



# REPORT TO COUNCIL

## City of Sacramento

# 13

915 I Street, Sacramento, CA 95814-2671  
www.CityofSacramento.org

CONSENT  
August 23, 2005

Honorable Mayor and  
Members of the City Council

**Subject:** Annexation No. 27 to the Neighborhood Landscaping District - Initiate Proceedings

**Location/Council District:** South Sacramento – 21st Avenue west of 58<sup>th</sup> Street, located in Council District 5 (Exhibit B-1, Page 8)

**Recommendation:**

Adopt resolutions to: 1) initiate proceedings; 2) approve Boundary Map and preliminarily approve the Engineer's Report; and 3) intention to annex territory and levy assessments.

**Contact:** Ron Wicky, Program Specialist, (916) 808-5628  
Edward Williams, Development Engineering & Finance Manager, (916) 808-5440

**Presenters:** Ron Wicky, Program Specialist

**Department:** Development Services Department

**Division:** Development Engineering and Finance

**Organization No:** 4815

**Summary:**

This report will initiate proceedings to annex the Zorba Court Subdivision into the Neighborhood Landscaping District. Adoption of the attached resolution will set the date, time, and place for a public hearing on October 11, 2005.

**Committee/Commission Action:** None

**Background Information:**

On July 23, 1991, the City Council approved formation of the Neighborhood Landscaping District, formerly known as the Subdivision Landscaping Maintenance District. This district provides funding for the maintenance of landscaping



improvements, which are located along the frontage or entranceways of residential subdivisions. At the time of formation, the initial district included two subdivisions; since then, 26 subdivisions have been annexed.

This 27<sup>th</sup> annexation to the Neighborhood Landscaping district will include all residential properties located in the Zorba Court Subdivision. Petitions have been received by 100% of the property owners to initiate these proceedings.

**Financial Considerations:**

This district is self-supporting and has no impact on the General Fund. The estimated budget for FY2006/07 is \$2,250, and the cost to each residential lot will be \$250.00 with the description of maintenance detailed on Exhibit B page 12.

**Environmental Considerations:**

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

**Policy Considerations:**

The proceedings under which this district is being processed are located in the Landscaping and Lighting Act of 1977, as set forth in Section 22600 of the California Streets and Highways Codes. Annexation into the Neighborhood Landscaping District is consistent with the City's Strategic Plan in preserving and enhancing the City's neighborhoods and quality of life.

**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: *Edward H. Williams*  
Edward Williams  
Manager, Development Engineering and Finance

Recommendation Approved:

*Robert B. Thomas*  
ROBERT B. THOMAS  
City Manager

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## **RESOLUTION NO.**

Adopted by the Sacramento City Council

### **INITIATING PROCEEDINGS TO ANNEX TERRITORY**

#### **BACKGROUND**

- A. The City Council has previously formed the Neighborhood Landscaping District under the Landscaping and Lighting Act of 1972 (part 2 of division 15 in the Streets and Highways Code, beginning with section 22500) (the 1972 Act).
- B. Dino Kambas, a single man and Mike Mohrsaz, an unmarried man, as tenant in common (Landowner), is the sole owner of the territory described in Exhibit A. Landowner has applied for a subdivision map covering this territory, and one of the conditions of approval for the subdivision map requires Landowner to annex the territory to the district. To fulfill this condition, Landowner presented to the City a petition requesting that the City commence proceedings for annexing the territory to the district in accordance with the 1972 Act.
- C. The City has installed, constructed, or acquired within the territory described in Exhibit A, or will subsequently install, construct, or acquire, the public improvements generally described in Exhibit B. The City will also maintain and service these improvements in the manner generally described in Exhibit B. To finance the cost of providing the, maintenance, and service of improvements, and as requested by Landowner, the City Council proposes to annex to the district the territory described in Exhibit A.

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

- Section 1. The City Council finds and determines that the Background statements A through C are true.
- Section 2. The City Council accepts Landowner's petition requesting that the territory described in Exhibit A be annexed to the Neighborhood Landscaping District. The petition is on file with the City Clerk. Exhibit A is part of this resolution.
- Section 3. The City Council proposes to annex the territory described in Exhibit A to the Neighborhood Landscaping District in accordance with the 1972 Act. The territory to be annexed will be designated as Annexation No. 27 to the Neighborhood Landscaping District. .
- Section 4. Exhibit B generally describes the maintenance, and service of improvements to be provided within the territory to be annexed. Exhibit B is part of this resolution.

- Section 5. The Development Engineering and Finance Manager of the Development Services Department is designated as the Engineer for purposes of (a) annexing to the district the territory described in Exhibit A; and (b) levying an assessment on assessable lots and parcels within the annexed territory to finance the maintenance, and service of improvements generally described in Exhibit B, in accordance with chapter 3.44 of the Sacramento City Code, the 1972 Act, and article XIID of the California Constitution.
- Section 6. The Engineer is directed to prepare and file the following with the City Clerk: (a) a written engineer's report in accordance with section 4 in article XIID of the California Constitution and article 4 (commencing with Streets and Highways Code section 22565) in chapter 1 of the Streets and Highways Code, reflecting an assessment for the period of July 1, 2006, to June 30, 2007; and (b) a map of Annexation No. 27 to the Neighborhood Landscaping District, as required by Streets and Highways Code section 3110.

**Table of Contents:**

- Exhibit A: Description of Territory to Be Annexed –1 Page  
Exhibit B: Description of maintenance – 1 Page  
Exhibit B-1: Map of Territory to Be Annexed –1 Page

RESOLUTION INITIATING PROCEEDINGS

**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:

Being parcel 1 of that certain certificate of compliance, recorded February 11, 1988 in book 880211, page 1707, official records.

