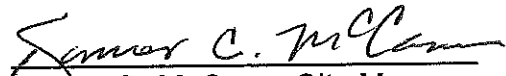


City of Calistoga

Staff Report

TO: Honorable Mayor and City Council Members
FROM: Dan Takasugi, Public Works Director/City Engineer
DATE: June 1, 2010
SUBJECT: Consideration of a Resolution Accepting the Engineer's Report for the Silverado Place 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 Silverado Place 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 Silverado Place 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.

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.

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

28 On May 4, 2010, the Council adopted a resolution directing the City Engineer to
29 prepare and file a report for the Silverado Place Subdivision Landscape
30 Maintenance Assessment District for Fiscal Year 2010-2011. That report is
31 attached.

32
33 For Fiscal Year 2009-10 the assessment was set at \$66.67/parcel for the 15
34 parcels in the assessment district for a total assessment of \$1000. The
35 assessment for Fiscal Year 2010-11 is proposed to remain the same. Fiscal
36 Years 2009-10 and 2010-11 are compared below.

37

	<u>FY 2009-10</u>	<u>FY 2010-11</u>
38		
39		
40	Total Assessment	\$1,000
41	City Contribution	<u>334</u>
42	Total Costs	\$1,334
43		

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 \$66.67/parcel
46 for Fiscal Year 2010-11, and set the date for the public hearing for July 6, 2010.

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 2010-11 are expected to exceed the total assessment in the amount of \$314.
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

ENGINEER'S REPORT
SILVERADO PLACE LANDSCAPE MAINTENANCE DISTRICT
CITY OF CALISTOGA
FISCAL YEAR 2010-2011

PREPARED BY: _____
Dan Takasugi, P.E.
City Engineer
RCE 72766
Exp. 06/30/10

Dated: June 1, 2010

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 1, 2010

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 1, 2010.

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

BY _____

I HEREBY CERTIFY the City Council on May 4, 2010 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 _____, 2010.

Susan Sneddon, 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 \$88 per month for 12 months **\$1038**

Incidental and Report Costs

County collection fee	\$ 50
City Administration (12.5%)	130
Engineer-of-work (Preparation of Report)	<u>96</u>
Total Estimated Incidental and Report Costs	\$ 276

TOTAL ESTIMATED COSTS FOR MAINTENANCE AND REPORT \$1,314

Adjustments

Amount to be Supplemented by City **\$(314)**

**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, 2010. 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	Wilson Trust 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	Cheryl 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

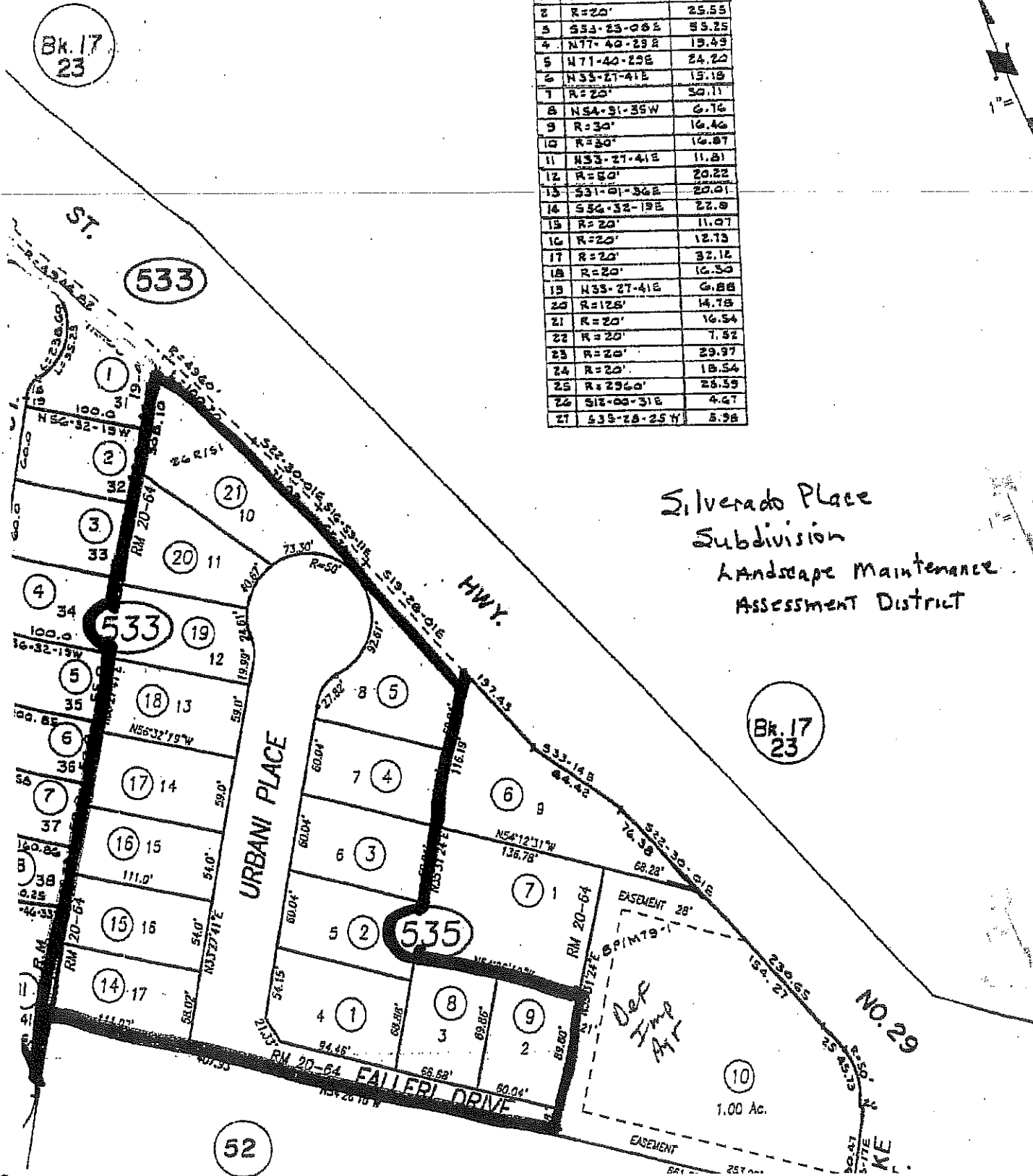
Assessment Number	Property Owners Name & Address	AP Number
8	Hugh Calvin 2025 Urbani Place Calistoga, CA 94515 Site Address: 2023 Urbani Place	11-533-021
9	Jay Smith 1241 Springbrook Ct. St. Helena, CA 94574 Site Address: 2012 Urbani Place	11-535-001
10	Brad & Vicky Stover 3681 Mayberry Dr. Reno, NV 89509 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

