



REPORT TO COUNCIL

City of Sacramento

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915 I Street, Sacramento, CA 95814-2604
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PUBLIC HEARING
November 6, 2007

Honorable Mayor and
Members of the City Council

Title: Annexation No. 4 to the Neighborhood Water Quality District (Hampton Station)

Location/Council District: North of Meadowview Road and west of the Union Pacific Railroad/Regional Transit South Line, located in Council District 8 (Exhibit B-1, page 9):

Recommendation: Conduct a public hearing and upon conclusion 1) direct staff to count the ballots and return with the results; if a majority of the ballots are in favor of the assessment, then 2) adopt a **Resolution** a) approving the Engineer's Report, b) ordering the annexation of territory, c) confirming and levying an assessment to pay for maintenance of improvements; and d) recording a copy of assessments with the County Recorder.

Contact: Salina Cheung, Program Specialist, (916) 808-5236; Mark Griffin, Fiscal Manager, (916) 808-8788.

Presenters: Salina Cheung

Department: Planning Department

Division: Public Improvement Financing

Organization No: 4915

Description/Analysis

Issue: The Hampton Station Subdivision property owners have petitioned the City to annex into the Neighborhood Water Quality District. Approval of this annexation will authorize the City to collect assessments in the amount sufficient to provide funding for the maintenance of the water quality detention facility in this subdivision.

Policy Considerations: The proceedings under which this district is being processed are set forth in Chapter 3.124 of the Sacramento City Code and in accordance with article XIID of the California Constitution. Annexation into the Neighborhood Water Quality District is consistent with the City's Strategic Plan 3 Year Goal to "achieve sustainability and enhance livability".

Environmental Considerations: Under California Environmental Quality Act (CEQA) Guidelines, administration and annual maintenance of a special district do not constitute a project and are therefore exempt from review.

Committee/Commission: None

Rationale for Recommendation: The actions in the recommended Resolutions are required by the Sacramento City Code, as set forth in Chapter 3.124, for annexation into an existing district.

Financial Considerations: This district is self-supporting and has no impact on the General Fund. The estimated budget for Fiscal Year (FY) 2008/09 is \$26,640. The total cost to the non-residential lots will be about \$6,600; the total cost to the residential lots will be about \$20,000 and the cost to each residential lot will be \$113.60 per year.

In subsequent years, the annual assessment may be adjusted for inflation, based on the change in the annual average of the Consumer Price Index. However, the annual increase shall not exceed 4%. The description of maintenance and services is detailed on Exhibit B, Page 8.

Emerging Small Business Development (ESBD): City Council approval of these proceedings is not affected by City policy related to the ESBD Program.

Respectfully Submitted by: 
Mark Griffin
Fiscal Manager, Planning Department

Approved by: 
Carol Shearly
Director, Planning Department

Recommendation Approved:


Ray Kerridge
City Manager

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BACKGROUND

On October 21, 2003, the City Council approved formation of the Neighborhood Water Quality District No. 2003-03. By annexing to this district, the developer will mitigate the storm water quality issues for this subdivision. This district provides funding to maintain a water quality detention facility in this subdivision.

This annexation to the Neighborhood Water Quality District will include all residential and non-residential properties located in the Hampton Station Subdivision that are benefiting from the maintenance services as detailed on Exhibit B, Page 8. Property owners of the subdivision have presented a petition to the city requesting that the City commence proceedings for annexing the territory to the district.

RESOLUTION NO.

Adopted by the Sacramento City Council

ADOPTING THE ENGINEER’S REPORT; ORDERING THE ANNEXATION OF TERRITORY; ORDERING THE PROVISION OF IMPROVEMENTS, MAINTENANCE, AND SERVICE WITHIN THE ANNEXED TERRITORY; CONFIRMING AND LEVYING AN ASSESSMENT TO PAY FOR THE IMPROVEMENTS, MAINTENANCE, AND SERVICE; AND DIRECTING THAT A NOTICE OF ASSESSMENT BE RECORDED (Annexation 4 to the Neighborhood Water Quality District)

BACKGROUND

A. The City Council has previously formed the Neighborhood Water Quality District No. 2003-03 (formerly named the Meadowview Estates Maintenance District No. 2003-03) under chapter 3.124 of the Sacramento City Code.

B. Buzz Oates Development L. P., a California Limited Partnership; The Marvin L. Oates Trust and Woodside Hampton Station, Inc., a California Corporation (Landowners), are the owners of the territory within the Hampton Station Subdivision. One of the conditions of approval for this subdivision requires Landowners to annex to the Neighborhood Water Quality District No. 2003-03. To fulfill this condition, Landowners have presented a petition to the city requesting that the city commence proceedings for annexing to the district, in accordance with chapter 3.124 of the Sacramento City Code, the territory generally described in Exhibit A.

C. The city has installed or acquired or will subsequently install or acquire, within the Hampton Station Subdivision, the public improvements described in Exhibit B. To finance the cost of providing the maintenance services specified in Exhibit B for these improvements (the Services), and as requested by Landowners, the City Council proposes to annex to the district the territory generally described in Exhibit A.

