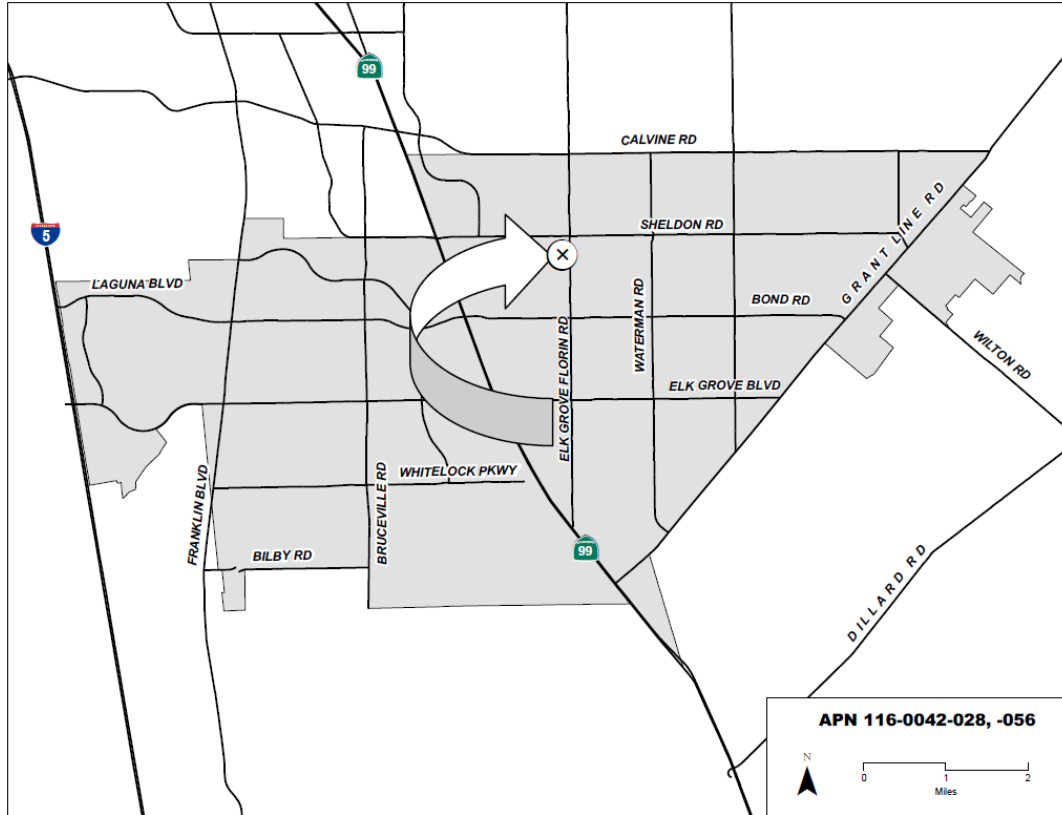
D. Following the close of the public hearing and tabulation of ballot results, staff recommends the adoption of a resolution determining to levy assessments in Storm Water Drainage Fee Zone 2 (Annexation No. 23).

BACKGROUND INFORMATION:

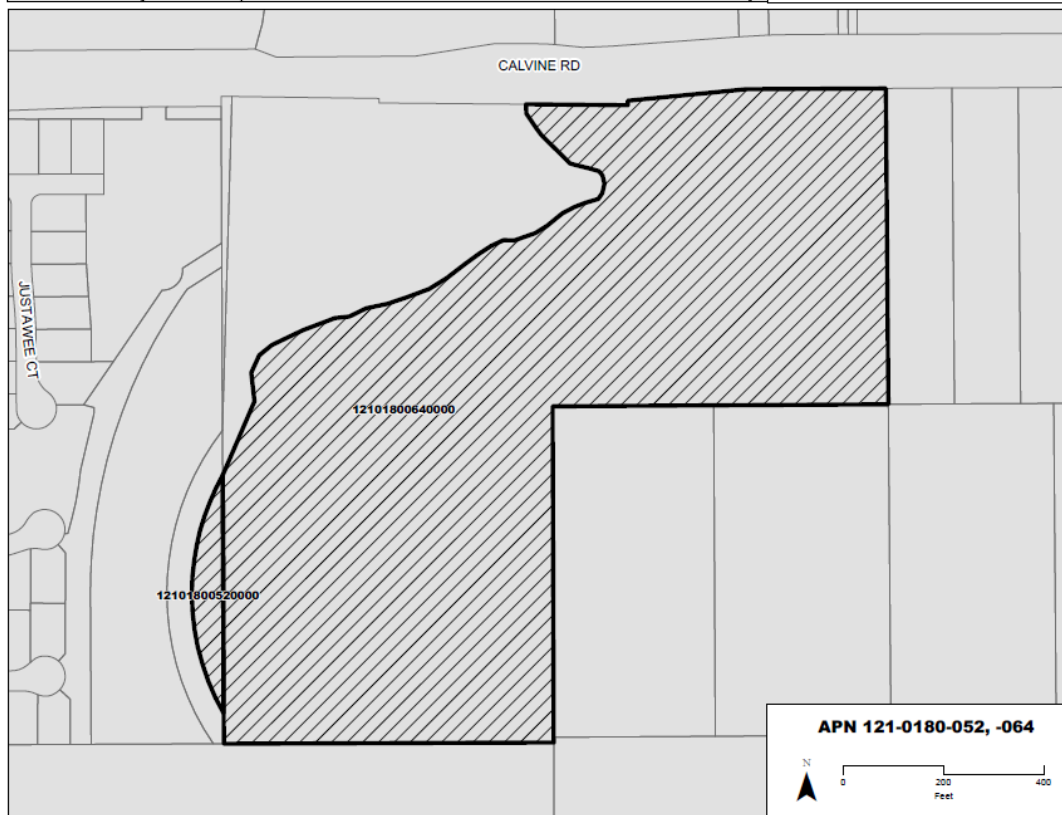
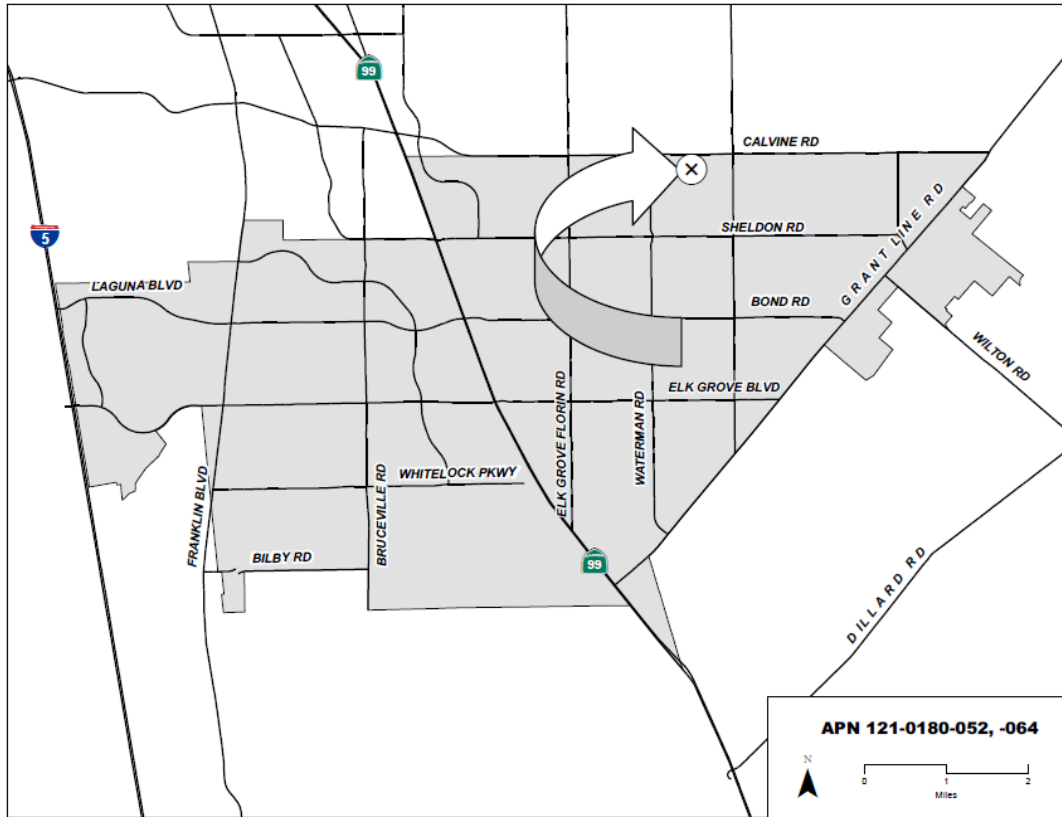
There are two projects proposed to be annexed to the City's special financing districts:

<u>Development</u>	<u>Number of Residential Units</u>	<u>Number of Non-Residential Acres</u>	<u>Finance District Annexations</u>
Elk Grove Landing	85 single family units	0	<ul style="list-style-type: none"> • Police Services CFD 2003-2 (Annexation 45) • Maintenance Services CFD 2006-1 (Annexation 50) • Street Maintenance District No. 1, Zone 3-Y (Annexation 36) • Storm Water Drainage Fee Zone 2 (Annexation 23)
Calvine Meadows	56 single family units	0	<ul style="list-style-type: none"> • Police Services CFD 2003-2 (Annexation 45) • Maintenance Services CFD 2006-1 (Annexation 50) • Street Maintenance District No. 1, Zone 3-Y (Annexation 36) • Storm Water Drainage Fee Zone 2 (Annexation 23)

Elk Grove Landing:



Calvine Meadows:



Community Facilities District (CFD) No. 2003-2 (Police Services)

Based on a fiscal study that indicated new residential development in the City does not provide sufficient revenues for police services, the City formed Community Facilities District (CFD) No. 2003-2 on November 5, 2003 (Resolution No. 2003-214) to fund the additional costs associated with providing police services.

On April 25, 2018, the City Council approved Resolution No. 2018-069 declaring its intention to annex territory to CFD No. 2003-2 (Police Services) for the project included in this Annexation No. 45. The resolution also called for a public hearing on June 13, 2018.

There are two projects proposed for annexation to CFD No. 2003-2: Elk Grove Landing, which consists of 85 residential units; and Calvine Meadows, which consists of 56 residential units.

The current maximum annual special tax for CFD No. 2003-2 is \$452.32 for a single-family unit and \$320.09 for a multi-family unit. This will adjust annually by a CPI at the beginning of each fiscal year. The City can levy less than the maximum annual special tax if the full amount is not needed, but never more.

Community Facilities District (CFD) No 2006-1 (Maintenance Services)

New residential and non-residential development in the City does not provide sufficient revenues for landscape and maintenance services. The City formed Community Facilities District (CFD) No. 2006-1 (Maintenance Services) on March 22, 2006 (Resolution No. 2006-73), to address this shortfall, and to fund a portion of the additional costs associated with providing landscape and maintenance services in various areas throughout the City.

On April 25, 2018, the City Council approved Resolution No. 2018-070 declaring its intention to annex territory to CFD No. 2006-1 (Maintenance Services) for the project included in this Annexation No. 50. The resolution also called for a public hearing on June 13, 2018.

There are two projects proposed for annexation to CFD No. 2006-1: Elk Grove Landing, which consists of 85 residential units; and Calvine Meadows, which consists of 56 residential units.

The purpose of this public hearing is to hear the testimony of all interested persons, including the property owners of the project, desiring to be heard in regards to annexation to CFD No. 2006-1 and the levy of the special taxes. The landowners have consented in writing to abbreviating the election process to allow it to be completed at this City Council meeting.

Following adoption of the first resolution, the City Clerk will certify the results of the property owner election regarding the authorization of the City to levy special taxes at the rates and apportioned as shown. Following the certification of the results, staff recommends that the City Council adopt the resolution declaring the results of the special election.

Tax rates are based on CFD-wide costs and project-specific costs, as well as land use class. In general, the basic (Zone 1) CFD-wide cost is \$480.17 per year per single-family residential unit, \$336.12 per year per multi-family unit, and \$624.22 per non-residential acre. To accommodate the unknown project-specific costs of future projects, 17 Tax Zones are included in the Rate and Method of Apportionment. These 17 Tax Zones range from \$480.17 to \$2,000.70 per single-family detached unit, from \$336.12 to \$1,400.49 per multi-family unit, and from \$624.22 to \$2,600.91 per non-residential acre. Tax Zones adjust annually by the greater of the Consumer Price Index (CPI) or two percent at the beginning of each fiscal year. The City can levy less than the maximum annual special tax if the full amount is not needed, but never more. Project Tax Zone assignment can be seen in Table 1 to Attachment 4.

Street Maintenance District No. 1, Zone 3-Y

On April 16, 2003, the City Council formed the City of Elk Grove Street Maintenance District No. 1 (the "District") in the southern portion of the Laguna Area, by approval of Resolution No. 2003-82, a Resolution of the City Council of the City of Elk Grove Determining to Levy Street Maintenance Assessments.

On May 5, 2004, the City Council approved Resolution No. 2004-87 establishing Zone 3 in the District, which includes the Eastern Area (located east of Highway 99).

On April 25, 2018, the City Council approved Resolution No. 2018-071, a Resolution of the City Council of the City of Elk Grove Declaring Its Intention to Levy Street Maintenance Assessments for certain properties representing the 36th annexation into Zone 3 in the Eastern Area pursuant

to the Benefit Assessment Act of 1982. The Resolution among other things approved Supplement No. 36 to the Engineer's Report, established a public hearing on June 13, 2018, and directed the City Clerk to give notice of the public hearing.

This action relates to the annexation of two projects into Street Maintenance District No. 1, Zone 3-Y: Elk Grove Landing, which consists of 85 residential units; and Calvine Meadows, which consists of 56 residential units. This annexation represents the thirty-sixth annexation into Zone 3, as described in Supplement No. 36 to the Engineer's Report that is on file and pursuant to the Benefit Assessment Act of 1982. The Resolution among other things approved Supplement No. 36 to the Engineer's Report, established a public hearing on June 13, 2018, and directed the City Clerk to give notice of the public hearing.

The proposed assessment is a maximum of \$160.84 annually per Equivalent Dwelling Unit ("EDU") for each parcel with respect to which a building permit has been filed. One EDU equals one single family home. For subdivisions that have private local residential streets rather than public local residential streets, a lower alternative assessment amount will be collected for EDUs in that subdivision as described in the Engineer's Report. All assessments may be increased each fiscal year based on changes to a construction cost index. The assessment will be collected on each parcel's consolidated property tax bill.

The assessment is apportioned on all assessable lots or parcels in proportion to the estimated benefits to be received by each lot or parcel. Benefit to any parcel is in proportion to its impact on streets as measured by Average Daily Trips (ADT). The total budgeted costs for operation and maintenance of streets that serve the District is allocable among all parcels in proportion to each parcel's EDUs.

Storm Water Drainage Fee Zone 2

On October 20, 2004, the City Council of the City of Elk Grove adopted Ordinance No. 30-2004 amending Chapter 15.10 of the Elk Grove Municipal Code adding a "Levy of Charge in South Elk Grove Storm Drainage Utility Fee Area" which established a storm drainage utility fee over designated areas of the City commonly referred to as Zone 2. The service area primarily covers the Laguna Ridge Specific Plan area, portions of the East Franklin Specific Plan area, and all remaining properties within the City that currently are neither subject to taxes used to

pay for storm drainage nor subject to storm drainage fees. The fee for this area became effective on November 9, 2004, 30 days after its adoption and 10 days after approval by the majority of voters in a held election.

Pursuant to current Elk Grove Municipal Code 15.10.030, in lieu of the fee described in Elk Grove Municipal Code Section 15.10.020, there is hereby levied by the City of Elk Grove on all parcels which are within Zone 2 on the map shown in Elk Grove Municipal Code Section 15.10.080, and on any other parcels for which the City of Elk Grove shall have complied with applicable laws governing the levying of such fees, other than those classified as an exempt use, a storm drainage service fee to be collected as set forth in this section. A single family residential parcel shall pay a monthly charge equal to the administrative charge, \$2.43 per month, as well as a unit service charge of \$15.06 per month for each residential dwelling unit. Thus, the total monthly rate per unit for FY17/18 is \$17.49. A non-residential parcel classified as "Commercial" shall pay a monthly charge equal to \$177.37 per acre, per month.

On April 25, 2018, the City Council approved Resolution No. 2018-072, a Resolution of the City Council of the City of Elk Grove Declaring Its Intention to Levy Storm Water Drainage Fee Assessments for certain properties.

This action relates to the annexation of two projects into Storm Water Drainage Fee Zone 2 and represents the twenty-third annexation into Zone 2, pursuant to the Benefit Assessment Act of 1982. Elk Grove Landing consists of 85 residential units, and Calvine Meadows consists of 56 residential units. The Resolution among other things established a public hearing on June 13, 2018, and directed the City Clerk to give notice of the public hearing.

FISCAL IMPACT:

Currently, new residential development generates insufficient General Fund revenues to pay for the General Fund expenses of serving the area. The districts provide the City additional funding for a portion of landscape and maintenance service costs (i.e. landscape medians, corridors, setbacks, and park, parkway and open space including trails and other paths); police protection operational service costs (i.e. police protection salaries, benefits, and overhead costs); and street maintenance costs associated with the new development. The Storm Water Drainage Fee zones provide funds for storm water drainage maintenance services that the City would not

otherwise recuperate. A portion of the operations funding may be derived from alternative funding sources including Gas Tax, Measure A, the General Fund, and/or other eligible funding sources.

All costs associated with the annexation to the districts are to be paid for by the property owners / developers who are participating in the annexation to the special districts below. All costs associated with the annexations have been paid for by the applicants.

- CFD 2003-2 – the application fee is \$50 per residential unit, with a maximum of \$5,000 per project;
- CFD 2006-1 – the application fee is \$70 per residential unit and \$280 per nonresidential acre, with a maximum of \$7,000 per project;
- Street Maintenance District No. 1, Zone 3 – the application fee is \$70 per residential unit with a maximum of \$7,000 per project;
- Storm Water Drainage Fee Zone 2 – there is no application fee for the annexation.

The addition of new annexations into the special tax districts will generate annual new revenues as summarized below.

	Single Family Residential Units	Annual Revenue Per Unit	Annual Levy
Police Services CFD 2003-2			
Elk Grove Landing	85	452.32	\$38,447.20
Calvine Meadows	<u>56</u>	<u>452.32</u>	<u>\$25,329.92</u>
Total	141	452.32	\$63,777.12
Maintenance Services CFD 2006-1			
Elk Grove Landing	85	480.17	\$40,814.45
Calvine Meadows	<u>56</u>	<u>480.17</u>	<u>\$26,889.52</u>
Total	141	480.17	\$67,703.97
Street Maintenance District 1, Zone 3			
Elk Grove Landing	85	160.84	\$13,671.40
Calvine Meadows	<u>56</u>	<u>160.84</u>	<u>\$ 9,007.04</u>
Total	141	160.84	\$22,678.44
Storm Water Drainage Fee			
Elk Grove Landing	85	209.88	\$17,839.80
Calvine Meadows	<u>56</u>	<u>209.88</u>	<u>\$11,753.28</u>
Total	141	209.88	\$29,593.08

ATTACHMENTS:

1. Resolution calling special election in CFD 2003-2
2. Resolution declaring special election results in CFD 2003-2
3. Ordinance levying and apportioning the special tax in CFD 2003-2
4. Waiver and Consent – CFD 2003-2
5. Resolution calling special election in CFD 2006-1
6. Resolution declaring special election results in CFD 2006-1
7. Ordinance levying and apportioning the special tax in CFD 2006-1
8. Waiver and Consent – CFD 2006-1
9. Resolution determining to levy assessments in Street Maintenance District No. 1 Zone 3-Y, Annexation No. 36
10. Resolution determining to levy assessments in Storm Water Drainage Fee Zone 2, Annexation No. 23
11. Annexation Maps
 - a. CFD 2003-2
 - b. CFD 2006-1
 - c. Street Maintenance District No. 1, Zone 3-Y
 - d. Storm Water Drainage Fee Zone 2

**A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF ELK GROVE
CALLING A SPECIAL ELECTION TO SUBMIT TO THE QUALIFIED ELECTORS
THE QUESTION OF LEVYING A SPECIAL TAX WITHIN THE AREA PROPOSED TO
BE ANNEXED TO COMMUNITY FACILITIES DISTRICT NO. 2003-2
(POLICE SERVICES) (ANNEXATION NO. 45)**

WHEREAS, on November 5, 2003, the City Council (the "City Council") of the City of Elk Grove (the "City"), approved Resolution No. 2003-214 establishing Community Facilities District No. 2003-2 (Police Services) (the "CFD") pursuant to the Mello-Roos Community Facilities Act of 1982, as amended (the "Act"), being Chapter 2.5, Part 1, Division 2, Title 5 of the Government Code of the State of California, for the purpose of providing for the financing of certain police protection services (the "Services") described in Exhibit A attached hereto; and

WHEREAS, at an election held on November 5, 2003, more than two-thirds of the votes cast were in favor of the levy of a special tax and the establishment of an appropriations limit, all as determined by the Council in Resolution No. 2003-215, duly adopted on November 5, 2003; and

WHEREAS, the City Council on April 25, 2018, duly adopted Resolution No. 2018-069 (the "Resolution of Intention") declaring its intention to annex certain territory to the CFD and to levy a special tax within that territory to pay for the Services and setting a special public hearing on the proposed annexation for June 13, 2018; and

WHEREAS, the territory proposed to be annexed is identified in a map entitled "Annexation Map No. 45 of Community Facilities District No. 2003-2 (Police Services)" a copy of which was recorded on May 8, 2018, in Book 125 of Maps of Assessment and Community Facilities Districts at Page 0019, in the office of the Sacramento County Recorder; and

WHEREAS, the City Council convened a public hearing on Wednesday, June 13, 2018, after 6:00 p.m., at the regular meeting place of the City Council, City Council Chamber, 8400 Laguna Palms Way, Elk Grove, California, at which hearing all persons interested, including all taxpayers, property owners and registered voters within the CFD and the territory proposed to be annexed, were given an opportunity to appear and be heard on the proposed annexation of territory to the CFD and the levy of special taxes within the territory proposed to be annexed; and

WHEREAS, written protests have not been filed by fifty percent (50%) or more of the registered voters residing within the CFD, or by fifty percent (50%) or more of the registered voters residing within the territory to be annexed, or by the owners of one-half (1/2) or more of the area within the CFD, or by the owners of one-half (1/2) or more of the territory to be annexed; and

WHEREAS, the City Council has determined that there are fewer than twelve registered voters residing in the territory proposed to be annexed to the CFD and that the qualified electors in such territory are the landowners; and

WHEREAS, on the basis of all of the foregoing, the City Council has determined to call a special election to authorize the annexation of territory to the CFD and the levying of a special tax as described in Exhibit B attached hereto; and

WHEREAS, the City Council has received a written instrument from each landowner in the territory proposed to be annexed to the CFD consenting to the shortening of election time requirements, waiving analysis and arguments, and waiving all notice requirements relating to the conduct of the election.

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

Section 1. Recitals. All of the above recitals are true and correct, and the City Council so finds and determines.

