

RESOLUTION OF THE COUNCIL OF THE CITY OF ROSEVILLE AMENDING RESOLUTIONS NO. 89-26 AND NO. 92-155 TO CREATE AN ADDITIONAL ASSESSMENT ZONE WITHIN THE JOHNSON RANCH LANDSCAPING AND LIGHTING DISTRICT

WHEREAS, by Resolution No. 89-26 adopted February 15, 1989, and Resolution No. 92-155 adopted June 3, 1992 (the "Resolutions of Formation"), the Council of the City of Roseville ordered the formation of the Johnson Ranch Landscaping and Lighting District ("JR LLD") to levy and collect assessments for certain improvements and maintenance pursuant to the Landscaping and Lighting Act of 1972.

WHEREAS, as formed, the JR LLD had four zones designated Zones A, B, C and D; and

WHEREAS, Southfork Partnership, the owner of parcels 9A, 9B, 9C and 9D as designated in the Southeast Roseville Specific Plan ("SERSP"), has requested the creation of a fifth JR LLD zone to include only these parcels, and to be designated Zone E, for the purpose of levying and collecting an annual assessment for landscaping and flood plain maintenance and for the mitigation monitoring and maintenance costs arising out of compliance with the Section 404 Nationwide 26 Permit Authorization for Johnson Ranch - Parcel 9, in accordance with that certain letter dated February 26, 1996, as issued by the U.S. Army Corps of Engineers for the parcels comprising Zone E and Parcel 76.

NOW, THEREFORE, THE COUNCIL OF THE CITY OF ROSEVILLE DOES HEREBY RESOLVE TO AMEND THE JOHNSON RANCH LANDSCAPING AND LIGHTING DISTRICT RESOLUTIONS OF FORMATION (RESOLUTION NO. 89-26 and RESOLUTION NO. 92-155) ARE AS FOLLOWS:

1. Section 2 of the Resolutions of Formation is superseded hereby and amended by substitution herewith and the following amended Section 2 is substituted therefor:

Section 2. The district shall be known and is hereby designated as the "Johnson Ranch Landscaping and Lighting District" (the "District"). The District shall have five zones which shall be known as and are hereby

designated as Zones A, B, C, D and E (the "Zones"). The territory to be contained within the District and the Zones shall be as follows:

Zone A: that property designated as Parcels 8A, 8B, 24, 27, 28, 29 and 32 on the schematic development plan for the Southeast Roseville Specific Plan, as more particularly described on Exhibit A, attached hereto and incorporated herein.

Zone B: that property designated as Parcels 41 through 46, inclusive, and 55 on the schematic development plan for the Southeast Roseville Specific Plan, as more particularly described on Exhibit A, attached hereto and incorporated herein.

Zone C: that property designated as Parcels 7E, 8A, 8B, 21, 29 and 30 on the schematic development plan for the Southeast Roseville Specific Plan, as more particularly described on Exhibit A, attached hereto and incorporated herein.

Zone D: that property designated as Parcels 42 through 46, inclusive, and 55 on the schematic development plan for the Southeast Roseville Specific Plan, as more particularly described on Exhibit A, attached hereto and incorporated herein.

Zone E: that property designated as Parcels 9A, 9B, 9C and 9D, inclusive as shown on the schematic development plan for the Southeast Roseville Specific Plan as more particularly described on Page 2 of Exhibit A, attached hereto and incorporated herewith.

The boundaries of the District, and the properties within each zone, are more particularly described on Exhibit A attached hereto and by this reference incorporated herein.

2. Section 4 of the Resolutions of Formation is superseded hereby and amended by substitution herewith and the following amended Section 4 is substituted therefor:

Section 4. The improvements to be maintained by each zone within the District and the allocation of the costs of such maintenance between the City and the properties within each Zone shall be as follows:

Zone A: Zone A shall maintain the property designated as parcels 71, 73 and 73B on the schematic development plan for the Southeast Roseville Specific Plan and improvements thereon. In accordance with section 3.C.7 of the Development Agreement, the City shall pay not less than thirty percent (30%) of the cost of such maintenance. The remaining cost of such maintenance shall be assessed upon the properties within Zone A.

Zone B: Zone B shall maintain the property designated as Parcels 74 and 75 on the schematic development plan for the Southeast Roseville Specific Plan and the improvements thereon, except that Zone B assessments shall not include the costs arising out of compliance with the Zone D--404 Permit. In accordance with section 3.C.7 of the Development Agreement, the City shall pay not less than thirty percent (30%) of the cost of such maintenance. The remaining cost of such maintenance shall be assessed upon the properties within Zone B.

Zone C: Zone C shall maintain the property, designated as parcels 70 and 72 on the schematic development plan for the Southeast Roseville Specific Plan and improvements thereon. In accordance with section 3.C.7 of the Development Agreement, the cost of such maintenance shall be assessed in full upon the properties within Zone C so long as parcels 70 and 72 are not open to the general public.

Zone D: The parcels comprising Zone D shall be assessed the mitigation monitoring and maintenance costs arising out of compliance with the Zone D - 404 Permit.

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Zone E: The parcels comprising Zone E shall be assessed costs of the flood plain and landscape maintenance for the property designated as Parcel 76, and any improvements thereon, and the mitigation and monitoring costs arising out of compliance with the conditions of the tentative map for Parcels 9A, 9B, 9C and 9D and any and all compliance costs arising out of the Parcel 9 404 Permit and the Parcel 9 1603 Permit issued by the California Department of Fish and Game.

3. The assessment formula for Zone E shall be calculated in accordance with the same methodology used in calculating the assessment formulas for Zones A, B and C and D.

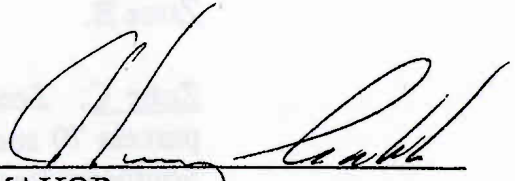
4. All provisions of the Resolution of Formation not otherwise inconsistent with this Resolution, are and shall remain in full force and effect. Such provisions are reenacted, adopted, approved and ratified herewith as if full set forth herein.

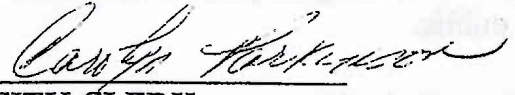
PASSED AND ADOPTED this 20th day of March, 1996, by the following roll call vote:

AYES COUNCILMEMBERS: Harry Crabb, Claudia Gamar, Randolph Graham, Mel Hamel, Pauline Roccucci

NOES COUNCILMEMBERS: None

ABSENT COUNCILMEMBERS: None


MAYOR

ATTEST:

CITY CLERK

PROPOSED BOUNDARIES OF JOHNSON RANCH

LANDSCAPING AND LIGHTING DISTRICT
ASSESSMENT YEAR 1996-1997

CITY OF ROSEVILLE, PLACER COUNTY, CALIFORNIA

MARCH, 1996

MORTON & PITALO, INC.

SHEET 1 OF 1 SHEET

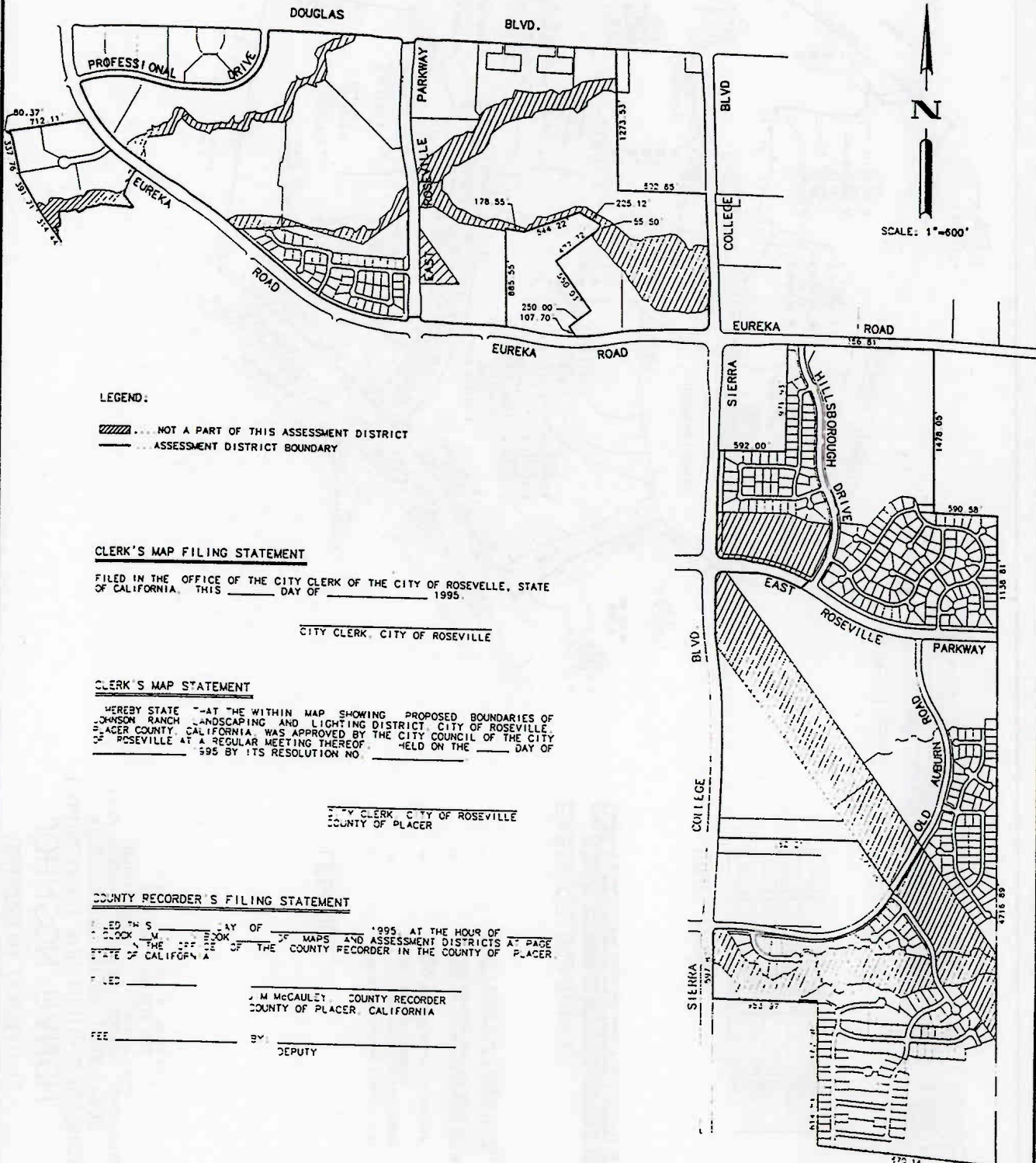
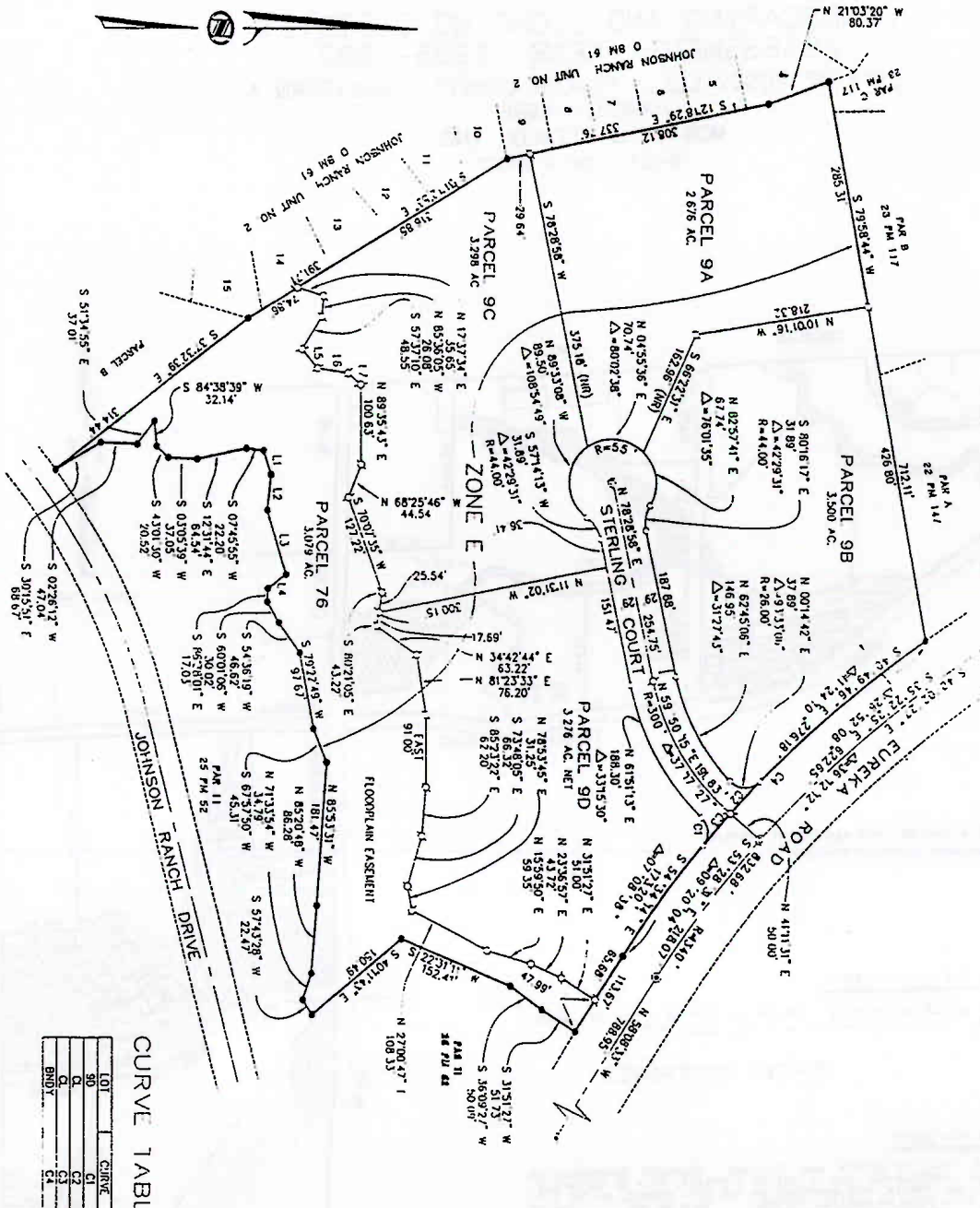


