


City of Calistoga

Staff Report

TO: Honorable Mayor and City Council Members
FROM: Dan Takasugi, Public Works Director/City Engineer
DATE: June 3, 2008
SUBJECT: Consideration of a Resolution Accepting the Engineer's Report for the Palisades Subdivision Landscape Maintenance Assessment District, Declaring the Intention of the City Council to Levy and Collect Assessments and Setting the Date for the Public Hearing

APPROVAL FOR FORWARDING:


James C. McCann, City Manager

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ISSUE:

Consideration of a resolution accepting the Engineer's Report for the Palisades Subdivision Landscape Maintenance Assessment District, declaring the intention of the City Council to levy and collect assessments and setting the date for the public hearing.

RECOMMENDATION: Adopt Resolution.

BACKGROUND / DISCUSSION:

As a condition of the development of the Palisades Subdivision, a landscaping assessment district was established to fund the maintenance of the area adjacent to State Route 29 on the north side of the development, and along Money Lane between the property fence and sidewalk.

The Landscaping and Lighting Act of 1972 (Streets and Highways Code 22500-22647) requires that the City undertake certain proceedings for any fiscal year during which assessments are to be levied and collected. These proceedings are usually accomplished at three separate Council meetings and include the following Council actions:

- 1) Adopt a resolution directing the City Engineer to prepare and file a report.

- 25 2) Approve the Engineer's Report, declare the City Council's intent to levy
26 and collect assessments and set the date for a public hearing.
- 27 3) Conduct a public hearing and authorize the actual levying and collection of
28 assessments.

29 On May 20, 2008, the Council adopted a resolution directing the City Engineer to
30 prepare and file a report for the Palisades Subdivision Landscape Maintenance
31 Assessment District for Fiscal Year 2008-09. That report is attached.

32
33 For Fiscal Year 2006-07 the assessment was set at \$35/parcel for the 44 parcels
34 in the assessment district for a total assessment of \$1,540. The assessment for
35 Fiscal Year 2008-09 is proposed to remain the same. Fiscal Years 2007-08
36 and 2008-09 are compared below.

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	<u>FY 2007-08</u>	<u>FY 2008-09</u>
39 Total Assessment	\$1,540	\$1,540
40 City Contribution	<u>6</u>	<u>378</u>
41 Total Costs	\$1,546	\$1,918

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44 The attached resolution would accept the Engineer's Report, declare the
45 Council's intent to levy and collect assessments in the amount of \$35/parcel for
46 Fiscal Year 2007-08, and set the date for the public hearing for July 1, 2008.

47
48 **FISCAL IMPACT:** The Assessment District is intended to have no direct fiscal
49 impact on the City of Calistoga, as revenues collected through assessment are
50 expended for maintenance and administration. However, estimated costs for FY
51 2008-09 are expected to exceed the total assessment in the amount of \$378.
52 This minor amount can be included in the overall Park Maintenance budget. Any
53 proposed increase in the amount of the assessment would require balloting of
54 the property owners under the provisions of Proposition 218.

55
56 **ATTACHMENTS:**

- 57
58 1. Engineer's Report
59 2. Resolution

RESOLUTION 2008- _____

RESOLUTION OF THE CITY COUNCIL OF THE CITY OF CALISTOGA, COUNTY OF NAPA, STATE OF CALIFORNIA, ACCEPTING THE ENGINEER’S REPORT FOR THE PALISADES SUBDIVISION LANDSCAPE MAINTENANCE ASSESSMENT DISTRICT, DECLARING THE CITY COUNCIL’S INTENT TO LEVY AND COLLECT ASSESSMENTS AND SETTING THE DATE OF A PUBLIC HEARING

1 **WHEREAS**, the City of Calistoga established a Landscape Maintenance District for the
2 Palisades Subdivision; and

3
4 **WHEREAS**, in accordance with the Landscaping and Lighting Act of 1972 (Streets and
5 Highways Code 22500-22647), the City is required to undertake certain proceedings for any fiscal year
6 during which an assessment is to be levied; and
7