Section 2. Confirmation of Findings in Resolution of Intention. The City Council reconfirms all of its findings and determinations as set forth in the Resolution of Intention.

Section 3. Finding Regarding Protests. The City Council finds and determines that written protests to the proposed annexation of territory to the CFD and the levy of the special tax within such territory are insufficient in number and in amount under the Act, and the City Council hereby further orders and determines that all such protests are hereby overruled.

Section 4. Finding Regarding Prior Proceedings. The City Council finds and determines that all prior proceedings had and taken by the City Council with respect to the annexation of territory to CFD are valid and in conformity with the requirements of the Act.

Section 5. Tax Lien. Upon recordation of an amended notice of special tax lien pursuant to Sections 3117.5 and 3114.5 of the Streets and Highways Code, a continuing lien to secure each levy of the special tax shall attach to all non-exempt real property in the territory proposed to be annexed and this lien shall continue in force and effect until the collection of the tax is terminated by the City Council.

Section 6. Call and Order of Election. The City Council hereby calls and orders an election to be held on Wednesday, June 13, 2018, ("election day"), at which election the question of levying the special tax within the territory proposed to be annexed shall be submitted to the qualified electors of the territory proposed to be annexed. The terms of the measure are described in this Resolution. The abbreviated form of the statement of the ballot measure is set forth in Exhibit C attached hereto and is incorporated herein by reference.

Section 7. Vote Required. If the proposition on the question of levying the special tax within the territory proposed to be annexed receives the approval of more than two-thirds (2/3) of the votes cast on the proposition, then the territory proposed to be annexed will be added to and become part of the CFD with full legal effect and the City Council will be authorized to levy the special tax within the annexed territory.

Section 8. Submission of Ballot Proposition. The City Council hereby submits to the landowners within the territory proposed to be annexed to the CFD at the special election the ballot proposition set forth in Section 6 of this resolution. The City Council hereby authorizes the City Clerk to conduct the election.

Section 9. Conduct of Election. The special election shall be held and conducted, the returns canvassed, and the results ascertained and determined, as herein provided:

(a) All owners of land within the territory proposed to be annexed to the CFD upon the date of the special election shall be qualified to vote upon the measure submitted at the special election. Each landowner shall have one vote for each acre or portion thereof that she, he, or it owns within the territory proposed to be annexed to the CFD, as provided in Government Code section 53326(b).

(b) Pursuant to Government Code section 53327, the special election shall be conducted as a mailed ballot election. There shall be no polling places for the special election.

(c) The City Clerk has mailed to each landowner in the territory proposed to be annexed to the CFD a ballot in the form set forth in Exhibit C attached hereto, which action is hereby ratified by the City Council.

(d) Each voter desiring to vote for the measure to levy a special tax shall mark an "X" or a check mark in the voting square opposite the word "YES." To vote against the measure, the voter shall mark an "X" or a check mark in the voting square opposite the word "NO."

(e) The City Clerk shall accept the ballots of the landowners up to five minutes following the adoption of this resolution by the City Council. The City Clerk shall have available ballots that may be marked at the City Clerk's office on the election day by voters. Once all qualified electors have voted, the City Clerk may close the election.

(f) The City Clerk shall commence the canvass of the returns of the special election as soon as the election is closed at the City Clerk's office. At the conclusion of the canvass, the City Clerk shall declare the results of the election.

(g) The City Council shall declare the results of the special election following the completion of the canvass of the returns and shall cause to be inserted into its minutes a statement of the results of the special election as ascertained by the canvass of the returns.

Section 10. General Authorization with Respect to the Election. The members of the City Council, the City Clerk, and the other officers of the City are hereby authorized and directed, individually and collectively, to do any and all things and to execute, deliver, and perform any and all agreements and documents that they deem necessary or advisable in order to effectuate the purposes of this Resolution. All actions heretofore taken by the officers and agents of the City that are in conformity with the purposes and intent of this Resolution are hereby ratified, confirmed, and approved in all respects.

Section 11. Accountability Measures. Pursuant to Section 50075.1 of the California Government Code, the City has created a separate account into which the special tax proceeds shall be deposited; and the City shall prepare a report, as required, pursuant to the requirements of Section 53343.1.

Section 12. Effective Date. This resolution shall take effect immediately upon its passage.

PASSED AND ADOPTED by the City Council of the City of Elk Grove this 13th day of June 2018.

STEVE LY, MAYOR of the
CITY OF ELK GROVE

ATTEST:

APPROVED AS TO FORM:

JASON LINDGREN, CITY CLERK

JONATHAN P. HOBBS
CITY ATTORNEY

EXHIBIT A

List of Authorized Services

Authorized services are police protection services. Eligible costs include, but are not limited to, the costs of contracting services, the salaries and benefits of City staff if the City directly provides police protection services and City overhead costs associated with providing such services within the CFD.

EXHIBIT B

CITY OF ELK GROVE COMMUNITY FACILITIES DISTRICT NO. 2003-2 (Police Services) RATE AND METHOD OF APPORTIONMENT

A Special Tax of Community Facilities District No. 2003-2 (Police Services) of the City of Elk Grove ("CFD") shall be levied on all Assessor's Parcels in the CFD and collected each Fiscal Year commencing in Fiscal Year 2004-05 in an amount determined by the City through the application of the rate and method of apportionment of the Special Tax set forth below. All of the real property in the CFD, unless exempted by law or by the provisions hereof, shall be taxed for the purposes, to the extent and in the manner herein provided.

A. DEFINITIONS

The terms hereinafter set forth have the following meanings:

"Act" means the Mello-Roos Community Facilities Act of 1982, as amended, being Chapter 2.5, Part 1, Division 2 of Title 5 of the Government Code of the State of California.

"Administrative Expenses" means the actual or estimated costs incurred by the City as administrator of the CFD to determine, levy and collect the Special Taxes, including salaries of City employees and the fees of consultants, legal counsel, the costs of collecting installments of the Special Taxes upon the general tax rolls, preparation of required reports; and any other costs required to administer the CFD as determined by the City.

"Assessor's Parcel" means a lot or parcel shown in an Assessor's Parcel Map with an assigned assessor's parcel number.

"Assessor's Parcel Map" means an official map of the Assessor of the County designating parcels by assessor's parcel number.

"CFD Administrator" means an official of the City, or designee thereof, responsible for determining the Special Tax Requirement and providing for the levy and collection of the Special Taxes.

"CFD" means Community Facilities District No. 2003-2 (Police Services) of the City of Elk Grove.

"City" means the City of Elk Grove.

"Council" means the City Council of the City of Elk Grove, acting as the legislative body of the CFD.

"County" means the County of Sacramento, California.

"Developed Property" means all Taxable Property, exclusive of Property Owner Association Property, or Public Property, for which a building permit was issued after January 1, 2003, and prior to May 1st preceding the Fiscal Year in which the Special Tax is being levied.

"Fiscal Year" means the period starting July 1 and ending on the following June 30.

"Land Use Class" means any of the classes listed in Table 1.

"Maximum Special Tax" means the maximum Special Tax, determined in accordance with Section C below, that can be levied in the CFD in any Fiscal Year on any Assessor's Parcel.

"Multi-Family Property" means all Assessor's Parcels of Developed Property for which a building permit has been issued for a residential structure consisting of two or more residential units that share common walls, including, but not limited to, duplexes, triplexes, townhomes, condominiums, and apartment units.

"Non-Residential Property" means all Assessor's Parcels of Developed Property for which a building permit(s) has been issued for a non-residential use and does not contain any residential units as defined under Residential Property or Multi-Family Property.

"Property Owner Association Property" means any property within the boundaries of the CFD that is owned by, or irrevocably dedicated as indicated in an instrument recorded with the County Recorder to, a property owner association, including any master or sub-association.

"Proportionately" means in a manner such that the ratio of the actual Special Tax levy to the Maximum Special Tax is equal for all Assessor's Parcels within each Land Use Class.

"Public Property" means any property within the boundaries of the CFD that is, at the time of the CFD formation, expected to be used for rights-of-way, parks, schools or any other public purpose and is owned by or irrevocably offered for dedication to the federal government, the State, the County, the City or any other public agency. Once an Assessor's Parcel has been designated as Public Property, it shall retain such status permanently, unless transferred in accordance with the transfer provisions provided in Section G below.

"Public Safety Costs" means the estimated and reasonable costs of providing police protection services, including but not limited to the costs of contracting services, the salaries and benefits of City staff if the City directly provides police protection services and City overhead costs, associated with providing such services within the CFD. The Public Safety Special Tax provides only partial funding for police protection services.

"Residential Property" means all Assessor's Parcels of Developed Property for which a building permit(s) has been issued for purposes of constructing one residential dwelling unit.

"Special Tax" means the Special Tax to be levied in each Fiscal Year on each Assessor's Parcel of Developed Property to fund the Special Tax Requirement, and shall include Special Taxes levied or to be levied under Sections C and D, below.

"Special Tax Requirement" means that amount required in any Fiscal Year for the CFD to: (a) (i) pay for Public Safety Costs; (ii) pay reasonable Administrative Expenses; (iii) pay any amounts required to establish or replenish any reserve funds; and (iv) pay for reasonably anticipated delinquent Special Taxes based on the delinquency rate for Special Taxes levied in the previous Fiscal Year; less (b) a credit for funds available to reduce the annual Special Tax levy, as determined by the CFD Administrator.

"State" means the State of California.

"Taxable Property" means all of the Assessor's Parcels within the boundaries of the CFD that are not exempt from the Special Tax pursuant to law or as defined below.

"Tax-Exempt Property" means an Assessor's Parcel not subject to the Special Tax. Tax-Exempt Property includes: (i) Public Property, (ii) Non-Residential Property, and (iii) Property Owner Association Property.

"Undeveloped Property" means, for each Fiscal Year, all Taxable Property not classified as Developed Property.

"Unit" means any residence in which a person or persons may live, and is not considered to be for commercial or industrial use.

B. ASSIGNMENT TO LAND USE CATEGORIES

Each Fiscal Year using the definitions above, all Taxable Property within the CFD shall be classified as Developed Property or Undeveloped Property. Developed Property shall be further assigned to a Land Use Class as specified in Table 1 and shall be subject to Special Taxes pursuant to Sections C and D below.

C. MAXIMUM SPECIAL TAX RATE

1. Developed Property

**TABLE 1
Maximum Special Tax for Developed Property
Community Facilities District No. 2003-2**

Land Use Class	Description	Maximum Special Tax Per Unit
1	Residential Property	\$452.32 per Unit
2	Multi-Family Property	\$320.09 per Unit

On each July 1, commencing on July 1, 2004, the Maximum Public Safety Special Tax shall be increased by the lesser of Local Consumer Price Index (CPI) for the San Francisco-Oakland-San Jose Area for All Urban Consumers or 5% of the amount in effect for the previous Fiscal Year. The CPI used shall be as determined by the Bureau of Labor Statistics from April to April beginning with the period from April 2003 through April 2004.

2. Multiple Land Use Classes

In some instances an Assessor's Parcel of Developed Property may contain more than one Land Use Class. The Maximum Special Tax levied on an Assessor's Parcel shall be the sum of the Maximum Special Tax levies that can be imposed on all Land Use Classes located on that Assessor's Parcel. The CFD Administrator's allocation to each type of property shall be final.

3. Undeveloped Property; Tax-Exempt Property

No Special Tax shall be levied on Undeveloped Property or Tax-Exempt Property.

D. METHOD OF APPORTIONMENT OF THE SPECIAL TAX

Commencing with Fiscal Year 2004-05, and for each following Fiscal Year, the Council shall levy the Special Tax until the amount of the Special Tax levied equals the Special Tax Requirement. The Special Tax shall be levied each Fiscal Year on each Assessor's Parcel of Developed Property Proportionately up to 100% of the applicable Maximum Special Tax.

E. APPEALS

Any taxpayer that believes that the amount of the Special Tax assigned to a Parcel is in error may file a written notice with the CFD Administrator appealing the levy of the Special Tax. This notice is required to be filed with the CFD

Administrator during the Fiscal Year the error is believed to have occurred. The CFD Administrator or designee will then promptly review the appeal and, if necessary, meet with the taxpayer. If the CFD Administrator verifies that the tax should be changed the Special Tax levy shall be corrected and, if applicable in any case, a refund shall be granted.

F. MANNER OF COLLECTION

Special Tax as levied pursuant to Section D above shall be collected in the same manner and at the same time as ordinary *ad valorem* property taxes; provided, however, that the CFD Administrator may directly bill the Special Tax, may collect Special Taxes at a different time or in a different manner if necessary to meet the financial obligations of the CFD or as otherwise determined appropriate by the CFD Administrator.

G. TERM OF SPECIAL TAX

The Special Tax shall be levied in perpetuity.

EXHIBIT C

OFFICIAL BALLOT

**SPECIAL TAX ELECTION
CITY OF ELK GROVE
ANNEXATION OF TERRITORY TO COMMUNITY FACILITIES DISTRICT
NO. 2003-2 (POLICE SERVICES)
(ANNEXATION NO. 45)**

June 13, 2018

Number of votes entitled to cast: 85

INSTRUCTIONS TO VOTERS: To vote on the measure, mark an (X) in the voting square after the word “YES” or after the word “NO.” All marks otherwise made are forbidden. All distinguishing marks are forbidden and make the ballot void.

If you wrongly mark, tear or deface this ballot, return it to the City Clerk, City of Elk Grove, 8401 Laguna Palms Way, Elk Grove, California 95758, to obtain another.

MEASURE SUBMITTED TO QUALIFIED ELECTORS

Ballot Measure: Shall the City of Elk Grove be authorized to levy a special tax at the rates and apportioned as described in Exhibit A to the Resolution Declaring its Intention to Annex Territory to Community Facilities District No. 2003-2 (Police Services) adopted by the City Council on April 25, 2018 (the “Resolution”), which is incorporated herein by this reference, within the territory identified on the map entitled “Annexation Map No. 45 of Community Facilities District No. 2003-2 (Police Services), City of Elk Grove, County of Sacramento,” to finance certain services as set forth in Section 3 of the Resolution?	YES <input type="checkbox"/>
	NO <input type="checkbox"/>

NOTE: This is a special landowner election. You must return this ballot to the City Clerk, City of Elk Grove, either (i) to his office at City Hall, 8401 Laguna Palms Way, Elk Grove, California 95758, by 4:00 p.m. on June 13, 2018 or (ii) thereafter, to the regular meeting place of the Council at 8400 Laguna Palms Way on June 13, 2018, by five minutes following the adoption of the resolution calling the election (the City Council meeting convenes at 6:00 p.m. on June 13, 2018).

EXHIBIT C

OFFICIAL BALLOT

**SPECIAL TAX ELECTION
CITY OF ELK GROVE
ANNEXATION OF TERRITORY TO COMMUNITY FACILITIES DISTRICT
NO. 2003-2 (POLICE SERVICES)
(ANNEXATION NO. 45)**

June 13, 2018

Number of votes entitled to cast: 56

INSTRUCTIONS TO VOTERS: To vote on the measure, mark an (X) in the voting square after the word “YES” or after the word “NO.” All marks otherwise made are forbidden. All distinguishing marks are forbidden and make the ballot void.

If you wrongly mark, tear or deface this ballot, return it to the City Clerk, City of Elk Grove, 8401 Laguna Palms Way, Elk Grove, California 95758, to obtain another.

MEASURE SUBMITTED TO QUALIFIED ELECTORS

Ballot Measure: Shall the City of Elk Grove be authorized to levy a special tax at the rates and apportioned as described in Exhibit A to the Resolution Declaring its Intention to Annex Territory to Community Facilities District No. 2003-2 (Police Services) adopted by the City Council on April 25, 2018 (the “Resolution”), which is incorporated herein by this reference, within the territory identified on the map entitled “Annexation Map No. 45 of Community Facilities District No. 2003-2 (Police Services), City of Elk Grove, County of Sacramento,” to finance certain services as set forth in Section 3 of the Resolution?	YES <input type="checkbox"/>
	NO <input type="checkbox"/>

NOTE: This is a special landowner election. You must return this ballot to the City Clerk, City of Elk Grove, either (i) to his office at City Hall, 8401 Laguna Palms Way, Elk Grove, California 95758, by 4:00 p.m. on June 13, 2018 or (ii) thereafter, to the regular meeting place of the Council at 8400 Laguna Palms Way on June 13, 2018, by five minutes following the adoption of the resolution calling the election (the City Council meeting convenes at 6:00 p.m. on June 13, 2018).

**A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF ELK GROVE
DECLARING THE RESULTS OF THE SPECIAL ELECTION HELD ON
JUNE 13, 2018, AND ORDERING THE ANNEXATION OF TERRITORY TO
COMMUNITY FACILITIES DISTRICT NO. 2003-2 (POLICE SERVICES)
(ANNEXATION NO. 45)**

WHEREAS, in proceedings heretofore conducted by the City Council (the “City Council”) of the City of Elk Grove (the “City”), pursuant to the Mello-Roos Community Facilities Act of 1982, as amended (the “Act”), the City Council on June 13, 2018, adopted Resolution No. 2018-_____, which resolution called a special election within the territory proposed to be annexed to the City’s Community Facilities District No. 2003-2 (Police Services) (the “CFD”); and

WHEREAS, pursuant to the terms of the resolution, the special election was held on June 13, 2018, and the City Clerk has duly canvassed the returns of the election and has filed with the City Council a statement of all votes cast at the election showing the whole number of votes cast within such territory and the whole number of votes cast for and against the measure in such territory and also filed, attached to the statement, the certificate as to the correctness of the statement (the “Statement of Election Results”), a copy of which is attached hereto as Exhibit A.

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

Section 1. Approval of Canvass. The canvass by the City Clerk, as shown by the Statement of Election Results is hereby ratified, confirmed, approved, and entered upon the minutes of this meeting.

Section 2. Statement of the Measure. At the election, the following measure was submitted to the qualified electors of the territory proposed to be annexed to the CFD and the number of votes cast for and against the measure was as follows:

BALLOT MEASURE

Total Votes

Shall the City of Elk Grove be authorized to levy a special tax at the rates and apportioned as described in Exhibit B to the Resolution Declaring its Intention to Annex Territory to Community Facilities District No. 2003-2 (Police Services) adopted by the City Council on April 25, 2018 (the “Resolution”), which is incorporated herein by this reference, within the territory identified on the map entitled “Annexation Map No. 45 of Community Facilities District No. 2003-2 (Police Services), City of Elk Grove, County of Sacramento,” to finance certain services as set forth in Exhibit A of the Resolution?

YES _____

NO _____

Section 3. Votes Cast. The total number of votes cast in the territory proposed to be annexed to the CFD at the election was 141.

Section 4. Measure Passed. More than two-thirds of all the votes cast at the election on the measure were in favor of the measure and the measure passed.

Section 5. Validity of Procedures. The City Council hereby finds and determines that all prior proceedings and actions taken by the City Council pursuant to the Act were and are valid and in conformity with the Act.

Section 6. Order of Annexation. The City Council hereby determines and orders that the territory proposed to be annexed to the CFD is added to and part of the CFD with full legal effect.

Section 7. Amendment to Notice of Special Tax Lien. The City Clerk is hereby directed to record an amendment to the Notice of Special Tax Lien with the Sacramento County Recorder, in accordance with the provisions of Sections 3114.5 and 3117.5 of the California Streets and Highways Code within fifteen (15) days of the adoption of this resolution.

PASSED AND ADOPTED by the City Council of the City of Elk Grove this 13th day of June 2018.

STEVE LY, MAYOR of the
CITY OF ELK GROVE

ATTEST:

APPROVED AS TO FORM:

JASON LINDGREN, CITY CLERK

JONATHAN P. HOBBS
CITY ATTORNEY

EXHIBIT A

STATEMENT OF ELECTION RESULTS

I, Jason Lindgren, City Clerk of the City of Elk Grove (the "City"), hereby certify that:

1. On June 13, 2018, at City Hall, 8400 Laguna Palms Way, Elk Grove, California, I canvassed the returns of the election called for on June 13, 2018, in the territory proposed to be annexed to Community Facilities District No. 2003-2 (Police Services) on the following measure:

Shall the City of Elk Grove be authorized to levy a special tax at the rates and apportioned as described in Exhibit B to the Resolution Declaring its Intention to Annex Territory to Community Facilities District No. 2003-2 (Police Services) adopted by the City Council on April 25, 2018 (the "Resolution"), which is incorporated herein by this reference, within the territory identified on the map entitled "Annexation Map No. 45 of Community Facilities District No. 2003-2 (Police Services), City of Elk Grove, County of Sacramento," to finance certain services as set forth in Exhibit A of the Resolution?

2. The total number of qualified landowner votes eligible to be cast, the total number of votes actually cast at the election, and the total number of votes cast for and against the measure are set forth below. The totals as shown for and against the measure are full, true, and correct. More than two-thirds of all the votes cast at the election on the measure were in favor of the measure and the measure passed.

Qualified Landowner Votes	Votes Cast	YES	NO
141			

Dated: June 13, 2018

Jason Lindgren, City Clerk

**AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF ELK GROVE
LEVYING AND APPORTIONING THE SPECIAL TAX IN TERRITORY
ANNEXED TO COMMUNITY FACILITIES DISTRICT NO. 2003-2
(POLICE SERVICES) (ANNEXATION NO. 45)
AND AMENDING ELK GROVE MUNICIPAL CODE SECTION 3.18.010**

WHEREAS, the City Council has established Community Facilities District No. 2003-2 (Police Services) (the “CFD”) pursuant to Resolution No. 2006-73 (the “Resolution of Formation”), duly adopted on March 22, 2006, for the purpose of providing for the financing of certain Police services in and for the City; and

WHEREAS, the City Council duly adopted Resolution No. 2018-_____ (the “Resolution”) on June 13, 2018, wherein the City Council submitted the question of levying a special tax in territory proposed to be annexed to the CFD at the rate and according to the method of apportionment described therein; and

WHEREAS, at a special election held in the territory proposed to be annexed to the CFD on June 13, 2018, the qualified electors of such territory authorized the levy of the special tax described in the Resolution; and

WHEREAS, the City Council duly adopted Resolution No. 2018-_____ on June 13, 2018, wherein the City Council determined that the territory proposed to be annexed was added to the CFD (such territory being referred to herein as “Annexation No. 45”).

NOW, THEREFORE, the City Council of the City of Elk Grove does ordain as follows:

Section 1: Recitals.

The foregoing recitals are true and correct.

Section 2: Levy of Special Tax.

Pursuant to Section 53340 of the California Government Code, the special tax is hereby levied at the maximum rates and apportioned in the manner specified in the Resolution on all parcels in Annexation No. 45.

Section 3: Collection of Special Tax.

Pursuant to Section 53340 of the California Government Code and the Resolution, the special tax shall be collected in the same manner as ordinary *ad valorem* property taxes are collected and shall be subject to the same procedure, sale, and lien priority in case of delinquency as is provided for *ad valorem* taxes; provided, however, that the City may directly bill the special tax, may collect special taxes at a different time or in a different manner if necessary to meet the financial obligations of the CFD or as otherwise determined appropriate by the City.

Section 4: Claims for Refund.

