

RESOLUTION NO. 2015-51

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF MARINA  
CONFIRMING DIAGRAM AND ASSESSMENT AND ORDERING LEVY OF \$180.78 FOR  
FY 2015-16 ASSESSMENT FOR CYPRESS COVE II LANDSCAPE MAINTENANCE  
ASSESSMENT DISTRICT AND AUTHORIZING THE CITY CLERK TO FILE CERTIFIED  
COPY OF DIAGRAM AND ASSESSMENT WITH THE MONTEREY COUNTY AUDITOR-  
CONTROLLER PRIOR TO FRIDAY, AUGUST 1, 2015

WHEREAS, on June 16, 1987, the City ordered the formation of the Cypress Cove II Landscape Maintenance District pursuant to Streets and Highway Code §22594, and;

WHEREAS, the City Engineer filed the Engineer's Report, fiscal year 2015-2016, required by Streets and Highways Code §22622 for said District, and;

WHEREAS, on April 21, 2015, the City approved said Engineer's Report, declared its intention to levy and collect assessments within said District and set a hearing to ascertain whether the City shall order the levy and assessment of said assessment, and;

WHEREAS, said public hearing was held on May 5, 2015, and;

WHEREAS, levying of the assessment is the first step to collect the assessments to fund the landscape maintenance districts, and;

WHEREAS, provisions of this resolution are severable and if anyone provision is determined to be impermissible then the remainder of the resolution shall remain in full force and effect, and;

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

1. The City does hereby confirm the diagram and assessment as described in the Engineer's Report on file with the City Clerk.
2. The City does hereby order the levy and collection of said assessment, \$180.78, for FY 2015-16 assessment for Cypress Cove II Landscape Maintenance Assessment District.
3. It is the intention of the City of Marina that any monetary advance made by it during any fiscal year to cover a deficit in the improvement fund of Cypress Cove II Landscape Maintenance Assessment District shall be repaid from the next annual assessments levied and collected within Cypress Cove II Landscape Maintenance Assessment District.
4. The City Clerk is hereby authorized and directed to file a certified copy of said diagram and assessment with the Monterey County Auditor prior to August 1, 2015.
5. Direct staff to commence Proposition 218 process for Assessment for Fiscal Year 2016-2017

CYPRESS COVE II  
Resolution No. 2015-51  
Page Two

PASSED AND ADOPTED by the City Council of the City of Marina at a regular meeting duly held on the 5<sup>th</sup> day of May 2015, by the following vote:

AYES: COUNCIL MEMBERS: Brown, Morton, O'Connell, Delgado  
NOES: COUNCIL MEMBERS: None  
ABSENT: COUNCIL MEMBERS: None  
ABSTAIN: COUNCIL MEMBERS: None

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Bruce C. Delgado, Mayor

ATTEST:

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Anita Sharp, Deputy City Clerk



CITY OF MARINA  
MONTEREY COUNTY  
CALIFORNIA

**CYPRESS COVE II  
LANDSCAPE MAINTENANCE  
ASSESSMENT DISTRICT**

**ENGINEER'S REPORT**

**FY 2015-2016**

Council Members:

**B. DELGADO, MAYOR**

**F. O'CONNELL  
N. AMADEO**

**G. MORTON  
D. BROWN**

**LAYNE LONG  
ANITA SHEPHERD-SHARP  
ROBERT WELLINGTON  
THERESA SZYMANIS**

**City Manager  
Acting Deputy City Clerk  
City Attorney  
Acting Community Development Department  
Director**

**Prepared By  
City of Marina  
Public Works Division**

CYPRESS COVE II  
LANDSCAPE MAINTENANCE ASSESSMENT DISTRICT

FY 2015-2016

This report concerns the Cypress Cove II Landscape Maintenance Assessment District.

The Assessment District consists of the Cypress Cove II Subdivision located in the westerly portion of the City of Marina just east of the Highway I and Reservation Road interchange. The subdivision is bounded on three sides by Abdy Way, Cardoza Avenue, and Beach Road, contains 110 lots, a percolation pond parcel (Parcel B), and an emergency access road (Parcel C).

