RESOLUTION NO. 89-273

RESOLUTION STATING THE INTENT TO FORM AND ORDERING THE FORMATION OF A DISTRICT TO LEVY AND COLLECT ASSESSMENTS FOR MAINTENANCE AND INSTALLATION OF CERTAIN IMPROVEMENTS PURSUANT TO THE LANDSCAPING AND LIGHTING ACT OF 1972 AND TO BE KNOWN AS THE "NORTHWEST ROSEVILLE SPECIFIC PLAN LANDSCAPING AND LIGHTING DISTRICT" AND WAIVING THE REQUIREMENTS FOR NOTICE, HEARING AND AN ENGINEER'S REPORT

WHEREAS, Elliott Homes, Inc., an Arizona corporation, Sammis Roseville Associates, a California general partnership, and M.J. Brock & Sons, Inc., a Delaware corporation, pursuant to the authority of Sections 65864 through 65869.5 of the Government Code, each entered into certain development agreements with the City of Roseville dated October 6, 1989 (Sammis Roseville Associates and Elliott Homes, Inc.) and August 16, 1989 (M.J. Brock & Sons, Inc.), (collectively, "the Development Agreements") for the development of property within the Northwest Roseville Specific Plan Area; and

WHEREAS, Section 3(B)(3) of the Development Agreements requires the formation of a Landscaping and Lighting District pursuant to the Landscaping and Lighting Act of 1972, (California Streets and Highways Code section 22500 et seq., "the Act"), for the maintenance and installation of certain improvements; and

WHEREAS, pursuant to Section 22608.1 of the Act, all owners of the real property proposed for inclusion in the District consented to the formation of a Landscape and Lighting District to finance the maintenance and installation obligations described in Section 3(B)(3) of the Development Agreements; without notice, hearing or engineer's report; and

WHEREAS, it is in the interest of the City to form such a Landscape and Lighting District; and

WHEREAS, the real property to be included in the Landscape and Lighting District will be benefited by such formation and the installation and maintenance of the improvements thereunder;

NOW, THEREFORE, THE COUNCIL OF THE CITY OF ROSEVILLE DOES HEREBY RESOLVE AS FOLLOWS:

Section 1. The City Council hereby declares its intent to order the formation of a Landscape and Lighting District within the Northwest Roseville Specific Plan Area, as shown on the boundary map attached hereto as Exhibit "A" and incorporated herein by reference, to levy and collect assessments pursuant to the Act. The properties within the Landscape and Lighting District are more particularly described in Exhibit "B" attached hereto and incorporated herein by reference.

Section 2. The Landscape and Lighting District shall be known and is hereby designated as the "Northwest Roseville Specific Plan Landscaping and Lighting District" ("the District").

Section 3. The purpose of the District is to levy and collect annual assessments for: the maintenance of landscaped street medians and landscape corridors adjacent to property within the District (including without limitation, plantings, sound walls and project identification signs); the maintenance of the vernal pool preserves identified in the Northwest Roseville Specific Plan; the installation and maintenance of bike trails within the Northwest Roseville Specific Plan Area; and the installation of park improvements or the payment of debt service related to the installation of bike trails and/or park improvements within the Northwest Roseville Specific Plan Area. These improvements are more particularly described in Exhibit "C" attached hereto and incorporated herein by reference. Exhibit "C" also described the method of spread for the proposed assessments.

Section 4. Pursuant to Section 22608.1 of the Act, the City Council hereby orders the properties described above formed into a Landscaping and Lighting District to be known as the "Northwest Roseville Specific Plan Landscaping and Lighting District"; without notice, hearing, or the filing of an engineer's report. The District shall install and maintain the improvements described above. The District shall include all of the properties shown and more particularly described on Exhibits "A" and "B" attached hereto.