ESSOR'S PARCEL MAP
CARNE HUMANA

Tax Area Code
1000

11-53
11-01

1	N35-40-22E	7.53
2	R=20'	25.55
3	S53-23-08E	53.25
4	N77-40-23E	19.49
5	N71-40-23E	24.22
6	N53-27-41E	13.19
7	R=20'	50.11
8	NSA-31-35W	6.76
9	R=30'	16.46
10	R=30'	16.87
11	N53-27-41E	11.81
12	R=50'	20.22
13	S31-01-36E	20.01
14	S54-32-19E	27.9
15	R=20'	11.07
16	R=20'	12.73
17	R=20'	32.12
18	R=20'	16.30
19	N53-27-41E	6.88
20	R=126'	14.78
21	R=20'	16.54
22	R=20'	7.52
23	R=20'	29.97
24	R=20'	18.54
25	R=296'	28.59
26	S18-03-31E	4.47
27	S38-28-25W	8.98



Silverado Place
Subdivision
Landscape Maintenance
Assessment District

COUNTY ASSESSOR'S PARCE PTN. RANCHO CARNE HUMANA

Palisades Subdivision
Landscape Maintenance
Assessment District

Bk. 17
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Map was prepared for
Purposes Only. No
Assumed For The
of The Data Delineated

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RESOLUTION 2010- _____

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

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

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

WHEREAS, on May 4, 2010 the City Council directed the City Engineer to prepare a report in for the Silverado Place Subdivision Landscape Maintenance Assessment District for Fiscal Year 2010-11; and

WHEREAS, on June 1, 2010, the City Engineer filed such report with the City Clerk; and

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

WHEREAS, no increase is proposed in the amount of the assessment from the preceding year.

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

BE IT FURTHER RESOLVED that the City Council of the City of Calistoga does hereby declare the intention to levy and collect assessments of \$66.67 per parcel for the Fiscal Year 2010-11; and

BE IT FURTHER RESOLVED that the City Council of the City of Calistoga does hereby set a public hearing in the matter of the assessment for the Silverado Place Subdivision Landscape and Maintenance District at the regular City Council meeting to be held at 7:00 p.m. on July 6, 2010, in the Calistoga Community Center.

PASSED, APPROVED, AND ADOPTED by the City Council of the City of Calistoga at a regular meeting held this **1st day of June 2010**, by the following vote:

AYES:

NOES:

ABSTAIN/ABSENT:

JACK GINGLES, Mayor

ATTEST:

SUSAN SNEDDON, City Clerk