Exhibit A
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ASSESSMENT DIAGRAM OF
JOHNSON RANCH
 LANDSCAPING AND LIGHTING DISTRICT
 ASSESSMENT YEAR 1996-1997
 CITY OF ROSEVILLE, PLACER COUNTY, CALIFORNIA
 MARCH, 1996
 MORTON & PIVALLO, INC.
 SCALE: 1" = 100'
 SHEET 1 OF 1 SHEETS



CURVE TABLE

LOI	CURVE	RADIUS	LENGTH	TANGENT	CHORD	BEARING	DELTA
90	C1	26.00'	23.32'	34.72'	N 87°06'47" E	87°06'47"	90°00'00"
91	C2	1390.00'	53.25'	27.63'	S 47°40'10" E	47°40'10"	90°00'00"
92	C3	1390.00'	53.14'	26.57'	S 49°34'12" E	49°34'12"	90°00'00"
93	C4	1390.00'	53.33'	26.72'	S 46°18'07" E	46°18'07"	90°00'00"

LINE TABLE

LINE	DIRECTION	DISTANCE
1	N 71°31'54" E	31.67'
2	S 83°39'45" E	45.98'
3	N 73°29'44" E	84.48'
4	S 38°02'49" E	29.31'
5	S 50°11'40" W	31.24'
6	S 08°44'46" W	39.46'
7	S 41°24'41" W	21.72'

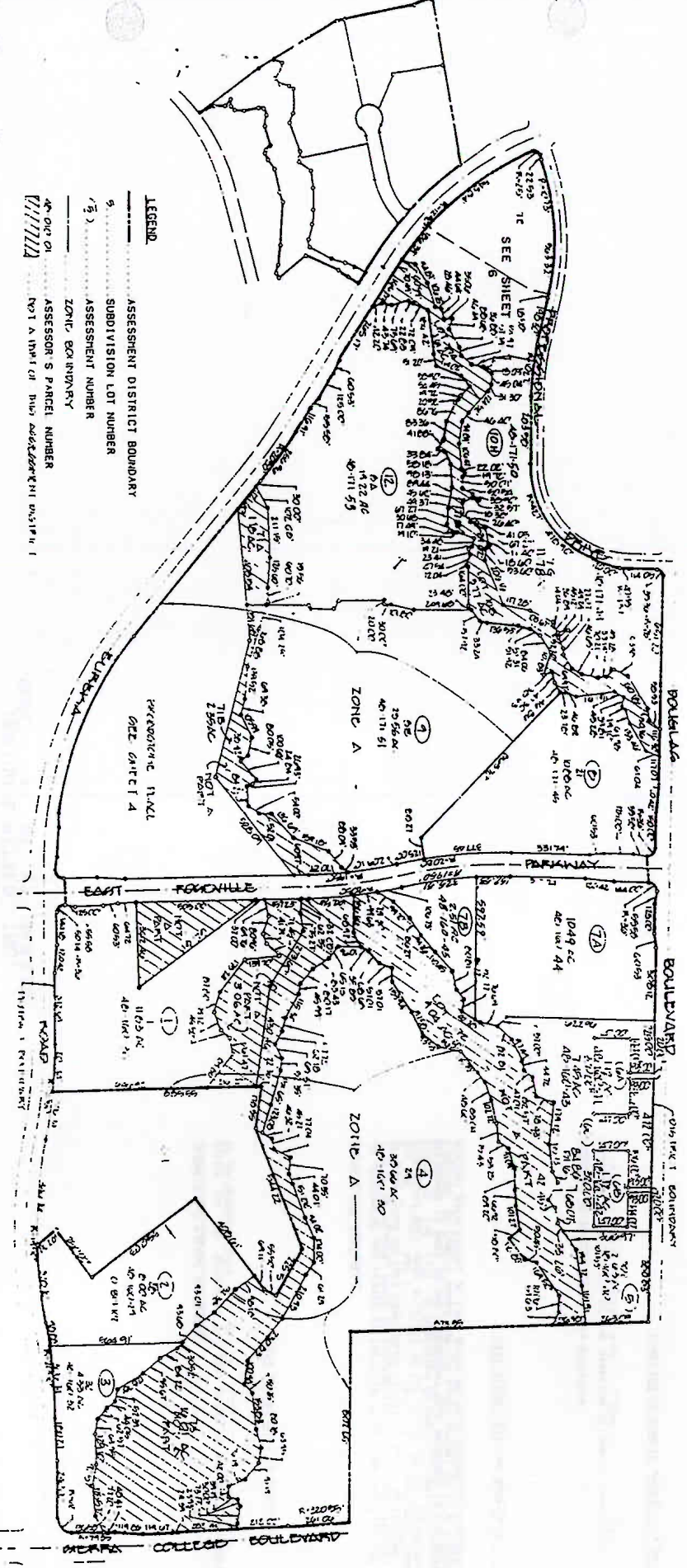
BASIS OF BEARINGS:

THE BASIS OF BEARINGS FOR THIS SURVEY IS THE CENTERLINE OF EUREKA ROAD AS SHOWN ON THAT PARCEL MAP FILED IN BOOK 25 OF PARCEL MAPS AT PAGE 57 OFFICE RECORDS FOR PLACER COUNTY, WEST STARBUCK 1804. MONUMENTS SHOWN AS TOWN CORNER AND TOWN 4.5' MONUMENT STATION 11, W. S1

LEGEND:

- DIMENSION POINT (NOTHING FOUND OR SET)
- SET 3/4" REBAR W/ PLASTIC CAP STAMPED L.S. 1996 @ ALL CORNERS
- FOUND 5/8" REBAR FACED L.S. 1993 PER 25 PM 52
- FOUND BRASS MONUMENT IN STANDARD CITY OF ROSEVILLE MONUMENT WELL PER 25 PM 91
- SET BRASS MONUMENT IN STANDARD CITY OF ROSEVILLE MONUMENT WELL PER 25 PM 91
- FOUND BRASS MONUMENT WITH STANDARD L.S. 1993

ASSESSMENT DIAGRAM OF
JOHNSON RANCH
LANDSCAPING AND LIGHTING DISTRICT
ASSESSMENT YEAR 1995-1996
CITY OF ROSEVILLE, CALIFORNIA
MAY, 1998
MORTON & PITALO, INC.
SHEET 2 OF 22 SHEETS

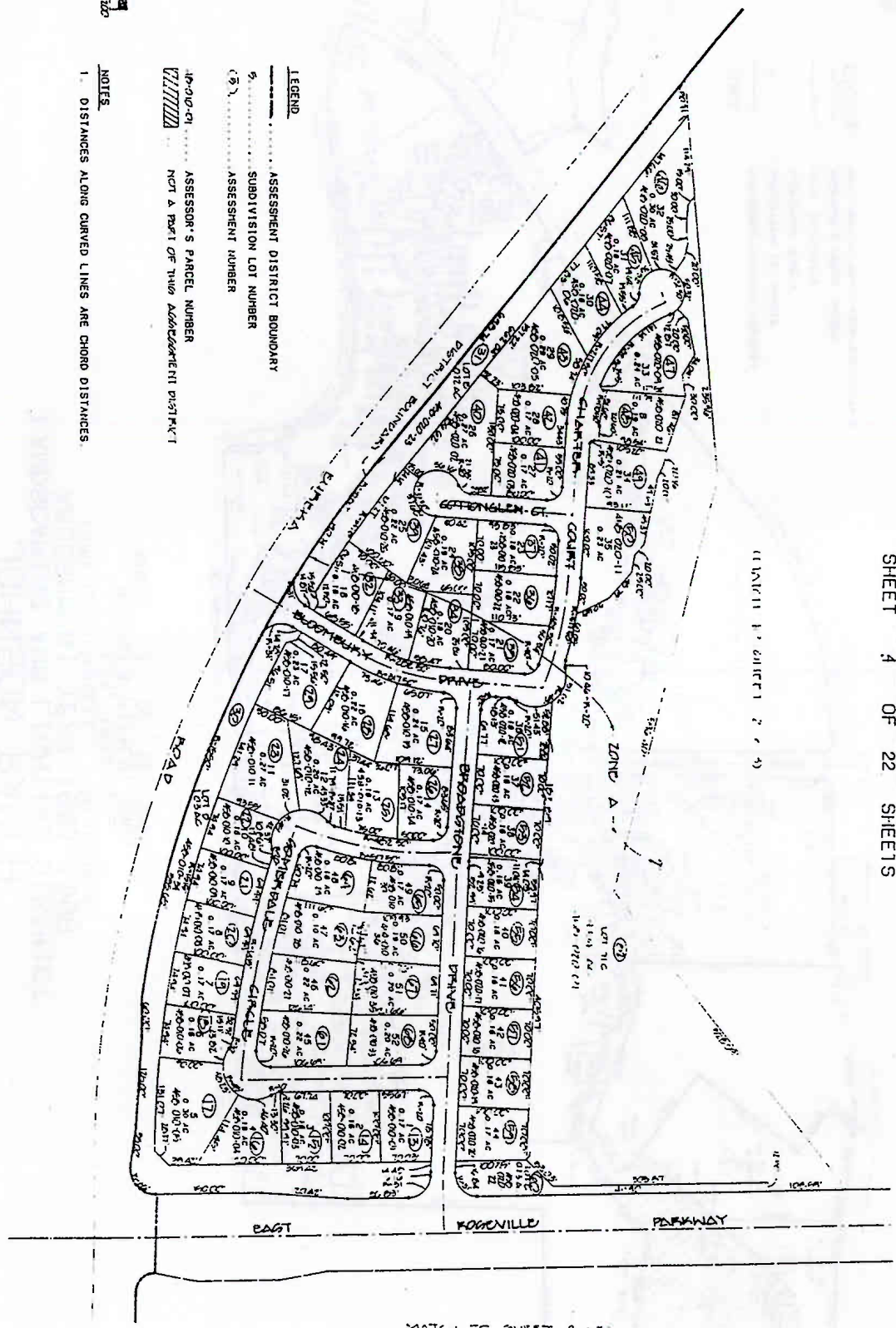


LEGEND
ASSESSMENT DISTRICT BOUNDARY
SUBDIVISION LOT NUMBER
ASSESSMENT NUMBER
ZONE BOUNDARY
ASSESSOR'S PARCEL NUMBER
NOT A PART OF THIS ASSESSMENT DISTRICT