8 **WHEREAS**, on May 20, 2008 the City Council directed the City Engineer to prepare a report in
9 for the Palisades Subdivision Landscape Maintenance Assessment District for Fiscal Year 2008-09;
10 and
11

12 **WHEREAS**, on June 3, 2008, the City Engineer filed such report with the City Clerk; and
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14 **WHEREAS**, there will be no new improvements or substantial changes in the existing
15 improvements other than that required to maintain the existing landscape and irrigation system; and
16

17 **WHEREAS**, no increase is proposed in the amount of the assessment from the preceding
18 year.
19

20 **NOW, THEREFORE BE IT RESOLVED** that the City Council of the City of Calistoga hereby does
21 confirm the diagram and the assessment contained in the Engineer’s Report; and
22

23 **BE IT FURTHER RESOLVED** that the City Council of the City of Calistoga does hereby declare
24 the intention to levy and collect assessments of \$35.00 per parcel for the Fiscal Year 2008-09; and
25

26 **BE IT FURTHER RESOLVED** that the City Council of the City of Calistoga does hereby set a
27 public hearing in the matter of the assessment for the Palisades Subdivision Landscape and Maintenance
28 District at the regular City Council meeting to be held at 7:00 p.m. on July 1, 2008, in the Calistoga
29 Community Center.
30

31 **PASSED, APPROVED, AND ADOPTED** by the City Council of the City of Calistoga at a regular
32 meeting held this 3rd day of June 2008, by the following vote:
33

34
35 **AYES:**
36 **NOES:**
37 **ABSTAIN/ABSENT:**
38

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40 _____
41 **JACK GINGLES, Mayor**

42 **ATTEST:**

43 _____
44 **SUSAN SNEDDON, City Clerk**

ENGINEER'S REPORT
PALISADES LANDSCAPE MAINTENANCE DISTRICT
CITY OF CALISTOGA
FISCAL YEAR 2008-09

PREPARED BY: 

Dan Takasugi
City Engineer
RCE 72766
Exp. 06/30/08

Dated: June 3, 2008

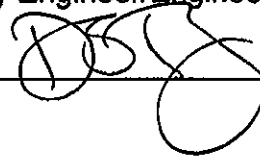
**ENGINEER'S REPORT
PALISADES LANDSCAPE MAINTENANCE DISTRICT
CITY OF CALISTOGA**

The undersigned respectfully submits the enclosed report as directed by the City Council.

DATED: June 3, 2008

Dan Takasugi
City Engineer/Engineer of Work

BY _____



I HEREBY CERTIFY that the enclosed Engineer's Report, together with Assessment and Assessment Diagram thereto attached, was filed with me on the June 3, 2008.

Susan Sneddon, City Clerk
City of Calistoga
Napa County, California

BY _____

I HEREBY CERTIFY the City Council on May 20, 2008 authorized the City Engineer to prepare and file a report as required by the Streets and Highways Code, together with Assessment and Assessment Diagram thereto attached.

Susan Sneddon, City Clerk
City of Calistoga
Napa County, California

BY _____

I HEREBY CERTIFY that the enclosed Engineer's Report, together with Assessment and Assessment Diagram thereto attached, was filed with the County Auditor of the County of Napa on _____, 2008.

Susan Sneddon, City Clerk
City of Calistoga
Napa County, California

BY _____

ENGINEER'S REPORT

PALISADES LANDSCAPE MAINTENANCE DISTRICT CITY OF CALISTOGA, COUNTY OF NAPA, CALIFORNIA (Pursuant to the Landscaping and Lighting Act of 1972)

Dan Takasugi, City Engineer and Engineer of Work for Palisades Landscaping Maintenance District, City of Calistoga, County of Napa, California, makes this report, as directed by the City Council, pursuant to Section 22585 of the Streets and Highways Code (**Landscaping and Lighting Act of 1972**).