The subdivision consists of 110 single family homes complete with underground utilities, water and wastewater facilities, street and drainage improvements, and landscaping. The Assessment District has been formed for the purpose of maintaining the exterior boundary landscaping and retaining walls, installed and paid for by the developer.

This report has been prepared pursuant to Sections 22565 through 22574 of the Streets and Highways Code (Landscaping and Lighting Act of 1972).

The existing improvements to be maintained which are the subject of this report, are briefly described as follows:

All exterior landscaping elements located adjacent to the subdivision boundaries along Abdy Way, Cardoza Avenue, and Beach Road and outside the chain link fence on Parcel B are considered as the improvements included in the Assessment District. Landscaping elements consist of hydroseeded areas, groundcover, shrubs, trees, irrigation pipelines, controllers, valves, sprinklers, masonry retaining walls, and electrical service. Plans and specifications showing these existing improvements which are to be maintained are on file in the City of Marina Public Works Division.

This report includes the following attached exhibits:

EXHIBIT A - An assessment diagram and boundary map showing all of the parcels of the real property within the Assessment District. The diagram is keyed to Exhibit C by the separate "Assessment Number".

EXHIBIT B - Spreadsheet showing estimated costs for FY 2014-2015 and estimated costs for FY 2015-2016 and FY 2016-2017.

EXHIBIT C - An assessment roll showing the amount proposed to be assessed against each parcel of real property within this Assessment District. In addition to the Assessor's Parcel Number each parcel has been assigned a separate "Assessment Number" which corresponds to that parcels lot number.

Page Two  
Engineer's Report  
Cypress Cove II Landscape Maintenance Assessment District

EXHIBIT D - Method of determination of assessment spread.

Respectfully Submitted,



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Nourdin Khayata, PE  
Acting City Engineer

