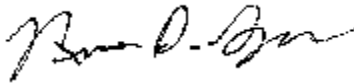


City of Calistoga

Staff Report

TO: Honorable Mayor and City Council Members
FROM: Dan Takasugi, Public Works Director/City Engineer
DATE: July 17, 2012
SUBJECT: Consideration of a Resolution Authorizing the Levying and Collection of Assessments for the Silverado Place Landscape Maintenance District for Fiscal Year 2012-13

APPROVAL FOR FORWARDING:



Richard D. Spitler, City Manager

1
2 **ISSUE:**
3
4 Consideration of a Resolution authorizing the levying and collection of assessments for
5 the Silverado Place Landscape Maintenance District for Fiscal Year 2012-13.
6

7 **RECOMMENDATION:**
8
9 Conduct a public hearing and consider adoption of a resolution approving the
10 assessment amount and authorizing the levying and collection of assessments for
11 Fiscal Year 2012-13.
12

13 **BACKGROUND/DISCUSSION:**
14
15 As a condition of the development of the Silverado Place Subdivision, a landscaping
16 assessment district was established to fund the maintenance of the area adjacent to
17 State Route 29 on the north side of the development.
18

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

23
24 On May 1, 2012, the Council adopted a resolution directing the City Engineer to prepare
25 and file a report for the Silverado Place Landscape Maintenance Assessment District for
26 Fiscal Year 2012-13. On June 5, 2012, the Council adopted a resolution approving the
27 Engineer's Report, declaring the City Council's intent to levy and collect assessments
28 and setting the date for the public hearing.

29
30 Tonight's action is the third and final Council action on these annual proceedings. At
31 the conclusion of the public hearing, the Council can authorize the levying and collection
32 of the annual assessments for the Silverado Place Landscape Maintenance District in
33 the amount of \$66.67/parcel. This is the same amount as was assessed in Fiscal Year
34 2011-12.

35
36 **FISCAL IMPACT:**

37
38 The Assessment District is intended to have no direct fiscal impact on the City of
39 Calistoga, as revenues collected through assessment are expended for maintenance
40 and administration. However, estimated costs for FY 2012-13 are expected to exceed
41 the total assessment in the amount of \$138. This minor amount can be included in the
42 overall Park Maintenance budget. Any proposed increase in the amount of the
43 assessment would require balloting of the property owners under the provisions of
44 Proposition 218.

45
46 **ATTACHMENTS:**

- 47
48 1) Resolution
49 2) Engineer's Report

50

1 **RESOLUTION NO. 2012-____**

2
3 **RESOLUTION OF THE CITY COUNCIL OF THE CITY OF CALISTOGA, COUNTY OF**
4 **NAPA, STATE OF CALIFORNIA, AUTHORIZING THE LEVYING AND COLLECTION**
5 **OF ASSESSMENTS FOR THE SILVERADO PLACE LANDSCAPE AND**
6 **MAINTENANCE DISTRICT FOR FISCAL YEAR 2012-2013**
7

8 **WHEREAS**, the City of Calistoga established a Landscape and Maintenance District for the Silverado
9 Place Subdivision; and

10
11 **WHEREAS**, in accordance with the Landscaping and Lighting Act of 1972 (Streets and Highways
12 Code 22500-22647), the City is required to undertake certain proceedings for any fiscal year during which an
13 assessment is to be levied; and

14
15 **WHEREAS**, on May 1, 2012, the City Council directed the City Engineer to prepare a report in
16 accordance with the requirements of the California Streets and Highways Code in Article 4 of Chapter 1
17 commencing with Section 22565; and

18
19 **WHEREAS**, on June 5, 2012, the City Engineer's report was accepted by the City Council; and

20
21 **WHEREAS**, on July 17, 2012, a public hearing was held to receive testimony from the citizens of the
22 City of Calistoga; and

23
24 **WHEREAS**, Pursuant to California Streets and Highways Code, Article 4 of Chapter 1, commencing
25 with Section 22620, the City Council may set the amount of assessment to be the same as the preceding year;
26 and

27
28 **WHEREAS**, there will be no new improvements or substantial changes in the existing improvements
29 other than that required to maintain the existing landscape and irrigation system.