Claims for refund of the tax shall comply with the following and any additional procedures as established by the City Council:

A. All claims shall be filed, in writing, with the Director of Finance during the Fiscal Year in which the error is believed to have occurred. The claimant shall file the claim within this time period and the claim shall be finally acted upon by the City Council as a prerequisite to bringing suit thereon.

B. Pursuant to Government Code section 935(b), the claim shall be subject to the provisions of Government Code sections 945.6 and 946.

C. The City Council shall act on a timely claim within the time period required by Government Code section 912.4.

D. The procedure described in this Ordinance, and any additional procedures established by the City Council, shall be the exclusive claims procedure for claimants seeking a refund of the tax. The decision of the City Council shall be final.

Section 5: Amendment to the Elk Grove Municipal Code.

Section 3.18.010 of the Elk Grove Municipal Code is hereby amended to add the following:

TT. Ord. ____-2018 adds Annexation 45 to District 2003-2 and levies the tax.

Section 6: No Mandatory Duty of Care.

This Ordinance is not intended to and shall not be construed or given effect in a manner that imposes upon the City or any officer or employee thereof a mandatory duty of care towards persons and property within or without the City, so as to provide a basis of civil liability for damages, except as otherwise imposed by law.

Section 7: Severability.

If any provision of this Ordinance or the application thereof to any person or circumstances is held invalid, such invalidity shall not affect other provisions or applications of the Ordinance which can be given effect without the invalid provision or application, and to this end the provisions of this Ordinance are severable. This City Council hereby declares that it would have adopted this Ordinance irrespective of the invalidity of any particular portion thereof and intends that the invalid portions should be severed and the balance of the Ordinance be enforced.

Section 8: Effective Date and Publication.

This Ordinance shall take effect thirty (30) days after its adoption. In lieu of publication of the full text of the ordinance within fifteen (15) days after its passage, a summary of the ordinance may be published at least five (5) days prior to and fifteen (15) days after adoption by the City Council and a certified copy shall be posted in the Office of the City Clerk, pursuant to Government Code section 36933(c)(1).

INTRODUCED:
ADOPTED:
EFFECTIVE:

STEVE LY, MAYOR of the
CITY OF ELK GROVE

ATTEST:

APPROVED AS TO FORM:

JASON LINDGREN, CITY CLERK

JONATHAN P. HOBBS
CITY ATTORNEY

Date signed: _____

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: Andrew Keys
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:

1. Ownership. Landowner is the owner of the real property described below adjacent to its signature block by Sacramento County assessor's parcel number (the "real property"), which is proposed to be included in Community Facilities District No. 2006-1 (Maintenance Services) of the City of Elk Grove (the "District").

2. Adequate time. Landowner acknowledges that a special landowner election will be called within the District to approve the proposal to levy a special tax on the real property in the District. Landowner has had sufficient time to consider and reflect on Landowner's choice in the election.

3. Election date. Landowner expressly waives the time limits specified by Government Code Section 53326, including but not limited to the requirement that the special election be held at least 90 but not more than 180 days following the adoption of the resolution calling the election.

4. Voter information. Landowner expressly waives the requirement contained in Government Code Section 53327 of preparation and delivery to Landowner of an impartial analysis, arguments, and rebuttals relating to the proposition submitted at the election.

5. Election notice. Landowner expressly waives any notice requirements relating to the special election, whether contained in the Government Code, Elections Code, Streets & Highways Code, or elsewhere.

6. Formation Process. Landowner expressly waives any and all claims based on, and hereby consents to, any error, irregularity, or departure from the provisions of the Mello-Roos Community Facilities Act of 1982, Government Code Sections 53311-53365.7, and any and all laws incorporated therein, in the formation of the District and acknowledges that the formation of the District is valid and shall not be affected by any such error, irregularity, or departure.


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: March 19, 2018

Meritage Homes of California, Inc., a California corporation

[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]

Barry Grant, Division President

[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:

Assessor's Parcel Nos.: 121 - 0180 - 064

121 - 0180 - 052

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: Andrew Keys
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:

1. Ownership. Landowner is the owner of the real property described below adjacent to its signature block by Sacramento County assessor's parcel number (the "real property"), which is proposed to be included in Community Facilities District No. 2006-1 (Maintenance Services) of the City of Elk Grove (the "District").
2. Adequate time. Landowner acknowledges that a special landowner election will be called within the District to approve the proposal to levy a special tax on the real property in the District. Landowner has had sufficient time to consider and reflect on Landowner's choice in the election.
3. Election date. Landowner expressly waives the time limits specified by Government Code Section 53326, including but not limited to the requirement that the special election be held at least 90 but not more than 180 days following the adoption of the resolution calling the election.
4. Voter information. Landowner expressly waives the requirement contained in Government Code Section 53327 of preparation and delivery to Landowner of an impartial analysis, arguments, and rebuttals relating to the proposition submitted at the election.
5. Election notice. Landowner expressly waives any notice requirements relating to the special election, whether contained in the Government Code, Elections Code, Streets & Highways Code, or elsewhere.

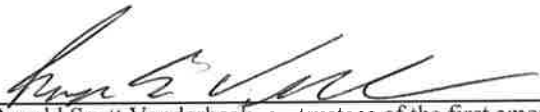
6. Formation Process. Landowner expressly waives any and all claims based on, and hereby consents to, any error, irregularity, or departure from the provisions of the Mello-Roos Community Facilities Act of 1982, Government Code Sections 53311-53365.7, and any and all laws incorporated therein, in the formation of the District and acknowledges that the formation of the District is valid and shall not be affected by any such error, irregularity, or departure.

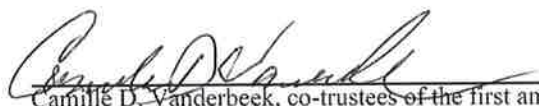
7. Unsealing of Ballot. Landowner hereby consents to the election officer unsealing the Landowner's ballot prior to the adoption of the resolution calling the election and waives any rights it may have under Government Code section 53326 and the Election Code related to concealment of the ballot.

Date: Feb 19, 2018

Signed By: 
Ronald T. Vanderbeek, co-trustee of the amended and restated Ronald T. and Billie J. Vanderbeek 1977 Living Trust


Billie J. Vanderbeek, co-trustee of the amended and restated Ronald T. and Billie J. Vanderbeek 1977 Living Trust


Ronald Scott Vanderbeek, co-trustees of the first amended and restated agreement and declaration of trust of the Ronald Scott Vanderbeek and Camille D. Vanderbeek Family 1986 Revocable Trust


Camille D. Vanderbeek, co-trustees of the first amended and restated agreement and declaration of trust of the Ronald Scott Vanderbeek and Camille D. Vanderbeek Family 1986 Revocable Trust

Real Property:

Assessor's Parcel Nos.: 116 - 0042 - 028
116 - 0042 - 056

**A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF ELK GROVE
CALLING A SPECIAL ELECTION TO SUBMIT TO THE QUALIFIED ELECTORS
THE QUESTION OF LEVYING A SPECIAL TAX WITHIN THE AREA PROPOSED TO
BE ANNEXED TO COMMUNITY FACILITIES DISTRICT NO. 2006-1
(MAINTENANCE SERVICES) (ANNEXATION NO. 50)**

WHEREAS, on March 22, 2006, the City Council (the "City Council") of the City of Elk Grove (the "City"), approved Resolution No. 2006-73 establishing Community Facilities District No. 2006-1 (Maintenance Services) (the "CFD") pursuant to the Mello-Roos Community Facilities Act of 1982, as amended (the "Act"), being Chapter 2.5, Part 1, Division 2, Title 5 of the Government Code of the State of California, for the purpose of providing for the financing of certain maintenance services (the "Services") described in Exhibit A hereto; and

WHEREAS, at an election held on March 22, 2006, more than two-thirds of the votes cast were in favor of the levy of a special tax and the establishment of an appropriations limit, all as determined by the Council in Resolution No. 2006-75, duly adopted on March 22, 2006; and

WHEREAS, the City Council on April 25, 2018, duly adopted Resolution No. 2015-070 (the "Resolution of Intention") declaring its intention to annex certain territory to the CFD and to levy a special tax within that territory to pay for the services and setting a public hearing on the proposed annexation for June 13, 2018; and

WHEREAS, the territory proposed to be annexed is identified in a map entitled "Annexation No. 50 of Community Facilities District No. 2006-1 (Maintenance Services)" a copy of which was recorded, on May 8, 2018, in Book 125 of Maps of Assessment and Community Facilities Districts at Page 0020, in the office of the Sacramento County Recorder; and

WHEREAS, the City Council convened a public hearing on Wednesday, June 13, 2018 after 6:00 p.m., at the regular meeting place of the City Council, City Council Chamber, 8400 Laguna Palms Way, Elk Grove, California, at which hearing all persons interested, including all taxpayers, property owners and registered voters within the CFD and the territory proposed to be annexed, were given an opportunity to appear and be heard on the proposed annexation of territory to the CFD and the levy of special taxes within the territory proposed to be annexed; and

WHEREAS, written protests have not been filed by fifty percent (50%) or more of the registered voters residing within the CFD, or by fifty percent (50%) or more of the registered voters residing within the territory to be annexed, or by the owners of one-half (1/2) or more of the area within the CFD, or by the owners of one-half (1/2) or more of the territory to be annexed; and

WHEREAS, the City Council has determined that there are fewer than twelve registered voters residing in the territory proposed to be annexed to the CFD and that the qualified electors in such territory are the landowners; and

WHEREAS, on the basis of all of the foregoing, the City Council has determined to call an election to authorize the annexation of territory to the CFD and the levying of a special tax as described in Exhibit B attached hereto; and

WHEREAS, the City Council has received a written instrument from each landowner in the territory proposed to be annexed to the CFD consenting to the shortening of election time requirements, waiving analysis and arguments, and waiving all notice requirements relating to the conduct of the election.

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

Section 1. Recitals. All of the above recitals are true and correct, and the City Council so finds and determines.

Section 2. Confirmation of Findings in Resolution of Intention. The City Council reconfirms all of its findings and determinations as set forth in the Resolution of Intention.

Section 3. Finding Regarding Protests. The City Council finds and determines that written protests to the proposed annexation of territory to the CFD and the levy of the special tax within such territory are insufficient in number and in amount under the Act, and the City Council hereby further orders and determines that all such protests are hereby overruled.

Section 4. Finding Regarding Prior Proceedings. The City Council finds and determines that all prior proceedings had and taken by the City Council with respect to the annexation of territory to CFD are valid and in conformity with the requirements of the Act.

Section 5. Tax Lien. Upon recordation of an amended notice of special tax lien pursuant to Sections 3117.5 and 3114.5 of the Streets and Highways Code, a continuing lien to secure each levy of the special tax shall attach to all non-exempt real property in the territory proposed to be annexed and this lien shall continue in force and effect until the collection of the tax is terminated by the City Council.

Section 6. Call and Order of Election. The City Council hereby calls and orders a special election to be held on Wednesday, June 13, 2018 (“election day”), at which election the question of levying the special tax within the territory proposed to be annexed shall be submitted to the qualified electors of the territory proposed to be annexed. The terms of the measure are described in this Resolution. The abbreviated form of the statement of the ballot measure is set forth in Exhibit C attached hereto and is incorporated herein by reference.

Section 7. Vote Required. If the proposition on the question of levying the special tax within the territory proposed to be annexed receives the approval of more than two-thirds (2/3) of the votes cast on the proposition, then the territory proposed to be annexed will be added to and become part of the CFD with full legal effect and the City Council will be authorized to levy the special tax within the annexed territory.

Section 8. Submission of Ballot Proposition. The City Council hereby submits to the landowners within the territory proposed to be annexed to the CFD at the special election the ballot proposition set forth in Section 6 of this resolution. The City Council hereby authorizes the City Clerk to conduct the election.

Section 9. Conduct of Election. The special election shall be held and conducted, the returns canvassed, and the results ascertained and determined, as herein provided:

(a) All owners of land within the territory proposed to be annexed to the CFD upon the date of the special election shall be qualified to vote upon the measure submitted at the special election. Each landowner shall have one vote for each acre or portion thereof that she, he, or it owns within the territory proposed to be annexed to the CFD, as provided in Government Code section 53326(b).

(b) Pursuant to Government Code section 53327, the special election shall be conducted as a mailed ballot election. There shall be no polling places for the special election.

(c) The City Clerk has mailed to each landowner in the territory proposed to be annexed to the CFD a ballot in the form set forth in Exhibit C attached hereto, which action is hereby ratified by the City Council.

(d) Each voter desiring to vote for the measure to levy a special tax shall mark an "X" or a check mark in the voting square opposite the word "YES." To vote against the measure, the voter shall mark an "X" or a check mark in the voting square opposite the word "NO."

(e) The City Clerk shall accept the ballots of the landowners up to five minutes following the adoption of this resolution by the City Council. The City Clerk shall have available ballots that may be marked at the City Clerk's office on the election day by voters. Once all qualified electors have voted, the City Clerk may close the election.

(f) The City Clerk shall commence the canvass of the returns of the special election as soon as the election is closed at the City Clerk's office. At the conclusion of the canvass, the City Clerk shall declare the results of the election.

(g) The City Council shall declare the results of the special election following the completion of the canvass of the returns and shall cause to be inserted into its minutes a statement of the results of the special election as ascertained by the canvass of the returns.

Section 10. General Authorization with Respect to the Election. The members of the City Council, the City Clerk, and the other officers of the City are hereby authorized and directed, individually and collectively, to do any and all things and to execute, deliver, and perform any and all agreements and documents that they deem necessary or advisable in order to effectuate the purposes of this resolution. All actions heretofore taken by the officers and agents of the City that are in conformity with the purposes and intent of this resolution are hereby ratified, confirmed, and approved in all respects.

Section 11. Accountability Measures. Pursuant to Section 50075.1 of the California Government Code, the City has created a separate account into which the special tax proceeds shall be deposited; and the City shall prepare a report, as required, pursuant to the requirements of Section 53343.1.

Section 12. Effective Date. This resolution shall take effect immediately upon its passage.

PASSED AND ADOPTED by the City Council of the City of Elk Grove this 13th day of June 2018.

STEVE LY, MAYOR of the
CITY OF ELK GROVE

ATTEST:

APPROVED AS TO FORM:

JASON LINDGREN, CITY CLERK

JONATHAN P. HOBBS
CITY ATTORNEY

EXHIBIT A

DESCRIPTION OF SERVICES

Included Services

Services that may be funded by the collection of annual special taxes in the Community Facilities District No. 2006-1 (Maintenance Services) are listed below.

- Maintenance of public parkways, public parks, open space, landscape setbacks, bike and other paths in open space areas, and landscaped medians, including tree, shrub, lawn, and ground cover care; mowing; weed control; pruning; fertilization; litter removal; tree and shrub well maintenance; irrigation system inspections; and repair and replacement of vegetation and other physical features and systems.
- Maintenance of environmental preserves, which are retained and used as open space recreational lands, to the extent allowed by, and fulfilling the requirements of, the U.S. Corps of Engineers 404 permit (e.g., passive recreation, informational signage, litter collection and other non-obtrusive activities) and the associated performance and management of environmental mitigation monitoring and annual reporting necessary to assure proper maintenance of these lands.
- Maintenance of publicly owned masonry sound walls, barrier and property fencing, including but not limited to, enhanced wood or concrete fences, ornamental iron fences, post-and-cable fences, and pedestrian bridges constructed within or over public lands, easements or rights-of-way.
- Maintenance to entryway monumentation, enhanced stamped concrete and paver stone surface treatments, and landscaping within or over public lands, easements or public rights-of-way.
- Maintenance of landscaping and improvements to detention basins and drainage facilities, exclusive of repair and replacement of the detention and drainage facilities themselves which will remain the obligation of other public agencies, such as the City of Elk Grove.
- Autumn leaf cleanup, including street sweeping and drainage inlet cleaning, for public parkways, landscape setbacks and landscaped medians in and adjacent to roadways within the CFD.
- Maintenance and operation of a community center, recreation center, sports (including aquatic) facilities, cultural arts center, and water features.
- Repair and replacement of District-maintained facilities, including graffiti, and direct damage related to wear-and-tear.

Costs of services

The costs of the services and incidental costs to be funded by annual special taxes in Community Facilities District No. 2006-1 (Maintenance Services) include:

- Electric and water utility costs associated with the services.
- Contingency costs, including a contingency reserve, as required by the District.
- Funding of designated sinking funds to be used by the City to fund future repairs to landscaping, entry monuments and features, walls and fences, and other services as determined by the City.
- District costs associated with the setting, levy, and collection of the Special Taxes.

Excluded Services

Revenues from CFD No. 2006-1 special taxes will not be used to fund any of the following:

- Private fences and gates located within the public landscape corridor or open space right-of-way (except for graffiti removal, which may be funded by the CFD).
- Any landscaping, fences, gates, or monuments located on private property.

EXHIBIT B

CITY OF ELK GROVE COMMUNITY FACILITIES DISTRICT No. 2006-1 (Maintenance Services)

RATE AND METHOD OF APPORTIONMENT OF SPECIAL TAXES

A Special Tax applicable to each Assessor's Parcel in Community Facilities District No. 2006-1 (Maintenance Services) [herein "CFD No. 2006-1] of the City of Elk Grove shall be levied and collected according to the tax liability determined by the City Council, acting in its capacity as the legislative body of CFD No. 2006-1, through the application of the appropriate Special Tax rate, as described below. All of the property in CFD No. 2006-1, unless exempted by law or by the provisions of Section E below, shall be taxed for the purposes, to the extent, and in the manner herein provided, including property subsequently annexed to the CFD No. 2006-1.

A. DEFINITIONS

The terms hereinafter set forth have the following meanings:

"Acre" or "Acreage" means the land area of an Assessor's Parcel as shown on an Assessor's Parcel Map, or if the land area is not shown on an Assessor's Parcel Map, the land area shown on the applicable Final Map, other parcel map, or functionally equivalent map or instrument recorded in the Office of the County Recorder. In the absence of such map, the City Engineer will make the final "Acre" or "Acreage" determination.

"Act" means the Mello-Roos Community Facilities Act of 1982, as amended, being Chapter 2.5 (commencing with Section 53311), Part 1, Division 2 of Title 5 of the Government Code of the State of California.

"Administrative Expenses" means the actual or estimated costs incurred by the City, acting for and on behalf of the CFD as the CFD Administrator thereof, to determine, levy and collect the Special Taxes, including salaries of City employees and a proportionate amount of the City's general administrative overhead related thereto, and the fees of consultants and legal counsel providing services related to the administration of the CFD; the costs of collecting installments of the Special Taxes, including charges levied by the County Auditor's Office, Tax Collector's Office, and/or Treasurer's Office; the costs related to the preparation of required reports; and any other costs required to administer the CFD as determined by the CFD Administrator.

"Assessor's Parcel" or "Parcel" means a lot or parcel shown on an Assessor's Parcel Map with an assigned Assessor's Parcel number.

"Assessor's Parcel Map" means an official map of the Assessor of the County designating parcels by Assessor's Parcel number.

"Authorized Services" means those services authorized to be funded by CFD No. 2006-1 as set forth in the documents adopted by the City Council when the CFD was formed.

"CFD Administrator" means an official of the City, or designee thereof, responsible for determining the Special Tax Requirement and providing for the levy and collection of the Special Taxes according to this Rate and Method of Apportionment of Special Taxes.

"CFD" or "CFD No. 2006-1" means Community Facilities District No. 2006-1 (Maintenance Services) of the City of Elk Grove.

"City" means the City of Elk Grove.

"City Clerk" means the City Clerk for the City of Elk Grove or his or her designee.

"City Engineer" means the City Engineer for the City of Elk Grove or his or her designee.

"City Manager" means the City Manager for the City of Elk Grove or his or her designee.

"Council" means the City Council of the City of Elk Grove, acting as the legislative body of CFD No. 2006-1.

"County" means the County of Sacramento.

"CPI" means the Local Consumer Price Index (CPI) for the San Francisco-Oakland-San Jose Area for All Urban Consumers. The CPI used shall be as determined by the Bureau of Labor Statistics from April to April beginning with the period from April 2006 to April 2007. In the event this index ceases to be published, the CPI shall be another index as determined by the CFD Administrator that is reasonably comparable to the CPI for the San Francisco-Oakland-San Jose Area.

"Developed Property" means in any Fiscal Year, all Parcels of Taxable Property, for which a building permit for new construction was issued after January 1, 2006 and prior to May 1 of the preceding Fiscal Year in which the Special Tax is being levied.

"Final Map" means a final map, or portion thereof, approved by the City pursuant to the Subdivision Map Act (California Government Code Section 66410 *et seq.*), that creates lots that do not need to be further subdivided prior to issuance of a building permit for a residential or non-residential structure. The term "Final Map" shall not include an Assessor's Parcel Map or subdivision map or portion thereof, that does not create lots that are in their final configuration, including Assessor's Parcels that are designated as remainder parcels.

"Final Map Property" means, in any Fiscal Year, all Parcels within CFD No. 2006-1 for which a Final Map was recorded prior to May 1 of any Fiscal Year, which are not yet Developed Property and which, based on the Zoning Designations for the Parcels, are expected to be Single Family Property when a building permit is issued.

"Finance Director" means the Finance Director for the City of Elk Grove or his or her designee.

"Fiscal Year" means the period starting July 1 and ending on the following June 30.

"Land Use Class" means, individually, Non-Residential Property, Multi-Family Property, or Single Family Property.

"Lot" means an individual residential lot, identified and numbered on a recorded Final Map, on which a building permit has been or will be issued for construction of a single-family unit without further subdivision of the lot and for which no further subdivision of the lot is anticipated pursuant to the Tentative Map.

"Maximum Special Tax" means the maximum Special Tax, determined in accordance with Section C below that can be levied in any Fiscal Year on any Assessor's Parcel of Taxable Property.

"Multi-Family Property" means all Parcels of Developed Property within the boundaries of the CFD for which a building permit has been issued for construction of a residential structure consisting of two or more residential units that share common walls, including but not limited to duplexes, triplexes, townhomes, condominiums, and apartment units.

"Non-Residential Property" means all Parcels of Developed Property within the boundaries of the CFD that are not Single Family Property, Multi-Family Property, Property Owner Association Property or Tax-Exempt Property.

"Property Owner Association Property" means any property within the boundaries of the CFD that is owned by, or irrevocably dedicated as indicated in an instrument recorded with the County Recorder to, a property owner association, including any master or sub-association.

"Proportionately" means, for Developed Property and Final Map Property within the boundaries of CFD No. 2006-1, that the ratio of the actual Special Tax levied in any Fiscal Year to the Maximum Special Tax authorized to be levied in that Fiscal Year is equal for all Assessor's Parcels of Developed Property and Final Map Property, respectively.

"Public Property" means any property within the boundaries of the CFD No. 2006-1 that is expected to be used for rights-of-way, parks, schools or any other public purpose and is owned by or irrevocably offered for dedication to the federal government, the State, the County, the City or any other public agency.

"Residential Property" means all Assessor's Parcels of Developed Property for which a building permit has or may be issued for a residential structure consisting of one or more residential units including, but not limited to, single family detached homes, single family attached homes, duplexes, triplexes, town homes, condominiums, and apartment units.