February 2015

# Boundary and Landscaped Area Map

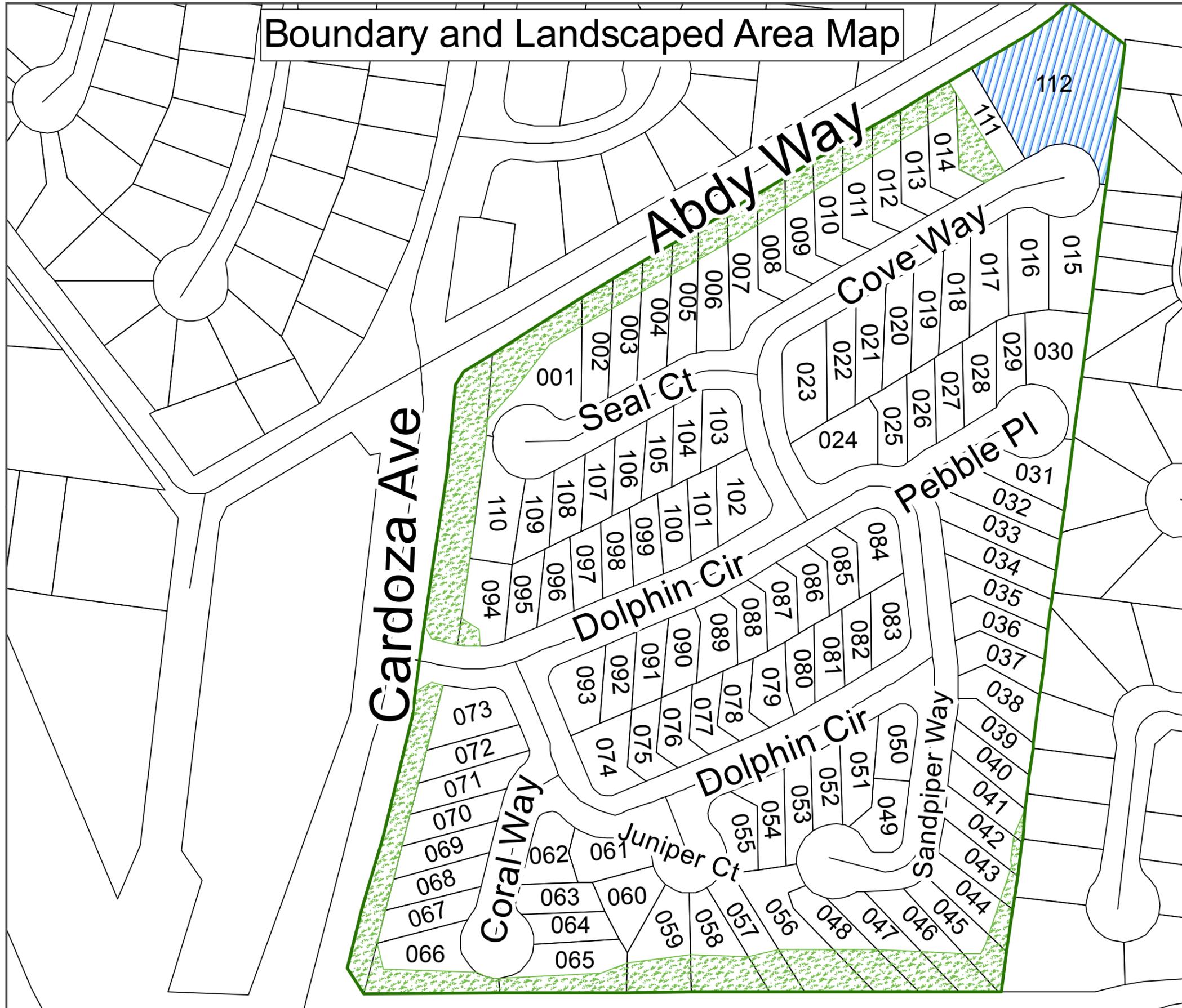
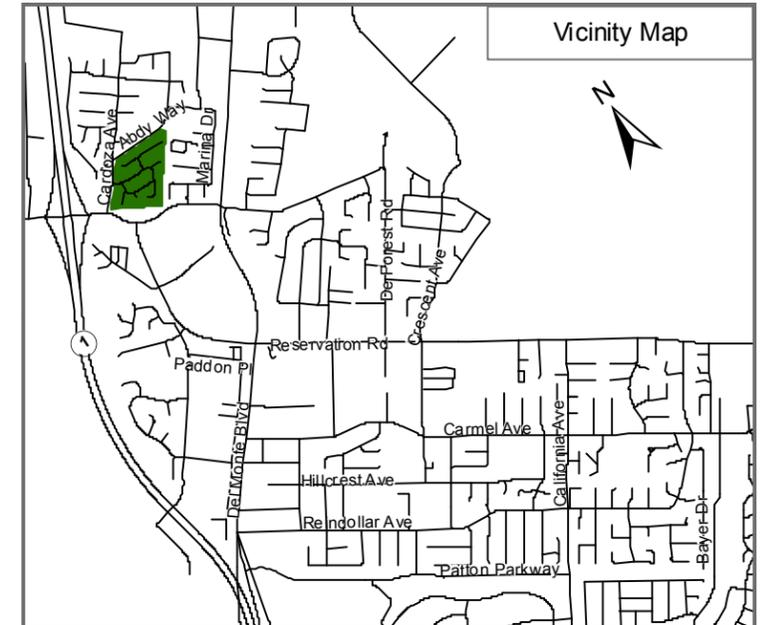


EXHIBIT A

## Cypress Cove II Landscape Maintenance District



### Legend

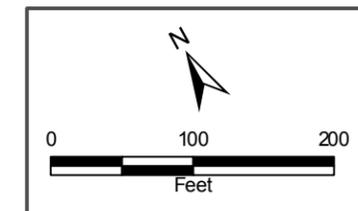
#### Cypress Cove II

-  Boundary
-  Landscaped Area  
**2.00 Acres**
-  Parcels
-  Percolation Lot
-  Roads

Date: April 15th, 2009

Notes: The City of Marina assume no warranty or legal responsibility for the information contained on this map. Data and information represented on this map is subject to updates/modifications and may not be complete or appropriate for all purposes. The City of Marina and Monterey County GIS should be queried for the most current information. Parcel data is of mapping grade only and does not represent reliable locations or legal boundaries.