NOTES
1. DISTANCES ALONG CURVED LINES ARE CHORD DISTANCES

ASSESSMENT DIAGRAM OF
JOHNSON RANCH
LANDSCAPING AND LIGHTING DISTRICT
ASSESSMENT YEAR 1995-1996
CITY OF ROSEVILLE, CALIFORNIA
MAY, 1995
MORTON & PITALO, INC.
SHEET 4 OF 22 SHEETS

MAP SHEET 2 OF 3



LEGEND

- ASSESSMENT DISTRICT BOUNDARY
- SUBDIVISION LOT NUMBER
- (7) ASSESSMENT NUMBER
- ||||| ASSESSOR'S PARCEL NUMBER
- ||||| NOT A PART OF THIS ASSESSMENT DISTRICT

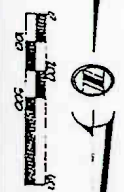
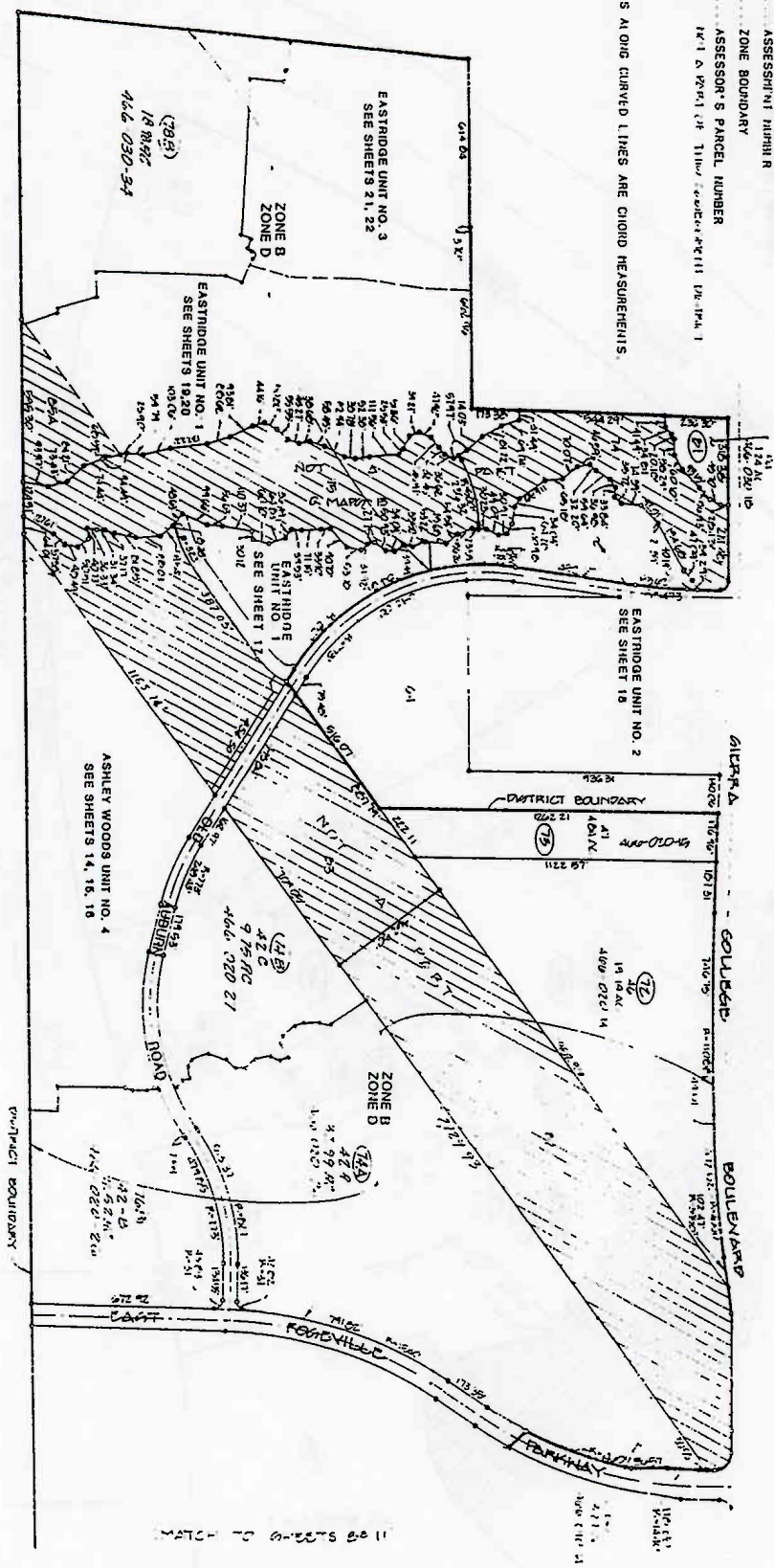
NOTES

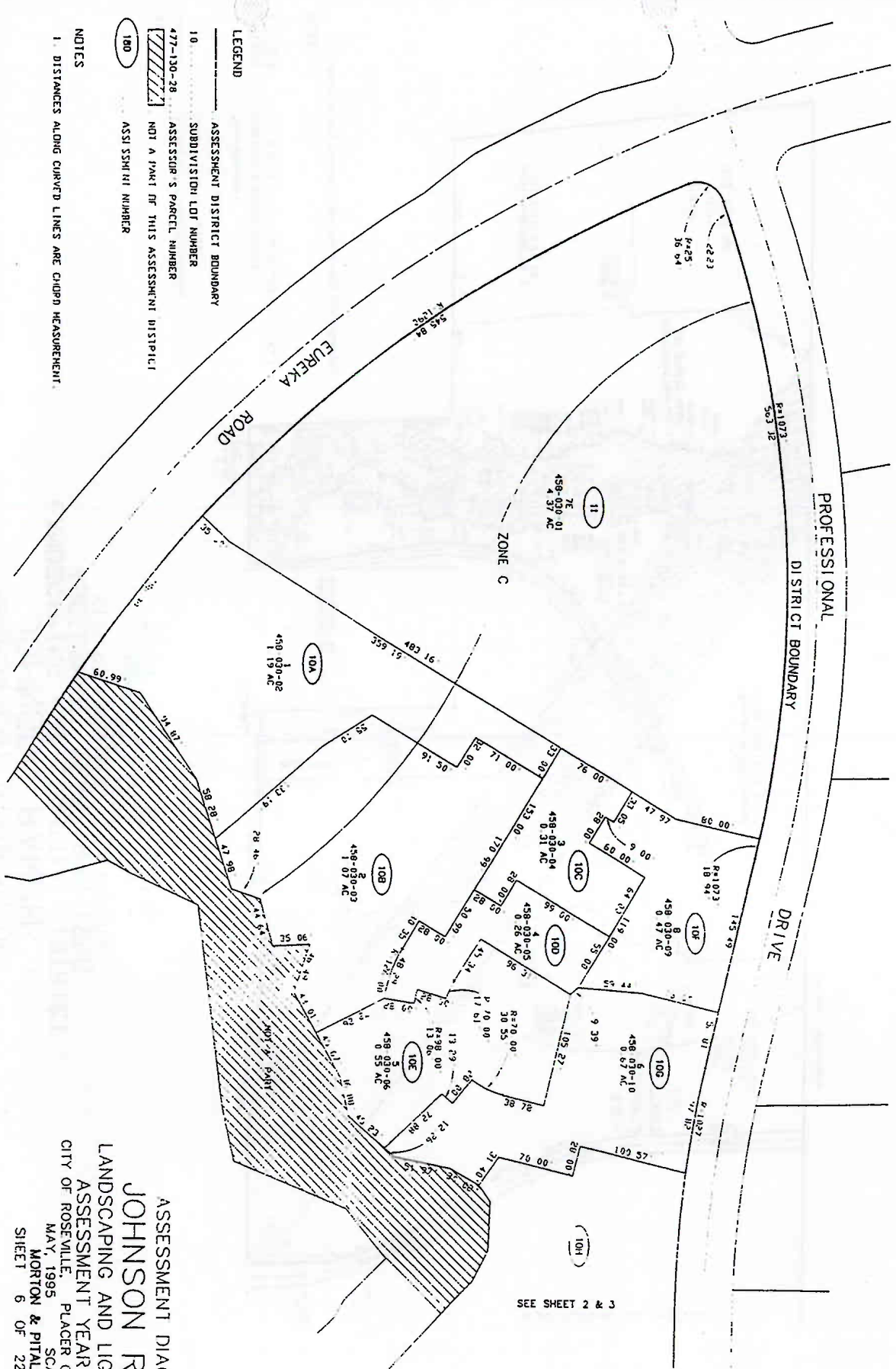
- 1. DISTANCES ALONG CURVED LINES ARE CHORD DISTANCES.

ASSESSMENT DIAGRAM OF
JOHNSON RANCH
LANDSCAPING AND LIGHTING DISTRICT
ASSESSMENT YEAR 1995-1996
CITY OF ROSEVILLE, CALIFORNIA
MAY, 1995
MORTON & PITALO, INC.
SHEET 5 OF 22 SHEETS

Re 969:
pg 11
Exhibit A
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- LEGEND
- ASSESSMENT DISTRICT BOUNDARY
 - SUBDIVISION LOT NUMBER
 - ASSESSMENT NUMBER
 - ASSESSOR'S PARCEL NUMBER
 - ASSESSMENT YEAR
 - ASSESSMENT DISTRICT
 - ASSESSMENT YEAR
 - ASSESSMENT DISTRICT
 - ASSESSMENT YEAR
 - ASSESSMENT DISTRICT
 - ASSESSMENT YEAR
- NOTES
1. DISTANCE ALONG CURVED LINES ARE CHORD MEASUREMENTS.