The improvements which are the subject of this report are briefly described as follows:

The maintenance of all the public landscaping improvements as part of "Palisades Subdivision" consisting of plant materials, trees, ground cover, irrigation systems, and planting strips, located in the public areas shown as Parcel "A", State Highway 29 (Lincoln Ave.), and only the area between the back of sidewalk and the right-of-way line for Money Lane, as shown on the Assessment Diagram for Palisades Landscape Maintenance District.

This report consists of six parts, as follows:

EXHIBIT A - Plans and specifications for the improvements are filed with the City Clerk. Although separately bound, the plans and specifications are a part of this report and are included in it by reference.

EXHIBIT B - An estimate of the cost of maintenance for the improvement.

EXHIBIT C - An assessment of the estimated cost of maintenance for the improvement on each benefited parcel of land within the assessment district.

EXHIBIT D - A statement of the method by which the undersigned has determined the amount proposed to be assessed against each parcel.

EXHIBIT E - A list of the names and addresses of the owners of real property within this assessment district, as shown on the last equalized assessment roll for taxes, or as known to the Clerk. The list is keyed to "**EXHIBIT C**" by assessment number.

EXHIBIT F - A diagram showing all of the parcels of real property within this assessment district. The diagram is keyed to "**EXHIBIT C**" by assessment number.

**PALISADES LANDSCAPE MAINTENANCE DISTRICT
CITY OF CALISTOGA**

EXHIBIT "A"

Plans and Specifications, though bound separately, are filed by reference as a part of this report.

**PALISADES LANDSCAPE MAINTENANCE DISTRICT
CITY OF CALISTOGA**

EXHIBIT "B"

Estimate of Costs (Palisades Subdivision)

Estimated contract cost of \$132 per month for 12 months **\$1,580**

Incidental and Report Costs

County collection fee	\$ 50
City Administration (12.5%)	198
Engineer-of-work (Preparation of Report)	<u>90</u>
Total Estimated Incidental and Report Costs	\$ 338

TOTAL ESTIMATED COSTS FOR MAINTENANCE AND REPORT \$1,918

Adjustments

Amount to be Supplemented by City **\$(378)**

**AMOUNT NEEDED TO BE ASSESSED FOR MAINTENANCE
OF "PALISADES IMPROVEMENTS \$1,540**

Number of Parcels to be assessed= 44
Estimated total costs per parcel to be assessed = \$35/per lot

TOTAL ASSESSMENT \$1,540

PALISADES LANDSCAPE MAINTENANCE DISTRICT

CITY OF CALISTOGA

EXHIBIT "C"

ASSESSMENT ROLL

<u>Assessment Number</u>	<u>Amount of assessment</u>	<u>Assessor's Parcel Number</u>
01	\$35.00/each	11-525-003
02	(for 44 lots)	11-525-002
03		11-534-004
04		11-534-003
05		11-534-002
06		11-534-001
07		11-531-009
08		11-531-010
09		11-531-011
10		11-531-013
11		11-531-017
12		11-531-016
13		11-531-015
14		11-531-014
15		11-531-012
16		11-531-008
17		11-531-007
18		11-531-006
19		11-531-005
20		11-531-004
21		11-531-003
22		11-531-002
23		11-531-001
24		11-532-001
25		11-532-002
26		11-532-005
27		11-532-006
28		11-532-007
29		11-532-004
30		11-532-003
31		11-533-001
32		11-533-002
33		11-533-003
34		11-533-004
35		11-533-005
36		11-533-006

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11-533-007
11-533-008
11-533-009
11-533-010
11-533-011
11-526-003
11-526-002
11-526-001

TOTAL \$1540

**PALISADES LANDSCAPE MAINTENANCE DISTRICT
CITY OF CALISTOGA**

EXHIBIT "D"

Basis of Allocation of Assessments

The total maintenance costs per year were estimated and incidental administrative expenses added to yield a total annual cost. Adjustments were then made to give credit, if any, for the surplus from the previous year and to provide a cash reserve for payments to be made between July 1 and December 31, 2008. The resulting net "Costs to be assessed" were then prorated equally to the 44 lots, so that each lot will share equally in the annual landscape maintenance expenses.