30
31 **NOW, THEREFORE BE IT RESOLVED THAT** the City Council of the City of Calistoga does hereby
32 confirm the diagram and the assessment contained in the Engineer's Report; and

33
34 **BE IT FURTHER RESOLVED THAT** the City Council of the City of Calistoga does hereby levy an
35 assessment of \$66.67 per parcel and authorizes collection of such assessment for the Silverado Place
36 Subdivision Landscape Maintenance Assessment District for the Fiscal Year 2012-13.
37

38 **PASSED, APPROVED, AND ADOPTED** by the City Council of the City of Calistoga at a regular
39 meeting held this 17th day of July 2012, by the following vote:

40
41 **AYES:**

42
43 **NOES:**

44
45 **ABSTAIN/ABSENT:**

46
47
48 _____
49 **JACK GINGLES, Mayor**

50
51 **ATTEST:**

52 _____
AMANDA DAVIS, DEPUTY CITY CLERK

ENGINEER'S REPORT
SILVERADO PLACE LANDSCAPE MAINTENANCE DISTRICT
CITY OF CALISTOGA
FISCAL YEAR 2012-2013



PREPARED BY: _____

A handwritten signature in blue ink, appearing to be "D. Takasugi", written over a horizontal line.

Dan Takasugi, P.E.
City Engineer
RCE 72766
Exp. 06/30/12

Dated: June 5, 2012

ENGINEER'S REPORT
SILVERADO PLACE LANDSCAPE MAINTENANCE DISTRICT
CITY OF CALISTOGA

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

DATED: June 5, 2012

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 5, 2012.

Amanda Davis, Deputy City Clerk
City of Calistoga
Napa County, California

BY _____

I HEREBY CERTIFY the City Council on May 1, 2012 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.

Amanda Davis, Deputy 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 July 20, 2012.

Amanda Davis, Deputy City Clerk
City of Calistoga
Napa County, California

BY _____

ENGINEER'S REPORT

SILVERADO PLACE 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 SILVERADO PLACE 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 "SILVERADO PLACE Subdivision" consisting of plant materials, trees, ground cover, irrigation systems, and planting strips, located in the public areas shown as Parcel "A", as shown on the Assessment Diagram for SILVERADO PLACE 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.

**SILVERADO PLACE LANDSCAPE MAINTENANCE DISTRICT
CITY OF CALISTOGA**

EXHIBIT "A"

Plans and Specifications, though bound separately, are referenced as a part of this report.

**SILVERADO PLACE LANDSCAPE MAINTENANCE DISTRICT
CITY OF CALISTOGA**

EXHIBIT "B"

Estimate of Costs (SILVERADO PLACE Subdivision)

Estimated maintenance cost of \$73.61 per month for 12 months **\$ 883**

Incidental and Report Costs

County collection fee	\$ 50
City Administration (12.5%)	110
Engineer-of-work (Preparation of Report)	<u>95</u>
Total Estimated Incidental and Report Costs	\$ 255

TOTAL ESTIMATED COSTS FOR MAINTENANCE AND REPORT **\$1,138**

Adjustments

Amount to be Supplemented by City **\$(138)**

**AMOUNT NEEDED TO BE ASSESSED FOR MAINTENANCE
OF "SILVERADO PLACE IMPROVEMENTS **\$1,000****

Number of Parcels to be assessed = 15
Estimated total costs per parcel
to be assessed **\$66.67 /per lot**

TOTAL ASSESSMENT **\$ 1,000**

SILVERADO PLACE 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	\$66.67/each	11-533-014
02	(for 15 lots)	11-533-015
03		11-533-016
04		11-533-017
05		11-533-018
06		11-533-019
07		11-533-020
08		11-533-021
09		11-535-001
10		11-535-002
11		11-535-003
12		11-535-004
13		11-535-005
14		11-535-008
15		11-535-009

TOTAL \$1,000

**SILVERADO PLACE 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, 2012. The resulting net "Costs to be assessed" were then prorated equally to the 15 lots, so that each lot will share equally in the annual landscape maintenance expenses.