"Single Family Property" means, in any Fiscal Year, all Parcels of Developed Property for which a building permit has been issued for purposes of constructing a detached residential unit, or all Parcels of Final Map Property for which a building permit may be issued for construction of a detached residential unit. Such residential unit does not or will not share a common wall with another Unit.

"Special Tax" means a special tax levied in any Fiscal Year to fund the Special Tax Requirement, and shall include Special Taxes levied or to be levied under Sections C and D below.

"Special Tax Requirement" means that amount required in any Fiscal Year for the CFD No. 2006-1: (a) to pay (i) Authorized Services, maintenance expenses, sinking fund payments, and capital reserves authorized to be funded by CFD No. 2006-1, (ii) Administrative Expenses, (iii) any amounts required to establish or replenish any reserve funds; and (iv) amounts needed to cure any delinquencies in the payment of Special Taxes which have occurred or (based on delinquency rates in prior years) may be expected to occur in the Fiscal Year in which the tax will be collected; less (b) a credit for funds available to reduce the annual Special Tax levy, as determined by the CFD Administrator.

"State" means the State of California.

"Taxable Property" means all of the Assessor's Parcels within the boundaries of CFD No. 2006-1 that are not exempt from the Special Tax pursuant to law or as defined below.

"Tax-Exempt Property" means an Assessor's Parcel not subject to the Special Tax. Tax-Exempt Property includes: (i) Public Property, or (ii) Property Owner Association Property, or (iii) Assessor's Parcels with public or utility easements making impractical their utilization for other than the purposes set forth in the easement.

"Tax Zone" means one of seventeen (17) mutually exclusive tax zones identified in Attachment 1 of this Rate and Method of Apportionment of Special Tax, as may be updated to include new Parcels added to the CFD as a result of future annexations

"Tentative Map" means a map that (i) is made for the purpose of showing the design of a proposed subdivision and the condition pertaining thereto; (ii) has been approved by the City; (iii) is not based on a

detailed survey of the property within the map area; and (iv) is not recorded at the County Recorder's Office to create legal lots.

"Undeveloped Property" means, for each Fiscal Year, all Parcels of Taxable Property within the boundaries of CFD No. 2006-1 that are not classified as Developed Property or Final Map Property, as determined by the CFD Administrator.

"Unit" means an individual single-family detached unit or an individual residential unit within, but not limited to, a duplex, triplex, fourplex, townhome, condominium, or apartment structure. A second Unit or granny flat on a Parcel of Single Family Property shall not be considered an additional Unit for purpose of levying the Special Taxes.

"Zoning Designation" means, for a particular Parcel, the designation of zoning for the Parcel based on reference to the specific plan, Tentative Map, or as otherwise determined by the CFD Administrator.

B. DATA COLLECTION FOR ANNUAL TAX LEVY

All current Assessor's Parcel numbers for all Parcels of Taxable Property to be included within CFD No. 2006-1 at formation have been identified and assigned to a Tax Zone as shown in Attachment 1. In annexation proceedings, the CFD Administrator shall attach a new Attachment 1 listing the new Assessor's Parcel number(s) of the Parcel(s) proposed for annexation and the new Attachment 1 will show the assignment(s) of the Parcel(s) to a Tax Zone.

On or about June 1 of each Fiscal Year, the CFD Administrator shall identify the current Assessor's Parcel numbers for all Parcels of Taxable Property within CFD No. 2006-1.

The CFD Administrator shall then determine: (i) whether each Assessor Parcel of Taxable Property is Developed Property, Final Map Property or Undeveloped Property, using the definitions above; (ii) for Developed Property and Final Map Property, which Parcels are Single Family Property, Multi-Family Property, and Non-Residential Property, using the definitions above; (iii) for Developed Property that is Multi-Family Property, the number of Units within each building based on reference to the building permit, site plan, condominium plan, or other development plan; and (iv) the Special Tax Requirement. Developed Property and Final Map Property shall be subject to the Special Taxes pursuant to Sections C and D below.

C. MAXIMUM SPECIAL TAX RATE

Developed Property and Final Map Property

The following Maximum Special Tax rates shown in Table 1 apply to all Parcels classified as Developed Property or Final Map Property according to the Land Use Classes within CFD No. 2006-1:

TABLE 1
MAXIMUM SPECIAL TAX RATES COMMUNITY FACILITIES DISTRICT NO. 2006-1

Tax Zone	Maximum Special Tax by Land Use Class (Fiscal Year 2017-18) ¹		
	Single Family Property	Multi-Family Property	Non-Residential Property
1	\$480 per Unit (Developed) or Lot (Final Map)	\$336 per Unit (Developed)	\$624 per Acre (Developed)
2	\$534 per Unit (Developed) or Lot (Final Map)	\$373 per Unit (Developed)	\$694 per Acre (Developed)
3	\$600 per Unit (Developed) or Lot (Final Map)	\$420 per Unit (Developed)	\$780 per Acre (Developed)
4	\$667 per Unit (Developed) or Lot (Final Map)	\$467 per Unit (Developed)	\$867 per Acre (Developed)
5	\$734 per Unit (Developed) or Lot (Final Map)	\$514 per Unit (Developed)	\$954 per Acre (Developed)
6	\$800 per Unit (Developed) or Lot (Final Map)	\$560 per Unit (Developed)	\$1,040 per Acre (Developed)
7	\$867 per Unit (Developed) or Lot (Final Map)	\$607 per Unit (Developed)	\$1,127 per Acre (Developed)
8	\$934 per Unit (Developed) or Lot (Final Map)	\$654 per Unit (Developed)	\$1,214 per Acre (Developed)
9	\$1,000 per Unit (Developed) or Lot (Final Map)	\$700 per Unit (Developed)	\$1,300 per Acre (Developed)
10	\$1,067 per Unit (Developed) or Lot (Final Map)	\$747 per Unit (Developed)	\$1,387 per Acre (Developed)
11	\$1,200 per Unit (Developed) or Lot (Final Map)	\$840 per Unit (Developed)	\$1,561 per Acre (Developed)
12	\$1,334 per Unit (Developed) or Lot (Final Map)	\$934 per Unit (Developed)	\$1,734 per Acre (Developed)
13	\$1,467 per Unit (Developed) or Lot (Final Map)	\$1,027 per Unit (Developed)	\$1,907 per Acre (Developed)
14	\$1,601 per Unit (Developed) or Lot (Final Map)	\$1,120 per Unit (Developed)	\$2,081 per Acre (Developed)
15	\$1,734 per Unit (Developed) or Lot (Final Map)	\$1,214 per Unit (Developed)	\$2,254 per Acre (Developed)
16	\$1,867 per Unit (Developed) or Lot (Final Map)	\$1,307 per Unit (Developed)	\$2,428 per Acre (Developed)
17	\$2,001 per Unit (Developed) or Lot (Final Map)	\$1,400 per Unit (Developed)	\$2,601 per Acre (Developed)

¹ Beginning July 1, 2007 and each July 1 thereafter, the Maximum Special Tax that may be levied on each Assessor's Parcel shall be the Maximum Special Tax for the previous Fiscal Year increased by the greater of the CPI increase or 2%.

Multiple Land Use Classes

In some instances an Assessor's Parcel of Developed Property may contain Residential Property and Non-Residential Property. The Maximum Special Tax that may be levied on such an Assessor's Parcel shall be the sum of the Maximum Special Tax levies that may be imposed on all Land Use Classes located on that Assessor's Parcel. The CFD Administrator's allocation to each type of property shall be final.

Undeveloped Property; Tax-Exempt Property

No Special Tax shall be levied on Undeveloped Property or Tax-Exempt Property.

Annual Escalation of Maximum Special Tax

Beginning July 1, 2007, and each July 1 thereafter, the Maximum Special Tax that may be levied on each Assessor's Parcel shall be the Maximum Special Tax for the previous Fiscal Year increased by the greater of the CPI increase or 2%.

D. METHOD OF APPORTIONMENT OF THE SPECIAL TAX

Commencing with Fiscal Year 2006-07, and for each following Fiscal Year, the Council shall levy the Special Tax at the rates established pursuant to steps 1 and 2 below so that the total amount of the Special Tax levied equals the Special Tax Requirement. The CFD Administrator shall determine the rates as follows:

Step 1: The CFD Administrator shall determine rates on each Assessor's Parcel of Developed Property (up to 100% of the applicable Maximum Special Tax for each Land Use Class of Developed Property within each Tax Zone) such that the total amount levied is equal to the Special Tax Requirement for the Fiscal Year. In determining the rates applicable to an Assessor's Parcel of Developed Property, the CFD Administrator may reduce such rates by taking into account the funds available for Authorized Services serving that Parcel that were applied as a credit to reduce the Special Tax Requirement. Other than for the specific rate reduction described above, the CFD Administrator shall determine rates such that the Special Tax is levied Proportionately on each Assessor's Parcel of Developed Property.

Step 2: If additional revenue is needed after Step 1, the CFD Administrator shall determine rates on each Assessor's Parcel of Final Map Property (up to 100% of the applicable Maximum Special Tax within each Tax Zone) until the total amount levied is equal to the Special Tax Requirement for the Fiscal Year. In determining the rates applicable to an Assessor's Parcel of Final Map Property, the CFD Administrator may reduce such rates by taking into account the funds available for Authorized Services serving that Parcel that were applied as a credit to reduce the Special Tax Requirement. Other than for the specific rate reduction described above, the CFD Administrator shall determine rates such that the Special Tax is levied proportionately on each Assessor's Parcel of Final Map Property.

E. LIMITATIONS

Notwithstanding any other provision of this Rate and Method of Apportionment of Special Tax, no Special Tax shall be levied on Tax-Exempt Property.

F. INTERPRETATION OF SPECIAL TAX FORMULA

The City reserves the right to make minor administrative and technical changes to this document that do not materially affect the Rate and Method of Apportionment of Special Taxes. In addition, the interpretation and application of any section of this document shall be left to the City's discretion. The

City may make interpretations by ordinance or resolution for the purposes of clarifying any vagueness or ambiguity in this Rate and Method of Apportionment of Special Tax.

G. APPEALS

Any landowner or resident who pays the Special Tax and believes that the amount of the Special Tax levied on their Assessor's Parcel is in error may file a written notice with the CFD Administrator appealing the levy of the Special Tax. This notice is required to be filed with the CFD Administrator during the Fiscal Year the error is believed to have occurred. The CFD Administrator will then promptly review the appeal and, if necessary meet with the landowner or resident. If the CFD Administrator determines that the tax should be changed, the Special Tax levy shall be corrected and, if applicable in any case, a refund shall be granted. The decision of the CFD Administrator shall be final and binding as to all persons.

H. MANNER OF COLLECTION

The Special Tax for CFD No. 2006-1 as levied pursuant to Sections C and D shall be collected in the same manner and at the same time as ordinary ad valorem property taxes; provided, however, that the CFD Administrator may directly bill the Special Tax, may collect Special Taxes at a different time or in a different manner if necessary to meet financial obligations of CFD No. 2006-1 or as otherwise determined appropriate by the CFD Administrator.

I. TERM OF SPECIAL TAX

Taxable Property within CFD No. 2006-1 shall remain subject to the Special Tax in perpetuity.

ATTACHMENT 1

**CITY OF ELK GROVE
COMMUNITY FACILITIES DISTRICT NO. 2006-1 (MAINTENANCE SERVICES)
ASSIGNMENT OF PARCELS TO TAX ZONES
CFD FORMATION – MARCH 2006**

Tax Zone	Assessor's Parcels Included in Tax Zone¹	Proposed Residential Units/Non residential Acres
1	127-0160-050	172 Single family units
	119-0151-010, 119-0151-018	32 Single family units
	127-0030-018	10 Single family units
	119-1990-001 and a portion of 119-1990-002	4.11 non-residential acres
	119-1990-003, 119-1990-004 and a portion of 119-1990-002	2.71 non-residential acres
	115-0170-036	25 Single family units
	116-0042-003, 116-0042-026 and 116-0042-027	141 Single family units
	121-0150-016	96 Multi-family units
	121-0180-019	30 Single family units
2	121-0140-020	33 Single family units
	119-0151-013 through 119-0151-015, 119-0151-020	54 Single family units
4	132-0870-014	46 Single family units
	127-0120-020, 127-0120-021	39 Single family units

¹ The Property identified by the Assessor's Parcel numbers listed above shall remain part of the identified Tax Zone regardless of changes in the configuration of the Assessor's Parcels or changes to Assessor's Parcel numbers in future Fiscal Years.

ATTACHMENT 1 - 2

**CITY OF ELK GROVE
COMMUNITY FACILITIES DISTRICT NO. 2006-1 (MAINTENANCE SERVICES)
ASSIGNMENT OF PARCELS TO TAX ZONES
ANNEXATION # 1 – JUNE 2006**

Tax Zone	Assessor's Parcels Included in Tax Zone¹	Proposed Residential Units/Non residential Acres
1	134-0110-064 (Parcel B) and 065 (Parcel A), 134-0110-073	78 Single family units
	122-0230-001	20 Single family units
	122-0230-003, 004, 005, 006	15 Single family units
	115-0161-003	11 Single family units
	127-0120-074	4 Single family units
	127-1020-073	3 Single family units
	127-0120-091	1 Single family unit
	127-0120-072	4 Single family units
	134-0670-001 thru 004	10.30 non-residential acres
	126-0250-006 and 008	5.14 non-residential acres
2	134-0110-128	100 Single family units
	132-0020-108	265 Single family units 198 Multi family units
3	127-0530-021	43 Single family units

¹ The Property identified by the Assessor's Parcel numbers listed above shall remain part of the identified Tax Zone regardless of changes in the configuration of the Assessor's Parcels or changes to Assessor's Parcel numbers in future Fiscal Years.

ATTACHMENT 1 - 3

CITY OF ELK GROVE
COMMUNITY FACILITIES DISTRICT NO. 2006-1 (MAINTENANCE SERVICES)
ASSIGNMENT OF PARCELS TO TAX ZONES
ANNEXATION # 2 – JUNE 2006

Tax Zone	Assessor's Parcels Included in Tax Zone ¹	Proposed Residential Units/Non residential Acres
1	121-0140-007	28 Single family units
	134-0110-057	10 Single family units
	127-0140-024	9 Single family units
	127-0010-038	36 Multi family units
	127-0010-039	48 Multi family units
	121-0140-007	8 Single family units

¹ The Property identified by the Assessor's Parcel numbers listed above shall remain part of the identified Tax Zone regardless of changes in the configuration of the Assessor's Parcels or changes to Assessor's Parcel numbers in future Fiscal Years.

ATTACHMENT 1- 4

**CITY OF ELK GROVE
COMMUNITY FACILITIES DISTRICT NO. 2006-1 (MAINTENANCE SERVICES)
ASSIGNMENT OF PARCELS TO TAX ZONES
ANNEXATION #3 – SEPTEMBER 2006**

Tax Zone	Assessor's Parcels Included in Tax Zone¹	Proposed Residential Units/Non residential Acres
1	116-0021-036	175 Single family units
	115-0170-034 and 035	50 Single family units
	132-0870-019	124 Multi family units
	119-1110-088	2.5 Non-residential acres
	116-0090-016	.62 Non-residential acres
	134-0630-001	4.27 Non-residential acres
	119-1910-001, 002, 007,016, 017, 018	6.36 Non-residential acres

¹ The Property identified by the Assessor's Parcel numbers listed above shall remain part of the identified Tax Zone regardless of changes in the configuration of the Assessor's Parcels or changes to Assessor's Parcel numbers in future Fiscal Years.

ATTACHMENT 1- 5

**CITY OF ELK GROVE
COMMUNITY FACILITIES DISTRICT NO. 2006-1 (MAINTENANCE SERVICES)
ASSIGNMENT OF PARCELS TO TAX ZONES
ANNEXATION #4 – DECEMBER 2006**

Tax Zone	Assessor's Parcels Included in Tax Zone¹	Proposed Residential Units/Non residential Acres
1	116-0011-020 & 021 116-0138-002 thru 006 116-0138-008 & 009	11.36 Non-residential acres
	119-1910-019 (portion)	4.65 Non-residential acres

¹ The Property identified by the Assessor's Parcel numbers listed above shall remain part of the identified Tax Zone regardless of changes in the configuration of the Assessor's Parcels or changes to Assessor's Parcel numbers in future Fiscal Years.

Attachment 1- 6
CITY OF ELK GROVE
COMMUNITY FACILITIES DISTRICT NO. 2006-1 (MAINTENANCE SERVICES)
ASSIGNMENT OF PARCELS TO TAX ZONES
ANNEXATION #5 – MARCH 2007

Tax Zone	Assessor's Parcels Included in Tax Zone ¹	Proposed Residential Units/Non residential Acres
1	119-1970-013	10.93 Non-residential acres

¹ The Property identified by the Assessor's Parcel numbers listed above shall remain part of the identified Tax Zone regardless of changes in the configuration of the Assessor's Parcels or changes to Assessor's Parcel numbers in future Fiscal Years.

ATTACHMENT 1-7

**CITY OF ELK GROVE
COMMUNITY FACILITIES DISTRICT NO. 2006-1 (MAINTENANCE SERVICES)
ASSIGNMENT OF PARCELS TO TAX ZONES
ANNEXATION #6 – JUNE 2007**

Tax Zone	Assessor's Parcels Included in Tax Zone¹	Proposed Residential Units/Non residential Acres
1	116-0320-034	2.34 Non-residential acres
	116-1490-020 116-1490-007 116-1490-018	3.22 Non-residential acres
	119-1110-096	0.67 Non-residential acres

¹ The Property identified by the Assessor's Parcel numbers listed above shall remain part of the identified Tax Zone regardless of changes in the configuration of the Assessor's Parcels or changes to Assessor's Parcel numbers in future Fiscal Years.

ATTACHMENT 1- 8

**CITY OF ELK GROVE
COMMUNITY FACILITIES DISTRICT NO. 2006-1 (MAINTENANCE SERVICES)
ASSIGNMENT OF PARCELS TO TAX ZONES
ANNEXATION #7 – OCTOBER 2007**

Tax Zone	Assessor's Parcels Included in Tax Zone ¹	Proposed Residential Units/Non residential Acres
1	134-0182-001	300 Single family units 48.10 Non-residential acres
	119-1540-029	4.10 Non-residential acres
	134-0050-011	6.76 Non-residential acres
	134-0220-078 134-0220-072 134-0600-039 134-0220-069	280 Multi family units 279.5 Non-residential acres

¹ The Property identified by the Assessor's Parcel numbers listed above shall remain part of the identified Tax Zone regardless of changes in the configuration of the Assessor's Parcels or changes to Assessor's Parcel numbers in future Fiscal Years.

ATTACHMENT 1-9

**CITY OF ELK GROVE
COMMUNITY FACILITIES DISTRICT NO. 2006-1 (MAINTENANCE SERVICES)
ASSIGNMENT OF PARCELS TO TAX ZONES
ANNEXATION #8 – MARCH 2008**

Tax Zone	Assessor's Parcels Included in Tax Zone¹	Proposed Residential Units/Non residential Acres
1	116-0050-013 116-0050-027 116-0050-030 116-0050-031	5.7 Non-residential acres

¹ The Property identified by the Assessor's Parcel numbers listed above shall remain part of the identified Tax Zone regardless of changes in the configuration of the Assessor's Parcels or changes to Assessor's Parcel numbers in future Fiscal Years.

ATTACHMENT 1- 10

**CITY OF ELK GROVE
COMMUNITY FACILITIES DISTRICT NO. 2006-1 (MAINTENANCE SERVICES)
ASSIGNMENT OF PARCELS TO TAX ZONES
ANNEXATION #9 – JUNE 2008**

Tax Zone	Assessor's Parcels Included in Tax Zone¹	Proposed Residential Units/Non residential Acres
1	119-1110-097 119-1110-098	1.48 Non-residential acres
	132-0720-033	132 Multi family units

¹ The Property identified by the Assessor's Parcel numbers listed above shall remain part of the identified Tax Zone regardless of changes in the configuration of the Assessor's Parcels or changes to Assessor's Parcel numbers in future Fiscal Years.

Attachment 1- 11

**CITY OF ELK GROVE
 COMMUNITY FACILITIES DISTRICT NO. 2006-1 (MAINTENANCE SERVICES)
 ASSIGNMENT OF PARCELS TO TAX ZONES
 ANNEXATION #10 – SEPTEMBER 2008**

Tax Zone	Assessor's Parcels Included in Tax Zone ¹	Proposed Residential Units/Non residential Acres
2	116-0070-025	3.32 Non-residential acres
1	116-1380-002 116-1380-003 116-1380-004 116-1380-005 116-1380-006 116-1380-008 116-1380-009 116-0011-020 116-0011-021	11.54 Non-residential acres
1	116-0021-012	5.00 Non-residential acres

ATTACHMENT 1- 12

¹ The Property identified by the Assessor's Parcel numbers listed above shall remain part of the identified Tax Zone regardless of changes in the configuration of the Assessor's Parcels or changes to Assessor's Parcel numbers in future Fiscal Years.

**CITY OF ELK GROVE
COMMUNITY FACILITIES DISTRICT NO. 2006-1 (MAINTENANCE SERVICES)
ASSIGNMENT OF PARCELS TO TAX ZONES
ANNEXATION #11 – DECEMBER 2008**

Tax Zone	Assessor's Parcels Included in Tax Zone¹	Proposed Residential Units/Non residential Acres
1	132-0460-077	8.58 Non-residential acres

ATTACHMENT 1- 13

¹ The Property identified by the Assessor's Parcel numbers listed above shall remain part of the identified Tax Zone regardless of changes in the configuration of the Assessor's Parcels or changes to Assessor's Parcel numbers in future Fiscal Years.

**CITY OF ELK GROVE
 COMMUNITY FACILITIES DISTRICT NO. 2006-1 (MAINTENANCE SERVICES)
 ASSIGNMENT OF PARCELS TO TAX ZONES
 ANNEXATION #12 – APRIL 2009**

Tax Zone	Assessor's Parcels Included in Tax Zone ¹	Proposed Residential Units/Non residential Acres
1	116-0030-037	115 Multi family units

ATTACHMENT 1- 14

¹ The Property identified by the Assessor's Parcel numbers listed above shall remain part of the identified Tax Zone regardless of changes in the configuration of the Assessor's Parcels or changes to Assessor's Parcel numbers in future Fiscal Years.

**CITY OF ELK GROVE
COMMUNITY FACILITIES DISTRICT NO. 2006-1 (MAINTENANCE SERVICES)
ASSIGNMENT OF PARCELS TO TAX ZONES
ANNEXATION #13 – AUGUST 2009**

Tax Zone	Assessor's Parcels Included in Tax Zone ¹	Proposed Residential Units/Non residential Acres
1	121-0190-009	10.28 Non-residential acres

ATTACHMENT 1- 15

¹ The Property identified by the Assessor's Parcel numbers listed above shall remain part of the identified Tax Zone regardless of changes in the configuration of the Assessor's Parcels or changes to Assessor's Parcel numbers in future Fiscal Years.