D. By Resolution No. 2007-667, and in response to Landowners’ petition, the City Council (1) initiated proceedings to annex to the district the territory generally described in Exhibit A; (2) designated the City’s Development Engineering Manager of the Development Services Department to be the Engineer for purposes of annexing the territory to the District and levying any assessment to finance the Services; and (3) directed the Engineer to prepare and file with the City Clerk a map of the territory to be annexed, as required by section 3110 of the Streets and Highways Code. The Engineer has prepared and filed the map as directed, and by Resolution No. 2007-668 the City Council has approved it.

E. By Resolution No. 2007-669, the City Council (1) declared its intention to annex to the district the territory generally described in Exhibit A and to order that the City provide the Services; and (2) directed the Engineer to prepare and file with the City Clerk the report

required by sections 3.124.110 and 3.124.200A of the Sacramento City Code. The Engineer has presented his report to the City Clerk, who has presented it to the City Council for consideration, and the City Council has fully considered the report.

F. By Resolution No. 2007-668, the City Council (1) preliminarily approved the Engineer's report for proposed assessment; (2) fixed the time and place of a public hearing on the Engineer's report and proposed assessment; and (3) provided for notice of the hearing and delivery of assessment ballots in accordance with chapters 3.44 and 3.124 of the Sacramento City Code and article XIID of the California Constitution.

G. The City Clerk has filed with the City Council an affidavit setting forth the time and manner of her compliance with the requirements of law for mailing the notices and ballots. Relying on this affidavit, the City Council finds that a notice of public hearing and an assessment ballot were mailed to each record owner of an identified parcel within the territory to be annexed, as ordered by Resolution No. 2007-669 and as required by law.

H. The City Council convened the public hearing on the Engineer's report and proposed assessment at the time and place fixed by Resolution No. 2007-669. During the hearing, the City Council received from the city clerk all written protests filed with her office, afforded all interested persons the opportunity to hear and be heard, and considered all oral statements and written protests made or filed by any interested person. Immediately following the close of the hearing, the city clerk tabulated the returned assessment ballots, both in support of and in opposition to the assessment (with ballots weighted according to the amount of the assessment on each parcel), and announced that the total dollar amount of all ballots cast in favor of the assessment exceeded the total dollar amount of all ballots cast in opposition to it.

BASED ON THE FACTS SET FORTH IN THE BACKGROUND, THE CITY COUNCIL RESOLVES AS FOLLOWS:

Section 1. The City Council finds that recitals A through H are true.

Section 2. No majority protest having been made through the assessment-ballot procedure, the City Council;

- (a) overrules all protests to these proceedings;
- (b) approves the Engineer's report on the proposal to levy an annual assessment on land within the territory to be annexed, which is on file with the city clerk and was preliminarily approved by Resolution No. 2007-668;
- (c) establishes a budget, as set forth in the Engineer's report;
- (d) orders the annexation to the district of the territory generally described in Exhibit A, with exterior boundaries as shown on the assessment diagram set forth in the Engineer's report and the boundary map approved by Resolution No. 2007-668;

- (e) orders that the Services described in the Engineer's report be provided within the annexed territory;
- (f) finds and determines that each parcel within the annexed territory, as shown on the assessment diagram set forth in the Engineer's report, has been assessed in proportion to the benefits the parcel will receive from the Services, all as described in the Engineer's report;
- (g) confirms the assessment diagram and the assessment roll set forth in the Engineer's report; and
- (h) levies the assessment set forth in the Engineer's report.

Section 3. In accordance with section 3114 of the Streets and Highways Code, the city clerk is directed to transmit the assessment diagram and the assessment roll to the Engineer, the City's Development Engineering Manager of the Development Services Department. The Engineer is directed to record the assessment diagram and assessment roll in his or her office.

Section 4. In accordance with section 3.124.180 of the Sacramento City Code and section 3114 of the Streets and Highways Code, the city clerk is further directed to file a copy of the assessment diagram in the office of the Sacramento County Recorder and to execute and record a notice of assessment in the office of the Sacramento County Recorder. Upon the recording of the diagram and notice, the assessment will become a lien upon the parcels assessed.

Section 5. Exhibits A, B, and B-1 are part of this resolution.

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- Exhibit A: Description of Territory to be Annexed -1 Page
- Exhibit B: Description of Maintenance and Services -1 Page
- Exhibit B-1: Map of Territory to be Annexed -1 Page

EXHIBIT A

LEGAL DESCRIPTION OF TERRITORY TO BE ANNEXED

All that certain real property situate in the City of Sacramento, County of Sacramento, State of California, described as follows:

The subdivision map entitled “Hampton Station Unit No.1”, recorded on July 13, 2007 in Book 370 of Maps, Map number 1, records of Sacramento County.