Sources: Monterey County GIS, City of Marina CDD  
Map Projection: California State Plane Zone IV, NAD 83 (Feet)



**EXHIBIT B**  
**CYPRESS COVE II LANDSCAPE MAINTENANCE DISTRICT**

Summary	Estimates FY 2014-2015	Estimates FY 2015-2016	Estimates FY 2016-2017
<b>Beginning Cash Balance, July 1<sup>st</sup></b>	\$ (858)	\$ 2,464	\$ 1,386
<b><sup>(a)</sup>Total Assessment Revenues (110 Parcels)</b>	\$ 19,886	\$ 19,886	\$ 19,886

**Expenditures**

<b>Contractor Services</b>			
Landscape Maintenance Contract	\$ 5,160	\$ 5,160	\$ 5,160
Utilities	\$ 1,500	\$ 1,500	\$ 1,500
Large Tree Trimming	\$ 2,200	\$ 4,950	\$ 2,600
Extraordinary Maintenance	\$ 1,950	\$ 3,000	\$ -
Plant Replacement	\$ -	\$ -	\$ -
<b>Administrative Services</b>			
Supervision	\$ 1,000	\$ 1,000	\$ 1,000
Administration (Incl. Engineers Report)	\$ 1,800	\$ 2,400	\$ 1,200
Cost Allocation Plan Charges	\$ 2,751	\$ 2,751	\$ 2,751
Legal Advertising	\$ 203	\$ 203	\$ 203
<b>Total Expenditures</b>	<b>\$ 16,564</b>	<b>\$ 20,964</b>	<b>\$ 14,414</b>

<b><sup>(b)</sup>Net Change in Fund Balance</b>	<b>\$ 3,322</b>	<b>\$ (1,078)</b>	<b>\$ 5,472</b>
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<b><sup>(c)</sup>Ending Fund Balance, June 30<sup>th</sup></b>	<b>\$ 2,464</b>	<b>\$ 1,386</b>	<b>\$ 6,858</b>
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<sup>(a)</sup> Maximum Assessment per Prop 218 is \$180.78 per parcel. The assessment amount for FY15-16 is consistent with FY14-15 at \$180.78 per parcel.

<sup>(b)</sup> Net Change in Fund Balance equals the Total Expenditures subtracted from Total Assessment Revenue for that Fiscal Year.

<sup>(c)</sup> End Fund Balance equals the Net Change in Fund Balance plus the Beginning Cash Balance of that Fiscal Year.

EXHIBIT C

CYPRESS COVE II  
LANDSCAPE MAINTENANCE ASSESSMENT DISTRICT  
ASSESSMENT ROLL  
FOR FISCAL YEAR 2015-2016

DIAGRAM & ASSESSMENT NO.	ASSESSOR'S PARCEL NUMBER	NET ASSESSMENT
1	33-076-01	\$180.78
2	33-076-02	\$180.78
3	33-076-03	\$180.78
4	33-076-04	\$180.78
5	33-076-05	\$180.78
6	33-076-06	\$180.78
7	33-076-07	\$180.78
8	33-076-08	\$180.78
9	33-076-09	\$180.78
10	33-076-10	\$180.78
11	33-076-11	\$180.78
12	33-076-12	\$180.78
13	33-076-13	\$180.78
14	33-076-14	\$180.78