**CITY OF ELK GROVE
 COMMUNITY FACILITIES DISTRICT NO. 2006-1 (MAINTENANCE SERVICES)
 ASSIGNMENT OF PARCELS TO TAX ZONES
 ANNEXATION #14 – NOVEMBER 2009**

Tax Zone	Assessor's Parcels Included in Tax Zone ¹	Proposed Residential Units/Non residential Acres
1	134-0050-001	2.51 Non-residential acres

ATTACHMENT 1- 16

¹ The Property identified by the Assessor's Parcel numbers listed above shall remain part of the identified Tax Zone regardless of changes in the configuration of the Assessor's Parcels or changes to Assessor's Parcel numbers in future Fiscal Years.

**CITY OF ELK GROVE
COMMUNITY FACILITIES DISTRICT NO. 2006-1 (MAINTENANCE SERVICES)
ASSIGNMENT OF PARCELS TO TAX ZONES
ANNEXATION #15 – MARCH 2010**

Tax Zone	Assessor's Parcels Included in Tax Zone ¹	Proposed Residential Units/Non residential Acres
1	116-0061-103	140 Single Family Residential Units

ATTACHMENT 1- 17

¹ The Property identified by the Assessor's Parcel numbers listed above shall remain part of the identified Tax Zone regardless of changes in the configuration of the Assessor's Parcels or changes to Assessor's Parcel numbers in future Fiscal Years.

**CITY OF ELK GROVE
 COMMUNITY FACILITIES DISTRICT NO. 2006-1 (MAINTENANCE SERVICES)
 ASSIGNMENT OF PARCELS TO TAX ZONES
 ANNEXATION #16 – OCTOBER 2010**

Tax Zone	Assessor's Parcels Included in Tax Zone ¹	Proposed Residential Units/Non residential Acres
1	116-0132-042 116-1680-032	314 Single Family Residential Units

ATTACHMENT 1- 18

¹ The Property identified by the Assessor's Parcel numbers listed above shall remain part of the identified Tax Zone regardless of changes in the configuration of the Assessor's Parcels or changes to Assessor's Parcel numbers in future Fiscal Years.

**CITY OF ELK GROVE
 COMMUNITY FACILITIES DISTRICT NO. 2006-1 (MAINTENANCE SERVICES)
 ASSIGNMENT OF PARCELS TO TAX ZONES
 ANNEXATION #17 – JANUARY 2011**

Tax Zone	Assessor's Parcels Included in Tax Zone ¹	Proposed Residential Units/Non residential Acres
1	122-0240-040	2 Single Family Residential Units

ATTACHMENT 1- 19

¹ The Property identified by the Assessor's Parcel numbers listed above shall remain part of the identified Tax Zone regardless of changes in the configuration of the Assessor's Parcels or changes to Assessor's Parcel numbers in future Fiscal Years.

**CITY OF ELK GROVE
 COMMUNITY FACILITIES DISTRICT NO. 2006-1 (MAINTENANCE SERVICES)
 ASSIGNMENT OF PARCELS TO TAX ZONES
 ANNEXATION #18 – MAY 2011**

Tax Zone	Assessor's Parcels Included in Tax Zone ¹	Proposed Residential Units/Non residential Acres
1	127-0080-020	3 Single Family Residential Units

ATTACHMENT 1- 20

¹ The Property identified by the Assessor's Parcel numbers listed above shall remain part of the identified Tax Zone regardless of changes in the configuration of the Assessor's Parcels or changes to Assessor's Parcel numbers in future Fiscal Years.

**CITY OF ELK GROVE
COMMUNITY FACILITIES DISTRICT NO. 2006-1 (MAINTENANCE SERVICES)
ASSIGNMENT OF PARCELS TO TAX ZONES
ANNEXATION #19 – JUNE 2011**

Tax Zone	Assessor's Parcels Included in Tax Zone¹	Proposed Residential Units/Non residential Acres
1	127-0030-064	2 Single Family Residential Units

ATTACHMENT 1- 21

¹ The Property identified by the Assessor's Parcel numbers listed above shall remain part of the identified Tax Zone regardless of changes in the configuration of the Assessor's Parcels or changes to Assessor's Parcel numbers in future Fiscal Years.

**CITY OF ELK GROVE
COMMUNITY FACILITIES DISTRICT NO. 2006-1 (MAINTENANCE SERVICES)
ASSIGNMENT OF PARCELS TO TAX ZONES
ANNEXATION #20 – OCTOBER 2011**

Tax Zone	Assessor's Parcels Included in Tax Zone ¹	Proposed Residential Units/Non residential Acres
1	115-0162-010-0000	93 Multi-family Residential Units 1.25 Non-residential Acres

¹ The Property identified by the Assessor's Parcel numbers listed above shall remain part of the identified Tax Zone regardless of changes in the configuration of the Assessor's Parcels or changes to Assessor's Parcel numbers in future Fiscal Years.

ATTACHMENT 1- 22

CITY OF ELK GROVE
COMMUNITY FACILITIES DISTRICT NO. 2006-1 (MAINTENANCE SERVICES)
ASSIGNMENT OF PARCELS TO TAX ZONES
ANNEXATION #21 – DECEMBER 2011

Tax Zone	Assessor's Parcels Included in Tax Zone ¹	Proposed Residential Units/Non residential Acres
1	127-0030-063-0000	2 single family Residential Units

¹ The Property identified by the Assessor's Parcel numbers listed above shall remain part of the identified Tax Zone regardless of changes in the configuration of the Assessor's Parcels or changes to Assessor's Parcel numbers in future Fiscal Years.

Attachment 1- 23

**CITY OF ELK GROVE
COMMUNITY FACILITIES DISTRICT NO. 2006-1 (MAINTENANCE SERVICES)
ASSIGNMENT OF PARCELS TO TAX ZONES
ANNEXATION #22 – MAY 2012**

Tax Zone	Assessor's Parcels Included in Tax Zone¹	Proposed Residential Units/Non residential Acres
1	115-2010-008-0000	0.88 Non-residential acres

¹ The Property identified by the Assessor's Parcel numbers listed above shall remain part of the identified Tax Zone regardless of changes in the configuration of the Assessor's Parcels or changes to Assessor's Parcel numbers in future Fiscal Years.

ATTACHMENT 1- 24

**CITY OF ELK GROVE
COMMUNITY FACILITIES DISTRICT NO. 2006-1 (MAINTENANCE SERVICES)
ASSIGNMENT OF PARCELS TO TAX ZONES
ANNEXATION #23 – NOVEMBER 2012**

Tax Zone	Assessor's Parcels Included in Tax Zone¹	Proposed Residential Units/Non residential Acres
1	127-0080-049-0000	1 Single Family Unit

¹ The Property identified by the Assessor's Parcel numbers listed above shall remain part of the identified Tax Zone regardless of changes in the configuration of the Assessor's Parcels or changes to Assessor's Parcel numbers in future Fiscal Years.

ATTACHMENT 1- 25

**CITY OF ELK GROVE
COMMUNITY FACILITIES DISTRICT NO. 2006-1 (MAINTENANCE SERVICES)
ASSIGNMENT OF PARCELS TO TAX ZONES
ANNEXATION #24 – JUNE 2013**

Tax Zone	Assessor's Parcels Included in Tax Zone¹	Proposed Residential Units/Non residential Acres
1	127-0140-009-0000 & 127-0140-010-0000	85 Single Family Units

¹ The Property identified by the Assessor's Parcel numbers listed above shall remain part of the identified Tax Zone regardless of changes in the configuration of the Assessor's Parcels or changes to Assessor's Parcel numbers in future Fiscal Years.

ATTACHMENT 1- 26

**CITY OF ELK GROVE
COMMUNITY FACILITIES DISTRICT NO. 2006-1 (MAINTENANCE SERVICES)
ASSIGNMENT OF PARCELS TO TAX ZONES
ANNEXATION #25 – OCTOBER 2013**

Tax Zone	Assessor's Parcels Included in Tax Zone¹	Proposed Residential Units/Non residential Acres
1	127-0280-015-0000 & 127-0120-059- 0000	2 Single Family Units

¹ The Property identified by the Assessor's Parcel numbers listed above shall remain part of the identified Tax Zone regardless of changes in the configuration of the Assessor's Parcels or changes to Assessor's Parcel numbers in future Fiscal Years.

ATTACHMENT 1- 27

**CITY OF ELK GROVE
COMMUNITY FACILITIES DISTRICT NO. 2006-1 (MAINTENANCE SERVICES)
ASSIGNMENT OF PARCELS TO TAX ZONES
ANNEXATION #26 - NOVEMBER 2013**

Tax Zone	Assessor's Parcels Included in Tax Zone¹	Proposed Residential Units/Non residential Acres
1	115-2010-011-0000	.85 Non-residential acres

¹ The Property identified by the Assessor's Parcel numbers listed above shall remain part of the identified Tax Zone regardless of changes in the configuration of the Assessor's Parcels or changes to Assessor's Parcel numbers in future Fiscal Years.

ATTACHMENT 1- 28

**CITY OF ELK GROVE
COMMUNITY FACILITIES DISTRICT NO. 2006-1 (MAINTENANCE SERVICES)
ASSIGNMENT OF PARCELS TO TAX ZONES
ANNEXATION #27 – FEBRUARY 2014**

Tax Zone	Assessor's Parcels Included in Tax Zone¹	Proposed Residential Units/Non residential Acres
1	134-0110-138-0000	129 Single Family Units

¹ The Property identified by the Assessor's Parcel numbers listed above shall remain part of the identified Tax Zone regardless of changes in the configuration of the Assessor's Parcels or changes to Assessor's Parcel numbers in future Fiscal Years.

ATTACHMENT 1- 29

**CITY OF ELK GROVE
COMMUNITY FACILITIES DISTRICT NO. 2006-1 (MAINTENANCE SERVICES)
ASSIGNMENT OF PARCELS TO TAX ZONES
ANNEXATION #28 – MARCH 2014**

Tax Zone	Assessor's Parcels Included in Tax Zone¹	Proposed Residential Units/Non residential Acres
1	134-0110-138-0000	1 Single Family Units

¹ The Property identified by the Assessor's Parcel numbers listed above shall remain part of the identified Tax Zone regardless of changes in the configuration of the Assessor's Parcels or changes to Assessor's Parcel numbers in future Fiscal Years.

ATTACHMENT 1- 30

**CITY OF ELK GROVE
COMMUNITY FACILITIES DISTRICT NO. 2006-1 (MAINTENANCE SERVICES)
ASSIGNMENT OF PARCELS TO TAX ZONES
ANNEXATION #29 – JULY 2014**

Tax Zone	Assessor's Parcels Included in Tax Zone¹	Proposed Residential Units/Non residential Acres
1	127-0080-052-0000	1 Single Family Unit
1	125-0030-010-000	.56 Non-residential acres

¹ The Property identified by the Assessor's Parcel numbers listed above shall remain part of the identified Tax Zone regardless of changes in the configuration of the Assessor's Parcels or changes to Assessor's Parcel numbers in future Fiscal Years.

ATTACHMENT 1- 31

**CITY OF ELK GROVE
COMMUNITY FACILITIES DISTRICT NO. 2006-1 (MAINTENANCE SERVICES)
ASSIGNMENT OF PARCELS TO TAX ZONES
ANNEXATION #30 – DECEMBER 2014**

Tax Zone	Assessor's Parcels Included in Tax Zone¹	Proposed Residential Units/Non residential Acres
1	134-0084-055	2 Multi-Family Units and 1 Single Family Unit

¹ The Property identified by the Assessor's Parcel numbers listed above shall remain part of the identified Tax Zone regardless of changes in the configuration of the Assessor's Parcels or changes to Assessor's Parcel numbers in future Fiscal Years.

ATTACHMENT 1- 32

**CITY OF ELK GROVE
COMMUNITY FACILITIES DISTRICT NO. 2006-1 (MAINTENANCE SERVICES)
ASSIGNMENT OF PARCELS TO TAX ZONES
ANNEXATION #31 – DECEMBER 2014**

Tax Zone	Assessor's Parcels Included in Tax Zone¹	Proposed Residential Units/Non residential Acres
1	115-0150-064 & 115-0150-067	4.46 Non-Residential Acres

¹ The Property identified by the Assessor's Parcel numbers listed above shall remain part of the identified Tax Zone regardless of changes in the configuration of the Assessor's Parcels or changes to Assessor's Parcel numbers in future Fiscal Years.

ATTACHMENT 1- 33

**CITY OF ELK GROVE
COMMUNITY FACILITIES DISTRICT NO. 2006-1 (MAINTENANCE SERVICES)
ASSIGNMENT OF PARCELS TO TAX ZONES
ANNEXATION #32 – DECEMBER 2014**

Tax Zone	Assessor's Parcels Included in Tax Zone¹	Proposed Residential Units/Non residential Acres
1	121-0180-012-0000 & 121-0180-017- 0000	45 Single Family Residential Units

¹ The Property identified by the Assessor's Parcel numbers listed above shall remain part of the identified Tax Zone regardless of changes in the configuration of the Assessor's Parcels or changes to Assessor's Parcel numbers in future Fiscal Years.

ATTACHMENT 1- 34

**CITY OF ELK GROVE
COMMUNITY FACILITIES DISTRICT NO. 2006-1 (MAINTENANCE SERVICES)
ASSIGNMENT OF PARCELS TO TAX ZONES
ANNEXATION #33 – JANUARY 2015 (ABANDONED)**

Tax Zone	Assessor's Parcels Included in Tax Zone¹	Proposed Residential Units/Non residential Acres
1	132-1100-051-0000	9.05 Non-Residential Acres

¹ The Property identified by the Assessor's Parcel numbers listed above shall remain part of the identified Tax Zone regardless of changes in the configuration of the Assessor's Parcels or changes to Assessor's Parcel numbers in future Fiscal Years.

ATTACHMENT 1- 35

**CITY OF ELK GROVE
COMMUNITY FACILITIES DISTRICT NO. 2006-1 (MAINTENANCE SERVICES)
ASSIGNMENT OF PARCELS TO TAX ZONES
ANNEXATION #34 – MAY 2015**

Tax Zone	Assessor's Parcels Included in Tax Zone¹	Proposed Residential Units/Non residential Acres
1	116-1440-051-0000	11 Single Family Residential Units
1	116-0070-014-0000	84 Single Family Residential Units and 3.2 Non-Residential Acres

¹ The Property identified by the Assessor's Parcel numbers listed above shall remain part of the identified Tax Zone regardless of changes in the configuration of the Assessor's Parcels or changes to Assessor's Parcel numbers in future Fiscal Years.

ATTACHMENT 1- 36

**CITY OF ELK GROVE
COMMUNITY FACILITIES DISTRICT NO. 2006-1 (MAINTENANCE SERVICES)
ASSIGNMENT OF PARCELS TO TAX ZONES
ANNEXATION #35 – JULY 2015**

Tax Zone	Assessor's Parcels Included in Tax Zone¹	Proposed Residential Units/Non residential Acres
1	115-0150-071-0000	68 Single Family Residential Units
1	121-0200-007-0000 & 121-0200-008-0000	28 Single Family Residential Units

¹ The Property identified by the Assessor's Parcel numbers listed above shall remain part of the identified Tax Zone regardless of changes in the configuration of the Assessor's Parcels or changes to Assessor's Parcel numbers in future Fiscal Years.

ATTACHMENT 1- 37

**CITY OF ELK GROVE
COMMUNITY FACILITIES DISTRICT NO. 2006-1 (MAINTENANCE SERVICES)
ASSIGNMENT OF PARCELS TO TAX ZONES
ANNEXATION #36 – SEPTEMBER 2015**

Tax Zone	Assessor's Parcels Included in Tax Zone¹	Proposed Residential Units/Non residential Acres
1	123-0160-001-0000	4 Single Family Residential Units

¹ The Property identified by the Assessor's Parcel numbers listed above shall remain part of the identified Tax Zone regardless of changes in the configuration of the Assessor's Parcels or changes to Assessor's Parcel numbers in future Fiscal Years.

ATTACHMENT 1- 38

**CITY OF ELK GROVE
COMMUNITY FACILITIES DISTRICT NO. 2006-1 (MAINTENANCE SERVICES)
ASSIGNMENT OF PARCELS TO TAX ZONES
ANNEXATION #37 – APRIL 2016**

Tax Zone	Assessor's Parcels Included in Tax Zone¹	Proposed Residential Units/Non residential Acres
1	119-1970-018-0000	1.0 Non-Residential Acres
1	116-0030-017-0000	2 Single Family Residential Units

¹ The Property identified by the Assessor's Parcel numbers listed above shall remain part of the identified Tax Zone regardless of changes in the configuration of the Assessor's Parcels or changes to Assessor's Parcel numbers in future Fiscal Years.

ATTACHMENT 1- 39

**CITY OF ELK GROVE
COMMUNITY FACILITIES DISTRICT NO. 2006-1 (MAINTENANCE SERVICES)
ASSIGNMENT OF PARCELS TO TAX ZONES
ANNEXATION #38 – MAY 2016**

Tax Zone	Assessor's Parcels Included in Tax Zone¹	Proposed Residential Units/Non residential Acres
1	116-0330-057-0000	1.13 Non-Residential Acres

¹ The Property identified by the Assessor's Parcel numbers listed above shall remain part of the identified Tax Zone regardless of changes in the configuration of the Assessor's Parcels or changes to Assessor's Parcel numbers in future Fiscal Years.

ATTACHMENT 1- 40

**CITY OF ELK GROVE
COMMUNITY FACILITIES DISTRICT NO. 2006-1 (MAINTENANCE SERVICES)
ASSIGNMENT OF PARCELS TO TAX ZONES
ANNEXATION #39 – DECEMBER 2016**

Tax Zone	Assessor's Parcels Included in Tax Zone¹	Proposed Residential Units/Non residential Acres
1	121-0140-020-0000	32 Single Family Residential Units

¹ The Property identified by the Assessor's Parcel numbers listed above shall remain part of the identified Tax Zone regardless of changes in the configuration of the Assessor's Parcels or changes to Assessor's Parcel numbers in future Fiscal Years.

ATTACHMENT 1- 41

**CITY OF ELK GROVE
COMMUNITY FACILITIES DISTRICT NO. 2006-1 (MAINTENANCE SERVICES)
ASSIGNMENT OF PARCELS TO TAX ZONES
ANNEXATION #40 – FEBRUARY 2017**

Tax Zone	Assessor's Parcels Included in Tax Zone¹	Proposed Residential Units/Non residential Acres
1	134-0570-060-0000	16 Single Family Residential Units

¹ The Property identified by the Assessor's Parcel numbers listed above shall remain part of the identified Tax Zone regardless of changes in the configuration of the Assessor's Parcels or changes to Assessor's Parcel numbers in future Fiscal Years.

ATTACHMENT 1- 42

**CITY OF ELK GROVE
COMMUNITY FACILITIES DISTRICT NO. 2006-1 (MAINTENANCE SERVICES)
ASSIGNMENT OF PARCELS TO TAX ZONES
ANNEXATION #41 – MARCH 2017**

Tax Zone	Assessor's Parcels Included in Tax Zone¹	Proposed Residential Units/Non residential Acres
1	115-0162-033-0000	98 Multi-Family Residential Units
1	125-0030-029-0000	4.42 Non-Residential Acres

¹ The Property identified by the Assessor's Parcel numbers listed above shall remain part of the identified Tax Zone regardless of changes in the configuration of the Assessor's Parcels or changes to Assessor's Parcel numbers in future Fiscal Years.

ATTACHMENT 1- 43

**CITY OF ELK GROVE
COMMUNITY FACILITIES DISTRICT NO. 2006-1 (MAINTENANCE SERVICES)
ASSIGNMENT OF PARCELS TO TAX ZONES
ANNEXATION #42 – SEPTEMBER 2017**

Tax Zone	Assessor's Parcels Included in Tax Zone¹	Proposed Residential Units/Non residential Acres
1	121-0140-013-0000	2.65 Non-Residential Acres

¹ The Property identified by the Assessor's Parcel numbers listed above shall remain part of the identified Tax Zone regardless of changes in the configuration of the Assessor's Parcels or changes to Assessor's Parcel numbers in future Fiscal Years.

ATTACHMENT 1- 44

**CITY OF ELK GROVE
COMMUNITY FACILITIES DISTRICT NO. 2006-1 (MAINTENANCE SERVICES)
ASSIGNMENT OF PARCELS TO TAX ZONES
ANNEXATION #43 – OCTOBER 2017**

Tax Zone	Assessor's Parcels Included in Tax Zone¹	Proposed Residential Units/Non residential Acres
1	116-0030-053-0000	50 Multi-Family Residential Units and 6.15 Non-Residential Acres

¹ The Property identified by the Assessor's Parcel numbers listed above shall remain part of the identified Tax Zone regardless of changes in the configuration of the Assessor's Parcels or changes to Assessor's Parcel numbers in future Fiscal Years.

ATTACHMENT 1- 45

**CITY OF ELK GROVE
COMMUNITY FACILITIES DISTRICT NO. 2006-1 (MAINTENANCE SERVICES)
ASSIGNMENT OF PARCELS TO TAX ZONES
ANNEXATION #44 – OCTOBER 2017**

Tax Zone	Assessor's Parcels Included in Tax Zone¹	Proposed Residential Units/Non residential Acres
1	132-1100-052-0000	2.0 Non-Residential Acres

¹ The Property identified by the Assessor's Parcel numbers listed above shall remain part of the identified Tax Zone regardless of changes in the configuration of the Assessor's Parcels or changes to Assessor's Parcel numbers in future Fiscal Years.

ATTACHMENT 1- 46

**CITY OF ELK GROVE
COMMUNITY FACILITIES DISTRICT NO. 2006-1 (MAINTENANCE SERVICES)
ASSIGNMENT OF PARCELS TO TAX ZONES
ANNEXATION #45 – OCTOBER 2017**

Tax Zone	Assessor's Parcels Included in Tax Zone¹	Proposed Residential Units/Non residential Acres
1	134-0600-051-0000	23.51 Non-Residential Acres

¹ The Property identified by the Assessor's Parcel numbers listed above shall remain part of the identified Tax Zone regardless of changes in the configuration of the Assessor's Parcels or changes to Assessor's Parcel numbers in future Fiscal Years.

ATTACHMENT 1- 47

**CITY OF ELK GROVE
COMMUNITY FACILITIES DISTRICT NO. 2006-1 (MAINTENANCE SERVICES)
ASSIGNMENT OF PARCELS TO TAX ZONES
ANNEXATION #46 – DECEMBER 2017**

Tax Zone	Assessor's Parcels Included in Tax Zone¹	Proposed Residential Units/Non residential Acres
1	116-0090-058-0000	1.85 Non-Residential Acres

¹ The Property identified by the Assessor's Parcel numbers listed above shall remain part of the identified Tax Zone regardless of changes in the configuration of the Assessor's Parcels or changes to Assessor's Parcel numbers in future Fiscal Years.

ATTACHMENT 1- 48

**CITY OF ELK GROVE
COMMUNITY FACILITIES DISTRICT NO. 2006-1 (MAINTENANCE SERVICES)
ASSIGNMENT OF PARCELS TO TAX ZONES
ANNEXATION #47 – JANUARY 2018**

Tax Zone	Assessor's Parcels Included in Tax Zone¹	Proposed Residential Units/Non residential Acres
1	125-0030-033-0000	0.61 Non-Residential Acres

¹ The Property identified by the Assessor's Parcel numbers listed above shall remain part of the identified Tax Zone regardless of changes in the configuration of the Assessor's Parcels or changes to Assessor's Parcel numbers in future Fiscal Years.