LEGEND

— ASSESSMENT DISTRICT BOUNDARY

10 — SUBDIVISION LOT NUMBER

477-130-28 — ASSESSOR'S PARCEL NUMBER

NOT A PART OF THIS ASSESSMENT DISTRICT

180 — ASSI SSNRI NUMBER

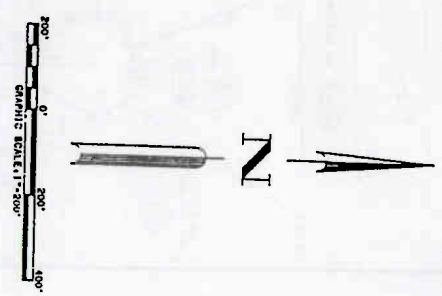
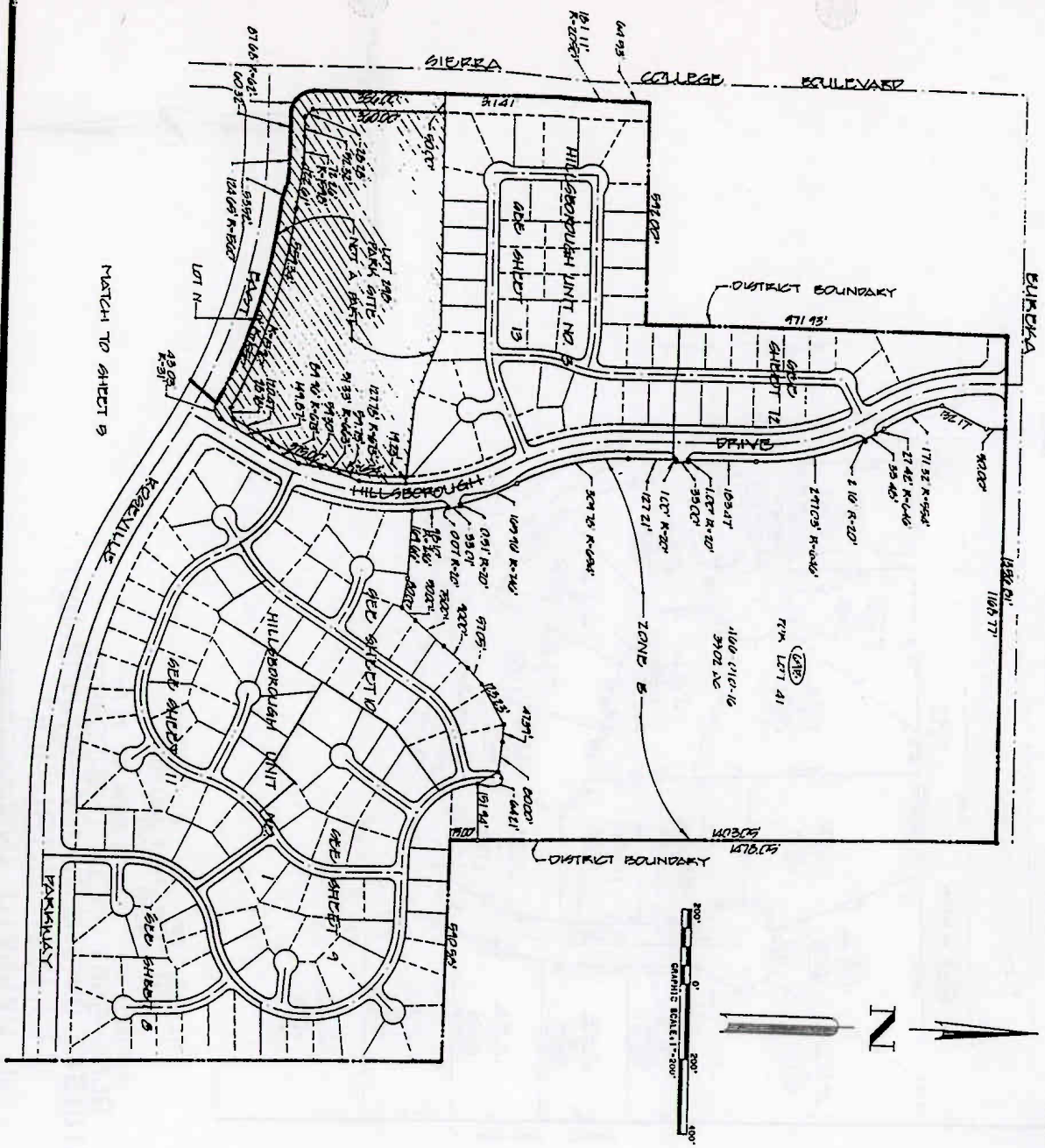
NOTES

1. DISTANCES ALONG CURVED LINES ARE CHORD MEASUREMENT.

ASSESSMENT DIAGRAM OF
JOHNSON RANCH
LANDSCAPING AND LIGHTING DISTRICT
ASSESSMENT YEAR 1995-1996
CITY OF ROSEVILLE, PLACER COUNTY, CALIFORNIA
MAY 1995
MORTON & PITALO, INC.
SCALE 1"=60'
SHEET 6 OF 22 SHEETS



SEE SHEET 2 & 3



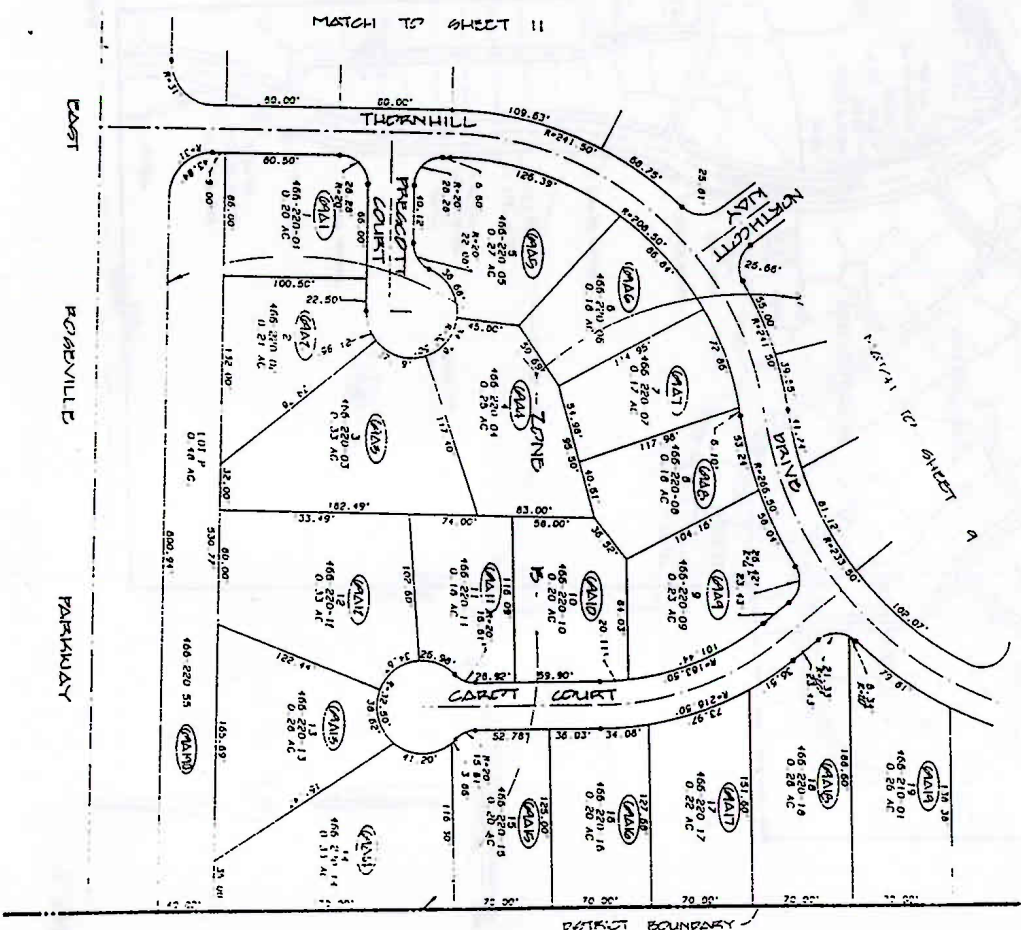
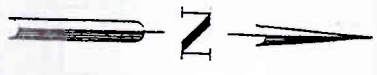
ASSESSMENT DIAGRAM OF
JOHNSON RANCH
 LANDSCAPING AND LIGHTING DISTRICT
 ASSESSMENT YEAR 1995-1996
 CITY OF ROSEVILLE, CALIFORNIA
 MAY, 1995
 MORTON & PITALO, INC.
 SHEET 7 OF 22 SHEET IS

- LEGEND:**
- ASSESSMENT DISTRICT BOUNDARY
 - SUBDIVISION LOT NUMBER
 - 166-190-02 ASSESSOR'S PARCEL NUMBER
 - (166-190-02) NOT A PART OF THIS ASSESSMENT DISTRICT
 - (166-190-02) ASSESSMENT NUMBER

NOTES:

1. DISTANCES ALONG CURVED LINES ARE GIVEN NEAR POINTS

ASSESSMENT DIAGRAM OF
JOHNSON RANCH
 LANDSCAPING AND LIGHTING DISTRICT
 ASSESSMENT YEAR 1995-1996
 CITY OF ROSEVILLE, CALIFORNIA
 MAY, 1995
 MORTON & PITALO, INC.
 SHEET 8 OF 22 SHEETS



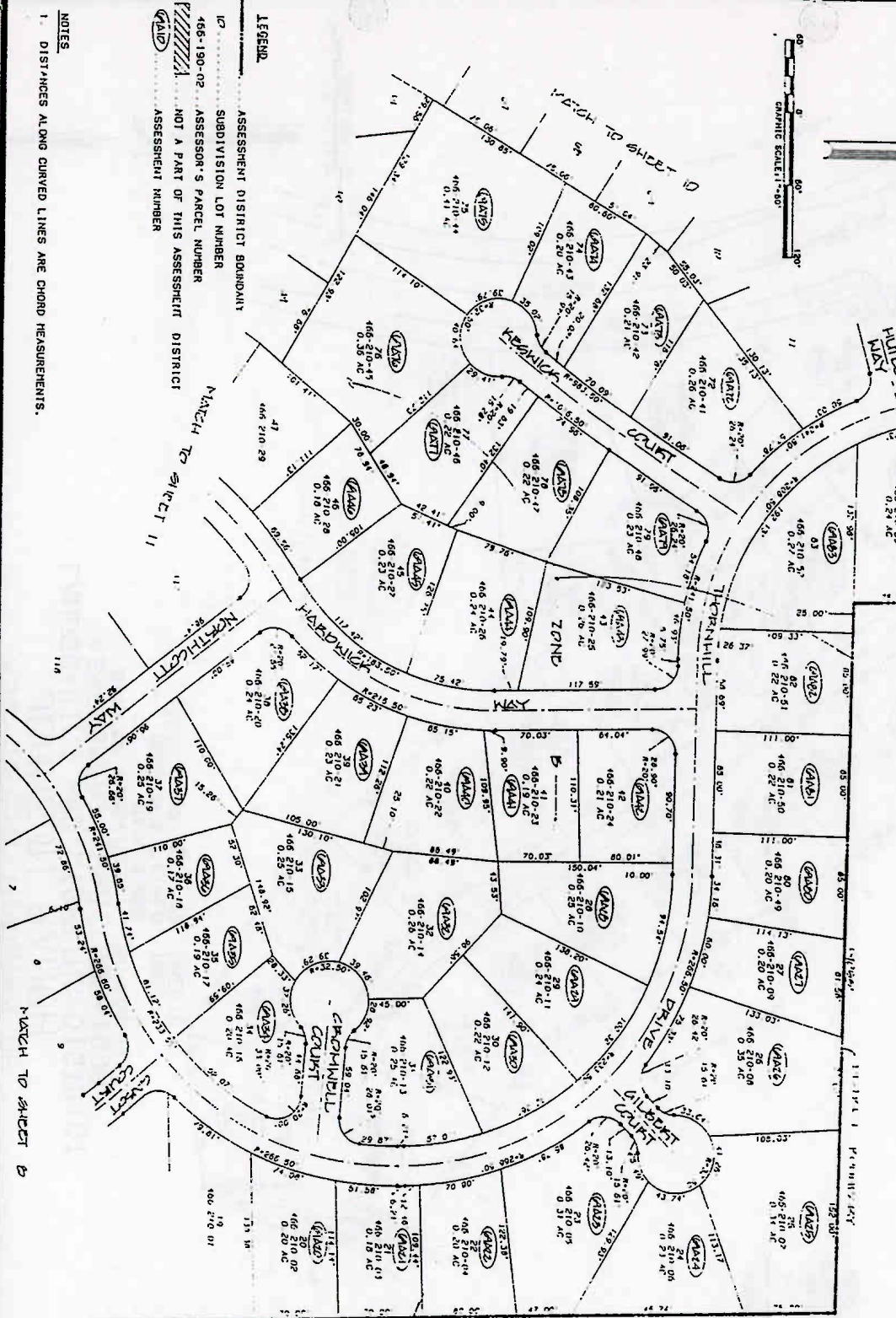
LEGEND

- ASSESSMENT DISTRICT BOUNDARY
- 117 SUBDIVISION LOT NUMBER
- 466-190 02 ASSESSOR'S PARCEL NUMBER
- ////// NOT A PART OF THIS ASSESSMENT DISTRICT
- (A190) ASSESSMENT NUMBER

NOTES

- 1. DISTANCES ALONG CURVED LINES ARE GROUND MEASUREMENTS.