CYPRESS COVE II  
LANDSCAPE MAINTENANCE ASSESSMENT DISTRICT ASSESSMENT ROLL  
FOR FISCAL YEAR 2015-2016

DIAGRAM & ASSESSMENT NO.	ASSESSOR'S PARCEL NUMBER	NET ASSESSMENT
15	33-076-15	\$180.78
16	33-076-16	\$180.78
17	33-076-17	\$180.78
18	33-076-18	\$180.78
19	33-076-19	\$180.78
20	33-076-20	\$180.78
21	33-076-21	\$180.78
22	33-076-22	\$180.78
23	33-076-23	\$180.78
24	33-076-24	\$180.78
25	33-076-25	\$180.78
26	33-076-26	\$180.78
27	33-076-27	\$180.78
28	33-076-28	\$180.78
29	33-076-29	\$180.78
30	33-076-30	\$180.78
31	33-076-31	\$180.78
32	33-076-32	\$180.78

CYPRESS COVE II  
LANDSCAPE MAINTENANCE ASSESSMENT DISTRICT ASSESSMENT ROLL  
FOR FISCAL YEAR 2015-2016

DIAGRAM & ASSESSMENT NO.	ASSESSOR'S PARCEL NUMBER	NET ASSESSMENT
33	33-076-33	\$180.78
34	33-076-34	\$180.78
35	33-076-35	\$180.78
36	33-076-36	\$180.78
37	33-076-37	\$180.78
38	33-076-38	\$180.78
39	33-076-39	\$180.78
40	33-076-40	\$180.78
41	33-076-41	\$180.78
42	33-076-42	\$180.78
43	33-076-43	\$180.78
44	33-076-44	\$180.78
45	33-076-45	\$180.78
46	33-076-46	\$180.78
47	33-076-47	\$180.78
48	33-076-48	\$180.78
49	33-076-49	\$180.78
50	33-076-50	\$180.78

CYPRESS COVE II  
LANDSCAPE MAINTENANCE ASSESSMENT DISTRICT ASSESSMENT ROLL  
FOR FISCAL YEAR 2015-2016

DIAGRAM & ASSESSMENT NO.	ASSESSOR'S PARCEL NUMBER	NET ASSESSMENT
51	33-076-51	\$180.78
52	33-076-52	\$180.78
53	33-076-53	\$180.78
54	33-076-54	\$180.78
55	33-076-55	\$180.78
56	33-076-56	\$180.78
57	33-076-57	\$180.78
58	33-076-58	\$180.78
59	33-076-59	\$180.78
60	33-076-60	\$180.78
61	33-076-61	\$180.78
62	33-076-62	\$180.78
63	33-076-63	\$180.78
64	33-076-64	\$180.78
65	33-076-65	\$180.78
66	33-076-66	\$180.78
67	33-076-67	\$180.78
68	33-076-68	\$180.78

CYPRESS COVE II  
LANDSCAPE MAINTENANCE ASSESSMENT DISTRICT ASSESSMENT ROLL  
FOR FISCAL YEAR 2015-2016

DIAGRAM & ASSESSMENT NO.	ASSESSOR'S PARCEL NUMBER	NET ASSESSMENT
69	33-076-69	\$180.78
70	33-076-70	\$180.78
71	33-076-71	\$180.78
72	33-076-72	\$180.78
73	33-076-73	\$180.78
74	33-075-01	\$180.78
75	33-075-02	\$180.78
76	33-075-03	\$180.78
77	33-075-04	\$180.78
78	33-075-05	\$180.78
79	33-075-06	\$180.78
80	33-075-07	\$180.78
81	33-075-08	\$180.78
82	33-075-09	\$180.78
83	33-075-10	\$180.78
84	33-075-11	\$180.78
85	33-075-12	\$180.78
86	33-075-13	\$180.78

CYPRESS COVE II  
LANDSCAPE MAINTENANCE ASSESSMENT DISTRICT ASSESSMENT ROLL  
FOR FISCAL YEAR 2015-2016

DIAGRAM & ASSESSMENT NO.	ASSESSOR'S PARCEL NUMBER	NET ASSESSMENT
87	33-075-14	\$180.78
88	33-075-15	\$180.78
89	33-075-16	\$180.78
90	33-075-17	\$180.78
91	33-075-18	\$180.78
92	33-075-19	\$180.78
93	33-075-20	\$180.78
94	33-076-74	\$180.78
95	33-076-75	\$180.78
96	33-076-76	\$180.78
97	33-076-77	\$180.78
98	33-076-78	\$180.78
99	33-076-79	\$180.78
100	33-076-80	\$180.78
101	33-076-81	\$180.78
102	33-076-82	\$180.78
103	33-076-83	\$180.78
104	33-076-84	\$180.78