PASSED AND ADOPTED this 6th day of December, 19 89, by the following roll call vote:

AYES COUNCILMEMBERS: Bill Santucci, Harry Crabb, Jr., John Byouk
Mel Hamel, Pauline Roccucci

NOES COUNCILMEMBERS: None

ABSENT COUNCILMEMBERS: None

Pauline Roccucci
MAYOR

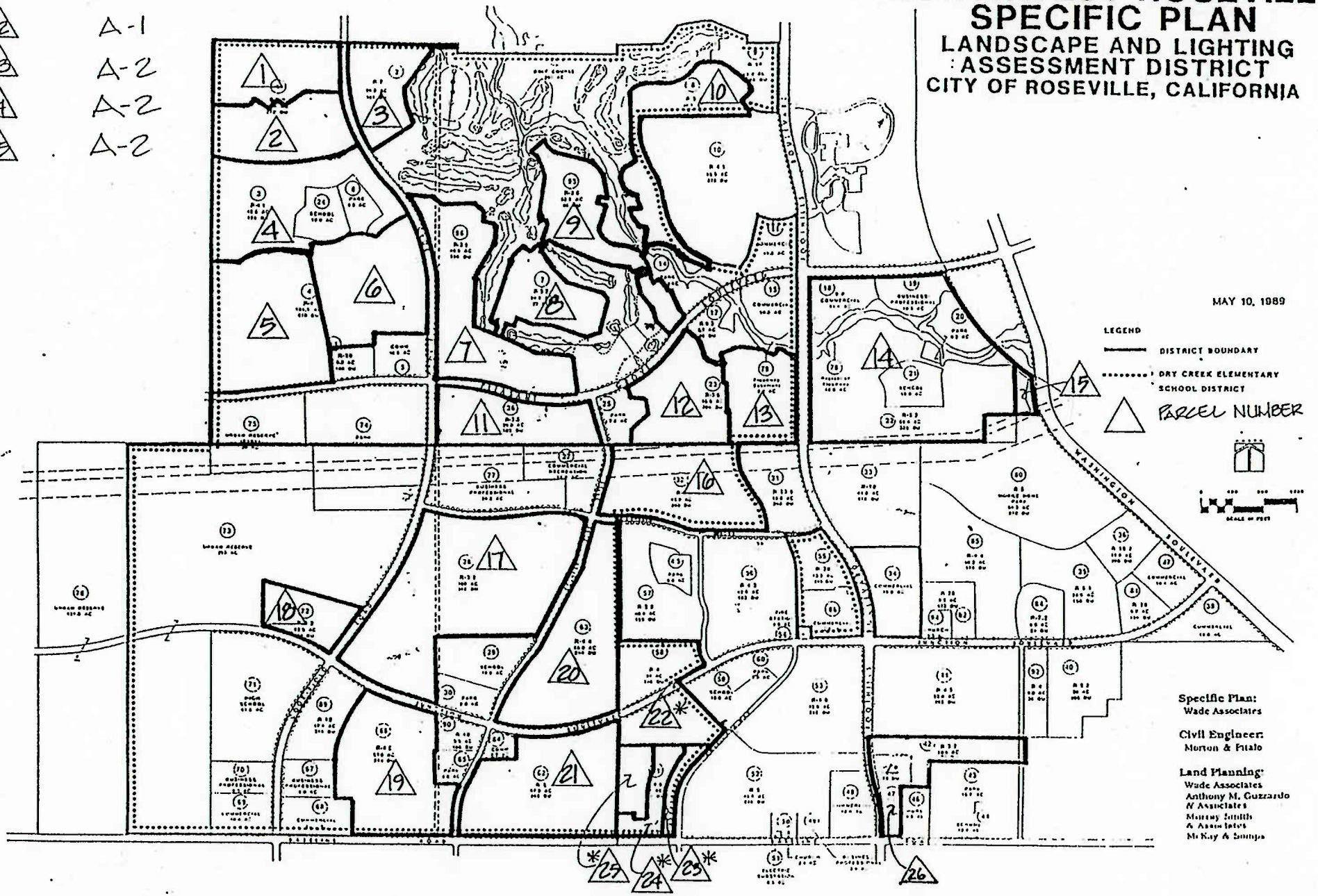
ATTEST:

Helen Florance
City Clerk

EXHIBIT "A"
BOUNDARY MAP OF NORTHWEST ROSEVILLE SPECIFIC PLAN
LANDSCAPE AND LIGHTING ASSESSMENT DISTRICT
CITY OF ROSEVILLE, CALIFORNIA

