



Staff Report

Date: April 26, 2016

To: City Council

From: Valerie J. Barone, City Manager

Reviewed by: Justin Ezell, Director of Public Works

Prepared by: David Boatwright, Senior Administrative Analyst
david.boatwright@cityofconcord.org
925-671-3141

Subject: **Approving the City of Pleasant Hill's request to allow Sunvalley Mall and certain other City of Concord Commercial Properties to be included in the Pleasant Hill Landscaping and Lighting Assessment District #20. Resolution No. 16-30 for adoption. (No fiscal impact)**

Report in Brief

The City of Pleasant Hill's Landscaping and Lighting District #20 includes commercial properties that are within the incorporated area of the City of Concord. Annually the City of Concord considers the inclusion of these areas within Pleasant Hill's Landscaping and Lighting Assessment District #20.

Recommended Action

Staff recommends that the City Council adopt Resolution No. 16-30 approving the City of Pleasant Hill's request to allow Sunvalley Mall and certain other City of Concord commercial properties to be included in Pleasant Hill Landscaping and Lighting Assessment District #20, Commercial Area Landscaping and Lighting.

Background

The City of Pleasant Hill has approved certain Landscaping and Lighting Assessment Districts within the City of Concord since 1988, as authorized by the Landscaping and Lighting Act of 1972. Since Pleasant Hill Assessment District #20 includes properties within the City of Concord, the inclusion of these properties in the District requires the consent of the City of Concord in accordance with Landscaping and Lighting Act of 1972 (California Streets and Highways Code §§22500 – 22679).

City Council Agenda Report

Approval of the City of Pleasant Hill's Request to allow Sunvalley Mall and certain other City of Concord commercial properties to be included in the Pleasant Hill Landscape and Lighting Assessment District #20
April 26, 2016

Analysis

The City of Concord has annually reaffirmed its consent for the City of Pleasant Hill to include 17 parcels (Exhibit A to Attachment 1) within the City of Concord in Pleasant Hill's Landscaping and Lighting District #20. The owners of Concord properties in the District have expressed no opposition. The City of Pleasant Hill approved Resolution No. 11-16 (Attachment 2) requesting the City of Concord's consent to the ordering of improvements and assessments of costs for benefited property in Assessment District #20. These improvements are generally described as the installation, servicing, and maintenance of public landscaping and street lighting within the territory of the district.

Financial Impact

Adoption of this resolution consenting to the City of Pleasant Hill's request to allow Sunvalley Mall and certain other City of Concord commercial properties to continue to be included in Pleasant Hill Landscaping and Lighting Assessment District #20 will have no fiscal impact on the City of Concord.

Public Contact

The City Council Agenda was posted.

Attachments

1. Resolution No. 16-30 with Exhibit A, List of Parcels within the City of Concord Incorporated Territory and Map of Concord Properties in Landscaping & Lighting Assessment District #20
2. City of Pleasant Hill Resolution No. 11-16

BEFORE THE CITY COUNCIL OF THE CITY OF CONCORD
COUNTY OF CONTRA COSTA, STATE OF CALIFORNIA

**A Resolution Approving the Request of the
City of Pleasant Hill to Allow Sunvalley Mall
and Certain Other City of Concord Commercial
Properties to be Included in Pleasant Hill
Landscaping and Lighting Assessment District #20,
Commercial Area Landscaping and Lighting**

Resolution No. 16-30

WHEREAS, on July 5, 1988, by Resolution 88-99 the City of Concord authorized the City of Pleasant Hill to include portions of the City of Concord in Assessment District #20, Commercial Area Landscaping and Lighting; and

WHEREAS, it is necessary for the City of Pleasant Hill to levy the annual assessment for this commercial landscaping and lighting district in accordance with the Landscaping and Lighting Act of 1972 California Streets and Highways Code §§22500-22679); and

WHEREAS, it is necessary for the City of Concord to authorize the City of Pleasant Hill to include portions of the City of Concord previously included in this landscaping and lighting district for purposes of the annual levy.

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

Section 1. The City Council consents to exercise of jurisdiction by the City of Pleasant Hill for the annual levy of assessments in Assessment District #20, Commercial Area Landscaping and Lighting, for Sunvalley Mall and certain other commercial properties located within the City of Concord, identified in Exhibit A to this resolution.

Section 2. This resolution shall become effective immediately upon its passage and adoption.

PASSED AND ADOPTED by the City Council of the City of Concord on April 26, 2016, by the following vote:

AYES: Councilmembers -

NOES: Councilmembers -

ABSTAIN: Councilmembers -

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ABSENT: Councilmembers –

I HEREBY CERTIFY that the foregoing Resolution No. 16-30 was duly and regularly adopted at a regular meeting of the City Council of the City of Concord on April 26, 2016.