**PALISADES LANDSCAPE MAINTENANCE DISTRICT
CITY OF CALISTOGA**

**EXHIBIT "E"
PROPERTY OWNERS LIST**

Assessment Number	Property Owners Name & Address	AP Number
01	Edwardo Gonzales 2001 High Rocks Drive Calistoga, CA 94515 Site Address: 2001 High Rocks Drive	11-525-003
02	John Barkley 2003 High Rocks Drive Calistoga, CA 94515 Site Address: 2003 High Rocks Drive	11-525-002
03	Ramona Asmus 2005 High Rocks Drive Calistoga, CA 94515 Site Address: 2005 High Rocks Drive	11-534-004
04	Leonard Murphy 2007 High Rocks Drive Calistoga, CA 94515 Site Address: 2007 High Rocks Drive	11-534-003
05	Manuel Vera, Sr. 2009 High Rocks Drive Calistoga, CA 94515 Site Address: 2009 High Rocks Drive	11-534-002
06	Maria Marron 2011 High Rocks Drive Calistoga, CA 94515 Site Address: 2011 High Rocks Drive	11-534-001
07	Teresa Bohan 2010 High Rocks Drive Calistoga, CA 94515 Site Address: 2010 High Rocks Drive	11-531-009

Assessment Number	Property Owners Name & Address	AP Number
08	Alvaro Rodriguez 2008 High Rocks Drive Calistoga, CA 94515 Site Address: 2008 High Rocks Drive	11-531-010
09	Nicolas Cervantes 2006 High Rocks Drive Calistoga, CA 94515 Site Address: 2006 High Rocks Drive	11-531-011
10	Daniel J. Herndon 2004 High Rocks Drive Calistoga, CA 94515 Site Address: 2004 High Rocks Drive	11-531-013
11	Rudy Gonzales 2015 Table Rock Ct. Calistoga, CA 94515 Site Address: 2015 Table Rocks Ct.	11-531-017
12	Murlin Barker 10880 Franz Valley Rd. Calistoga, CA 94515 Site Address: 2017 Table Rock Ct.	11-531-016
13	Elizabeth Banus 2019 Table Rock Ct. Calistoga, CA 94515 Site Address: 2019 Table Rock Ct.	11-531-015
14	Scott Atkinson 2103 Oat Hill Ct. Calistoga, Ca 94515 Site Address: 2103 Oat Hill Ct.	11-531-014
15	David J. Marks P.O. Box 948 Calistoga, CA 94515 Site Address: 2107 Oat Hill Ct.	11-531-012

Assessment Number	Property Owners Name & Address	AP Number
16	Molly Morales 2109 Oat Hill Ct. Calistoga, CA 94515 Site Address: 2109 Oat Hill Ct.	11-531-008
17	Peter J. Schloemp 2111 Oat Hill Ct. Calistoga, CA 94515 Site Address: 2111 Oat Hill Ct.	11-531-007
18	Manual Avila 2113 Oat Hill Ct. Calistoga, CA 94515 Site Address: 2113 Oat Hill Ct.	11-531-006
19	Michael O'Conner 4061 Princeton Dr. Santa Rosa, CA 95405 Site Address: 2115 Oat Hill Ct.	11-531-005
20	Marc Tormey 2117 Oat Hill Ct. Calistoga, CA 94515 Site Address: 2117 Oat Hill Ct.	11-531-004
21	Jorge Cortez 2119 Oat Hill Ct. Calistoga, CA 94515 Site Address: 2119 Oat Hill Ct.	11-531-003
22	Rafael Felix 2121 Oat Hill Ct. Calistoga, CA 94515 Site Address: 2121 Oat Hill Ct.	11-531-002
23	Isidro L. Guzman 2123 Oat Hill Ct. Calisotga, CA 94515 Site Address: 2123 Oat Hill Ct.	11-531-001