ATTACHMENT 1- 49

**CITY OF ELK GROVE
COMMUNITY FACILITIES DISTRICT NO. 2006-1 (MAINTENANCE SERVICES)
ASSIGNMENT OF PARCELS TO TAX ZONES
ANNEXATION #48 – FEBRUARY 2018**

Tax Zone	Assessor's Parcels Included in Tax Zone¹	Proposed Residential Units/Non residential Acres
1	125-0170-007-0000	2 Single family units

¹ The Property identified by the Assessor's Parcel numbers listed above shall remain part of the identified Tax Zone regardless of changes in the configuration of the Assessor's Parcels or changes to Assessor's Parcel numbers in future Fiscal Years.

ATTACHMENT 1- 50

**CITY OF ELK GROVE
COMMUNITY FACILITIES DISTRICT NO. 2006-1 (MAINTENANCE SERVICES)
ASSIGNMENT OF PARCELS TO TAX ZONES
ANNEXATION #49 – APRIL 2018**

Tax Zone	Assessor's Parcels Included in Tax Zone¹	Proposed Residential Units/Non residential Acres
1	134-0110-173-0000	365 Single family units
1	116-0030-092-0000 116-0030-110-0000 116-0030-111-0000 116-0030-112-0000	7.20 Non-Residential Acres
1	116-0011-107-0000 116-0011-108-0000	1.37 Non-Residential Acres

¹ The Property identified by the Assessor's Parcel numbers listed above shall remain part of the identified Tax Zone regardless of changes in the configuration of the Assessor's Parcels or changes to Assessor's Parcel numbers in future Fiscal Years.

EXHIBIT C

OFFICIAL BALLOT

**SPECIAL TAX ELECTION
CITY OF ELK GROVE
ANNEXATION OF TERRITORY TO COMMUNITY FACILITIES DISTRICT
NO. 2006-1 (MAINTENANCE SERVICES)
ANNEXATION NO. 50**

June 13, 2018

Number of votes entitled to cast: 85

INSTRUCTIONS TO VOTERS: To vote on the measure, mark an (X) in the voting square after the word "YES" or after the word "NO." All marks otherwise made are forbidden. All distinguishing marks are forbidden and make the ballot void.

If you wrongly mark, tear or deface this ballot, return it to the City Clerk, City of Elk Grove, 8401 Laguna Palms Way, Elk Grove, California 95758, to obtain another.

MEASURE SUBMITTED TO QUALIFIED ELECTORS

Ballot Measure: Shall the City of Elk Grove be authorized to levy a special tax at the rates and apportioned as described in Exhibit B to the Resolution Declaring its Intention to Annex Territory to Community Facilities District No. 2006-1 (Maintenance Services) adopted by the City Council on April 25, 2018 (the "Resolution"), which is incorporated herein by this reference, within the territory identified on the map entitled "Annexation Map No. 50 of Community Facilities District No. 2006-1 (Maintenance Services), City of Elk Grove, County of Sacramento," to finance certain services as set forth in Exhibit A of the Resolution?	YES <input type="checkbox"/>
	NO <input type="checkbox"/>

NOTE: This is a special landowner election. You must return this ballot to the City Clerk, City of Elk Grove, either (i) to his office at City Hall, 8401 Laguna Palms Way, Elk Grove, California 95758, by 4:00 p.m. on June 13, 2018 or (ii) thereafter, to the regular meeting place of the Council at 8400 Laguna Palms Way on June 13, 2018, by five minutes following the adoption of the resolution calling the election (the City Council meeting convenes at 6:00 p.m. on June 13, 2018).

EXHIBIT C

OFFICIAL BALLOT

**SPECIAL TAX ELECTION
CITY OF ELK GROVE
ANNEXATION OF TERRITORY TO COMMUNITY FACILITIES DISTRICT
NO. 2006-1 (MAINTENANCE SERVICES)
ANNEXATION NO. 50**

June 13, 2018

Number of votes entitled to cast: 56

INSTRUCTIONS TO VOTERS: To vote on the measure, mark an (X) in the voting square after the word "YES" or after the word "NO." All marks otherwise made are forbidden. All distinguishing marks are forbidden and make the ballot void.

If you wrongly mark, tear or deface this ballot, return it to the City Clerk, City of Elk Grove, 8401 Laguna Palms Way, Elk Grove, California 95758, to obtain another.

MEASURE SUBMITTED TO QUALIFIED ELECTORS

Ballot Measure: Shall the City of Elk Grove be authorized to levy a special tax at the rates and apportioned as described in Exhibit B to the Resolution Declaring its Intention to Annex Territory to Community Facilities District No. 2006-1 (Maintenance Services) adopted by the City Council on April 25, 2018 (the "Resolution"), which is incorporated herein by this reference, within the territory identified on the map entitled "Annexation Map No. 50 of Community Facilities District No. 2006-1 (Maintenance Services), City of Elk Grove, County of Sacramento," to finance certain services as set forth in Exhibit A of the Resolution?	YES	<input type="checkbox"/>
	NO	<input type="checkbox"/>

NOTE: This is a special landowner election. You must return this ballot to the City Clerk, City of Elk Grove, either (i) to his office at City Hall, 8401 Laguna Palms Way, Elk Grove, California 95758, by 4:00 p.m. on June 13, 2018 or (ii) thereafter, to the regular meeting place of the Council at 8400 Laguna Palms Way on June 13, 2018, by five minutes following the adoption of the resolution calling the election (the City Council meeting convenes at 6:00 p.m. on June 13, 2018).

**A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF ELK GROVE
DECLARING THE RESULTS OF THE SPECIAL ELECTION HELD ON
JUNE 13, 2018, AND ORDERING THE ANNEXATION OF TERRITORY
TO COMMUNITY FACILITIES DISTRICT NO. 2006-1 (MAINTENANCE SERVICES)
(ANNEXATION NO. 50)**

WHEREAS, in proceedings heretofore conducted by the City Council (the “City Council”) of the City of Elk Grove (the “City”), pursuant to the Mello-Roos Community Facilities Act of 1982, as amended (the “Act”), the City Council on June 13, 2018, adopted Resolution No. 2018-____ which resolution called a special election within the territory proposed to be annexed to the City’s Community Facilities District No. 2006-1 (Maintenance Services) (the “CFD”); and

WHEREAS, pursuant to the terms of the resolution, the special election was held on June 13, 2018, and the City Clerk has duly canvassed the returns of the election and has filed with the City Council a statement of all votes cast at the election showing the whole number of votes cast within such territory and the whole number of votes cast for and against the measure in such territory and also filed, attached to the statement, his certificate as to the correctness of the statement (the “Statement of Election Results”), a copy of which is attached hereto as Exhibit A.

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

Section 1. Approval of Canvass. The canvass by the City Clerk, as shown by the Statement of Election Results is hereby ratified, confirmed, approved, and entered upon the minutes of this meeting.

Section 2. Statement of the Measure. At the election, the following measure was submitted to the qualified electors of the territory proposed to be annexed to the CFD and the number of votes cast for and against the measure was as follows:

BALLOT MEASURE

Total Votes

Shall the City of Elk Grove be authorized to levy a special tax at the rates and apportioned as described in Exhibit B to the Resolution Declaring its Intention to Annex Territory to Community Facilities District No. 2006-1 (Maintenance Services) adopted by the City Council on April 25, 2018, (the “Resolution”), which is incorporated herein by this reference, within the territory identified on the map entitled “Annexation Map No. 50 of Community Facilities District No. 2006-1 (Maintenance Services), City of Elk Grove, County of Sacramento,” to finance certain services as set forth in Exhibit A of the Resolution?

YES _____

NO _____

Section 3. Votes Cast. The total number of votes cast in the territory proposed to be annexed to the CFD at the election was 141.

Section 4. Measure Passed. More than two-thirds of all the votes cast at the election on the measure were in favor of the measure and the measure passed.

Section 5. Validity of Procedures. The City Council hereby finds and determines that all prior proceedings and actions taken by the City Council pursuant to the Act were and are valid and in conformity with the Act.

Section 6. Order of Annexation. The City Council hereby determines and orders that the territory proposed to be annexed to the CFD is added to and part of the CFD with full legal effect.

Section 7. Amendment to Notice of Special Tax Lien. The City Clerk is hereby directed to record an amendment to the Notice of Special Tax Lien with the Sacramento County Recorder, in accordance with the provisions of Sections 3114.5 and 3117.5 of the California Streets and Highways Code within fifteen (15) days of the adoption of this resolution.

PASSED AND ADOPTED by the City Council of the City of Elk Grove this 13th day of June 2018.

STEVE LY, MAYOR of the
CITY OF ELK GROVE

ATTEST:

APPROVED AS TO FORM:

JASON LINDGREN, CITY CLERK

JONATHAN P. HOBBS
CITY ATTORNEY

EXHIBIT A

STATEMENT OF ELECTION RESULTS

I, Jason Lindgren, City Clerk of the City of Elk Grove (the "City"), hereby certify that:

1. On June 13, 2018, at City Hall, 8400 Laguna Palms Way, Elk Grove, California, I canvassed the returns of the special election called for June 13, 2018, in the territory proposed to be annexed to Community Facilities District No. 2006-1 (Maintenance Services) on the following measure:

Shall the City of Elk Grove be authorized to levy a special tax at the rates and apportioned as described in Exhibit B to the Resolution Declaring its Intention to Annex Territory to Community Facilities District No. 2006-1 (Maintenance Services) adopted by the City Council on April 25, 2018 (the "Resolution"), which is incorporated herein by this reference, within the territory identified on the map entitled "Annexation Map No. 50 of Community Facilities District No. 2006-1 (Maintenance Services), City of Elk Grove, County of Sacramento," to finance certain services as set forth in Exhibit A of the Resolution?

2. The total number of qualified landowner votes eligible to be cast, the total number of votes actually cast at the special election, and the total number of votes cast for and against the measure are set forth below. The totals as shown for and against the measure are full, true, and correct. More than two-thirds of all the votes cast at the special election on the measure were in favor of the measure and the measure passed.

Qualified Landowner Votes	Votes Cast	YES	NO
141			

Dated: June 13, 2018

Jason Lindgren, City Clerk

**AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF ELK GROVE
LEVYING AND APPORTIONING THE SPECIAL TAX IN TERRITORY
ANNEXED TO COMMUNITY FACILITIES DISTRICT NO. 2006-1
(MAINTENANCE SERVICES) (ANNEXATION NO. 50)
AND AMENDING ELK GROVE MUNICIPAL CODE SECTION 3.19.010**

WHEREAS, the City Council has established Community Facilities District No. 2006-1 (Maintenance Services) (the “CFD”) pursuant to Resolution No. 2006-73 (the “Resolution of Formation”), duly adopted on March 22, 2006, for the purpose of providing for the financing of certain maintenance services in and for the City; and

WHEREAS, the City Council duly adopted Resolution No. 2018-____ (the “Resolution”) on June 13, 2018, wherein the City Council submitted the question of levying a special tax in territory proposed to be annexed to the CFD at the rate and according to the method of apportionment described therein; and

WHEREAS, at a special election held in the territory proposed to be annexed to the CFD on June 13, 2018, the qualified electors of such territory authorized the levy of the special tax described in the Resolution; and

WHEREAS, the City Council duly adopted Resolution No. 2018-____ on June 13, 2018, wherein the City Council determined that the territory proposed to be annexed was added to the CFD (such territory being referred to herein as “Annexation No. 50”).

NOW, THEREFORE, the City Council of the City of Elk Grove does ordain as follows:

Section 1: Recitals.

The foregoing recitals are true and correct.

Section 2: Levy of Special Tax.

Pursuant to Section 53340 of the California Government Code, the special tax is hereby levied at the maximum rates and apportioned in the manner specified in the Resolution on all parcels in Annexation No. 50.

Section 3: Collection of Special Tax.

Pursuant to Section 53340 of the California Government Code and the Resolution, the special tax shall be collected in the same manner as ordinary *ad valorem* property taxes are collected and shall be subject to the same procedure, sale, and lien priority in case of delinquency as is provided for *ad valorem* taxes; provided, however, that the City may directly bill the special tax, may collect special taxes at a different time or in a different manner if necessary to meet the financial obligations of the CFD or as otherwise determined appropriate by the City.

Section 4: Claims for Refund.

Claims for refund of the tax shall comply with the following and any additional procedures as established by the City Council:

A. All claims shall be filed, in writing, with the Director of Finance during the Fiscal Year in which the error is believed to have occurred. The claimant shall file the claim within this time period and the claim shall be finally acted upon by the City Council as a prerequisite to bringing suit thereon.

B. Pursuant to Government Code section 935(b), the claim shall be subject to the provisions of Government Code sections 945.6 and 946.

C. The City Council shall act on a timely claim within the time period required by Government Code section 912.4.

D. The procedure described in this Ordinance, and any additional procedures established by the City Council, shall be the exclusive claims procedure for claimants seeking a refund of the tax. The decision of the City Council shall be final.

Section 5: Amendment to the Elk Grove Municipal Code.

Section 3.19.010 of the Elk Grove Municipal Code is hereby amended to add the following:

XX. Ord ____-2018 adds Annexation 50 to the District No. 2006-1 and levies the tax.

Section 6: No Mandatory Duty of Care.

This Ordinance is not intended to and shall not be construed or given effect in a manner that imposes upon the City or any officer or employee thereof a mandatory duty of care towards persons and property within or without the City, so as to provide a basis of civil liability for damages, except as otherwise imposed by law.

Section 7: Severability.

If any provision of this Ordinance or the application thereof to any person or circumstances is held invalid, such invalidity shall not affect other provisions or applications of the Ordinance which can be given effect without the invalid provision or application, and to this end the provisions of this Ordinance are severable. This City Council hereby declares that it would have adopted this Ordinance irrespective of the invalidity of any particular portion thereof and intends that the invalid portions should be severed and the balance of the Ordinance be enforced.

Section 8: Effective Date and Publication.

This Ordinance shall take effect thirty (30) days after its adoption. In lieu of publication of the full text of the ordinance within 15 days after its passage, a summary of the ordinance may be published at least five days prior to and fifteen (15) days after adoption by the City Council and a certified copy shall be posted in the Office of the City Clerk, pursuant to Government Code section 36933(c)(1).

INTRODUCED:
ADOPTED:
EFFECTIVE:

STEVE LY, MAYOR of the
CITY OF ELK GROVE

ATTEST:

APPROVED AS TO FORM:

JASON LINDGREN, CITY CLERK

JONATHAN P. HOBBS
CITY ATTORNEY

Date signed: _____

WAIVER AND CONSENT

by owner of property proposed to be included in
Community Facilities District No. 2006-1 (Maintenance 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: Kara Taylor-Seeman
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:

1. Ownership. Landowner is the owner of the real property described below adjacent to its signature block by Sacramento County assessor's parcel number (the "real property"), which is proposed to be included in Community Facilities District No. 2006-1 (Maintenance Services) of the City of Elk Grove (the "District").
2. Adequate time. Landowner acknowledges that a special landowner election will be called within the District to approve the proposal to levy a special tax on the real property in the District. Landowner has had sufficient time to consider and reflect on Landowner's choice in the election.
3. Election date. Landowner expressly waives the time limits specified by Government Code Section 53326, including but not limited to the requirement that the special election be held at least 90 but not more than 180 days following the adoption of the resolution calling the election.
4. Voter information. Landowner expressly waives the requirement contained in Government Code Section 53327 of preparation and delivery to Landowner of an impartial analysis, arguments, and rebuttals relating to the proposition submitted at the election.
5. Election notice. Landowner expressly waives any notice requirements relating to the special election, whether contained in the Government Code, Elections Code, Streets & Highways Code, or elsewhere.

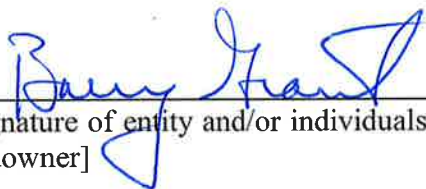
6. Formation Process. Landowner expressly waives any and all claims based on, and hereby consents to, any error, irregularity, or departure from the provisions of the Mello-Roos Community Facilities Act of 1982, Government Code Sections 53311-53365.7, and any and all laws incorporated therein, in the formation of the District and acknowledges that the formation of the District is valid and shall not be affected by any such error, irregularity, or departure.

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: March 19, 2018

Meritage Homes of California, Inc., a California Corporation
[Type or print name(s) exactly as appears on deed/title to the property]

Signed By:


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

Barry Grant, Division President
[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:
Assessor's Parcel Nos.:

121 - 0180 - 064
121 - 0180 - 052

WAIVER AND CONSENT

by owner of property proposed to be included in
Community Facilities District No. 2006-1 (Maintenance 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: Kara Taylor-Seeman
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:

1. Ownership. Landowner is the owner of the real property described below adjacent to its signature block by Sacramento County assessor’s parcel number (the “real property”), which is proposed to be included in Community Facilities District No. 2006-1 (Maintenance Services) of the City of Elk Grove (the “District”).

2. Adequate time. Landowner acknowledges that a special landowner election will be called within the District to approve the proposal to levy a special tax on the real property in the District. Landowner has had sufficient time to consider and reflect on Landowner’s choice in the election.

3. Election date. Landowner expressly waives the time limits specified by Government Code Section 53326, including but not limited to the requirement that the special election be held at least 90 but not more than 180 days following the adoption of the resolution calling the election.


4. Voter information. Landowner expressly waives the requirement contained in Government Code Section 53327 of preparation and delivery to Landowner of an impartial analysis, arguments, and rebuttals relating to the proposition submitted at the election.

5. Election notice. Landowner expressly waives any notice requirements relating to the special election, whether contained in the Government Code, Elections Code, Streets & Highways Code, or elsewhere.

6. Formation Process. Landowner expressly waives any and all claims based on, and hereby consents to, any error, irregularity, or departure from the provisions of the Mello-Roos Community Facilities Act of 1982, Government Code Sections 53311-53365.7, and any and all laws incorporated therein, in the formation of the District and acknowledges that the formation of the District is valid and shall not be affected by any such error, irregularity, or departure.

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: Feb 19, 2018

Signed By: 

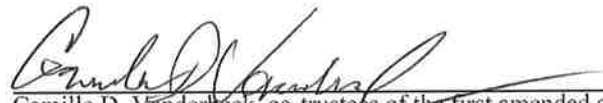
Ronald T. Vanderbeek, co-trustee of the amended and restated Ronald T. and Billie J. Vanderbeek 1977 Living Trust



Billie J. Vanderbeek, co-trustee of the amended and restated Ronald T. and Billie J. Vanderbeek 1977 Living Trust



Ronald Scott Vanderbeek, co-trustees of the first amended and restated agreement and declaration of trust of the Ronald Scott Vanderbeek and Camille D. Vanderbeek Family 1986 Revocable Trust



Camille D. Vanderbeek, co-trustees of the first amended and restated agreement and declaration of trust of the Ronald Scott Vanderbeek and Camille D. Vanderbeek Family 1986 Revocable Trust

Real Property:

Assessor's Parcel Nos.:

116 - 0042 - 028
116 - 0042 - 056

**A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF ELK GROVE
DETERMINING TO LEVY STREET MAINTENANCE ASSESSMENTS IN
STREET MAINTENANCE DISTRICT NO. 1
(ZONE 3-Y – EASTERN AREA - ANNEXATION NO. 36)**

WHEREAS, on April 25, 2018, the City Council (the “City Council”) of the City of Elk Grove (the “City”) adopted Resolution No. 2018-071 (the “Resolution of Intention”) determining 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 costs of maintaining streets and roads within territory proposed to be added to Street Maintenance District No. 1 (the “District”) that is located within a zone of benefit referred to as “Zone 3 - Eastern Area” and to create a subset of Zone 3 titled Street Maintenance District No. 1 Zone 3-Y; and

WHEREAS, in accordance with the Act, a Supplemental Engineer’s Report (“Supplement No. 36”), which supplements the Engineer’s Report for Zone 3 (Eastern Area) of the District originally submitted on March 17, 2004 (the “Engineer’s Report”) and supplemented by:

1. Supplement No. 1 on May 19, 2004;
2. Supplement No. 2 on August 2, 2004;
3. Supplement No. 3 on November 3, 2004;
4. Supplement No. 4 on March 9, 2005;
5. Supplement No. 5 on May 11, 2005;
6. Supplement No. 6 on August 10, 2005;
7. Supplement No. 7 on December 14, 2005;
8. Supplement No. 8 on April 26, 2006;
9. Supplement No. 9 on May 10, 2006;
10. Supplement No. 10 on August 9, 2006;
11. Supplement No. 11 on October 10, 2007;
12. Supplement No. 12 on April 22, 2009; and
13. Supplement No. 13 on November 10, 2010,
14. Supplement No. 14 on March 23, 2011,
15. Supplement No. 15 on April 27, 2011,
16. Supplement No. 16 on August 24, 2011,
17. Supplement No. 17 on October 26, 2011,
18. Supplement No. 18 on September 26, 2012,
19. Supplement No. 19 on April 24, 2013;

20. Supplement No. 20 on October 23, 2013;
21. Supplement No. 21 on December 11, 2013;
22. Supplement No. 22 on March 12, 2014;
23. Supplement No. 23 on July 23, 2014;
24. Supplement No. 24 on October 8, 2014;
25. Supplement No. 25 on November 12, 2014;
26. Supplement No. 26 on April 8, 2015;
27. Supplement No. 27 on May 13, 2015;
28. Supplement No. 28 on September 23, 2015;
29. Supplement No. 29 on March 9, 2016;
30. Supplement No. 30 on October 12, 2016;
31. Supplement No. 31 on December 14, 2016;
32. Supplement No. 32 on January 11, 2017;
33. Supplement No. 33 on August 23, 2017;
34. Supplement No. 34 on January 10, 2018
35. Supplement No. 35 on February 14, 2018, (collectively, the "Engineer's Report");

WHEREAS, this Council fixed 6:00 p.m. (or as soon thereafter as the matter may be heard) on Wednesday, June 13, 2018, at City Hall, 8400 Laguna Palms Way, Elk Grove, California, as the time and place for a public hearing on the Engineer's Report as supplemented by Supplement No. 36 and the question of levying the assessments and provided for notice of the hearing; and

WHEREAS, this Council hereby finds that a notice of the time and place for the public hearing has been published for two successive weeks in *The Elk Grove Citizen*, and posted in three public places in the City in the time, form, and manner required by law; and

WHEREAS, ballots were mailed to the record owner of each identified parcel within the boundaries of the territory proposed to be added to the City of Elk Grove Street Maintenance District No. 1 at least forty-five (45) days prior to the public hearing; and

WHEREAS, the public hearing was duly convened by this Council at the time and place indicated in the notice of hearing and all ballots received were presented to the Council; and

WHEREAS, this Council thereupon proceeded with the public hearing and duly heard all interested persons desiring to be heard and duly considered all of the protests at the hearing; and

WHEREAS, at the time of the close of the public hearing, the ballots were tabulated by the City Clerk to determine the existence of a majority protest with all ballots weighted according to the proportional financial obligation of each affected property.

