

RESOLUTION NO. 89-117

RESOLUTION 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 WITHIN THE NORTHEAST ROSEVILLE SPECIFIC PLAN AREA TO BE KNOWN AS THE "OLYMPUS POINTE LANDSCAPING AND LIGHTING DISTRICT" AND WAIVING THE REQUIREMENTS FOR NOTICE, HEARING AND AN ENGINEER'S REPORT

WHEREAS, the City of Roseville (the "City") and Johnson Ranch Investors, a limited partnership, and Johnson Ranch Developers, a general partnership, entered into a Development Agreement, dated June 5, 1987 (the "Development Agreement"), for the development of property within the Northeast Roseville Specific Plan Area commonly referred to as "Olympus Pointe"; and

WHEREAS, Sections 3(B)(1)(b) and 3(B)(2)(a) of the Development Agreement require the formation of a Landscaping and Lighting District pursuant to the Landscaping and Lighting Act of 1972, set forth in California Streets and Highways Code Section 22500 et seq (the "Act"), for the maintenance of certain improvements; and

WHEREAS, all owners of the real property within Olympus Pointe proposed for inclusion in the district have consented pursuant to Section 22608.1 of the Act to the formation of said district to finance the maintenance of bridge facings; project identification signs, including surrounding landscape and hardscape; special street materials; an original sculpture; sculpture park, including acquisition of the park site; special lighting for the project identification signs, sculpture and sculpture park; landscaped street medians; and special street signs; without notice, hearing or engineer's report; and

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

WHEREAS, the hereafter described real property will be benefitted by the formation of the district and the maintenance of the improvements thereunder;

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

Section 1. The City Council hereby declares its intent to order the formation of a district within the Northeast Roseville Specific Plan Area, lying within the boundaries of the Olympus Pointe subdivision, 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 such district are more particularly described in Exhibit "B" attached hereto and incorporated herein by reference.

Section 2. The district shall be known and is hereby designated as the "Olympus Pointe Landscaping and Lighting District" (the "District").

Section 3. The purpose of the District is to levy and collect annual assessments for the maintenance of the following improvements: bridge facings; project identification signs, including surrounding landscape and hardscape; special street materials; sculpture and sculpture park; special lighting for the project identification signs, sculpture and sculpture park; landscaped street medians; and special street signs. These improvements are more particularly described in Exhibit "C" attached hereto and incorporated herein by reference. Exhibit "C" also describes 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 "Olympus Pointe Landscaping and Lighting District", without notice, hearing, and the filing of an engineer's report. The District shall 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 21st day of June, 1989,
by the following roll call vote:

AYES COUNCILMEMBERS: Tom Chambliss, John M. Byouk, Mel Hamel,
Bill Santucci

NOES COUNCILMEMBERS: None

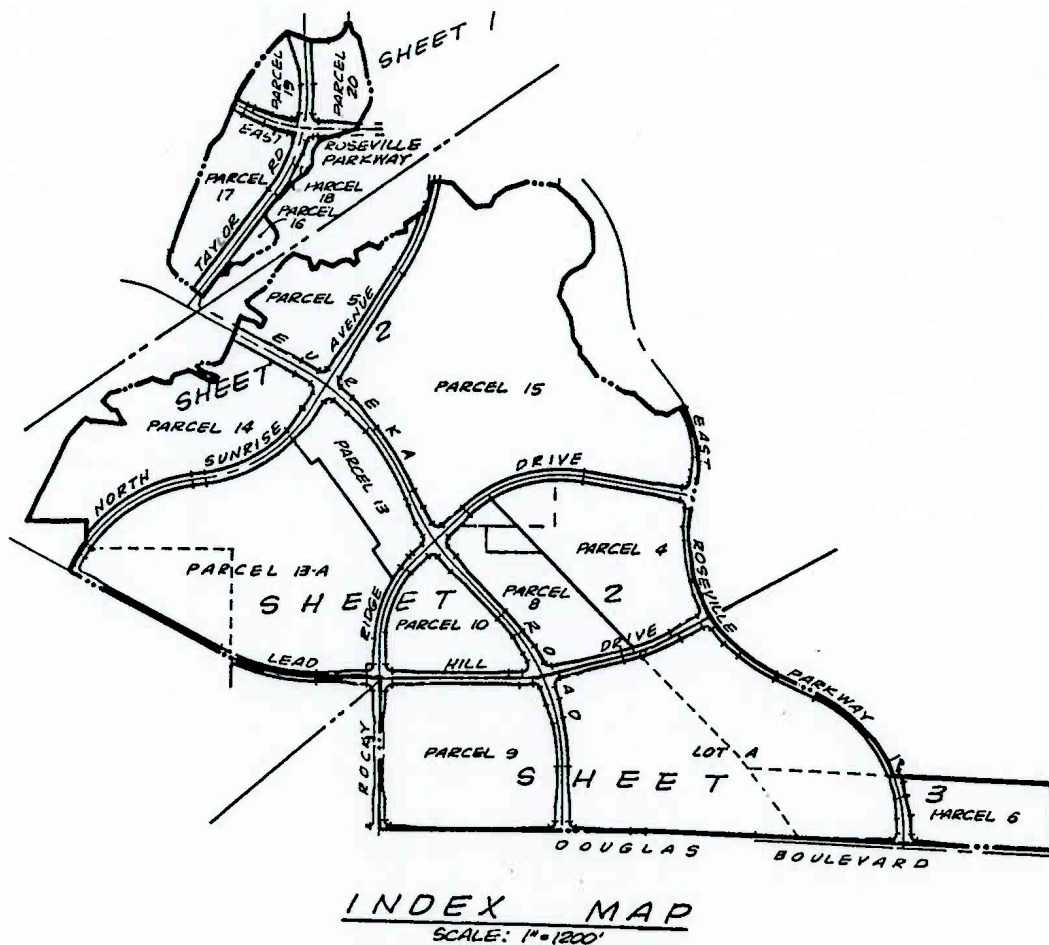
ABSENT COUNCILMEMBERS: Phil Ozenick


MAYOR

ATTEST:


CITY CLERK

BOUNDARY MAP OF
OLYMPUS POINTE
LANDSCAPE AND LIGHTING ASSESSMENT DISTRICT
CITY OF ROSEVILLE, CALIFORNIA



DISTRICT BOUNDARY

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

Parcel D, as shown on that certain Parcel Map filed in Book 18 of Parcel Maps, Page 54, Placer County Records;

Parcels 1 and 4, as shown on that certain Parcel Map filed in Book 22 of Parcel Maps, Page 158, Placer County Records;

Parcels A, B and C, as shown on that certain Parcel Map filed in Book 24 of Parcel Maps, Page 57, Placer County Records;

Lots 1 and 2, as shown on the "Plat of Northeast Plan Unit No. 1", filed in Book P of Maps, Page 45, Placer County Records;

Lots 5 through 13 inclusive, as shown on the "Plat of Northeast Plan Unit No. 2", filed in Book P of Maps, Page 97, Placer County Records;

EXCEPTING THEREFROM that portion of Lot 10 conveyed to the State of California by Deed recorded December 29, 1988 in Book 3543, Page 585, Official Records of Placer County.

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EXHIBIT "B"

OLYMPUS POINTE
LANDSCAPING AND LIGHTING
ASSESSMENT DISTRICT
SUMMARY

A. AREAS/ITEMS TO BE MAINTAINED

1. Landscaped median islands
 - a. Eureka Road from Douglas Boulevard to Taylor Road Connector.
 - b. Sunrise Avenue from southern boundary of NERSP to East Roseville Parkway.
 - c. East Roseville Parkway from Douglas Boulevard to Rocky Ridge Drive.
 - d. Douglas Boulevard from eastern boundary of the NERSP to Rocky Ridge Drive.
2. Bridge facings (brick)
 - a. East Roseville Parkway approximately 400 feet north of Rocky Ridge Drive.
 - b. Sunrise Avenue approximately 250 feet south of East Roseville Parkway.
 - c. Eureka Road approximately 150 feet east of Taylor Road.
3. Project identification signs (granite entryways) and special paving materials
 - a. Eureka at Douglas Boulevard.
 - b. East Roseville Parkway at Douglas Boulevard.
 - c. Eureka Road at Taylor Road.
4. Sculpture
 - a. Aris Demetrios original located on Parcel 14.
 - b. Sculpture park (0.85 acres located on Parcel 14).
 - c. Repainting power poles.

5. Special street signs

- a. Eureka Road at Sunrise Avenue, Rocky Ridge Drive, Lead Hill Drive and Douglas Boulevard.
- b. Lead Hill Drive at Rocky Ridge Drive.
- c. Sunrise Avenue at Auto Mall entrance.
- d. East Roseville Parkway at Taylor Road, Lead Hill Drive, Olympus Drive and Douglas Boulevard.
- e. Olympus Drive at Sierra College Boulevard.

B. SCOPE OF MAINTENANCE WORK

- 1. Maintenance of landscaping (A-1, A-3, A-4(b)).
- 2. Maintenance and replacement, if necessary, of brick bridge facing (A-2); hardscape and other special paving materials (A-3); special lighting (A-3, A-4).
- 3. Maintenance of project identification signs (A-3); sculpture and sculpture park (A-4,(a)-(c)).
- 4. Maintenance and replacement, if necessary, of special street signs (A-5).

C. SPREAD

- 1. On a per acre basis over all residentially zoned properties within the District:
50% of the cost of all items.
- 2. On a per acre basis over all other developable acreage within the District:
100% of the cost of all items.