* KEY

PARCEL #	SEE EXHIBIT
22	A-1
23	A-2
24	A-2
25	A-2



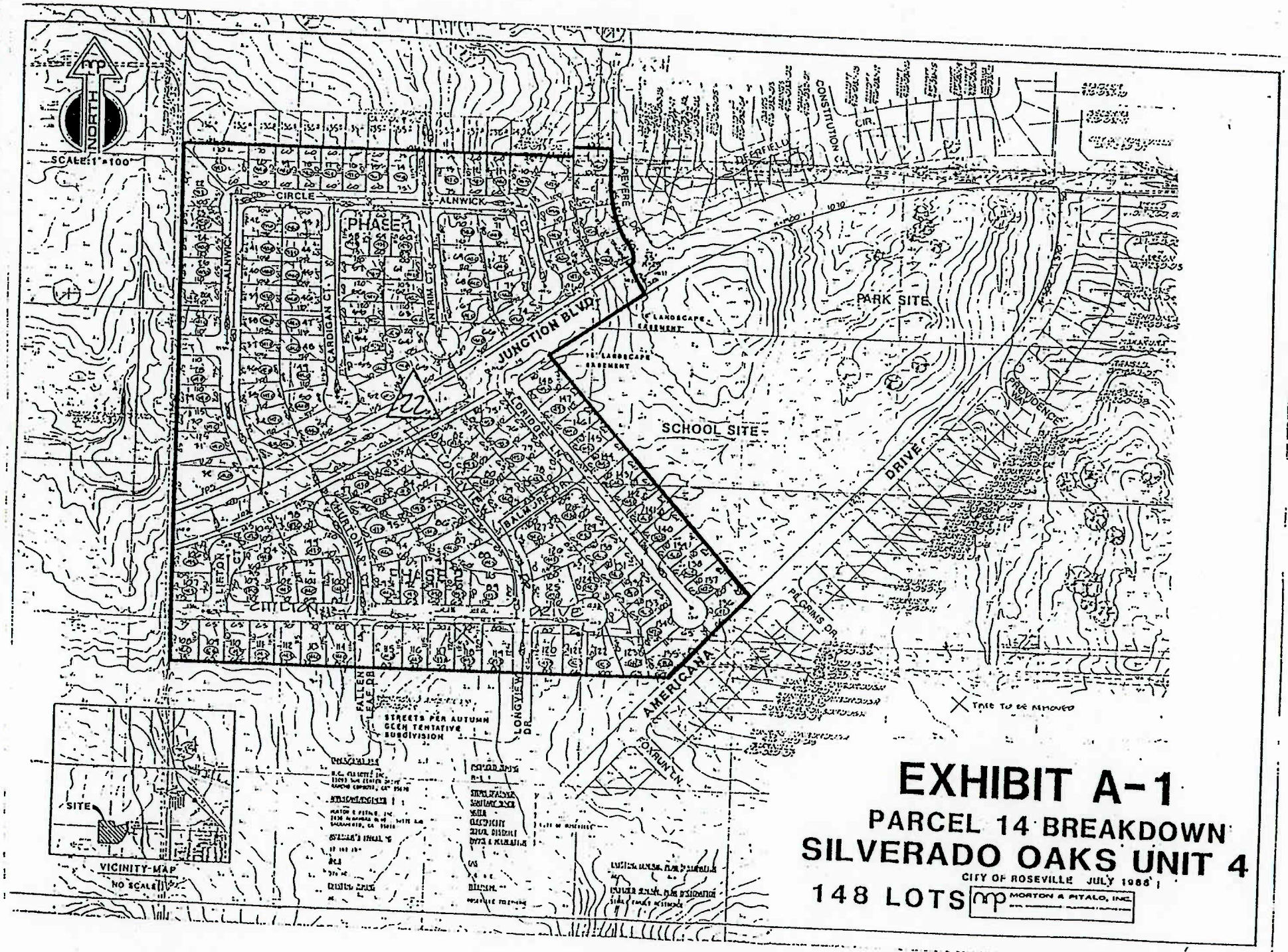


EXHIBIT A-1

PARCEL 14 BREAKDOWN

SILVERADO OAKS UNIT 4

CITY OF ROSEVILLE JULY 1988

148 LOTS

MORTON & PITALO, INC.