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

1. **Recitals**. The foregoing recitals are true and correct and this Council so finds and determines.

2. **No Majority Protest; Protests Overruled**. It is hereby determined that, upon the conclusion of the public hearing, and after tabulation of the assessment ballots submitted, no majority protest against the assessment existed because the assessment ballots submitted in opposition to the assessment did not exceed the ballots submitted in favor of the assessment. In the tabulation of the ballots by the City Clerk, who has been designated as the impartial person responsible for the tabulation, they were weighted according to the proportional financial obligation of the affected properties. The protests, if any, against the proposed work, in whole or in part thereof, or against the District, or the extent thereof to be assessed for the costs and expenses of the District, as a whole or as to any part thereof, or against the engineer's estimate of costs and expenses, in whole or in part, or against the maps and descriptions, in whole or in part, written or oral, are hereby overruled.

4. **Final Approval of Engineer's Report**. This Council hereby approves Supplement No. 36, which incorporates by reference the Engineer's Report, as now on file with it.

5. **Benefit Finding**. This Council hereby finds and determines that the assessment included in the Engineer's Report as supplemented by Supplement No. 36 assesses all assessable lots or parcels described therein in proportion to the benefits to be received by each affected parcel, respectively, from the maintenance of roads and streets.

6. **Determination of Assessment**. This Council hereby determines and levies the assessment as described in the Engineer's Report as supplemented by Supplement No. 36.

7. **Directive to Record and File Documents**. This Council hereby directs the City Clerk to record the assessment diagram and the assessment roll in his office and to file the assessment diagram and record the notice of assessment in the office of the Sacramento County Recorder.

8. **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 13th day of June 2018.

STEVE LY, MAYOR of the
CITY OF ELK GROVE

ATTEST:

APPROVED AS TO FORM:

JASON LINDGREN, CITY CLERK

JONATHAN P. HOBBS
CITY ATTORNEY

EXHIBIT A

ELECTION RESULTS

Number of votes allocated to each ballot weighted according to proportional financial obligation of each affected property.

Ballot Name	Value of Ballot Equivalent Dwelling Units (EDU)	Total FY17/18 Assessment (subject to annual increase)	Yes	No
Elk Grove Landing	85	\$13,671.40		
Calvine Meadows	56	\$9,007.04		

**A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF ELK GROVE
DETERMINING TO LEVY STORM WATER DRAINAGE FEE ASSESSMENTS FOR
CERTAIN PROPERTIES IN THE LAGUNA RIDGE AREA WHICH REPRESENTS
ANNEXATION NO. 23 INTO STORM WATER DRAINAGE FEE ZONE 2**

WHEREAS, on April 25, 2018, the City Council (the “City Council”) of the City of Elk Grove (the “City”) adopted Resolution No. 2018-072 (the “Resolution of Intention”) determining 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 costs of storm water drainage and to equitably distribute the costs among benefited landowners in developing areas that are located within a zone of benefit referred to as “Zone 2”; and

WHEREAS, in accordance with the Act, 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 Storm Water Drainage Fee Zone 2 if the assessments are levied; and

WHEREAS, the annexed property is located within a zone of benefit referred to as “Storm Water Drainage Fee Zone 2”.

WHEREAS, this Council fixed 6:00 p.m. (or as soon thereafter as the matter may be heard) on Wednesday, June 13, 2018, at City Hall, 8400 Laguna Palms Way, Elk Grove, California, as the time and place for a public hearing on the the question of levying the assessment and provided for notice of the hearing; and

WHEREAS, this Council hereby finds that a notice of the time and place for the public hearing has been published for two successive weeks in *The Elk Grove Citizen*, and posted in three public places in the City in the time, form, and manner required by law; and

WHEREAS, ballots were mailed to the record owner of each identified parcel within the boundaries of the territory identified as Storm Water Drainage Fee Zone 2 of the City of Elk Grove at least forty-five (45) days prior to the public hearing; and

WHEREAS, the public hearing was duly convened by this Council at the time and place indicated in the notice of hearing and all ballots received were presented to the Council; and

WHEREAS, this Council thereupon proceeded with the public hearing and duly heard all interested persons desiring to be heard and duly considered all of the protests at the hearing; and

WHEREAS, at the time of the close of the public hearing, the ballots were tabulated by the City Clerk to determine the existence of a majority protest with all ballots weighted according to the proportional financial obligation of each affected property.

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

1. **Recitals**. The foregoing recitals are true and correct and this Council so finds and determines.

2. **No Majority Protest; Protests Overruled**. It is hereby determined that, upon the conclusion of the public hearing, and after tabulation of the assessment ballots submitted, no majority protest against the assessment existed because the assessment ballots submitted in opposition to the assessment did not exceed the ballots submitted in favor of the assessment. In the tabulation of the ballots by the City Clerk, who has been designated as the impartial person responsible for the tabulation, they were weighted according to the proportional financial obligation of the affected properties. The protests, if any, against the proposed work, in whole or in part thereof, or against Storm Water Drainage Fee Zone 2, or the extent thereof to be assessed for the costs and expenses of Storm Water Drainage Fee Zone 2, as a whole or as to any part thereof, or against the maps and descriptions, in whole or in part, written or oral, are hereby overruled.

3. **Directive to Record and File Documents**. This Council hereby directs the City Clerk to record the assessment diagram and the assessment roll in his office and to file the assessment diagram and record the notice of assessment in the office of the Sacramento County Recorder.

4. **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 13th day of June 2018.

STEVE LY, MAYOR of the
CITY OF ELK GROVE

ATTEST:

APPROVED AS TO FORM:

JASON LINDGREN, CITY CLERK

JONATHAN P. HOBBS
CITY ATTORNEY

EXHIBIT A

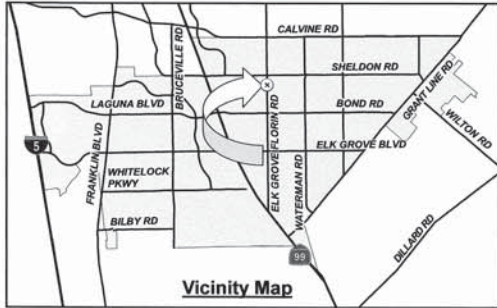
ELECTION RESULTS

Number of votes allocated to each ballot weighted according to proportional financial obligation of each affected property.

Ballot Name	Value of Ballot Equivalent Dwelling Units (EDU)	Total FY17/18 Assessment (subject to annual increase)	Yes	No
Elk Grove Landing	85	\$17,839.80		
Calvine Meadows	56	\$11,753.28		

ATTACHMENT 11A

125-19-1



ANNEXATION MAP NO. 45 COMMUNITY FACILITIES DISTRICT 2003-2 (POLICE SERVICES)

CITY OF ELK GROVE
COUNTY OF SACRAMENTO
STATE OF CALIFORNIA

FILED IN THE OFFICE OF THE CITY CLERK THIS 25th DAY OF April, 2018.

I HEREBY CERTIFY THAT THE WITHIN MAP SHOWING PROPOSED BOUNDARIES OF ANNEXATION NO. 45 TO COMMUNITY FACILITIES SERVICES DISTRICT NO. 2003-2 (POLICE SERVICES), CITY OF ELK GROVE, COUNTY OF SACRAMENTO, STATE OF CALIFORNIA, WAS APPROVED BY THE CITY COUNCIL OF THE CITY OF ELK GROVE AT A REGULAR MEETING THEREOF, HELD ON THE 25th DAY OF April, 2018, BY ITS RESOLUTION NO. 2018-069.

Jason Lindgren
JASON LINDGREN,
CITY CLERK
CITY OF ELK GROVE



FILED THIS 5TH DAY OF MAY, 2018, AT THE HOUR OF 10:32 O'CLOCK A.M. IN BOOK 125 PAGE 19 OF MAPS OF ASSESSMENT AND COMMUNITIES FACILITIES DISTRICTS AND ADDITIONALLY REFERENCED BY DOCUMENT NUMBER 201805080692 IN THE OFFICE OF THE COUNTY RECORDER OF THE COUNTY OF SACRAMENTO, STATE OF CALIFORNIA.

DONNA ALLED, SACRAMENTO COUNTY CLERK RECORDER

Donna Alled
BY DEPUTY,
COUNTY RECORDER,
COUNTY OF SACRAMENTO
STATE OF CALIFORNIA



REFERENCE IS MADE TO THAT AMENDED BOUNDARY MAP OF COMMUNITY FACILITIES DISTRICT NO. 2003-2, (POLICE SERVICES) OF THE CITY OF ELK GROVE, PRIOR RECORDED ON NOVEMBER 18, 2003, IN BOOK 97 OF MAPS OF ASSESSMENT AND COMMUNITY FACILITIES DISTRICTS AT PAGE 7, IN THE OFFICE OF THE COUNTY RECORDER, COUNTY OF SACRAMENTO, STATE OF CALIFORNIA.

THE LINES AND DIMENSIONS OF EACH LOT OR PARCEL SHOWN ON THIS DIAGRAM SHALL BE THOSE LINES AND DIMENSIONS AS SHOWN ON THE SACRAMENTO COUNTY ASSESSOR'S MAPS FOR THOSE PARCELS LISTED.

THE SACRAMENTO COUNTY ASSESSOR'S MAP SHALL GOVERN FOR ALL DETAILS CONCERNING THE LINES AND DIMENSIONS OF SUCH LOTS OR PARCELS.



LEGEND

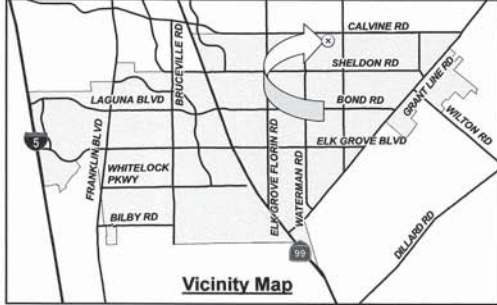
-  ANNEXATION BOUNDARY
-  MAP REF. NO.

Ronald T. Vanderbeek And Billie J. Vanderbeek, As Co-Trustees Of The Amended And Restated Ronald T. And Billie J. Vanderbeek 1977 Living Trust; And Ronald Scott Vanderbeek And Camille D. Vanderbeek As Co-Trustees Of The First Amended And Restated Agreement And Declaration Of Trust Of The Ronald Scott Vanderbeek And Camille D. Vanderbeek Family 1986 Revocable Trust, Each As To An Undivided 1/2 Interest.

MAP REF NO.	ASSESSOR'S PARCEL NO.
1	116-0042-028-0000
2	116-0042-056-0000

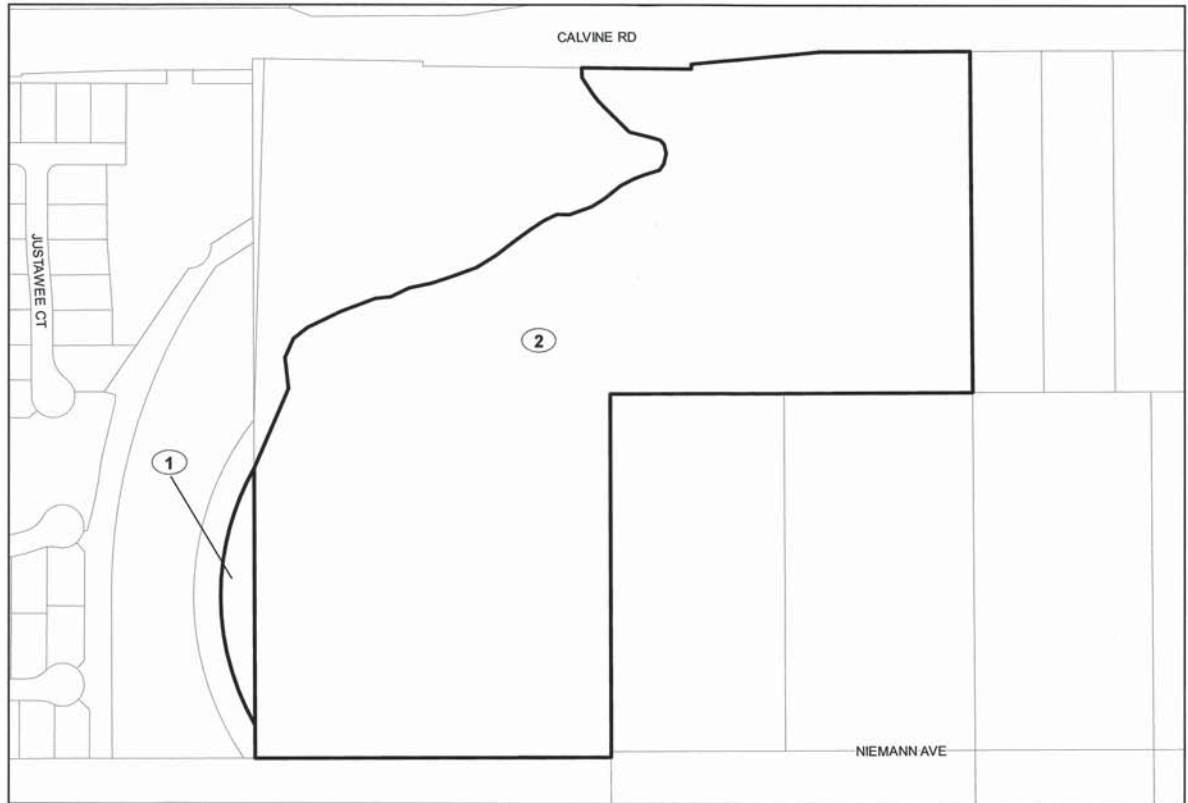


117





ANNEXATION MAP NO. 45 COMMUNITY FACILITIES DISTRICT 2003-2 (POLICE SERVICES)

CITY OF ELK GROVE
COUNTY OF SACRAMENTO
STATE OF CALIFORNIA



LEGEND

-  ANNEXATION BOUNDARY
-  MAP REF. NO.

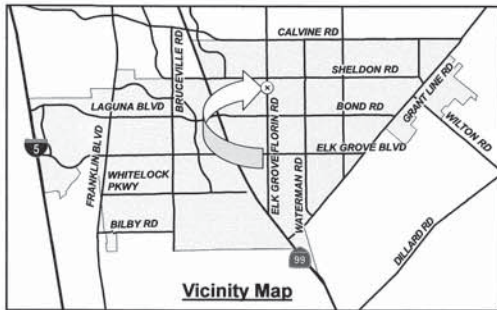
Meritage Homes of California, Inc., a California Corporation.

MAP REF. NO.	ASSESSOR'S PARCEL NO.
1	121-0180-052-0000
2	121-0180-064-0000



ATTACHMENT 11B

125.20-1



ANNEXATION MAP NO. 50 COMMUNITY FACILITIES DISTRICT 2006-1 (MAINTENANCE SERVICES)

CITY OF ELK GROVE
COUNTY OF SACRAMENTO
STATE OF CALIFORNIA



FILED IN THE OFFICE OF THE CITY CLERK THIS 25th DAY
OF April 2018.

I HEREBY CERTIFY THAT THE WITHIN MAP SHOWING PROPOSED BOUNDARIES OF ANNEXATION NO. 50 TO COMMUNITY FACILITIES SERVICES DISTRICT NO. 2006-1, (MAINTENANCE SERVICES), CITY OF ELK GROVE, COUNTY OF SACRAMENTO, STATE OF CALIFORNIA, WAS APPROVED BY THE CITY COUNCIL OF THE CITY OF ELK GROVE AT A REGULAR MEETING THEREOF, HELD ON THE 25th DAY OF April 2018, BY ITS RESOLUTION NO. 2018-090

Jason Lindgren
JASON LINDGREN,
CITY CLERK
CITY OF ELK GROVE



FILED THIS 9th DAY OF MAY 2018, AT THE
HOUR OF 10:33 O'CLOCK A.M. IN BOOK 125 PAGE 20 OF MAPS
OF ASSESSMENT AND COMMUNITY FACILITIES DISTRICTS AND ADDITIONALLY
REFERENCED BY DOCUMENT NUMBER 201865080643 IN THE OFFICE
OF THE COUNTY RECORDER OF THE COUNTY OF SACRAMENTO, STATE OF CALIFORNIA.

DONNA ALLRED, SACRAMENTO COUNTY CLERK RECORDER

Donna Allred
BY DEPUTY
COUNTY RECORDER
COUNTY OF SACRAMENTO
STATE OF CALIFORNIA

REFERENCE IS MADE TO THAT AMENDED BOUNDARY MAP OF COMMUNITY FACILITIES DISTRICT NO. 2006-1, (MAINTENANCE SERVICES) OF THE CITY OF ELK GROVE RECORDED WITH THE SACRAMENTO COUNTY RECORDER'S OFFICE ON FEBRUARY 22, 2006, IN BOOK 101 OF MAPS OF ASSESSMENT AND COMMUNITY FACILITIES DISTRICTS AT PAGE 35, AS INSTRUMENT NO. 20060222-1667.

THE LINES AND DIMENSIONS OF EACH LOT OR PARCEL SHOWN ON THIS DIAGRAM SHALL BE THOSE LINES AND DIMENSIONS AS SHOWN ON THE SACRAMENTO COUNTY ASSESSOR'S MAPS FOR THOSE PARCELS LISTED.

THE SACRAMENTO COUNTY ASSESSOR'S MAP SHALL GOVERN FOR ALL DETAILS CONCERNING THE LINES AND DIMENSIONS OF SUCH LOTS OR PARCELS.



LEGEND

ANNEXATION BOUNDARY

MAP REF. NO.

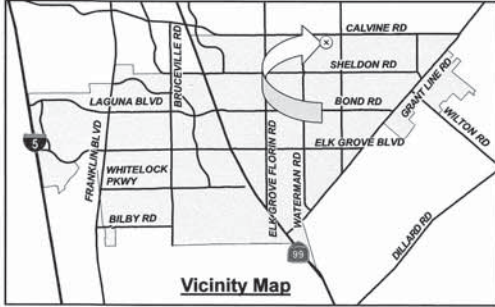
Ronald T. Vanderbeek And Billie J. Vanderbeek, As Co-Trustees Of The Amended And Restated Ronald T. And Billie J. Vanderbeek 1977 Living Trust; And Ronald Scott Vanderbeek And Camille D. Vanderbeek As Co-Trustees Of The First Amended And Restated Agreement And Declaration Of Trust Of The Ronald Scott Vanderbeek And Camille D. Vanderbeek Family 1986 Revocable Trust, Each As To An Undivided 1/2 Interest.

MAP REF. NO.	ASSESSOR'S PARCEL NO.
1	116-0042-028-0000
2	116-0042-056-0000

SHEET 1 OF 2

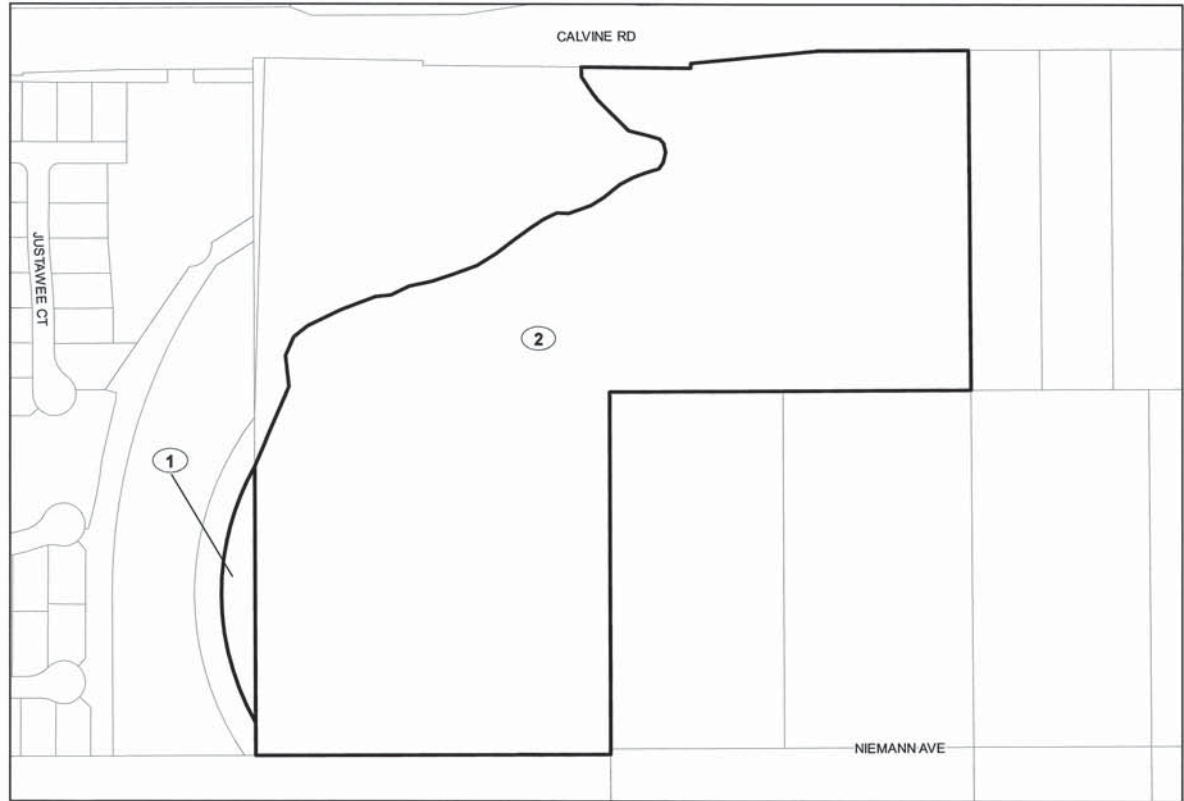


Map Created By: City of Elk Grove GIS





ANNEXATION MAP NO. 50 COMMUNITY FACILITIES DISTRICT 2006-1 (MAINTENANCE SERVICES)

CITY OF ELK GROVE
COUNTY OF SACRAMENTO
STATE OF CALIFORNIA



LEGEND

-  ANNEXATION BOUNDARY
-  MAP REF. NO.

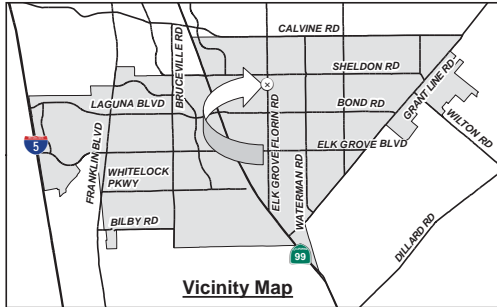


Meritage Homes of California, Inc., a California Corporation.

MAP REF. NO.	ASSESSOR'S PARCEL NO.
1	121-0180-052-0000
2	121-0180-064-0000



ATTACHMENT 11C



ANNEXATION MAP NO. 36 STREET MAINTENANCE DISTRICT NO. 1 ZONE NO. 3-Y

CITY OF ELK GROVE
COUNTY OF SACRAMENTO
STATE OF CALIFORNIA

FILED AND RECORDED IN THE OFFICE OF THE CITY CLERK OF THE CITY OF ELK GROVE THIS _____ DAY OF _____, 2018.