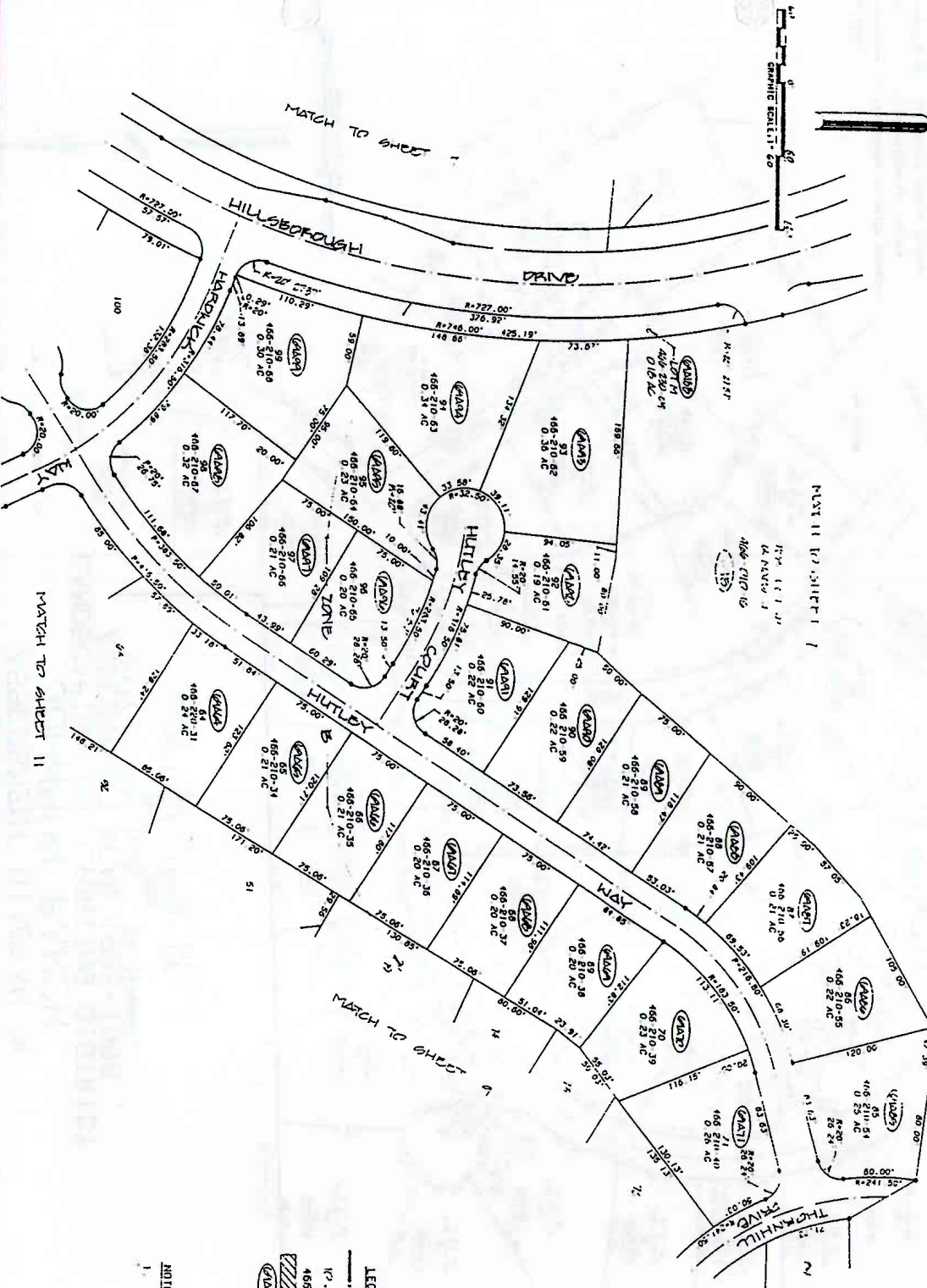
ASSESSMENT DIAGRAM OF
JOHNSON RANCH
LANDSCAPING AND LIGHTING DISTRICT
ASSESSMENT YEAR 1995-1996
CITY OF ROSEVILLE, CALIFORNIA
MAY, 1995
MORTON & PITALO, INC.
SHEET 9 OF 22 SHEETS



LEGEND
ASSESSMENT DISTRICT BOUNDARY
SUBDIVISION LOT NUMBER
ASSESSOR'S PARCEL NUMBER
NOT A PART OF THIS ASSESSMENT DISTRICT
ASSESSMENT NUMBER

NOTES
1. DISTANCES ALONG CURVED LINES ARE CHORD MEASUREMENTS.

ASSESSMENT DIAGRAM OF
JOHNSON RANCH
 LANDSCAPING AND LIGHTING DISTRICT
 ASSESSMENT YEAR 1995-1996
 CITY OF ROSEVILLE, CALIFORNIA
 MAY, 1995
 MORTON & PITALO, INC.
 SHEET 10 OF 22 SHEETS



LEGEND

----- ASSESSMENT DISTRICT BOUNDARY

--- SUBDIVISION LOT NUMBER

466-190-02 ASSESSOR'S PARCEL NUMBER

466-210-01 NOT A PART OF THIS ASSESSMENT DISTRICT

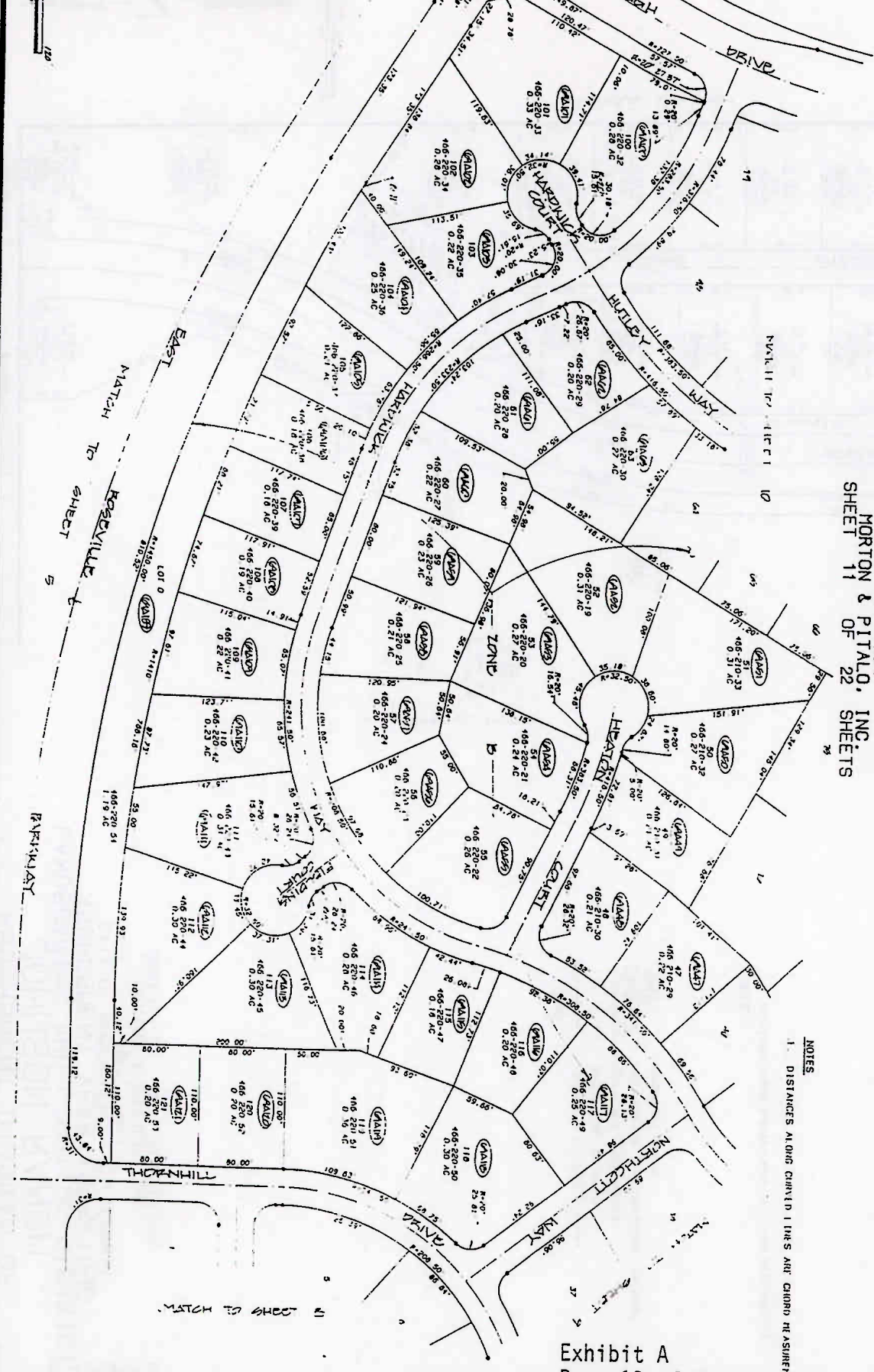
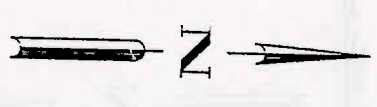
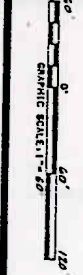
ASSESSMENT NUMBER

NOTES

1. DISTANCES ALONG LINED 1 IN'S ARE GIVEN IN FEET AND INCHES.

ASSESSMENT DIAGRAM OF
JOHNSON RANCH
LANDSCAPING AND LIGHTING DISTRICT
ASSESSMENT YEAR 1995-1996
CITY OF ROSEVILLE, CALIFORNIA

