



REPORT TO MAYOR AND COUNCIL

TO THE HONORABLE MAYOR AND COUNCIL:

DATE: June 3, 2014

SUBJECT: ADOPTION OF RESOLUTION NO. 14-35 CONSENTING TO 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, COMMERCIAL AREA LANDSCAPING AND LIGHTING (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.

Staff recommends that the City Council adopt Resolution No. 14-35 (Attachment 1) consenting to the City of Pleasant Hill's request to allow Sunvalley Mall and other City of Concord commercial properties along Contra Costa Boulevard, between Second Avenue and Gregory Lane, 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 California Streets and Highways Code §22500.

Discussion

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. 12-14 (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.

ADOPTION OF RESOLUTION NO. 14-35 CONSENTING TO 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, COMMERCIAL AREA LANDSCAPING AND LIGHTING

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Fiscal 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 be included in Pleasant Hill Landscaping and Lighting Assessment District #20 will have no fiscal impact on the City of Concord.

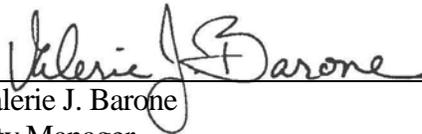
Public Contact

Posting of the Council Agenda.

Recommendation for Action

Staff recommends that the City Council adopt Resolution No. 14-35 consenting to 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.

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Attachment 1: Resolution No. 14-35 with Exhibit A, List of Parcels within the City of Concord Incorporated Territory and Map of Concord Properties in Landscaping & Lighting Assessment District No. 20

Attachment 2: City of Pleasant Hill Resolution No. 12-14

**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. 14-35

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 California Streets and Highways Code §22500; 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 June 3, 2014, by the following vote:

AYES: Councilmembers -

NOES: Councilmembers -

ABSTAIN: Councilmembers -

ABSENT: Councilmembers -

Exhibit A

Parcels within the Incorporated Territory
of the City of Concord

<u>PARCEL</u>	<u>OWNER OF RECORD</u>	<u>CO-OWNER</u>	<u>PROPERTY LOCATION</u>
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	Confer Peter W & Patricia	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	Koroyan Martha	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	SFP-C LP	625 Contra Costa Blvd
153-250-008-7	Chamberlin Linley H Tre		627 Contra Costa Blvd
153-250-009-5	Salkhi Alo & Souri M Tre		605 Contra Costa Blvd

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. 12-14

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 LANDSCAPING
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 landscaping 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 Landscaping and Lighting Act of 1972, Section 22500, and following, of the California Streets and Highways Code (the "Act"); and

WHEREAS, by its Resolution No. 11-14, the Council has directed the filing of an Annual Report for the District for the fiscal year 2014/2015. 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 and a copy of the boundary map.

[Signatures on Following Page]

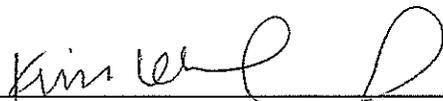
ADOPTED by the City Council of the City of Pleasant Hill at a regular meeting of said Council held on the 10th day of March, 2014 by the following vote:

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



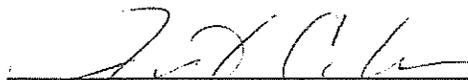
TIMOTHY M. FLAHERTY, Mayor

ATTEST:



KIMBERLY LEHMKUHL, City Clerk

APPROVED AS TO FORM:



JANET E. COLESON, City Attorney

CERTIFIED A TRUE COPY



DEPUTY CITY CLERK, CITY OF PLEASANT HILL