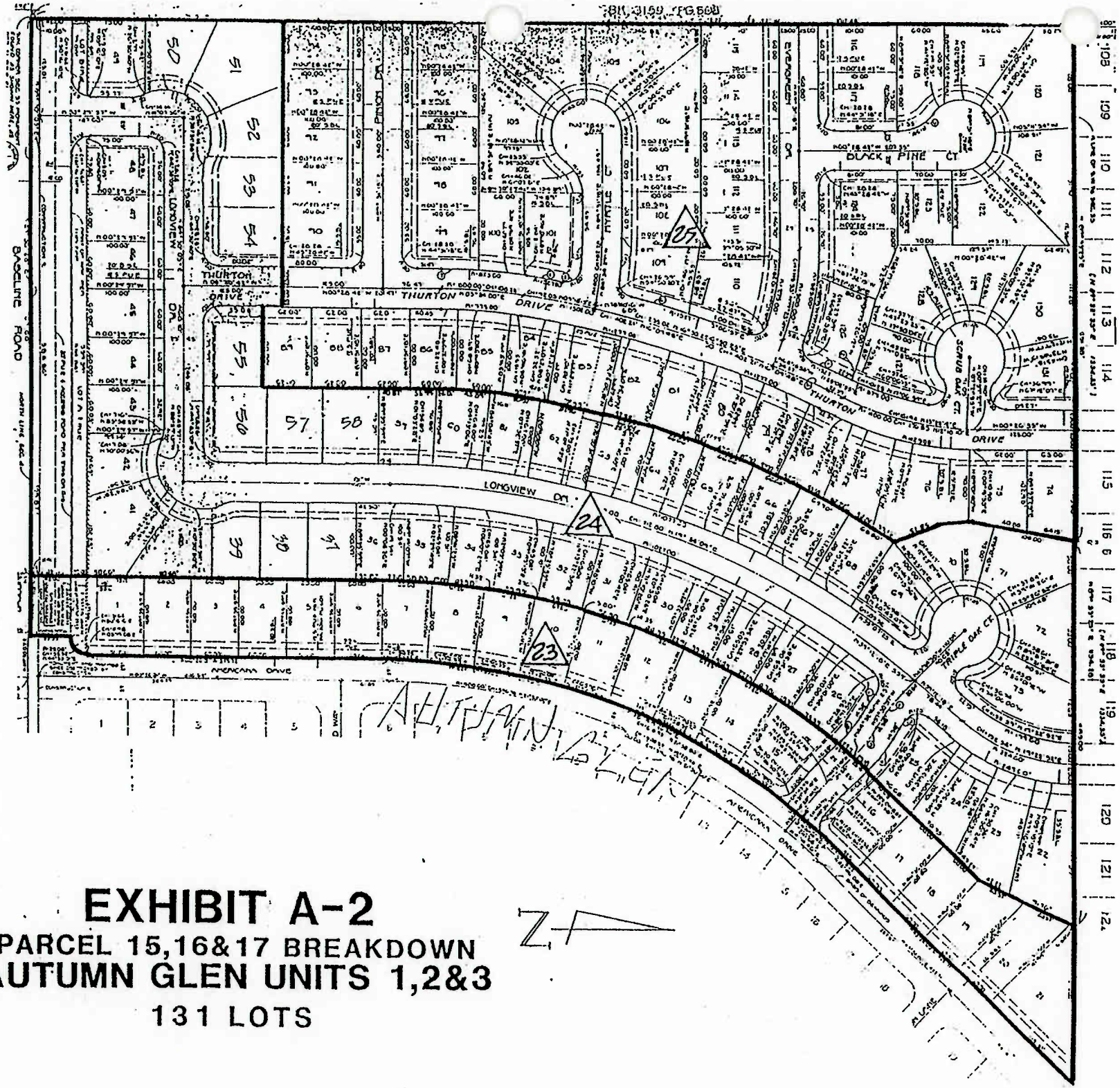


EXHIBIT A-2

PARCEL 15,16&17 BREAKDOWN

AUTUMN GLEN UNITS 1,2&3

131 LOTS

PROPERTY DESCRIPTION

PARCEL	ASSESSOR'S PARCEL NUMBER	DESCRIPTION
1	17-230-08 (Portion)	Lot 1B as shown and so designated on the Plat of Northwest Roseville Specific Plan Unit No. 2 filed in Book Q of Maps, Page 56, Placer County Records.
2	17-230-08 (Portion)	Lot 1A as shown and so designated on the Plat of Northwest Roseville Specific Plan Unit No. 2 filed in Book Q of Maps, Page 56, Placer County Records.
3	17-230-08 (Portion)	Lot 2 as shown and so designated on the Plat of Northwest Roseville Specific Plan Unit No. 2 filed in Book Q of Maps, Page 56, Placer County Records.
4	17-230-08 (Portion)	Lot 3 as shown and so designated on the Plat of Northwest Roseville Specific Plan Unit No. 2 filed in Book Q of Maps, Page 56, Placer County Records.
5	17-230-08 (Portion)	Lot 4B as shown and so designated on the Plat of Northwest Roseville Specific Plan Unit No. 2 filed in Book Q of Maps, Page 56, Placer County Records.
6	17-230-08 (Portion)	Lot 4A as shown and so designated on the Plat of Northwest Roseville Specific Plan Unit No. 2 filed in Book Q of Maps, Page 56, Placer County Records.
7	17-230-08 (Portion)	Lot 96 as shown and so designated on the Plat of Northwest Roseville Specific Plan Unit No. 2 filed in Book Q of Maps, Page 56, Placer County Records.
8	17-230-08 (Portion)	Lot 7 as shown and so designated on the Plat of Northwest Roseville Specific Plan Unit No. 2 filed in Book Q of Maps, Page 56, Placer County Records.
9	17-230-08 (Portion)	Lot 95 as shown and so designated on the Plat of Northwest Roseville Specific Plan Unit No. 2 filed in Book Q of Maps, Page 56, Placer County Records.
10	17-230-23 (Portion)	Parcel 1 as shown and so designated on that certain Parcel Map filed in Book 25 of Parcel Maps, Page 13, Placer County Records.

EXHIBIT "B"
PROPERTY DESCRIPTION

PARCEL	ASSESSOR'S PARCEL NUMBER	DESCRIPTION
11	17-230-08 (Portion)	Lot 26 as shown and so designated on the Plat of Northwest Roseville Specific Plan Unit No. 2 filed in Book O of Maps, Page 56, Placer County Records.