MAY, 1995
MORTON & PITALO, INC.
SHEET 11 OF 22 SHEETS



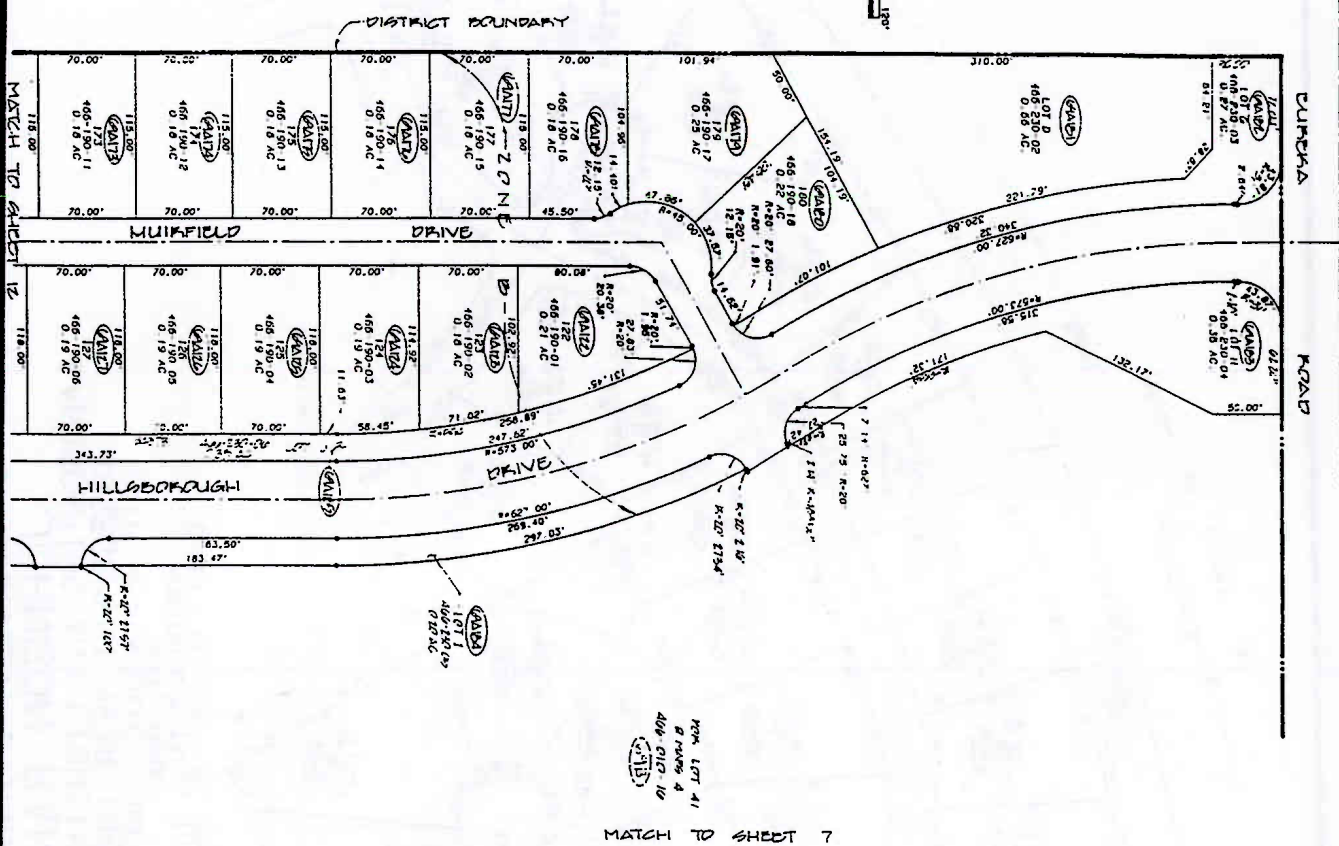
- LEGEND
- ASSESSMENT DISTRICT BOUNDARY
 - SUBDIVISION LOT NUMBER
 - 466-190-02... ASSESSOR'S PARCEL NUMBER
 - NOT A PART OF THIS ASSESSMENT DISTRICT
 - (AVAL)..... ASSESSMENT NUMBER

NOTES
1. DISTANCES ALONG CURVED LINES ARE CHORD MEASUREMENTS

Res page 13

ASSESSMENT DIAGRAM OF
JOHNSON RANCH
 LANDSCAPING AND LIGHTING DISTRICT
 ASSESSMENT YEAR 1995-1996
 CITY OF ROSEVILLE, CALIFORNIA
 MAY, 1995
 MORTON & PITALO, INC.
 SHEET 12 OF 22 SHEETS

Exhibit A
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MATCH TO SHEET 7

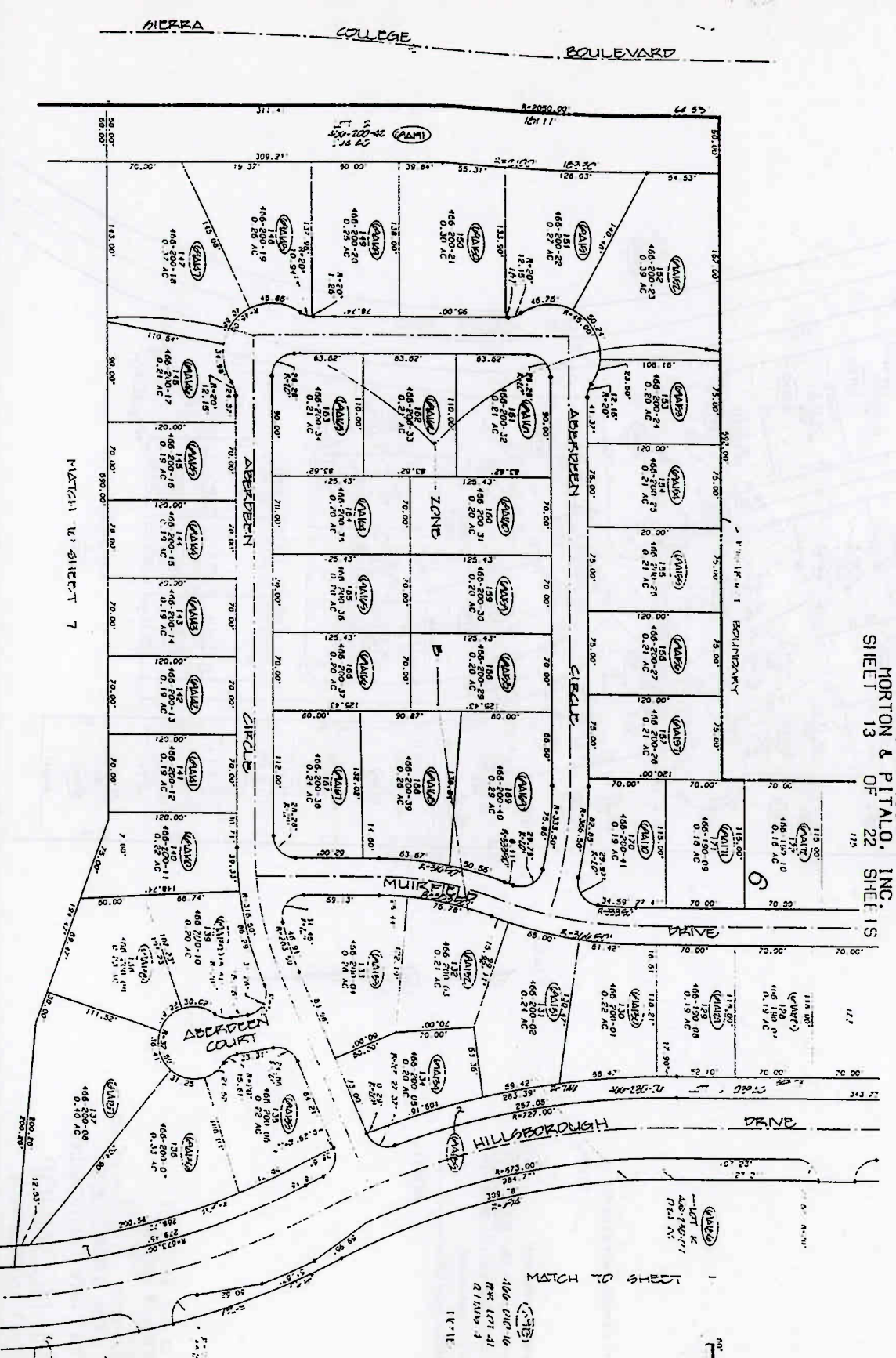
- LEGEND**
- ASSESSMENT DISTRICT BOUNDARY
 - W7..... SUBDIVISION LOT NUMBER
 - 465-190-02..... ASSESSOR'S PARCEL NUMBER
 - ▨▨▨▨▨▨ NOT A PART OF THIS ASSESSMENT DISTRICT
 - VALU..... ASSESSMENT NUMBER

NOTES

1. DISTANCES ALONG CURVED LINES ARE CHORD MEASUREMENTS

ASSESSMENT DIAGRAM OF
JOHNSON RANCH
LANDSCAPING AND LIGHTING DISTRICT
ASSESSMENT YEAR 1995-1996
CITY OF ROSEVILLE, CALIFORNIA

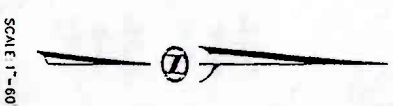
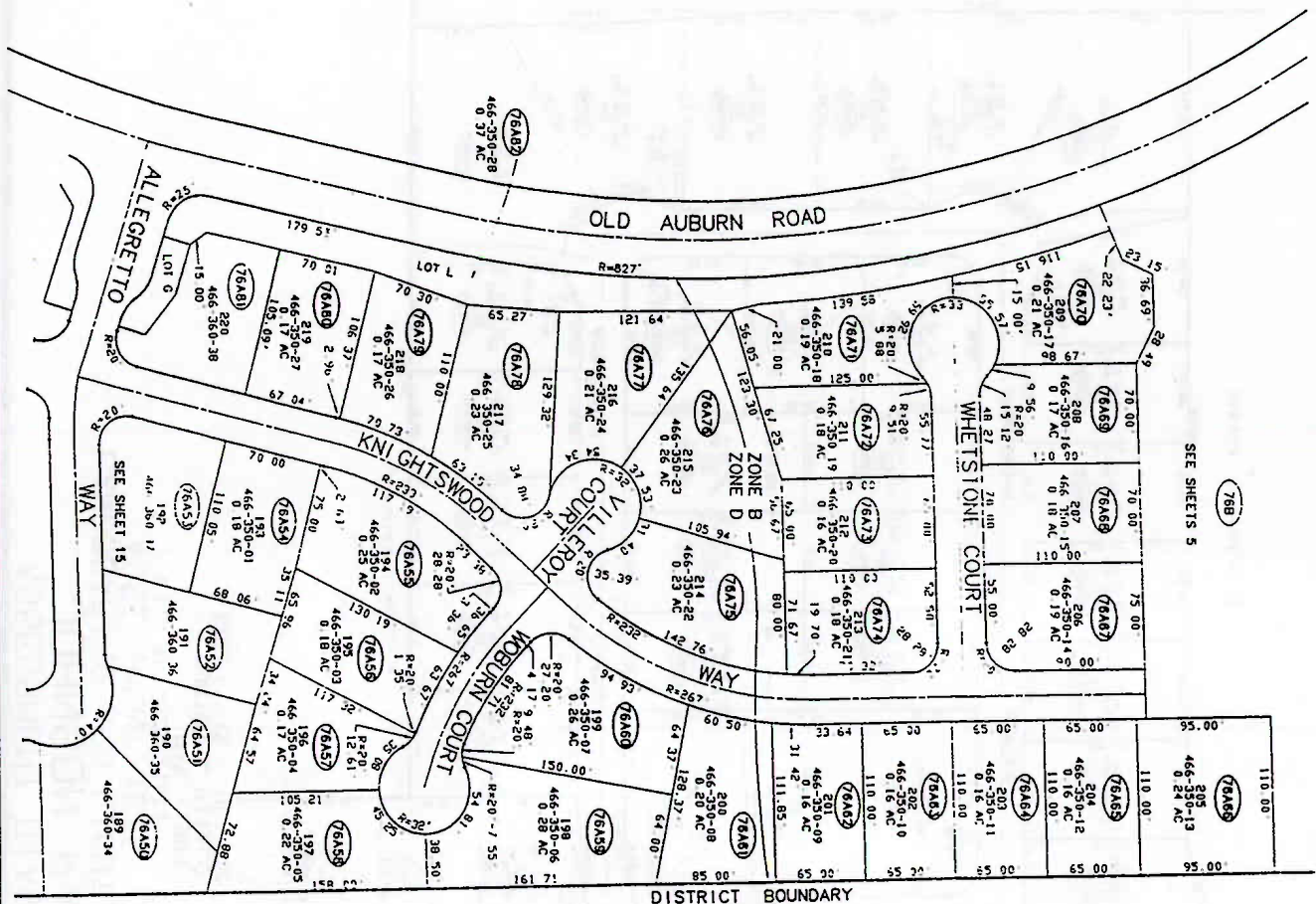
MAY 1995
MORTON & PITALO, INC.
SHEET 13 OF 22 SHEETS



NATURAL CO SHEET 7

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ASSESSMENT DISTRICT OF
JOHNSON RANCH
 LANDSCAPING AND LIGHTING DISTRICT
 ASSESSMENT YEAR 1995-1996
 CITY OF ROSEVILLE, PLACER COUNTY, CALIFORNIA
 MAY, 1995
 MORTON & PITALO, INC.
 SCALE 1"=60'
 SHEET 14 OF 22 SHEETS