RESOLUTION INITIATING PROCEEDINGS

**EXHIBIT B**

**DESCRIPTION OF MAINTENANCE, AND SERVICE OF IMPROVEMENTS**

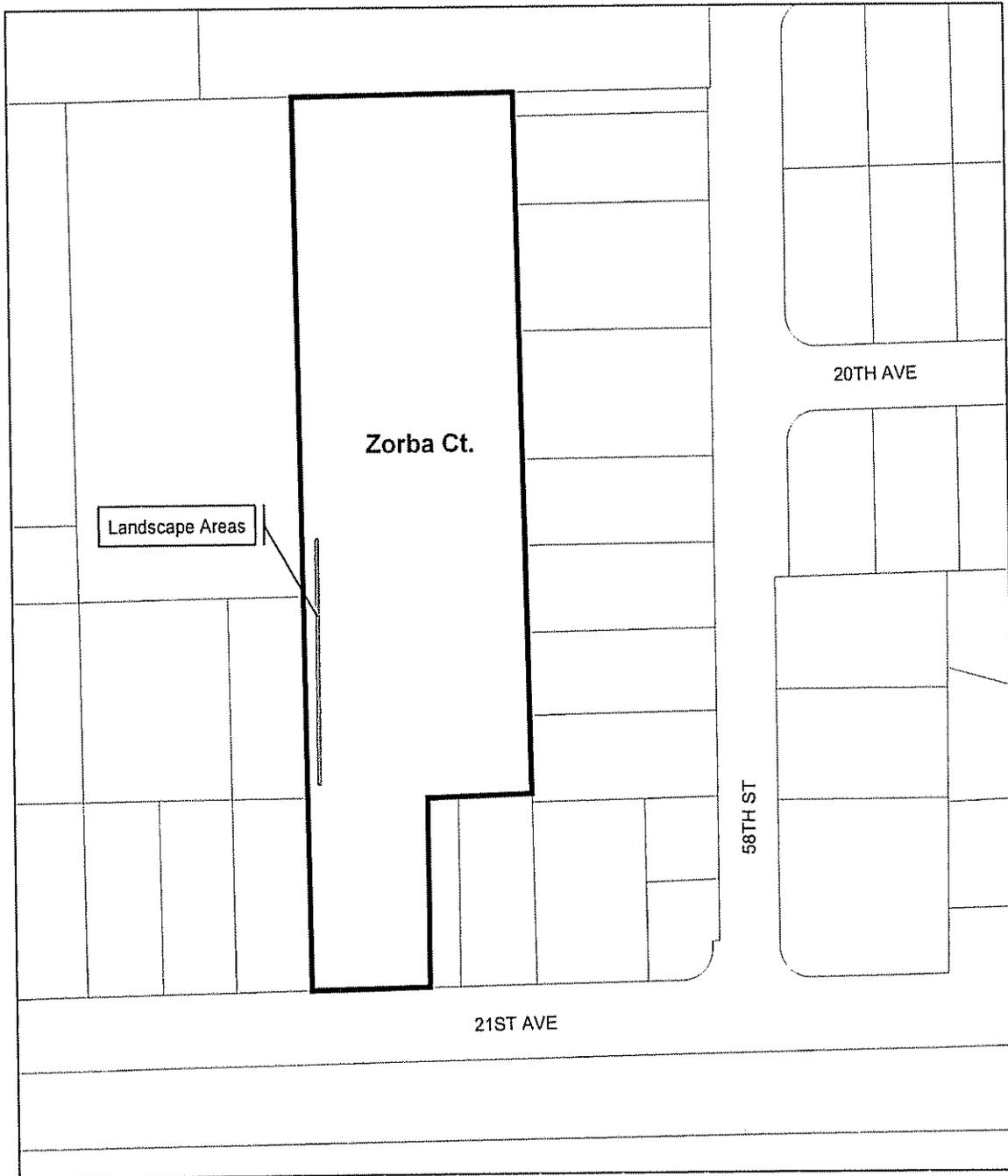
The Services to be provided within the area to be annexed to the District are described as follows:

Furnish all tools, equipment, apparatus, facilities, labor, material, supplies and utilities necessary or desirable to maintain and service the landscape improvements 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, 3<sup>rd</sup> Floor, Sacramento CA 95814.

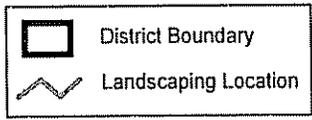
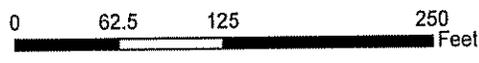
The improvements to be maintained generally consist of masonry walls, landscaping and irrigation systems for the landscape areas within or adjacent to the residential subdivision or subdivisions identified on Exhibit B-1. Maintenance of said improvements shall include, but not be limited to periodic mowing of grass, trimming of trees and shrubs, and fertilizing, together with the regular furnishing of water for irrigation of plant material, and the repair, maintenance and replacement of the irrigation system, planted materials, and amenities. Maintenance of masonry walls includes periodic repair, as may be required.

EXHIBIT B-1

Zorba Ct.