EXHIBIT B

DESCRIPTION OF MAINTENANCE, AND SERVICE OF IMPROVEMENTS

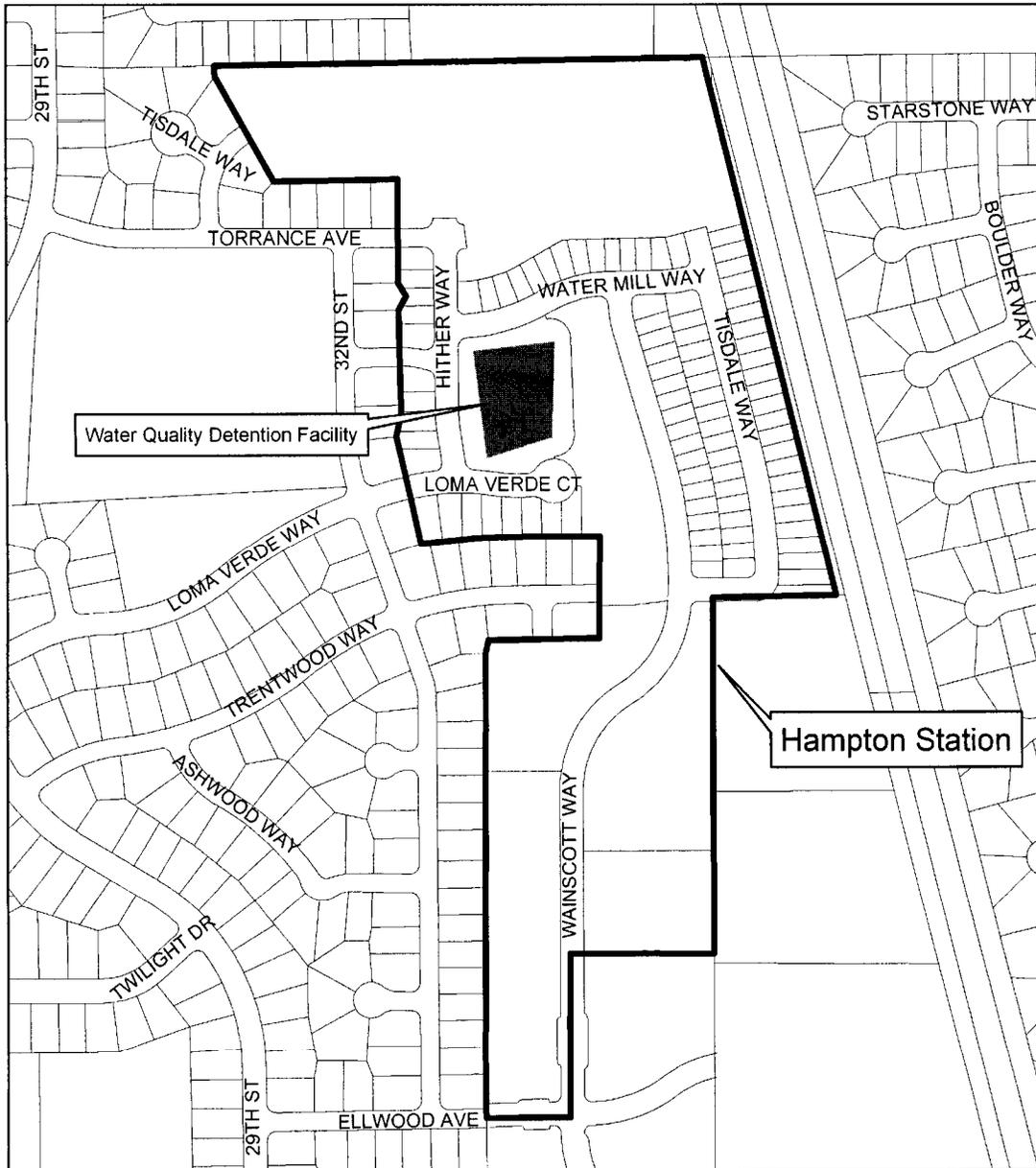
The Services to be provided within the subdivision entitled Hampton Station (lot A) the area to be annexed to the District are described as follows:

Furnish all tools, equipment, apparatus, facilities, labor, material, supplies and utilities necessary or desirable to maintain and service the landscaping, irrigation systems, drainage structures and water quality features as shown on Exhibit B-1, and more particularly described on plans and specifications approved by the City of Sacramento on file at the City of Sacramento, Development Services Department, 915 "I" Street, 3rd Floor, Sacramento, CA 95814.

The improvements to be maintained generally consist of landscaping, irrigation systems, drainage structures and water quality features for the maintenance areas within the subdivision identified on Exhibit B-1. Maintenance of said improvements shall include, but not be limited to, periodic mowing of grass and fertilizing, together with the regular furnishing of water for irrigation of all plant material, and the repair, maintenance, and replacement of irrigation systems, drainage structures, water quality features, planted materials, and amenities.

EXHIBIT B-1

Annexation #4 to the Neighborhood Water Quality District No. 2003-03
Hampton Station Subdivision



BMueller 8/7/07