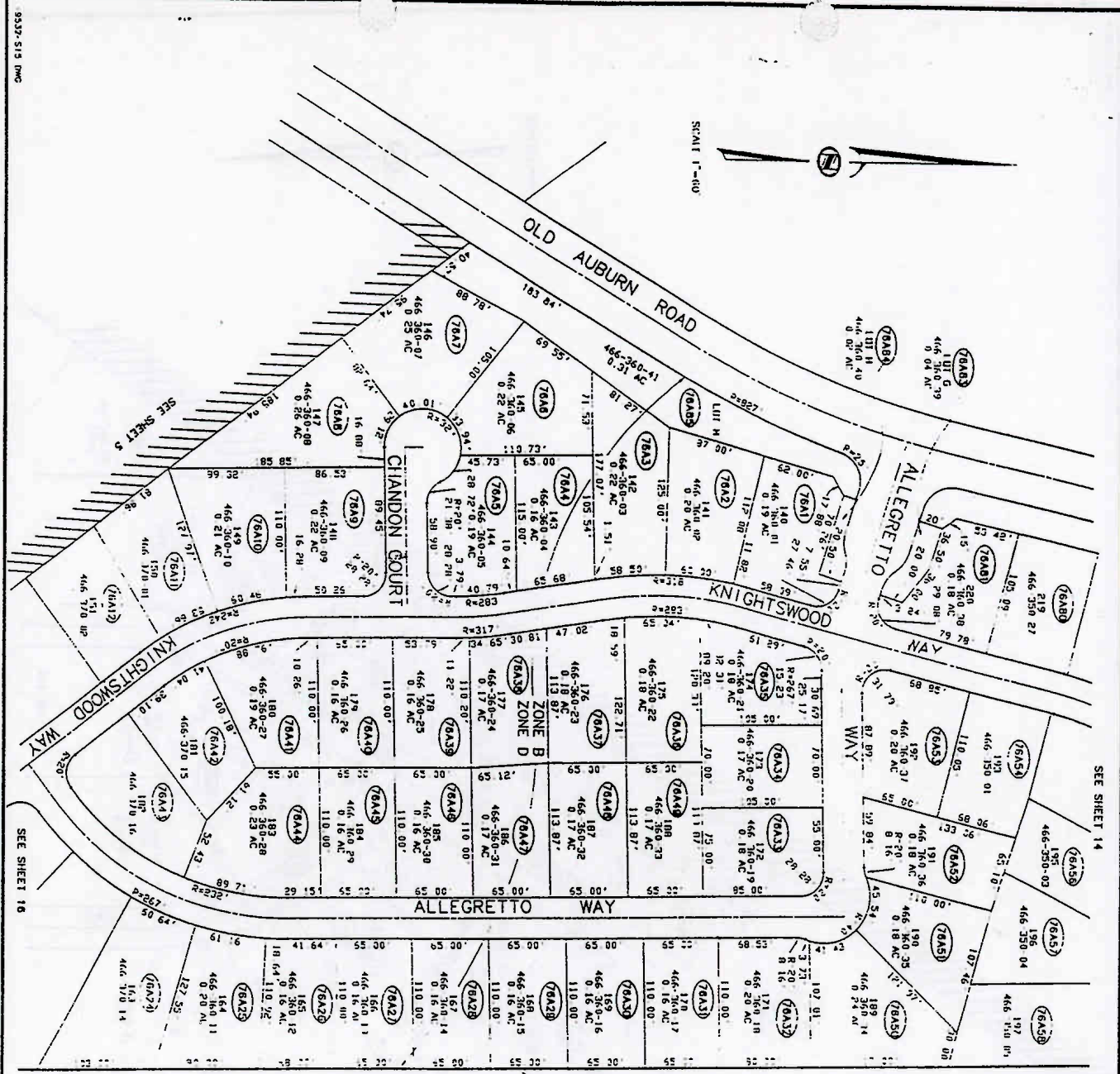
- LEGEND**
- ASSESSMENT DISTRICT BOUNDARY
 - 10 SUBDIVISION LOT NUMBER
 - 477-130-28 ASSESSOR'S PARCEL NUMBER
 - NOT A PART OF THIS ASSESSMENT DISTRICT
 - 180 ASSESSMENT NUMBER

NOTES

1. DISTANCES ALONG CURVED LINES ARE CHORD MEASUREMENT

ASSESSMENT DIAGRAM OF
JOHNSON RANCH
 LANDSCAPING AND LIGHTING DISTRICT
 ASSESSMENT YEAR 1995-1996
 CITY OF ROSEVILLE, PLACER COUNTY, CALIFORNIA
 MAY, 1995 SCALE 1"=60'
 MORTON & PITALO, INC.
 SHEET 15 OF 22 SHEETS

Exhibit A
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DISTRICT BOUNDARY

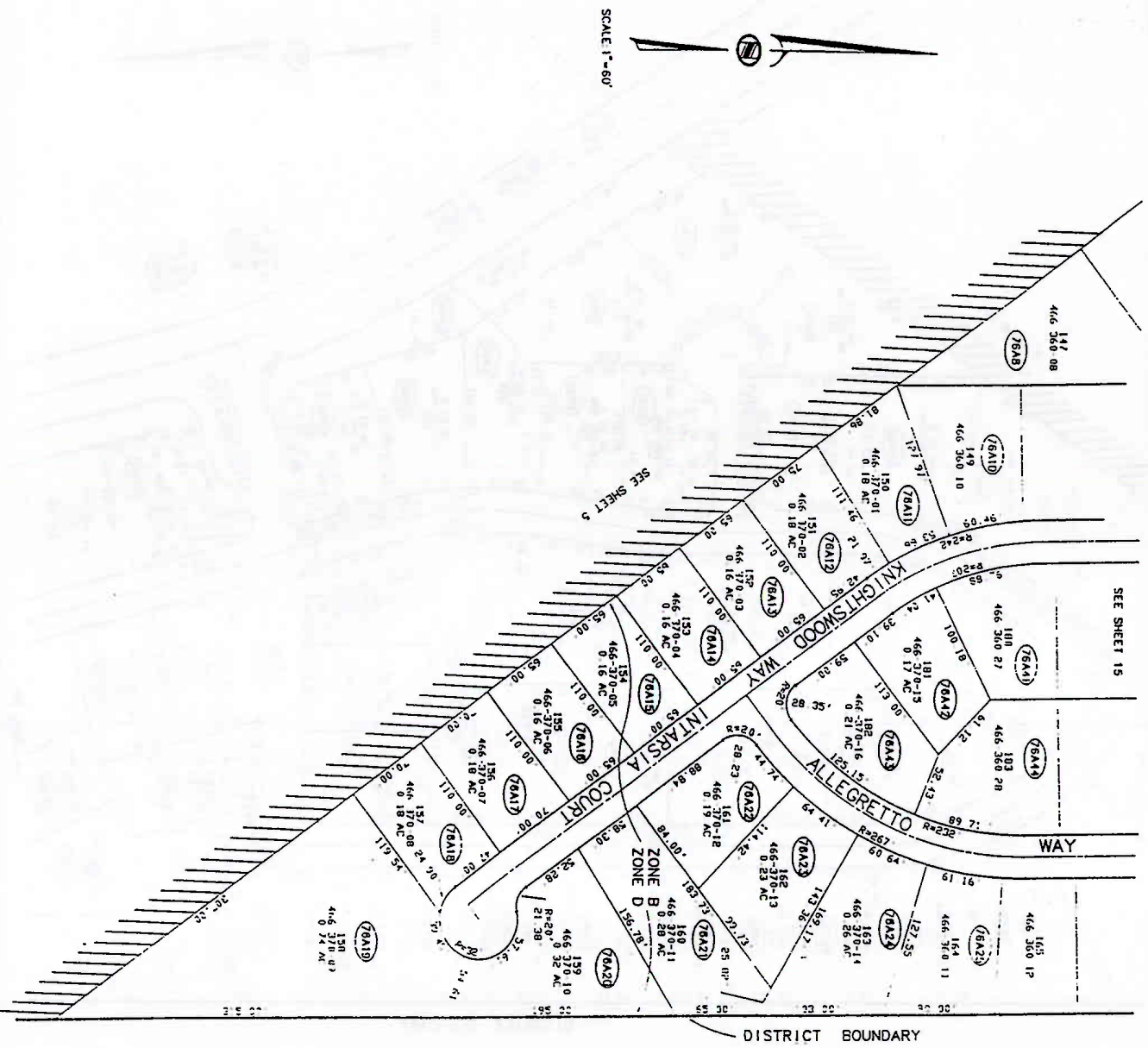
- LEGEND**
- 10 ASSESSMENT DISTRICT BOUNDARY
 - 477-130-28 SUBDIVISION LOT NUMBER
 - ASSESSOR'S PARCEL NUMBER
 - NIJ A PART IN THIS ASSESSMENT DISTRICT
 - ASSESSMENT NUMBER

NOTES

- 1 DISTANCES ALONG CURVE IN FEET AND CURVED METERS

ASSESSMENT DISTRICT OF
JOHNSON RANCH
 LANDSCAPING AND LIGHTING DISTRICT
 ASSESSMENT YEAR 1995-1996
 PLACER COUNTY, CITY OF ROSEVILLE, CALIFORNIA
 MAY, 1995
 MORTON & PITALO, INC.
 SHEET 16 OF 22 SHEETS

Exhibit A
 Page 18 of 24

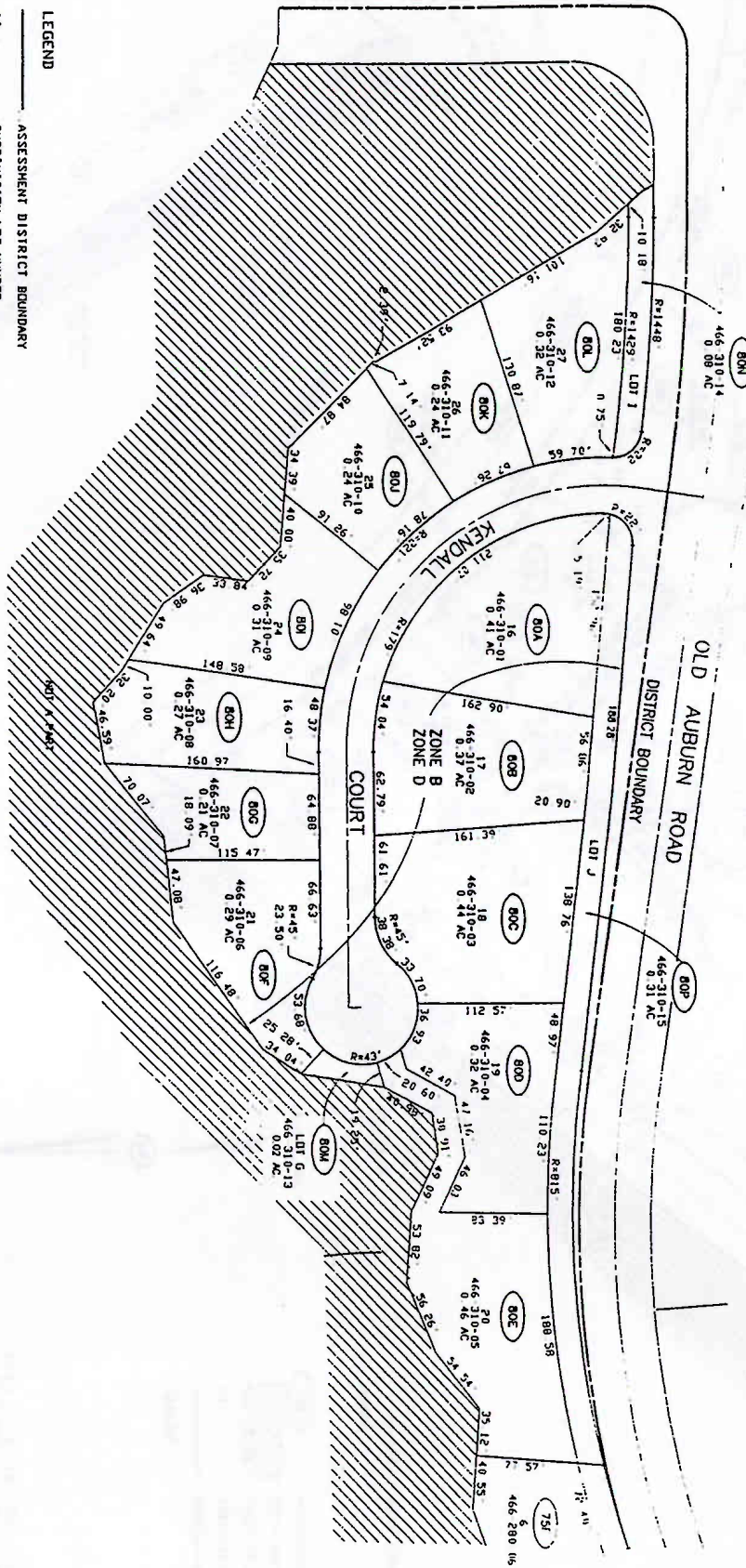


- LEGEND
- ASSESSMENT DISTRICT BOUNDARY
 - 10 SUBDIVISION LOT NUMBER
 - 477-130-26 .. ASSESSOR'S PARCEL NUMBER
 - ▨ NOT A PART OF THIS ASSESSMENT DISTRICT
 - 180 ○ ASSESSMENT NUMBER