Assessment Number	Property Owners Name & Address	AP Number
24	Steve Sneddon 2110 Oat Hill Ct. Calistoga, CA 94515 Site Address: 2110 Oat Hill Ct.	11-532-001
25	Ronald Sharples 1173 Meadow Creek Circle St. Helena, CA 94574 Site Address: 2108 Oat Hill Ct.	11-532-002
26	John Potrebic 2106 Oat Hill Ct. Calistoga, CA 94515 Site Address: 2106 Oat Hill Ct.	11-532-005
27	Rolland Bruce Dill 2320 Grant Street Calistoga, CA 94515 Site Address: 2104 Oat Hill Ct.	11-532-006
28	Kevin Eisenberg 2101 Table Rock Ct. Calistoga, CA 94515 Site Address: 2101 Table Rock Ct.	11-532-007
29	Matthew D. Freese 2103 Table Rock Ct. Calistoga, CA 94515 Site Address: 2103 Table Rock Ct.	11-532-004
30	Barbara Ronchelli-Olguin 2105 Table Rock Ct. Calistoga, CA 94515 Site Address: 2105 Table Rock Ct.	11-532-003
31	Isaac Kuster 2108 Table Rock Ct. Calistoga, CA 94515 Site Address: 2108 Table Rock Ct.	11-533-001

Assessment Number	Property Owners Name & Address	AP Number
32	Tracey Schmidt 2106 Table Rock Ct. Calistoga, CA 94515 Site Address: 2106 Table Rock Ct.	11-533-002
33	Ismael Apolinar 2104 Table Rock Ct. Calistoga, CA 94515 Site Address: 2104 Table Rock Ct.	11-533-003
34	Homero Vasquez 2102 Table Rock Ct. Calistoga, CA 94515 Site Address: 2102 Table Rock Ct.	11-533-004
35	Salvador Nunez 2020 Table Rock Ct. Calistoga, CA 94515 Site Address: 2020 Table Rock Ct.	11-533-005
36	Jose C. Cervantes 2018 Table Rock Ct. Calistoga, CA 94515 Site Address: 2018 Table Rock Ct.	11-533-006
37	c/o Janet A. Walls 2016 Table Rock Ct. Calistoga, CA 94515 Site Address: 2016 Table Rock Ct.	11-533-007
38	William B. Brady 2014 Table Rock Ct. Calistoga, CA 94515 Site Address: 2014 Table Rock Ct.	11-533-008
39	David Alt 1901 Cinnabar Ct. Calistoga, CA 94515 Site Address: 1901 Cinnabar Ct.	11-533-009

Assessment Number	Property Owners Name & Address	AP Number
40	Alfred L. Belluomini 1381 Camino Peral Moraga, CA 94556 Site Address: 1903 Cinnabar Ct.	11-533-010
41	Kelly Giannini 1905 Cinnabar Ct. Calistoga, CA 94515 Site Address: 1905 Cinnabar Ct.	11-533-011
42	Mary Friedrich 1904 Cinnabar Ct. Calistoga, CA 94515 Site Address: 1904 Cinnabar Ct.	11-526-003
43	Ulrike Hermann 1902 Cinnabar Ct. Calistoga, CA 94515 Site Address: 1902 Cinnabar Ct.	11-526-002
44	Mark Fitzgerald 1900 Cinnabar Ct. Calistoga, CA 94515 Site Address: 1900 Cinnabar Ct.	11-526-001