  
Development Services  
B Mueller  
25/04/05



## **RESOLUTION NO.**

Adopted by the Sacramento City Council

### **APPROVING BOUNDARY MAP OF TERRITORY TO BE ANNEXED AND PRELIMINARILY APPROVING ENGINEER'S REPORT**

#### **BACKGROUND**

- A.** The City Council has previously formed the Neighborhood Landscaping District under the Landscaping and Lighting Act of 1972 (part 2 of division 15 in the Streets and Highways Code, beginning with section 22500) (the 1972 Act).
- B.** Dino Kambas, a single man and Mike Mohrsaz, an unmarried man, as tenant in common (Landowner), is the sole owner of the territory described in Exhibit A. Landowner has applied for a subdivision map covering the territory, and one of the conditions of approval for the subdivision map requires Landowner to annex the territory to the district. To fulfill this condition, Landowner has presented a petition to the City requesting that the City commence proceedings for annexing the territory to the district in accordance with the 1972 Act
- C.** The City has installed, constructed, or acquired within the territory described in Exhibit A, or will subsequently install, construct, or acquire, the public improvements generally described in Exhibit B. The City will also maintain and service these improvements in the manner generally described in Exhibit B. To finance the cost of providing the maintenance, and service of improvements, and as requested by Landowner, the City Council proposes to annex to the district the territory described in Exhibit A.
- D.** By Resolution No. 2005-\_\_\_\_, and in response to Landowner's petition, the City Council (1) initiated proceedings to annex to the district the territory described in Exhibit A; (2) designated the Development Engineering and Finance Manager of the Development Services Department to be the Engineer for purposes of the annexing the territory to the district and levying an assessment to finance the maintenance, and service of improvements generally described in Exhibit B; (3) directed the Engineer to prepare and file with the City Clerk a map of the territory to be annexed, as required by Streets and Highways Code section 3110; and (4) directed the Engineer to prepare and file with the City Clerk the engineer's report required by section 4 in article XIID of the California Constitution and article 4 (commencing with Streets and Highways Code section 22565) in chapter 1 of the Streets and Highways Code.
- E.** As directed, the Engineer has prepared and filed with the City Clerk (1) a map entitled "Boundaries of Annexation No. 27 to the Neighborhood Landscaping District which shows the proposed boundaries of the territory to be annexed (the

Boundary Map); and (2) an engineer's report prepared in accordance with section 4 in article XIID of the California Constitution and article 4 (commencing with Streets and Highways Code section 22565) in chapter 1 of the Streets and Highways Code (the Engineer's Report). The City Clerk has presented the Boundary Map and the Engineer's Report to the City Council for consideration and the City Council has fully considered both the Boundary Map and the Engineer's Report.

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

- Section 1. The City Council finds and determines that the background statements A through E are true.
- Section 2. The City Council approves the Boundary Map, a copy of which is attached as Exhibit C, and directs the City Clerk to endorse on the Boundary Map a certificate evidencing the date and adoption of this resolution.
- Section 3. The City Council preliminarily approves the Engineer's Report.
- Section 4. Exhibits A, B, and C are part of this resolution.

**Table of Contents:**

- Exhibit A: Description of Territory to Be Annexed –1 Page
- Exhibit B: Description of maintenance – 1 Page
- Exhibit B-1: Map of Territory to Be Annexed –1 Page
- Exhibit C: Boundary map – 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:

Being parcel 1 of that certain certificate of compliance, recorded February 11, 1988 in book 880211, page 1707, official records.

RESOLUTION APPROVING THE BOUNDARY MAP

**EXHIBIT B**

**DESCRIPTION OF MAINTENANCE, AND SERVICE OF IMPROVEMENTS**

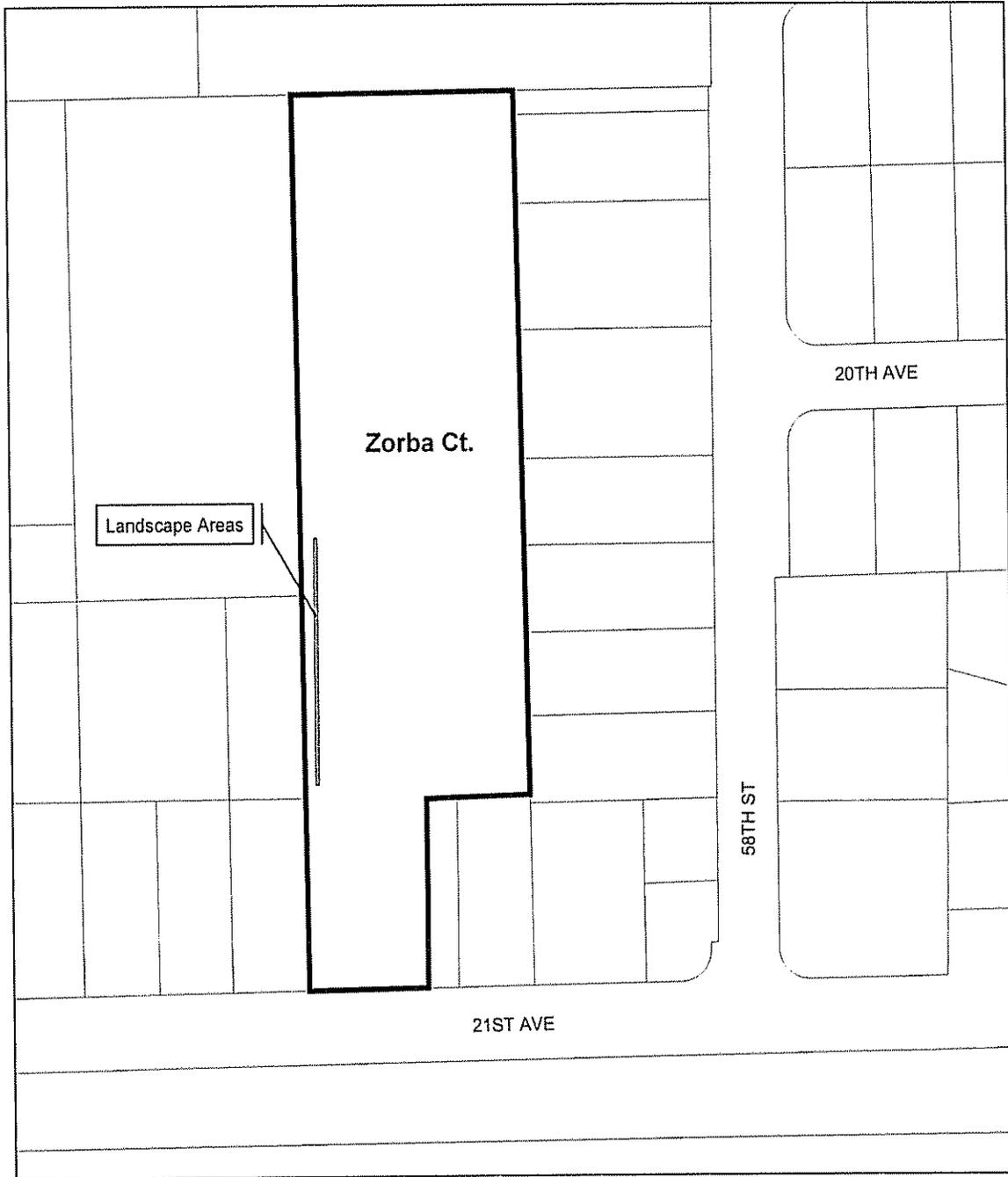
The Services to be provided within the area to be annexed to the District are described as follows:

Furnish all tools, equipment, apparatus, facilities, labor, material, supplies and utilities necessary or desirable to maintain and service the landscape improvements 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, 3<sup>rd</sup> Floor, Sacramento CA 95814.

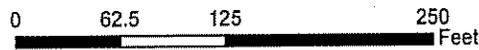
The improvements to be maintained generally consist of masonry walls, landscaping and irrigation systems for the landscape areas within or adjacent to the residential subdivision or subdivisions identified on Exhibit B-1. Maintenance of said improvements shall include, but not be limited to periodic mowing of grass, trimming of trees and shrubs, and fertilizing, together with the regular furnishing of water for irrigation of plant material, and the repair, maintenance and replacement of the irrigation system, planted materials, and amenities. Maintenance of masonry walls includes periodic repair, as may be required.

EXHIBIT B-1

Zorba Ct.



  
Development  
Services  
B Mueller  
25/04/05



	District Boundary
	Landscaping Location



# EXHIBIT C

**BOUNDARY MAP**  
ANNEXATION NO. 26 TO THE  
NEIGHBORHOOD LANDSCAPING DISTRICT  
CITY OF SACRAMENTO  
COUNTY OF SACRAMENTO, STATE OF CALIFORNIA  
SHEET 1 OF 1

ROSES ENGINEERING  
ENGINEERING, SURVEYING, PLANNING  
9122 ELK GROVE BLVD. ELK GROVE, CA 95624  
(916) 918-6868 FAX (916) 658-0020

**CLERK'S MAP FILING STATEMENT:**  
FILED BY THE CLERK OF THE CITY OF SACRAMENTO, COUNTY OF SACRAMENTO, STATE OF CALIFORNIA THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2005

CITY CLERK \_\_\_\_\_  
CITY OF SACRAMENTO, CALIFORNIA

**CLERK'S CERTIFICATE:**  
I HEREBY CERTIFY THAT THE MAP SHOWING THE BOUNDARIES OF ANNEXATION NO. 26 TO THE NEIGHBORHOOD LANDSCAPING DISTRICT, CITY OF SACRAMENTO, COUNTY OF SACRAMENTO, STATE OF CALIFORNIA, WAS APPROVED BY THE CITY COUNCIL OF THE CITY OF SACRAMENTO AT A MEETING HELD ON THE \_\_\_\_\_ DAY OF \_\_\_\_\_, 2005, BY IT'S RESOLUTION NO. \_\_\_\_\_

CITY CLERK \_\_\_\_\_  
CITY OF SACRAMENTO, CALIFORNIA

**COUNTY RECORDER'S STATEMENT**  
FILED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2005, AT THE HOUR OF \_\_\_\_\_ O'CLOCK \_\_\_\_\_ M. IN BOOK \_\_\_\_\_ OF MAPS OF ASSESSMENT AND COMMUNITY FACILITIES DISTRICTS AT PAGE \_\_\_\_\_ IN THE OFFICE OF THE COUNTY RECORDER OF THE COUNTY OF SACRAMENTO, STATE OF CALIFORNIA

COUNTY RECORDER \_\_\_\_\_  
OF THE COUNTY OF SACRAMENTO, CALIFORNIA

BY: \_\_\_\_\_ DEPUTY \_\_\_\_\_ DOCUMENT NO. \_\_\_\_\_

021-0291-060

WEST 23RD STREET  
WEST 21ST STREET  
21ST AVENUE

SCALE 1" = 80'

BOUNDARY LINE  
021-0291-060 COUNTY ASSESSOR'S PARCEL NUMBER

## **RESOLUTION NO.**

Adopted by the Sacramento City Council

### **INTENTION TO ANNEX TERRITORY; TO ORDER THE PROVISION OF MAINTENANCE, AND SERVICES OF IMPROVEMENTS WITHIN THE ANNEXED TERRITORY; AND TO LEVY AN ASSESSMENT WITHIN THE ANNEXED TERRITORY TO PAY FOR THE MAINTENANCE, AND SERVICE OF IMPROVEMENTS**

#### **BACKGROUND**

- A.** The City Council has previously formed the Neighborhood Landscaping District under the Landscaping and Lighting Act of 1972 (part 2 of division 15 in the Streets and Highways Code, beginning with section 22500) (the 1972 Act).
- B.** Dino Kambas, a single man and Mike Mohrsaz, an unmarried man, as tenant in common (Landowner), is the sole owner of the territory described in Exhibit A. Landowner has applied for a subdivision map covering the territory, and one of the conditions of approval for the subdivision map requires Landowner to annex the territory to the district. To fulfill this condition, Landowner has presented a petition to the City requesting that the City commence proceedings for annexing the territory to the district in accordance with the 1972 Act.
- C.** The City has installed, constructed, or acquired within the territory described in Exhibit A, or will subsequently install, construct, or acquire, the public improvements generally described in Exhibit B. The City will also maintain and service these improvements in the manner generally described in Exhibit B. To finance the cost of providing the maintenance, and service of improvements, and as requested by Landowner, the City Council proposes to annex to the district the territory described in Exhibit A.
- D.** By Resolution No. 2005-\_\_\_\_\_, and in response to Landowner's petition, the City Council (1) initiated proceedings to annex to the district the territory described in Exhibit A; (2) designated the Development Engineering and Finance Manager of the Development Services Department to be the Engineer for purposes of the annexing the territory to the district and levying an assessment to finance the maintenance, and service of improvements generally described in Exhibit B; (3) directed the Engineer to prepare and file with the City Clerk a map of the territory to be annexed, as required by Streets and Highways Code section 3110; and (4) directed the Engineer to prepare and file with the City Clerk the engineer's report required by section 4 in article XIID of the California Constitution and article 4 (commencing with Streets and Highways Code section 22565) in chapter 1 of the Streets and Highways Code.