**SILVERADO PLACE LANDSCAPE MAINTENANCE DISTRICT
CITY OF CALISTOGA**

**EXHIBIT "E"
PROPERTY OWNERS LIST**

Assessment Number	Property Owners Name & Address	AP Number
1	Donald Wilson 715 Linda Falls Terrace Angwin, CA 94508 Site Address: 2011 Urbani Place	11-533-014
2	Jason Tamagni 2013 Urbani Place Calistoga, CA 94515 Site Address: 2013 Urbani Place	11-533-015
3	Larry Sawyer 2015 Urbani Place Calistoga, CA 94515 Site Address: 2015 Urbani Place	11-533-016
4	Gertrude A. Martin 2017 Urbani Place Calistoga, CA 94515 Site Address: 2017 Urbani Place	11-533-017
5	Dennis Gamble 2019 Urbani Place Calistoga, CA 94515 Site Address: 2019 Urbani Place	11-533-018
6	Cheryle Stanley 2021 Urbani Place Calistoga, CA 94515 Site Address: 2021 Urbani Place	11-533-019
7	Arturo Maldonado 2023 Urbani Place Calistoga, CA 94515 Site Address: 2023 Urbani Place	11-533-020

Assessment Number	Property Owners Name & Address	AP Number
8	Hugh Calvin 2025 Urbani Place Calistoga, CA 94515 Site Address: 2025 Urbani Place	11-533-021
9	Jay Smith 1241 Springbrook Ct. St. Helena, CA 94574 Site Address: 2012 Urbani Place	11-535-001
10	Brad & Vicky Stover 4323 Thetford Rd. Durham, NC 27707 Site Address: 2014 Urbani Place	11-535-002
11	Gordon Brownell 2016 Urbani Place Calistoga, CA 94515 Site Address: 2016 Urbani Place	11-535-003
12	Mark Buxton, etal 6154 Heathercreek Way San Jose, CA 95123 Site Address: 2018 Urbani Place	11-535-004
13	Randall Mendes 2022 Urbani Place Calistoga, CA 94515 Site Address: 2022 Urbani Place	11-535-005
14	Daniel G. Avina 1722 Falleri Drive Calistoga, CA 94515 Site Address: 1722 Falleri Drive	11-535-008
15	Francisco Carrillo 1720 Falleri Drive Calistoga, CA 94515 Site Address: 1720 Falleri Drive	11-535-009

EXHIBIT F
DIAGRAM OF PARCELS

ESSOR'S PARCEL MAP
CARNE HUMANA

Tax Area Code
1000

11-53
11-01

1	N35-40-22E	7.93
2	R=20'	25.55
3	S33-23-08E	55.25
4	N77-40-29E	19.49
5	N77-40-29E	24.20
6	N33-27-41E	15.18
7	R=20'	30.11
8	N54-31-35W	6.76
9	R=30'	16.46
10	R=30'	16.87
11	N33-27-41E	11.81
12	R=50'	20.32
13	S31-01-36E	20.01
14	S56-32-19E	22.0
15	R=20'	11.07
16	R=20'	12.13
17	R=20'	32.12
18	R=20'	16.50
19	N33-27-41E	6.88
20	R=120'	14.78
21	R=20'	16.54
22	R=20'	7.32
23	R=20'	29.97
24	R=20'	18.54
25	R=2960'	28.59
26	S18-00-31E	4.67
27	S35-20-25W	5.98