By _____
Joelle Fockler, MMC
City Clerk

APPROVED AS TO FORM:

Susanne Brown
City Attorney

Attachment: Exhibit A

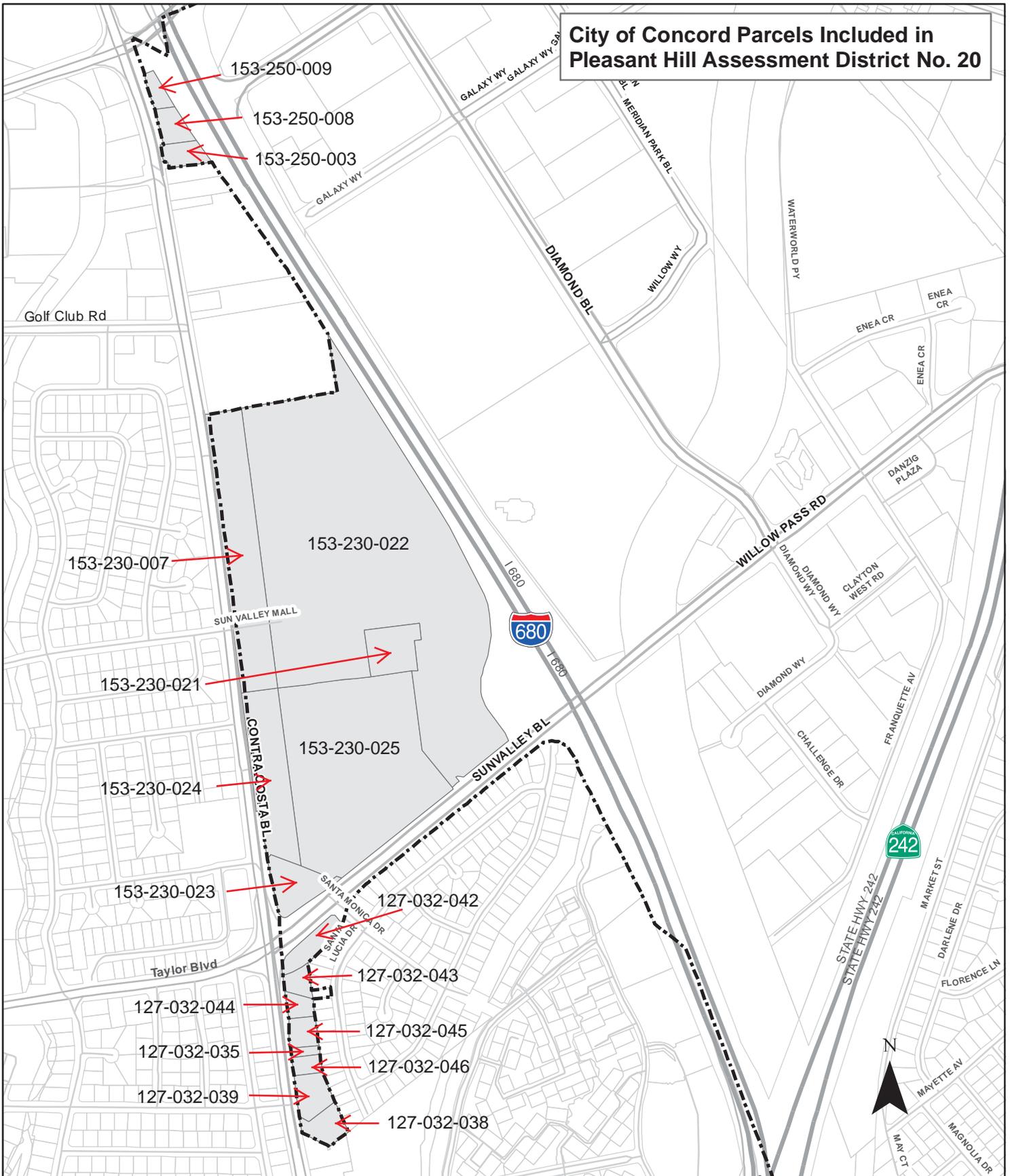
Exhibit A

**Parcels within the Incorporated Territory
of the City of Concord**

PARCEL	OWNER OF RECORD	PROPERTY LOCATION
127-032-035-9	QOE LLC	1130 Contra Costa Blvd
127-032-038-3	CCC Blvd LLC	1212 Contra Costa Blvd
127-032-039-1	Phillips Ann L Tre	1200 Contra Costa Blvd
127-032-042-5	Meyer-Lewis Company LLC	1000 Sun Valley Blvd
127-032-043-3	Keadjian Garo & Patricia L Tre	1050 Contra Costa Blvd
127-032-044-1	Mission Trail Oil Company	1090 Contra Costa Blvd
127-032-045-8	Magganas Athan P	1100 Contra Costa Blvd
127-032-046-6	Li Alfonso & Margarita Tre	1150 Contra Costa Blvd
153-230-007-4	Taubman Land Associates LLC	715 Contra Costa Blvd
153-230-021-5	Taubman Land Associates LLC	Sun Valley Mall
153-230-022-3	Taubman Land Associates LLC	1053 Sun Valley Blvd
153-230-023-1	Taubman Land Associates LLC	901 Sun Valley Blvd
153-230-024-9	Taubman Land Associates LLC	Contra Costa Blvd
153-230-025-6	Taubman Land Associates LLC	1001 Sun Valley Blvd
153-250-003-8	Les Schwab Warehouse	625 Contra Costa Blvd
153-250-008-7	Chamberlin Linley H Tre	627 Contra Costa Blvd
153-250-009-5	Salkhi Alo & Sourì M Tre	605 Contra Costa Blvd

March 2016

City of Concord Parcels Included in Pleasant Hill Assessment District No. 20



Disclaimer.

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Legend

-  Concord City Limit
-  Concord parcels in Pleasant Hill Assessment District No. 20
-  Parcels



RESOLUTION NO. 11-16

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF PLEASANT HILL
REQUESTING CONSENT FROM THE CITY OF CONCORD FOR ORDERING OF
IMPROVEMENTS AND ASSESSMENTS OF COSTS FOR BENEFITED PROPERTY
IN ASSESSMENT DISTRICT NO. 20 (COMMERCIAL AREA LANDSCAPE
AND LIGHTING)

WHEREAS, the City Council has conducted proceedings for Assessment District No. 20 (the "District") and by Resolution No. 75-88 adopted August 1, 1988, ordered improvements generally described as installation, servicing and maintenance of public landscape and street lighting within the territory shown on the boundary map of the District, and levied assessments for improvements beginning with the fiscal year 1988/1989 and in each fiscal year thereafter, all pursuant to the Landscape and Lighting Act of 1972, Section 22500, and following, of the California Streets and Highways Code (the "Act"); and