- E. As directed, the Engineer has prepared and filed with the City Clerk (1) a map entitled "Boundaries of Annexation No. 27 to the Neighborhood Landscaping District which shows the proposed boundaries of the territory to be annexed (the Boundary Map); and (2) an engineer's report prepared in accordance with section 4 in article XIID of the California Constitution and article 4 (commencing with Streets and Highways Code section 22565) in chapter 1 of the Streets and Highways Code (the Engineer's Report). The City Clerk presented the Boundary Map and the Engineer's Report to the City Council for consideration, and, after considering them, the City Council approved the Boundary Map and preliminarily approved the Engineer's Report by Resolution No. 2005-\_\_\_\_\_.
- F. The City Council finds and determines that providing the maintenance, and service of improvements within the boundaries of the annexed territory, as shown on the Boundary Map filed with the City Clerk, is necessary, convenient, and desirable.

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

- Section 1. The City Council finds and determines that the background statements A through F are true.
- Section 2. The City Council declares (a) that it intends to annex the territory described in Exhibit A in accordance with the 1972 Act; (b) that the boundaries of the annexed territory are described in section 3 below; (c) that the maintenance, and service of improvements to be provided are generally described in Exhibit B; (d) that all real property within the annexed territory will be specially benefited by the maintenance, and service of improvements unless the City Council finds and determines otherwise at the public hearing; and (e) that the City Council intends to pay for the maintenance, and service of improvements by levying annual assessments, in accordance with chapter 3.44 of the Sacramento City Code, the 1972 Act, and article XIID of the California Constitution, on all assessable lots and parcels within the annexed territory that are specially benefited by the maintenance, and service of improvements.
- Section 3. Annexation No. 27 to the Neighborhood Landscaping District includes all territory within the exterior boundaries shown on the Boundary Map that (a) was approved by Resolution No. 2005-\_\_\_\_\_; (b) is entitled "Boundaries of Annexation No. 27 to the Neighborhood Landscaping District and (c) is on file in the City Clerk's office. This map will govern for all details as to the extent of Annexation No. 27 to the Neighborhood Landscaping District
- Section 4. The Engineer's Report on file in the City Clerk's office contains (a) a full and detailed description of the maintenance, and service of improvements, including estimated costs; (b) the diagram for Annexation No. 27 to the Neighborhood Landscaping District; and (c) the proposed assessments upon assessable lots and parcels within the territory to be annexed.

Section 5. The annual assessment described in the Engineer's Report may be increased for inflation. The amount of the increase may not exceed 3% a year and will be computed using the prior-year annual average of the Consumer Price Index for the San Francisco-Oakland-San Jose area (All Urban Consumers) or a substitute index of a similar nature should that index be discontinued.

Section 6. A public hearing on the Engineer's Report and the proposed assessment on assessable lots and parcels within Annexation No. 27 to the Neighborhood Landscaping District will take place at—

**2:00 p.m. on Tuesday, October 11, 2005, at the City Council's regular meeting place, the Council Chambers in the City Hall, 915 "I" Street, Sacramento, California.**

Section 7. The City Clerk is directed to mail notice of the date, time, and place of the public hearing in accordance with the 1972 Act and chapter 3.44 of the Sacramento City Code to all owners of real property located within the territory to be annexed. Each notice must also describe the assessment-ballot procedure required by article XIID of the California Constitution and include an assessment ballot. Mailing of the notices and ballots must be done in the time, form, and manner provided by law. Upon the completion of the mailing, the City Clerk is directed to file with the City Council an affidavit setting forth the time and manner of compliance with the legal requirements for mailing. The notice and assessment ballots must be in the forms set forth in Exhibit C.

Section 8. At the hearing, the City Council will (a) hear all protests against the proposed assessment from record owners of real property within the territory to be annexed; and (b) accept testimony from all interested persons, whether or not they own real property within the territory to be annexed. At the conclusion of the hearing, the City Clerk will tabulate the assessment ballots submitted and not withdrawn, weighting the ballots according to the proportional financial obligations of the affected properties. The assessment will not be imposed if the ballots submitted in opposition to the assessment exceed the ballots submitted in favor of it.

Section 9. Ron Wicky of the City's Development Services Department is designated to answer inquiries regarding the protest proceedings provided for above. His address is 915 "I" Street, 3<sup>rd</sup> Floor, Sacramento, California 95814. His telephone number is (916) 808-5628.

Section 10. Exhibits A, B, and C are part of this resolution.