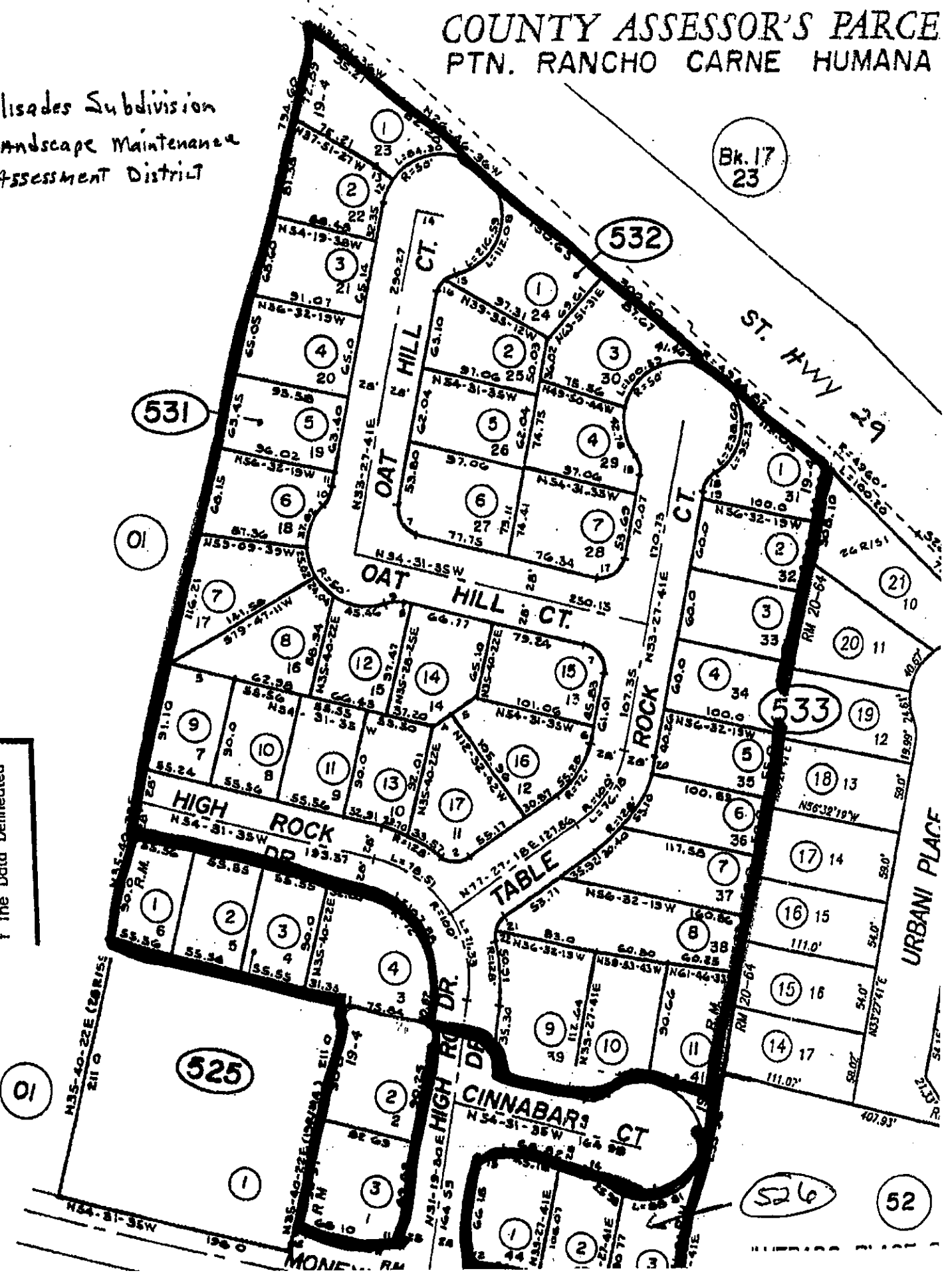
EXHIBIT F

DIAGRAM OF PARCELS

COUNTY ASSESSOR'S PARCE PTN. RANCHO CARNE HUMANA

Palisades Subdivision
Landscape Maintenance
Assessment District

map was prepared for
Purposes Only, No
Assumed For The
of The Data Delineated



Bk. 17
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URBANI PLACE