NOTES

- 1 DISTRICT'S ALTERNATE CURVE IS 110' X 60' (APPROXIMATE)

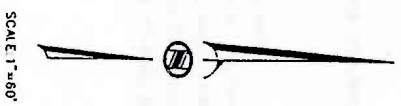
ASSESSMENT DIAGRAM OF
JOHNSON RANCH
 LANDSCAPING AND LIGHTING DISTRICT
 ASSESSMENT YEAR 1995-1996
 CITY OF ROSEVILLE, PLACER COUNTY, CALIFORNIA
 MAY, 1995 SCALE 1"=60'
 MORTON & PITALO, INC.
 SHEET 18 OF 22 SHEETS



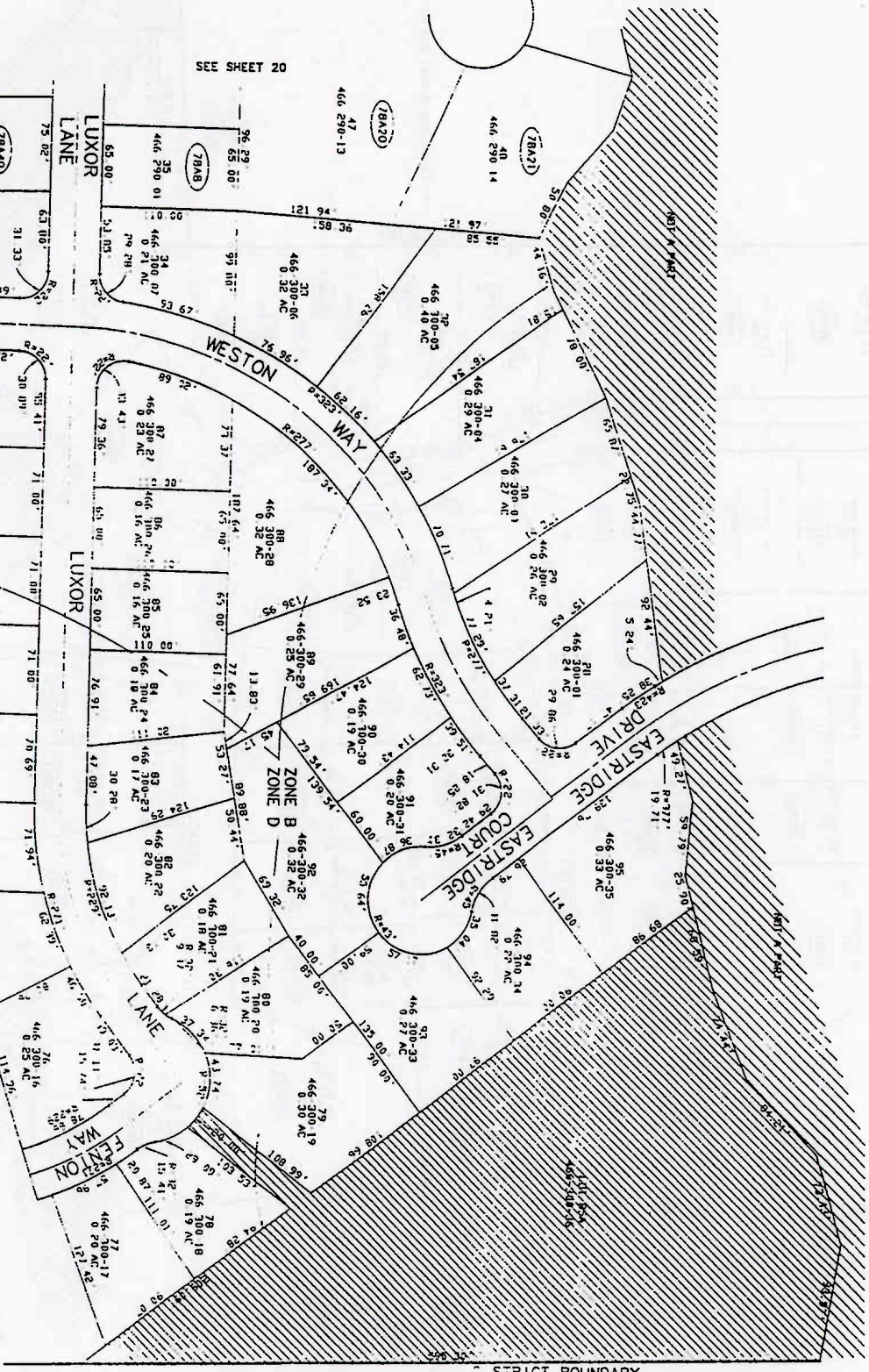
- LEGEND**
- ASSESSMENT DISTRICT BOUNDARY
 - SUBDIVISION LOT NUMBER
 - ASSESSOR'S PARCEL NUMBER
 - NOT A PART OF THIS ASSESSMENT DISTRICT
 - ASSESSMENT NUMBER

NOTES

- DISTANCES ALONG CURVED LINES ARE CHORD MEASUREMENT.



SEE SHEET 17



SEE SHEET 20

SEE SHEET 21

SEE SHEET 5

ASSESSMENT DIAGRAM OF
JOHNSON RANCH
LANDSCAPING AND LIGHTING DISTRICT
ASSESSMENT YEAR 1995-1996
CITY OF ROSEVILLE, PLACER COUNTY,
MAY, 1995
MORTON & PITALO, INC.
SCALE 1"=60'
SHEET 19 OF 22 SHEETS

ASSESSMENT DIAGRAM OF
JOHNSON RANCH

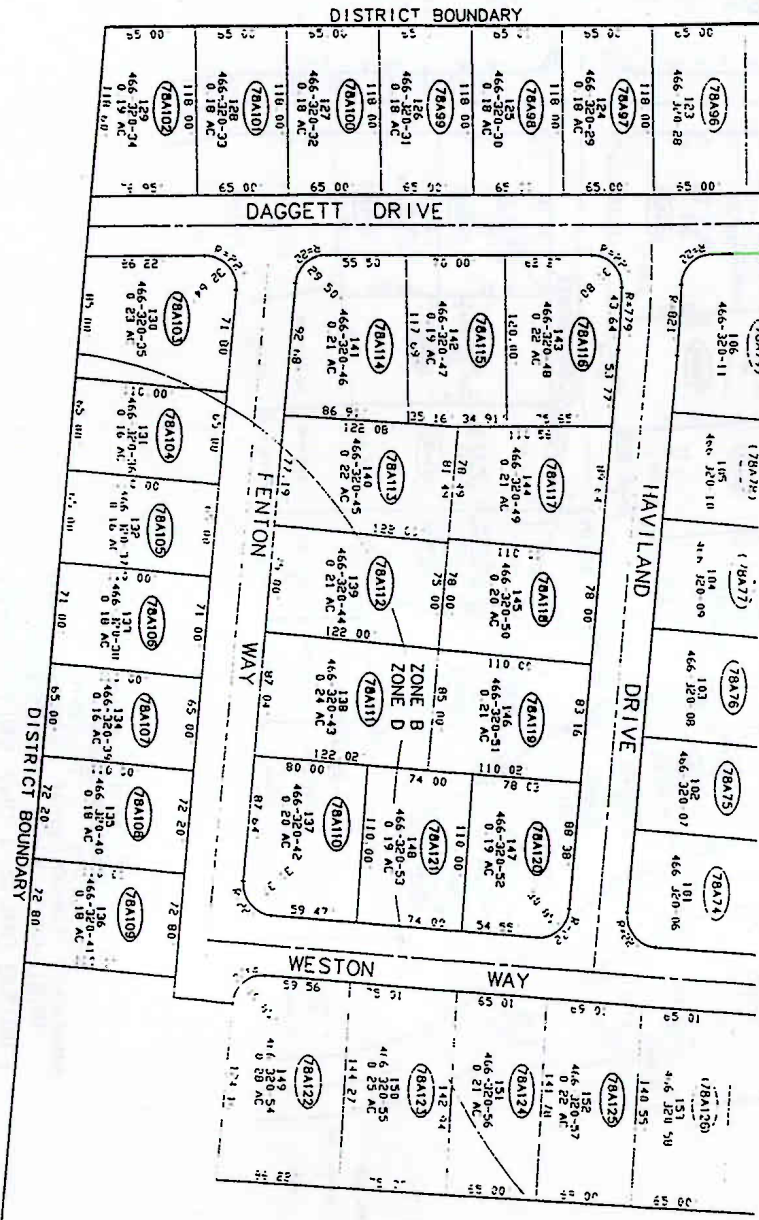
LANDSCAPING AND LIGHTING DISTRICT I
 ASSESSMENT YEAR 1995-1996
 CITY OF ROSEVILLE, PLACER COUNTY, CALIFORNIA
 MAY, 1995
 MORTON & PITALO, INC.
 SCALE: 1" = 60'
 SHEET 21 OF 22 SHEETS



SCALE: 1" = 60'

- 1 LIND HD ASSESSMENT DISTRICT BOUNDARY
- 19 SUBDIVISION LOT NUMBER
- 477 110-28 ASSESSOR'S PARCEL NUMBER
- 180 NOT A PART OF THIS ASSESSMENT DISTRICT
- 180 ASSESSOR'S NUMBER
- 180 DISTRICTS
- 1 DISTRICTS AND/OR LOTS NOT ASSIGNED TO A DISTRICT

ASSESSMENT DIAGRAM OF
JOHNSON RANCH
 LANDSCAPING AND LIGHTING DISTRICT
 ASSESSMENT YEAR 1995-1996
 CITY OF ROSEVILLE, PLACER COUNTY, CALIFORNIA
 MAY, 1995 SCALE 1"=60'
 MORTON & PITALO, INC.
 SHEET 22 OF 22 SHEETS



SEE SHEET 5

SCALE 1"=60'

- LEGEND**
- 10 ASSESSMENT DISTRICT BOUNDARY
 - 10 SUBDIVISION LOT NUMBER
 - 477 130 28 ASSESSOR'S PARCEL NUMBER
 - NOT A PART OF THIS ASSESSMENT DISTRICT
 - ASSESSMENT PARCEL
- NOTES**
- 1 DISTANCES ALONG CURVES ARE GIVEN IN ASSUMED