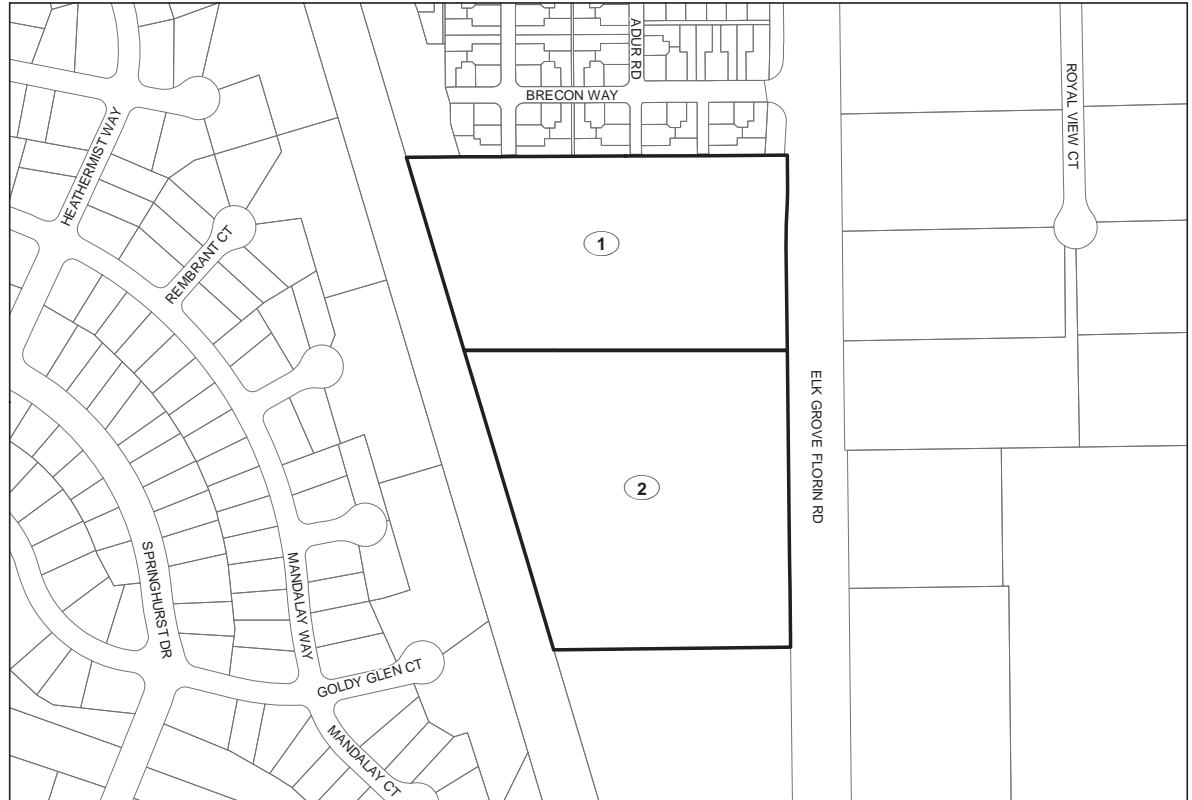
AN ASSESSMENT WAS LEVIED BY THE CITY COUNCIL OF THE CITY OF ELK GROVE, COUNTY OF SACRAMENTO, STATE OF CALIFORNIA, ON THE LOTS, PIECES, AND PARCELS OF LAND SHOWN ON THE ASSESSMENT DIAGRAM. THE ASSESSMENT WAS LEVIED ON THE _____ DAY OF _____, 2018; THE ASSESSMENT DIAGRAM AND THE ASSESSMENT ROLL WERE RECORDED IN THE OFFICE OF THE CITY CLERK OF THE CITY OF ELK GROVE ON THE _____ DAY OF _____, 2018. 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.

JASON LINDGREN,
CITY CLERK
CITY OF ELK GROVE

FILED THIS _____ DAY OF _____, 2018, AT THE HOUR OF _____ O'CLOCK _____ M. IN BOOK _____ PAGE _____ OF MAPS OF ASSESSMENT AND COMMUNITIES FACILITIES DISTRICTS AND ADDITIONALLY REFERENCED BY DOCUMENT NUMBER _____ IN THE OFFICE OF THE COUNTY RECORDER OF THE COUNTY OF SACRAMENTO, STATE OF CALIFORNIA.

DONNA ALLRED, SACRAMENTO COUNTY CLERK RECORDER

BY DEPUTY,
COUNTY RECORDER
COUNTY OF SACRAMENTO
STATE OF CALIFORNIA



LEGEND

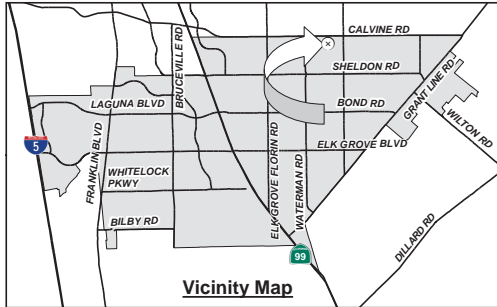
ANNEXATION BOUNDARY

MAP REF. NO.

Ronald T. Vanderbeek And Billie J. Vanderbeek, As Co-Trustees Of The Amended And Restated Ronald T. And Billie J. Vanderbeek 1977 Living Trust; And Ronald Scott Vanderbeek And Camille D. Vanderbeek As Co-Trustees Of The First Amended And Restated Agreement And Declaration Of Trust Of The Ronald Scott Vanderbeek And Camille D. Vanderbeek Family 1986 Revocable Trust, Each As To An Undivided 1/2 Interest.

MAP REF NO.	ASSESSOR'S PARCEL NO.
1	116-0042-028-0000
2	116-0042-056-0000





ANNEXATION MAP NO. 36 STREET MAINTENANCE DISTRICT NO. 1 ZONE NO. 3-Y

CITY OF ELK GROVE
COUNTY OF SACRAMENTO
STATE OF CALIFORNIA

FILED AND RECORDED IN THE OFFICE OF THE CITY CLERK OF THE CITY OF ELK GROVE THIS _____ DAY OF _____, 2018.

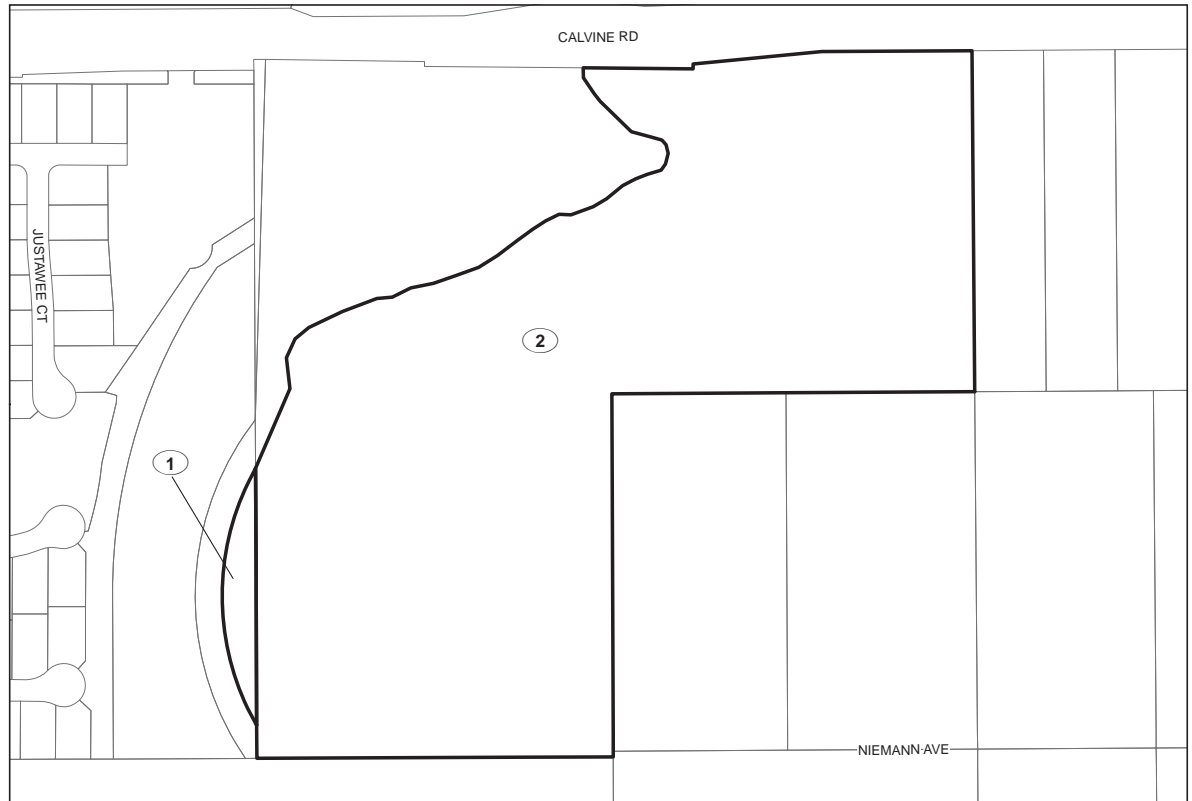
AN ASSESSMENT WAS LEVIED BY THE CITY COUNCIL OF THE CITY OF ELK GROVE, COUNTY OF SACRAMENTO, STATE OF CALIFORNIA, ON THE LOTS, PIECES, AND PARCELS OF LAND SHOWN ON THE ASSESSMENT DIAGRAM. THE ASSESSMENT WAS LEVIED ON THE _____ DAY OF _____, 2018; THE ASSESSMENT DIAGRAM AND THE ASSESSMENT ROLL WERE RECORDED IN THE OFFICE OF THE CITY CLERK OF THE CITY OF ELK GROVE ON THE _____ DAY OF _____, 2018. 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.

JASON LINDGREN,
CITY CLERK
CITY OF ELK GROVE

FILED THIS _____ DAY OF _____, 2018, AT THE HOUR OF _____ O'CLOCK ____ M. IN BOOK _____ PAGE _____ OF MAPS OF ASSESSMENT AND COMMUNITIES FACILITIES DISTRICTS AND ADDITIONALLY REFERENCED BY DOCUMENT NUMBER _____ IN THE OFFICE OF THE COUNTY RECORDER OF THE COUNTY OF SACRAMENTO, STATE OF CALIFORNIA.

DONNA ALLRED, SACRAMENTO COUNTY CLERK RECORDER

BY DEPUTY,
COUNTY RECORDER
COUNTY OF SACRAMENTO
STATE OF CALIFORNIA



LEGEND

- ANNEXATION BOUNDARY
- MAP REF. NO.

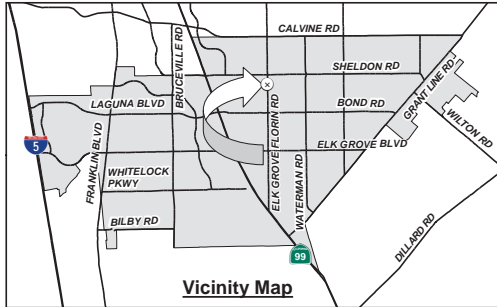


Meritage Homes of California, Inc., a California Corporation.

MAP REF NO.	ASSESSOR'S PARCEL NO.
1	121-0180-052-0000
2	121-0180-064-0000



ATTACHMENT 11D



ANNEXATION MAP NO. 23 STORM WATER DRAINAGE FEE ZONE 2

CITY OF ELK GROVE
COUNTY OF SACRAMENTO
STATE OF CALIFORNIA

FILED AND RECORDED IN THE OFFICE OF THE CITY CLERK OF THE CITY OF ELK GROVE THIS _____ DAY OF _____, 2018.

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 THE ASSESSMENT DIAGRAM. THE ASSESSMENT WAS LEVIED ON THE _____ DAY OF _____, 2018; 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 _____, 2018. 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.

JASON LINDGREN,
CITY CLERK
CITY OF ELK GROVE



FILED THIS _____ DAY OF _____, 2018, AT THE HOUR OF _____ O'CLOCK ____M. IN BOOK _____ PAGE _____ OF MAPS OF ASSESSMENT AND COMMUNITIES FACILITIES DISTRICTS AND ADDITIONALLY REFERENCED BY DOCUMENT NUMBER _____ IN THE OFFICE OF THE COUNTY RECORDER OF THE COUNTY OF SACRAMENTO, STATE OF CALIFORNIA.

DONNA ALLRED, SACRAMENTO COUNTY CLERK RECORDER

BY DEPUTY,
COUNTY RECORDER
COUNTY OF SACRAMENTO
STATE OF CALIFORNIA



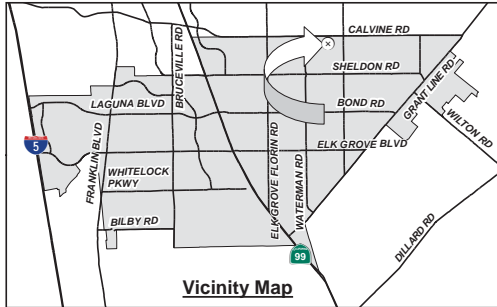
LEGEND

-  ANNEXATION BOUNDARY
-  MAP REF. NO.

Ronald T. Vanderbeek And Billie J. Vanderbeek, As Co-Trustees Of The Amended And Restated Ronald T. And Billie J. Vanderbeek 1977 Living Trust; And Ronald Scott Vanderbeek And Camille D. Vanderbeek As Co-Trustees Of The First Amended And Restated Agreement And Declaration Of Trust Of The Ronald Scott Vanderbeek And Camille D. Vanderbeek Family 1986 Revocable Trust, Each As To An Undivided 1/2 Interest.

MAP REF NO.	ASSESSOR'S PARCEL NO.
1	116-0042-028-0000
2	116-0042-056-0000





ANNEXATION MAP NO. 23 STORM WATER DRAINAGE FEE ZONE 2

CITY OF ELK GROVE
COUNTY OF SACRAMENTO
STATE OF CALIFORNIA

FILED AND RECORDED IN THE OFFICE OF THE CITY CLERK OF THE CITY OF ELK GROVE THIS _____ DAY OF _____, 2018.

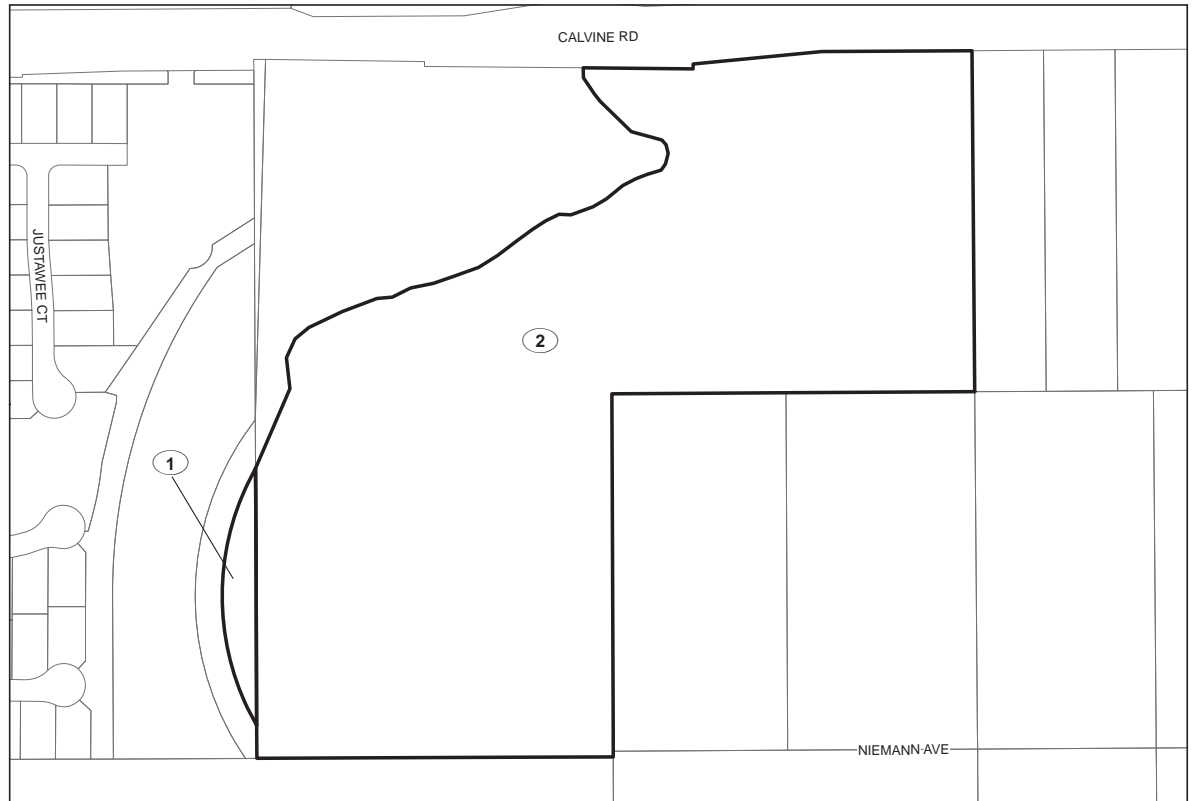
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JASON LINDGREN,
CITY CLERK
CITY OF ELK GROVE

FILED THIS _____ DAY OF _____, 2018, AT THE HOUR OF _____ O'CLOCK ____M. IN BOOK _____ PAGE _____ OF MAPS OF ASSESSMENT AND COMMUNITIES FACILITIES DISTRICTS AND ADDITIONALLY REFERENCED BY DOCUMENT NUMBER _____ IN THE OFFICE OF THE COUNTY RECORDER OF THE COUNTY OF SACRAMENTO, STATE OF CALIFORNIA.

DONNA ALLRED, SACRAMENTO COUNTY CLERK RECORDER

BY DEPUTY,
COUNTY RECORDER
COUNTY OF SACRAMENTO
STATE OF CALIFORNIA



LEGEND

- ANNEXATION BOUNDARY
- 1 MAP REF. NO.

Meritage Homes of California, Inc., a California Corporation.

MAP REF NO.	ASSESSOR'S PARCEL NO.
1	121-0180-052-0000
2	121-0180-064-0000





Incorporated July 1, 2000

8401 Laguna Palms Way
Elk Grove, California 95758

CITY OF ELK GROVE

Telephone: (916) 683-7111
Fax: (916) 627-4400
www.elkgrovecity.org

City of Elk Grove – City Council NOTICE OF PUBLIC HEARING

RESOLUTION OF INTENTION TO ANNEX TERRITORY TO AN EXISTING COMMUNITY FACILITIES DISTRICT

COMMUNITY FACILITIES DISTRICT 2003-2 (POLICE SERVICES) ANNEXATION 45

NOTICE IS HEREBY GIVEN that the City Council of the City of Elk Grove on April 25, 2018, adopted its Resolution No. 2018-069, in which it declared its intention to annex territory to existing Community Facilities District No. 2003-2 (Police Services) (the “CFD”), and to levy a special tax to pay for certain police services, all pursuant to the provisions of the Mello-Roos Community Facilities Act of 1982, Chapter 2.5, Part 1, Division 2, Title 5 of the California Government Code. The resolution describes the territory to be annexed, specifies the type of services to be financed, and describes the rate and method of apportionment of the proposed special tax. No change in the tax levied in the existing CFD is proposed. For further details, the resolution is available at the office of the City Clerk, 8401 Laguna Palms Way, Elk Grove, California.

NOTICE IS HEREBY FURTHER GIVEN that the City Council has fixed **Wednesday, June 13, 2018**, at the hour of **6:00 p.m.** or as soon thereafter as the matter may be heard, at the regular meeting place of the City Council, Council Chambers, 8400 Laguna Palms Way, Elk Grove, California, as the time and place when and where the City Council will hold a public hearing to consider the annexation. At the hearing, the testimony of all interested persons for or against the annexation of the territory or the levying of the special taxes will be heard.

Dated / Published: May 4, 2018

JASON LINDGREN
CITY CLERK, CITY OF ELK GROVE

ADA COMPLIANCE STATEMENT

In compliance with the Americans with Disabilities Act, if you need special assistance to participate in this meeting, please contact the Office of the City Clerk at (916) 478-3635. Notification 48 hours prior to the meeting will enable the City to make reasonable arrangements to ensure accessibility to this meeting.



Incorporated July 1, 2000

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City of Elk Grove – City Council NOTICE OF PUBLIC HEARING

RESOLUTION OF INTENTION TO ANNEX TERRITORY TO AN EXISTING COMMUNITY FACILITIES DISTRICT

COMMUNITY FACILITIES DISTRICT 2006-1 (MAINTENANCE SERVICES) ANNEXATION 50

NOTICE IS HEREBY GIVEN that the City Council of the City of Elk Grove on April 25, 2018, adopted its Resolution No. 2018-070, in which it declared its intention to annex territory to existing Community Facilities District No. 2006-1 (Maintenance Services) (the “CFD”), and to levy a special tax to pay for certain maintenance services, all pursuant to the provisions of the Mello-Roos Community Facilities Act of 1982, Chapter 2.5, Part 1, Division 2, Title 5 of the California Government Code. The resolution describes the territory to be annexed, specifies the type of services to be financed, and describes the rate and method of apportionment of the proposed special tax. No change in the tax levied in the existing CFD is proposed. For further details, the resolution is available at the office of the City Clerk, 8401 Laguna Palms Way, Elk Grove, California.

NOTICE IS HEREBY FURTHER GIVEN that the City Council has fixed **Wednesday, June 13, 2018**, at the hour of **6:00 p.m.** or as soon thereafter as the matter may be heard, at the regular meeting place of the City Council, Council Chambers, 8400 Laguna Palms Way, Elk Grove, California, as the time and place when and where the City Council will hold a public hearing to consider the annexation. At the hearing, the testimony of all interested persons for or against the annexation of the territory or the levying of the special taxes will be heard.

Dated / Published: May 4, 2018

JASON LINDGREN
CITY CLERK, CITY OF ELK GROVE

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City of Elk Grove – City Council NOTICE OF PUBLIC HEARING

CONCERNING STREET MAINTENANCE ASSESSMENTS IN DISTRICT 1, ZONE 3-Y (EASTERN AREA) ENGINEER’S REPORT AND SUPPLEMENT NO. 36

NOTICE IS HEREBY GIVEN THAT on Wednesday, **June 13, 2018**, 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 / Published: May 4, 2018 and May 11, 2018

JASON LINDGREN
CITY CLERK, CITY OF ELK GROVE

ADA COMPLIANCE STATEMENT

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Incorporated July 1, 2000

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City of Elk Grove – City Council NOTICE OF PUBLIC HEARING

CONCERNING STORM WATER DRAINAGE FEE ZONE 2 ASSESSMENTS ANNEXATION INTO STORM WATER DRAINAGE FEE ZONE 2 ANNEXATION NO. 23

NOTICE IS HEREBY GIVEN THAT on Wednesday, **June 13, 2018**, 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 prepared and filed in connection with proposed Storm Water Drainage Fee Zone 2 assessments on property identified. 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 / Published: May 4, 2018 and May 11, 2018

JASON LINDGREN
CITY CLERK, CITY OF ELK GROVE

ADA COMPLIANCE STATEMENT

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