

RESOLUTION NO. 94-10

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

WHEREAS, WES DEVELOPMENT COMPANY has entered into a Disposition and Development Agreement with the Redevelopment Agency of the City of Roseville (the "DDA") for the development of the property described in Exhibit "A", attached hereto and incorporated herein (the "Property"); and

WHEREAS, Section 324 of the DDA requires the formation of a Lighting and Landscaping District pursuant to the Landscaping and Lighting Act of 1972 (California Streets and Highways Code Section 22500 et seq.) (the "Act"), for maintenance of certain areas within the Property; and

WHEREAS, pursuant to Section 22608.1 of the Act, all owners of the real property proposed for inclusion in the Zone have consented to the formation of the Zone to maintain certain improvements to the Property and have waived notice, public hearing or filing of an engineer's report for the formation of the Zone; and

WHEREAS, it is in the interest of the City to form such a Zone; and

WHEREAS, the real property to be included in the Zone will be benefitted by such formation and the maintenance thereunder; and

NOW, THEREFORE, BE IT RESOLVED AND ORDERED, BY THE CITY COUNCIL OF ROSEVILLE, CALIFORNIA:

1. The City Council hereby declares its intent to order the formation of Zone "B" of the Northwest Roseville Specific Plan Landscaping and Lighting District, (herein the "Zone", and to levy and collect assessments pursuant to the Act. The properties within the Zone are more particularly described in Exhibits "A", "B" and "C" attached hereto.

2. The Zone shall be known and is hereby designated as Zone "B" of the Northwest Roseville Specific Plan Landscaping and Lighting District. No assessment shall be levied against any property owned by the City of Roseville or the Roseville City

School District. The City Council for the City of Roseville may from time to time create new areas within the Zone provided such actions are taken in conformity with the DDA and Sections 22500 et seq. of the Streets and Highways Code.

3. The purpose of the Zone is to levy and collect annual assessments for the maintenance of landscaped street buffers or mediums, certain natural areas within the subdivision and landscape corridors adjacent to the property within the Zone (including, without limitation, planting, screen walls, project identification signs and wetlands areas within the property) as further described in Exhibits "A", "B" and "C", attached hereto and incorporated herein by reference.

4. All of the assessments of the Zone will be shared equally between the lots described in Exhibit "C", attached hereto and incorporated herein.

5. Pursuant to Section 22608.1 of the Act, the City Council hereby orders the properties described above formed into a lighting and landscaping zone, without notice of hearing and the filing of an engineer's report. The Zone shall maintain the improvements described above.

6. The City Clerk is hereby authorized and directed to record this resolution on behalf of the City of Roseville.

PASSED AND ADOPTED the 12th day of January, 1994, by the following vote on roll call:

AYES COUNCILMEMBERS: Harry Crabb, Jr., Claudia Gamar, Pauline Roccucci,
Bill Santucci, Mel Hamel
NOES COUNCILMEMBERS: None
ABSENT COUNCILMEMBERS: None

Mel Hamel
MAYOR

ATTEST:

Alice Florence
City Clerk

EXHIBIT "A"

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

A portion of the Northeast quarter of Section 10, Township 10 East, Range 6 East, M.D.M., described as follows:

COMMENCING at the Southwest corner of said Northeast quarter; thence, along the West line of said Northeast quarter, North $00^{\circ}48'57''$ West 51.05 feet; thence, North $88^{\circ}44'03''$ East 20.00 feet to the true point of beginning; thence, from said true point of beginning, North $00^{\circ}48'57''$ West 118.34 feet; thence, North $67^{\circ}12'09''$ East 14.00 feet; thence, Northerly along the arc of a non-tangent curve to the right, concave to the East, having a radius of 52.00 feet and being subtended by a chord bearing North $05^{\circ}22'12''$ East 39.05 feet; thence, Northerly along the arc of a reverse curve to the left, concave to the West, having a radius of 32.00 feet and being subtended by a chord bearing North $13^{\circ}18'20''$ East 15.61 feet; thence, North $00^{\circ}48'57''$ West 195.68 feet; thence, Northerly along the arc of a tangent curve to the left, concave to the West, having a radius of 32.00 feet and being subtended by a chord bearing North $14^{\circ}56'14''$ West 15.61 feet; thence, Northeasterly along the arc of a reverse curve to the right, concave to the Southeast, having a radius of 52.00 feet and being subtended by a chord bearing North $25^{\circ}38'17''$ East 84.87 feet; thence, North $00^{\circ}48'57''$ West 178.93 feet; thence, North $89^{\circ}11'03''$ East 8.31 feet; thence, Northerly along the arc of a non-tangent curve to the right, concave to the East, having a radius of 39.00 feet and being subtended by a chord bearing North $02^{\circ}23'03''$ West 25.01 feet; thence, South $89^{\circ}11'03''$ West 7.63 feet; thence, North $00^{\circ}48'57''$ West 339.99 feet; thence, Northwesterly along the arc of a non-tangent curve to the right, concave to the Northeast, having a radius of 2207.00 feet and being subtended by a chord bearing North $28^{\circ}54'55''$ West 91.09 feet; thence, Northerly along the arc of a compound curve to the right, concave to the East, having a radius of 221.00 feet and being subtended by a chord bearing North $13^{\circ}10'07''$ West 111.15 feet; thence, Northeasterly along the arc of a compound curve to the right, concave to the Southeast, having a radius of 39.00 feet and being subtended by a chord bearing North $65^{\circ}23'22''$ East 70.10 feet; thence, North $65^{\circ}05'01''$ East 26.60 feet; thence, Southeasterly along the arc of a non-tangent curve to the left, concave to the Northeast, having a radius of 2085.00 feet and being subtended by a chord bearing South $36^{\circ}42'14''$ East 851.85 feet; thence, South $14^{\circ}30'32''$ West 86.00 feet; thence, South $41^{\circ}34'11''$ West 82.00 feet; thence, South $62^{\circ}49'27''$ West 147.08 feet; thence, South $77^{\circ}40'49''$ West 44.82 feet; thence, North $89^{\circ}49'06''$ West 259.43 feet; thence, South $00^{\circ}48'57''$ East 115.16 feet; thence, North $88^{\circ}44'03''$ East 65.00 feet; thence, South $80^{\circ}16'33''$ East 80.26 feet; thence, North $88^{\circ}44'03''$ East 196.10 feet; thence, North $54^{\circ}36'32''$ East 143.57 feet; thence, South $79^{\circ}18'43''$ East 110.00 feet; thence, Southerly along the arc of a non-tangent curve to the left, concave to the East, having a radius of 236.00 feet and being subtended by a chord bearing South $01^{\circ}53'58''$ West 129.66 feet; thence, Southerly along the arc of a non-tangent curve to the left, concave to the East, having a radius of 247.00 feet and being subtended by a chord bearing South $12^{\circ}50'40''$ East 26.96 feet; thence, South $10^{\circ}02'13''$ West 40.00 feet; thence, South $55^{\circ}02'13''$ West 57.80 feet; thence, Westerly along the arc of a tangent curve to the right, concave to the North, having a radius of 194.00 feet and being subtended by a chord bearing South $71^{\circ}53'08''$ West 112.46 feet; thence, South $88^{\circ}44'03''$ West 465.76 feet to the true point of beginning. Containing 9.504 acres, more or less.

EXHIBIT "B"

ZONE "B" OF THE NORTHWEST ROSEVILLE SPECIFIC PLAN
LANDSCAPING AND LIGHTING DISTRICT
OBLIGATIONS

ZONE "B" OF THE NORTHWEST ROSEVILLE SPECIFIC PLAN
LANDSCAPING AND LIGHTING DISTRICT (the "Zone") shall:

1. Provide a mechanism for the perpetual maintenance of the landscape strips adjacent to the Sierra Crossing subdivision contiguous to Foothills Boulevard and Booth Road, including but limited to maintenance of the planting, screen walls, and project identification signs.
2. Provide for maintenance of the natural border adjoining and contiguous to the westerly border of Sierra Crossing, identified as area "B-1".
3. Maintain the wetland preserve area identified as area "B-2".
4. The areas described above are also shown on the map attached hereto.