WHEREAS, by its Resolution No. 10-16, the Council has directed the filing of an Annual Report for the District for the fiscal year 2016/2017. A map of the boundaries of the District is on file in the office of the City Clerk and reference is hereby made to such map for further particulars; and

WHEREAS, the proposed assessments will be imposed exclusively to finance the maintenance costs and operation expenses of sidewalks and streets; and

WHEREAS, the improvements to be made are of such a character that they will directly and particularly affect property not only within the boundaries of the City of Pleasant Hill, but also incorporated territory within the City of Concord described on Exhibit A, and the purposes sought to be accomplished can best be accomplished by a single comprehensive scheme of work.

NOW, THEREFORE BE IT RESOLVED by the City Council of the City of Pleasant Hill that:

1. The public interest, convenience and necessity will be served by the making of improvements and the levying of assessments.

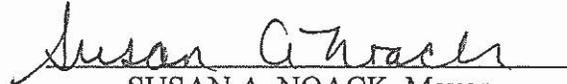
2. Request is hereby made of the City Council of the City of Concord, being the legislative body having jurisdiction over incorporated territory in which a portion of the improvements are to be made and the assessments are to be levied, to grant to this Council its consent, expressed by Resolution, to the ordering of the improvements, and to the assessment of the costs thereof upon the property benefited, and the assumption of jurisdiction for the said purposes, and to the making of such changes and modifications as may be proper or advisable in the manner provided by law.

3. The City Clerk is directed to file with the City Clerk of the City of Concord a certified copy of this Resolution, together with a copy of the form of Resolution of Intention (Form) and a copy of the boundary map.

[Signatures on Following Page]

ADOPTED by the City Council of the City of Pleasant Hill at a regular meeting of said Council held on the 22nd day of February, 2016 by the following vote:

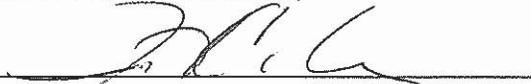
AYES: Carlson, Durant, Harris, Flaherty, Noack
NOES: None
ABSENT: None
ABSTAIN: None

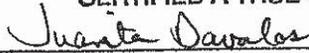

SUSAN A. NOACK, Mayor

ATTEST:


CAROL W. WU, City Clerk

APPROVED AS TO FORM;


JANET E. COLESON, City Attorney

CERTIFIED A TRUE COPY

DEPUTY CITY CLERK, CITY OF PLEASANT HILL