Exhibit A: Description of Territory to Be Annexed –1 Page

Exhibit B: Description of maintenance – 1 Page

Exhibit B-1: Map of Territory to Be Annexed –1 Page

Exhibit C: Forms, Hearing Notice and Assessment Ballot – 9 Pages

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Exhibit B: Description of Maintenance – 1 Page

Exhibit B-1: Map of Territory to Be Annexed –1 Page

Exhibit C: Forms, Hearing Notice and Assessment Ballot – 9 Pages

RESOLUTION OF INTENTION

**EXHIBIT B**

**DESCRIPTION OF MAINTENANCE, AND SERVICE OF IMPROVEMENTS**

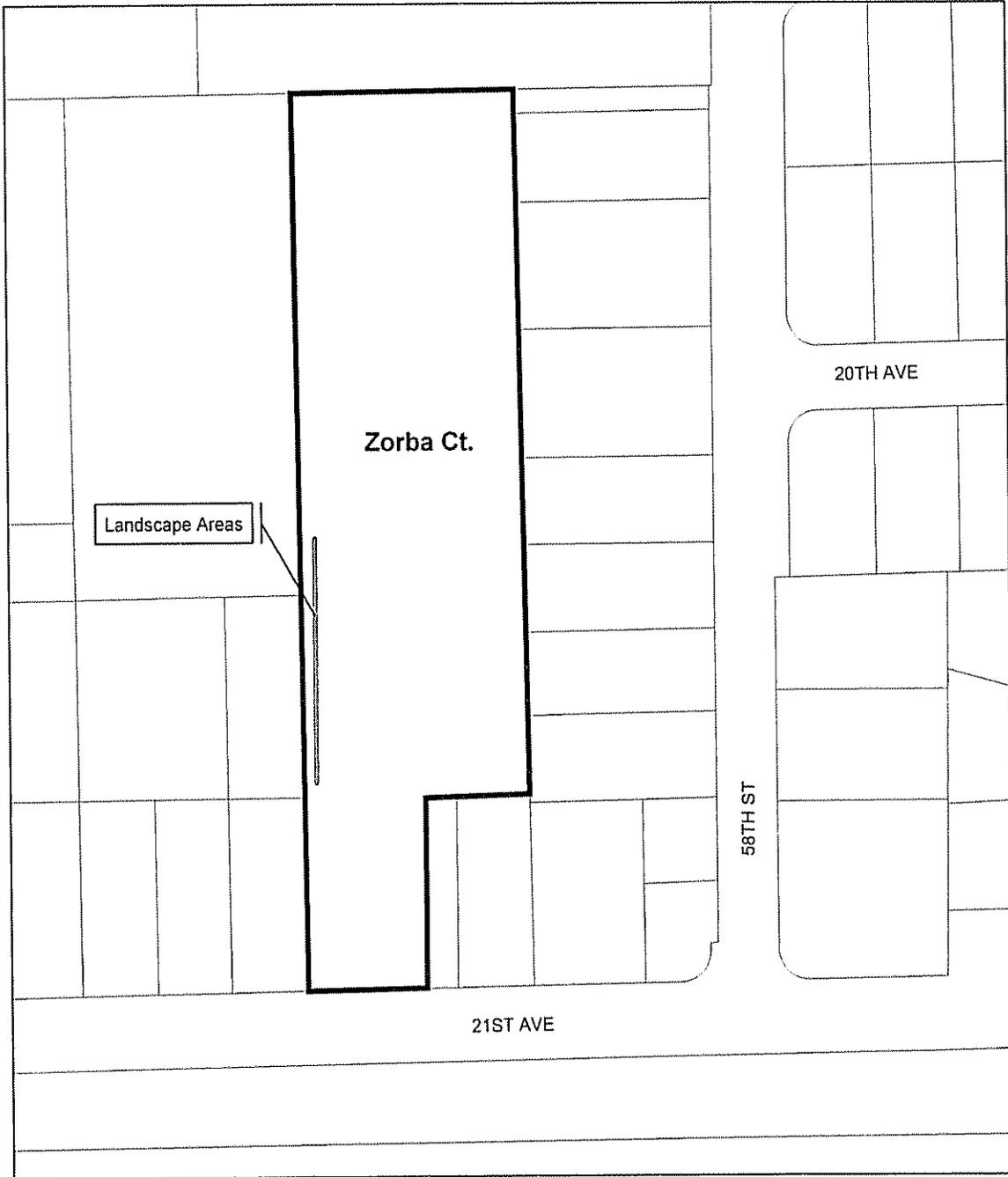
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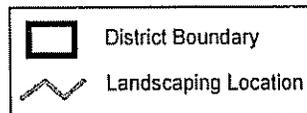
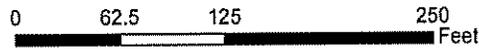
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**EXHIBIT B-1**

Zorba Ct.



  
Development  
Services  
City of Denver  
B Mueller  
25/04/05



**EXHIBIT C****ANNEXATION NO. 27 TO THE NEIGHBORHOOD LANDSCAPING DISTRICT**

**Notice to Owners of Property within the Zorba Court Subdivision of a Public Hearing on a Proposed Assessment to pay for Maintaining, and Servicing Public Improvements. Summary of Procedures for Completing, Returning, and Tabulating Ballots for and against the Assessment.**

**BACKGROUND**

On August 23, 2005, the City Council of the City of Sacramento adopted Resolution No. 2005-\_\_\_\_ (the Resolution of Intention) declaring its intention, under the Landscaping and Lighting Act of 1972 (the 1972 Act), to annex the Zorba Court to an existing assessment district formally named the Neighborhood Landscaping District. The general location and boundaries of the territory to be annexed are shown in Attachment A to this notice. Among other things, the Resolution of Intention—

- designated the territory proposed for annexation to the assessment district as "Annexation No. 27 to the Neighborhood Landscaping District";
- declared the City Council's intention to order that the maintenance, and service of improvements described in Attachment B to this notice be provided; and
- referred to the engineer's report prepared by the Development Engineering and Finance Manager of the Development Services Department and filed with the City Clerk for detailed information on a proposed annual assessment on property within the annexed territory to pay for the maintenance, and service of improvements (the Development Engineering and Finance Manager of the Development Services Department was previously designated as the Engineer for purposes of annexing the territory to the district and levying the assessment).