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

AREA B-1
COMMON AREA

Lots A, B, D and E as said lots are shown and so designated on that certain plat entitled "Sierra Crossing" filed in Book _____ of Maps, at Page _____, Official Records of said County. (Map recordation pending)

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

AREA B-2
WETLANDS PRESERVE AREA

Lot C as said lot is shown and so designated on that certain plat entitled "Sierra Crossing" filed in Book _____ of Maps, at Page _____, Official Records of said County. (Map recordation pending)

EXHIBIT C

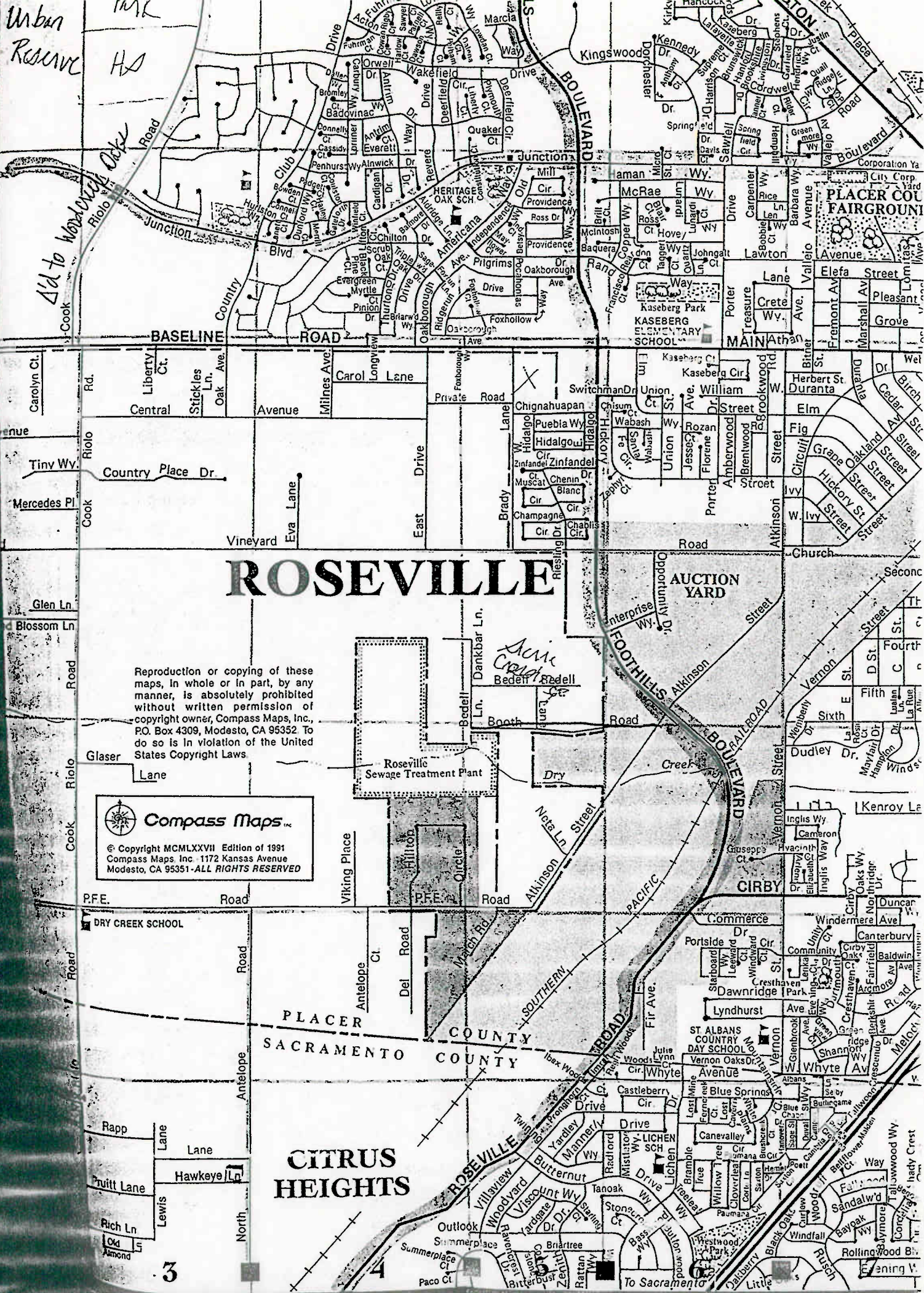
All that certain real property situate in the City of Roseville, County of Placer, State of California, described as follows:

Lots 1 through 60 as said lots are shown and so designated on that certain plat entitled "Sierra Crossing" filed in Book _____ of Maps, at Page _____, Official Records of said County. (Map recordation pending)

Urban Reserve

HA

Add to Washburn Oaks



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ROSEVILLE

CITRUS HEIGHTS

PLACER COUNTY
SACRAMENTO COUNTY

AUCTION YARD

PLACER COUNTY FAIRGROUNDS

DRY CREEK SCHOOL

Roseville Sewage Treatment Plant

Some Credit
Bedell