12	17-230-08 (Portion)	Lot 23A as shown and so designated on the Plat of Northwest Roseville Specific Plan Unit No. 2 filed in Book O of Maps, Page 56, Placer County Records.
13	17-230-08 (Portion)	Lot 23B as shown and so designated on the Plat of Northwest Roseville Specific Plan Unit No. 2 filed in Book O of Maps, Page 56, Placer County Records.
14	17-161-03	A portion of Section 28, Township 11 North, Range 6 East, M.D.M., described as follows: BEGINNING at the Southwesterly corner of Parcel 1 as said parcel is shown and so designated on that certain Parcel Map filed in Book 19 of Parcel Maps, Page 23, Placer County Records, said point of beginning being on the East line of Foothills Boulevard; thence, from said point of beginning, along the Southerly line of said Parcel 1, North 89°27'10" East 1681.03 feet to a point on the Southwesterly line of the Southern Pacific Railroad right-of-way; thence, along said Southwesterly line the following two (2) courses: (1) Southeasterly along the arc of a non-tangent curve to the left, concave to the Northeast, having a radius of 3746.61 feet and being subtended by a chord bearing South 41°37'52" East 1690.95 feet; and (2) Southerly along the arc of a tangent curve to the left, concave to the Northeast, having a radius of 1260.00 feet and being subtended by a chord bearing South 14°37'37" East 223.98 feet to the Northeasterly corner of Parcel A of Parcel Map filed in Book 8 of Parcel Maps, Page 24, Placer County Records; thence, along the Northerly and Westerly lines of said Parcel A the following two (2) courses: (1) South 89°27'10" West 716.13 feet; and (2) South 02°57'50" East 344.80 feet to a point on the South line of said Section 28; thence, along said South line, South 89°27'10" West 2380.02 feet to a point on the West line of said Foothills Boulevard; thence, along said West line, North 00°27'45" West 2250.00 feet to the point of beginning. EXCEPTING THEREFROM that portion lying Easterly of the Easterly line of said Section 28.