Any interested person may review the Resolution of Intention, the Engineer's Report, and other materials pertinent to the proposed assessment at the City Clerk's office, 915 "I" Street, Historic Building, Sacramento, California.

**DATE, TIME, AND PLACE OF PUBLIC HEARING**

**At 2:00 p.m. on October 11, 2005, the City Council will hold a public hearing on the proposed assessment at the City Council's regular meeting place: City Council Chambers, 1st Floor, 915 "I" Street, Sacramento, California.**

At the public hearing, the City Council will hear all protests against the proposed assessment from record owners of property within the territory to be annexed. The City Council will also accept testimony from all interested persons, whether or not they own property within the territory to be annexed.

### THE ASSESSMENT

The proposed assessment will be charged annually to the annexed territory so long as the improvements described in Attachment B require the maintenance and service described in Attachment B. The total amount of the proposed assessment to be charged to the district during fiscal year 2006/2007 will be **\$2,250.00**.

**According to the official records of Sacramento County, you own the real property identified by Assessor's Parcel Number in Attachment C to this notice. Attachment C also shows the amount the City Council proposes to assess against your property during fiscal year 2006/2007.**

In subsequent years, the assessment amounts shown above may be **increased for inflation at a rate not to exceed 3% a year**. Attachment D to this notice describes the basis on which the amount of the proposed assessment was calculated.

### BALLOTS

As required by the California Constitution (article XIID, section 4), an assessment ballot has been enclosed with this notice, along with a self-addressed envelope for returning the ballot to the City Clerk. The owner or owners of any parcel within the annexed territory may use this ballot to express support for or opposition to the proposed assessment. The ballot must be returned by mail to the City Clerk's office (which may be done using the enclosed envelope *but requires the user to provide the required postage*), by personal delivery to the City Clerk's office, or by personal delivery at the public hearing. To be valid, the ballot must be received before the close of the public hearing. The address of the City Clerk's office is 915 "I" Street, Historic Building, Sacramento, California 95814.

Following the close of the public hearing, the City Clerk will open and tabulate all ballots that have been timely received and not rejected. Ballots will be rejected if they are not properly signed, were not timely received at the proper location, or are otherwise defective. The City Clerk will weight the ballots according to the proportional financial obligation of each affected parcel (using the maximum possible assessment for fiscal-year 2006-2007), and the results will be announced. The assessment will be imposed only if the total dollar amount submitted in favor or the assessment exceeds the total dollar amount submitted against it. The City Council may postpone the announcing of results if the City Clerk needs additional time to confirm that a ballot has been properly signed by an owner or an owner's authorized representative.



Annexation No. 27 to the Neighborhood Landscaping District: Notice of Hearing

ATTACHMENT A



  
Development  
SERVICES  
B Mueller  
25/04/05

0 62.5 125 250 Feet

	District Boundary
	Landscaping Location



Annexation No. 27 to the Neighborhood Landscaping  
District: Notice of Hearing

**ATTACHMENT B**

**DESCRIPTION OF MAINTENANCE, AND SERVICE OF IMPROVEMENTS**

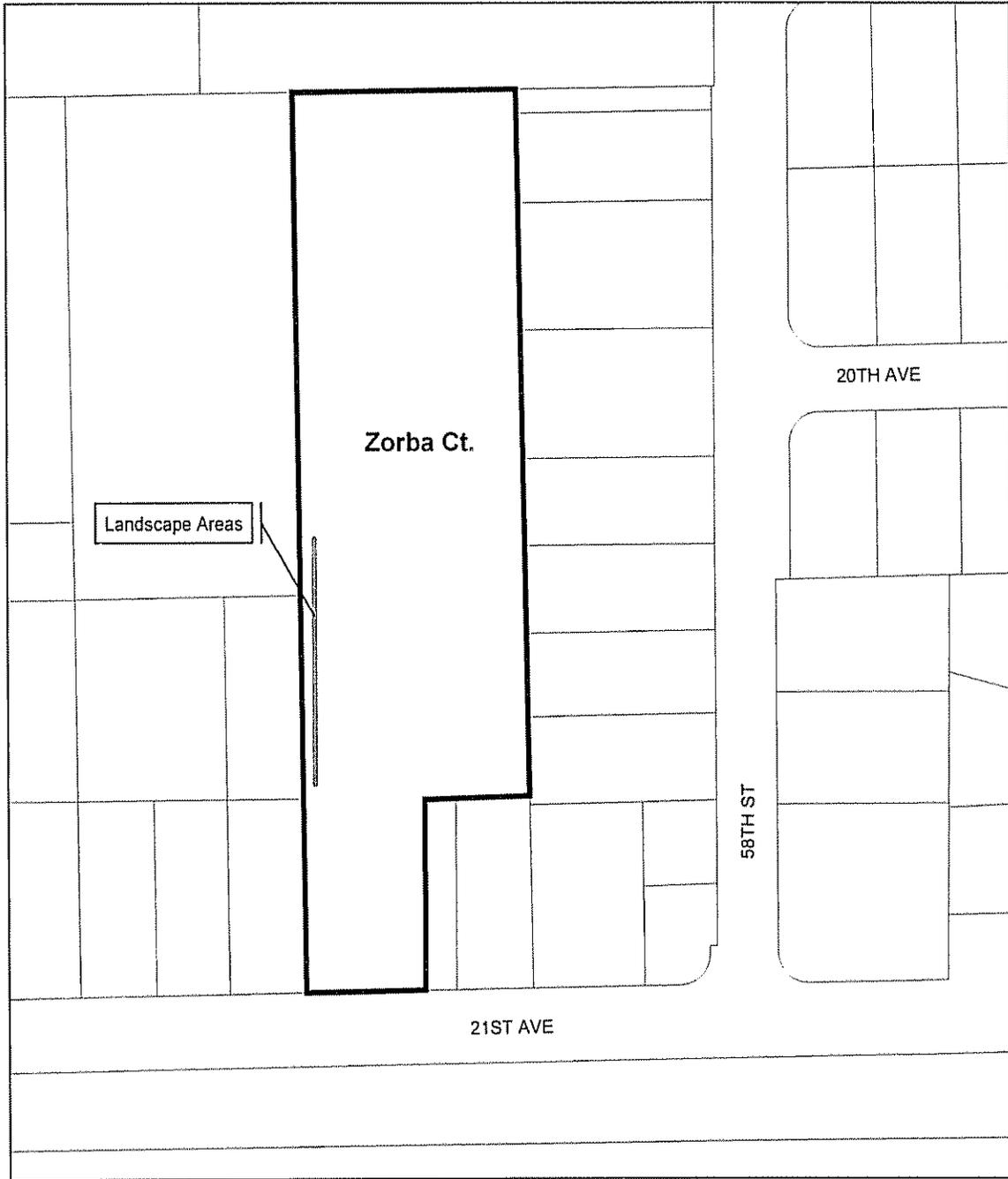
The Services to be provided within the area to be annexed to the District are described as follows:

Furnish all tools, equipment, apparatus, facilities, labor, material, supplies and utilities necessary or desirable to maintain and service the landscape improvements as shown on Attachment 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, 3<sup>rd</sup> Floor, Sacramento CA 95814.

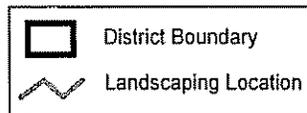
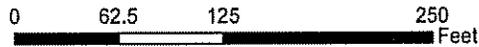
The improvements to be maintained generally consist of masonry walls, landscaping and irrigation systems for the landscape areas within or adjacent to the residential subdivision or subdivisions identified on Attachment B-1. Maintenance of said improvements shall include, but not be limited to periodic mowing of grass, trimming of trees and shrubs, and fertilizing, together with the regular furnishing of water for irrigation of plant material, and the repair, maintenance and replacement of the irrigation system, planted materials, and amenities. Maintenance of masonry walls includes periodic repair, as may be required.

ATTACHMENT B-1

Zorba Ct.



 Development  
Services  
B Mueller  
25/04/05



ANNEXATION NO. 27 TO THE NEIGHBORHOOD LANDSCAPING  
DISTRICT: NOTICE OF HEARING

**ATTACHMENT C**

**ASSESSOR'S PARCEL NUMBER:** \_\_\_\_\_

**AMOUNT OF ASSESSMENT: \$** \_\_\_\_\_

ANNEXATION NO. 27 TO THE NEIGHBORHOOD LANDSCAPING DISTRICT: NOTICE OF  
HEARING

**ATTACHMENT D**

**ASSESSMENT METHODOLOGY**

The following briefly describes the proposed method of spreading assessments for Annexation No. 27 to the Neighborhood Landscaping District. The costs incurred by this district will be assessed to each parcel in the district, with the assessment reflecting the proportionate special benefit received from the maintenance provided. This will be done using the following methodology.

1. The cost of maintenance for landscaping, irrigation systems and masonry wall and the cost for contract maintenance and any annexation documents (only if annexed that year) will be spread equally to each residential unit (lot) within their respective subdivision.
2. The cost of all incidental expenses including preparation of the Engineer's Report, district administration and annual billing expenses will be spread equally to each residential unit within the district.

ANNEXATION NO. 27 TO THE NEIGHBORHOOD LANDSCAPING DISTRICT: NOTICE OF HEARING

**ASSESSMENT BALLOT**

This ballot is for the use of the property owner of the parcel identified below by assessment-parcel number. The parcel is located within the proposed Annexation No. 27 to City of Sacramento Neighborhood Landscaping District. Please advise the City Clerk as soon as possible at (916) 808-5426 if the name set forth below is incorrect.

This ballot may be used to express either support for or opposition to the proposed assessment in the Annexation No. 27. The assessment is described in an Engineer's Report dated \_\_\_\_\_, 2005, which is on file with the City Clerk and available for inspection at her office. To be counted, this ballot must be signed below by an owner of the identified parcel or, if the owner is not an individual, by an authorized representative of the owner. The ballot must then be returned to the City Clerk at the Sacramento Historic City Hall, City of Sacramento, 915 "I" Street, Sacramento, California 95814, either by mail or in person.

**Delivery by Mail:** Seal the ballot in the envelope provided, affix first-class postage, and place in the mail by Wednesday, October 5, 2005. Mailing later than this time creates a risk that the ballot may not be received in time to be counted.

**Personal Delivery:** Deliver to the City Clerk before 1:00 p.m. on October 11, 2005, at the City Clerk's office, Sacramento Historic City Hall, City of Sacramento, 915 "I" Street, Sacramento, California. Or deliver to the City Clerk at the public hearing beginning at 2:00 p.m. on October 11, 2005, at the City Council Chambers, Sacramento City Hall, 1st Floor, 915 "I" Street, Sacramento, California.

THIS BALLOT MUST BE *RECEIVED* BY THE CITY CLERK BEFORE THE CLOSE OF THE PUBLIC HEARING TO BE COUNTED.

TO CAST THIS BALLOT, RETURN EITHER THIS ENTIRE PAGE  
OR THE PORTION BELOW THIS LINE

-----  
**BALLOT**

AN "X" OR OTHER MARK WILL CAST YOUR VOTE IN THE SPACE PROVIDED

Assessment Number: \_\_\_\_\_

Assessor Parcel Number(s): \_\_\_\_\_

Owner Name(s): \_\_\_\_\_

Votes Cast (Assessment Amount): \$ \_\_\_\_\_

\_\_\_\_\_ Yes, I approve of the proposed assessment amount on the parcel identified in this ballot.

\_\_\_\_\_ No, I do not approve of the proposed assessment on this parcel.

Owner Signature \_\_\_\_\_ Date: \_\_\_\_\_, 2005