PARCEL	ASSESSOR'S PARCEL NUMBER	DESCRIPTION
15	15-020-08	A portion of Section 27, Township 11 North, Range 6 East, M.D.M., described as follows: BEGINNING at the Southwesterly corner of Parcel 1 as said parcel is shown and so designated on that certain Parcel Map filed in Book 19 of Parcel Maps, Page 23, Placer County Records, said point of beginning being on the East line of Foothills Boulevard; thence, from said point of beginning, along the Southerly line of said Parcel 1, North 89°27'10" East 1681.03 feet to a point on the Southwesterly line of the Southern Pacific Railroad right-of-way; thence, along said Southwesterly line the following two (2) courses: (1) Southeasterly along the arc of a non-tangent curve to the left, concave to the Northeast, having a radius of 3746.61 feet and being subtended by a chord bearing South 41°37'52" East 1690.95 feet; and (2) South 54°40'23" East 231.51 feet to a point on the West line of Washington Boulevard, formerly called State Highway 65; thence, along said West line the following two (2) courses: (1) South 09°31'40" East 281.49 feet; (2) Southerly along the arc of a tangent curve to the left, concave to the Northeast, having a radius of 1260.00 feet and being subtended by a chord bearing South 14°37'37" East 223.98 feet to the Northeasterly corner of Parcel A of Parcel Map filed in Book 8 of Parcel Maps, Page 24, Placer County Records; thence, along the Northerly and Westerly lines of said Parcel A the following two (2) courses: (1) South 89°27'10" West 716.13 feet; and (2) South 02°57'50" East 344.80 feet to a point on the South line of said Section 28; thence, along said South line, South 89°27'10" West 2380.02 feet to a point on the West line of said Foothills Boulevard; thence, along said West line, North 00°27'45" West 2250.00 feet to the point of beginning. EXCEPTING THEREFROM that portion lying Westerly of the Westerly line of said Section 27.

EXHIBIT "B"
PROPERTY DESCRIPTION

PARCEL	ASSESSOR'S PARCEL NUMBER	DESCRIPTION
16	17-290-14 17-161-32 (Portion)	Lot 32 as shown and so designated on the Plat of Northwest Roseville Unit No. 1 filed in Book Q of Maps, Page 54, Placer County Records.
17	17-161-29, 30, 31, 32 (Portions)	Lot 28 as shown and so designated on the Plat of Northwest Roseville Unit No. 1 filed in Book Q of Maps, Page 54, Placer County Records.
18	17-161-28, 29, 32 (Portions)	Lot 72 as shown and so designated on the Plat of Northwest Roseville Unit No. 1 filed in Book Q of Maps, Page 54, Placer County Records.
19	17-161-29, 30 (Portions)	Lot 66 as shown and so designated on the Plat of Northwest Roseville Unit No. 1 filed in Book Q of Maps, Page 54, Placer County Records.
20	17-161-30, 31, 32 (Portions)	Lot 63 as shown and so designated on the Plat of Northwest Roseville Unit No. 1 filed in Book Q of Maps, Page 54, Placer County Records.
21	17,161-30, 31 (Portions)	Lot 62 as shown and so designated on the Plat of Northwest Roseville Unit No. 1 filed in Book Q of Maps, Page 54, Placer County Records.
22	17-161-18 (Portion)	Lots 1 through 148, inclusive, as said lots are shown and so designated on the Plat of Silverado Oaks Unit No. 4 filed in Book Q of Maps, Page 20, Placer County Records.
23	476-100-02 thru 11 476-110-02 thru 12	Lots 1 through 21, inclusive, as said lots are shown and so designated on the Plat of Autumn Glen Unit No. 1 filed in Book Q of Maps, Page 16, Placer County Records.
24	476-100-01 (Portion) 476-110-01 (Portion)	Lots 22 through 73, inclusive, as said lots are shown and so designated on the Plat of Autumn Glen Unit No. 2 filed in Book Q of Maps, Page 23, Placer County Records.
25	476-100-01 (Portion) 476-110-01 (Portion)	Lots 74 through 131, inclusive, as said lots are shown and so designated on the Plat of Autumn Glen Unit No. 3 filed in Book Q of Maps, Page 24, Placer County Records.

EXHIBIT "B"
PROPERTY DESCRIPTION

PARCEL	ASSESSOR'S PARCEL NUMBER	DESCRIPTION
26	17-161-14	All that portion of Parcel A as said parcel is shown and so designated on that certain Parcel Map filed in Book 15 of Parcel Maps, Page 6, Placer County Records, described as follows: BEGINNING at the Northeasterly corner of said Parcel A, said point of beginning being on the East line of Section 33, Township 11 North, Range 6 East, M.D.M.; thence, from said point of beginning, along the East line of said Parcel A, South 00°15'10" West 360.88 feet to a point on the Easterly prolongation of the Southerly line of said Parcel A; thence, along the Southerly and Easterly lines of said Parcel A the following four (4) courses: (1) South 89°36'50" West 1193.15 feet; (2) South 00°15'10" West 321.68 feet; (3) South 89°36'50" West 345.78 feet; and (4) South 00°15'10" West 761.22 feet to a point on the South line of said Section 33; thence, along said South line, South 89°36'50" West 276.23 feet to a point on the centerline of Foothills Boulevard; thence, along said centerline the following four (4) courses: (1) North 00°15'45" East 174.92 feet; (2) Northwesterly along the arc of a tangent curve to the left, concave Southwesterly, having a radius of 2000.17 feet and being subtended by a chord bearing North 08°41'28" West 622.58 feet to a point of reverse curvature; (3) Northwesterly along the arc of a tangent curve to the right, concave Northeasterly, having a radius of 2000.17 feet and being subtended by a chord bearing North 08°41'28" West 622.58 feet; and (4) North 00°15'45" East 30.92 feet to a point on the North line of said Parcel A; thence, along said North line, North 89°26'59" East 2008.78 feet to the point of beginning.

TOTAL NUMBER OF LOTS - 300

EXHIBIT "C"
NORTHWEST ROSEVILLE SPECIFIC PLAN
LANDSCAPING AND LIGHTING DISTRICT

ASSESSMENT BREAKDOWN

PHASE I LANDSCAPE AREAS TO BE MAINTAINED	DESCRIPTION		ANNUAL COSTS
Silverado Oaks Unit 3	31	trees	$1,728.00
Wakefield Drive	132	shrubs	
9,500 square feet total	1	irrigation controller	
	6	automatic valves	
	1	spray irrigation system	
Silverado Oaks Unit 4	20,890	square feet of lawn	$7,524.00
Junction Boulevard	166	trees	
41,780 square feet total	650	shrubs	
	20,890	square feet of groundcover	
	1	irrigation controller	
	16	automatic valves	
	1	spray irrigation system	
Silverado Oaks Unit 4	3,000	square feet of lawn	$852.00
Americana Drive	14	trees	
4,725 square feet total	67	shrubs	
	1	irrigation controller	
	4	automatic valves	
	1	spray irrigation system	
Autumn Glen	8,300	square feet of lawn	$2,988.00
Baseline Road	55	trees	
16,600 square feet total	237	shrubs	
	1	irrigation controller	
	9	automatic valves	
	1	spray irrigation system	

TOTAL ANNUAL MAINTENANCE COST (PHASE I)*	$13,092.00
PARK CAPITAL IMPROVEMENTS/DEBT SERVICE**	$12,994.96
CITY ADMINISTRATION FEES (15%)	$3,913.04
TOTAL ASSESSMENT***	$30,000.00

TOTAL NUMBER OF LOTS - 300

Method of Assessment shall be computed as follows:
Total number of lots based on final filed maps, divided into the total estimated cost to a maximum of $100.00 per lot.

* This number will increase as additional property within the District is developed and additional landscaping is required to be maintained.

** This number will increase as additional property is subdivided and the need for parks increased as a result thereof.

*** Total annual assessment is expected to be equal to or less than $100 per lot or parcel, as described in Section 3(B)(3) of the Development Agreements.