CYPRESS COVE II  
LANDSCAPE MAINTENANCE ASSESSMENT DISTRICT ASSESSMENT ROLL  
FOR FISCAL YEAR 2015-2016

DIAGRAM & ASSESSMENT NO.	ASSESSOR'S PARCEL NUMBER	NET ASSESSMENT
105	33-076-85	\$180.78
106	33-076-86	\$180.78
107	33-076-87	\$180.78
108	33-076-88	\$180.78
109	33-076-89	\$180.78
110	33-076-90	\$180.78
111		EXEMPT
112		EXEMPT

## EXHIBIT D

### METHOD OF DETERMINATION OF ASSESSMENT SPREAD

The maintenance of the subdivision exterior boundary landscaping benefits the Assessment District as a whole. Therefore, the assessment spread should be based on the number of building sites or lots contained within the district.

Assessments shall be spread over the 110 lots indicated on the Assessment Diagram (Exhibit A).

April 27, 2015

Item No. **9a**

Honorable Mayor and Members  
of the Marina City Council

City Council Meeting  
of May 5, 2015

**CITY COUNCIL OPEN PUBLIC HEARING, TAKE ANY TESTIMONY FROM THE PUBLIC AND CONSIDER ADOPTING RESOLUTION NO. 2015-, CONFIRMING DIAGRAM, ASSESSMENT AND ORDERING LEVY OF \$180.78 FOR FY 2015-16 ASSESSMENT FOR CYPRESS COVE II LANDSCAPE MAINTENANCE ASSESSMENT DISTRICT, AND; AUTHORIZING CITY CLERK TO FILE CERTIFIED COPY OF DIAGRAM AND ASSESSMENT WITH MONTEREY COUNTY AUDITOR-CONTROLLER PRIOR TO FRIDAY, AUGUST 1, 2015**

**REQUEST:**

It is requested that the City Council:

1. Open public hearing and take any testimony from the public;
2. Consider adopting Resolution No. 2015-, confirming diagram, assessment and ordering levy of \$180.78 for FY 2015-16 assessment for Cypress Cove II Landscape Maintenance Assessment District, and;
3. Authorize City Clerk to file certified copy of diagram and assessment with Monterey County Auditor-Controller prior to Friday, August 1, 2015.

**BACKGROUND:**

At the regular meeting of June 16, 1987, the City Council adopted Resolution No. 1987-23, ordering the formation of the Cypress Cove II Landscape Maintenance Assessment District pursuant to Streets and Highway Code §22594 and the Landscaping and Lighting Act of 1972 to maintain certain improvements required of new development as a condition of the subdivision approvals.

The Landscaping and Lighting Act of 1972 requires an annual update report to be prepared, which includes the costs to maintain the improvements of the Cypress Cove II Landscape Maintenance Assessment District and what the proposed assessments will be to provide for that maintenance.

At the regular meeting of April 21, 2015, the City Council adopted Resolution No. 2015-41, preliminarily approving the FY 2015-16 Engineer's Report for Cypress Cove II Landscape Maintenance Assessment District and calling a public hearing on May 5, 2015 on proposed intention to levy and collect assessments for the Cypress Cove II Landscape Maintenance Assessment District.

**ANALYSIS:**

Based on the Engineer's Report (Exhibit A), the assessment has been set in the amount of \$180.78. This is the same amount as last year's assessment and does not represent an increase.

At the request of the homeowners, staff has been meeting with a group of their representatives to discuss further beautification and improvements to the District. In Fiscal Year 14/15, an arborist inspection was conducted for all existing trees and improvements were made to the entranceway of the district & trees along Abdy Way. Further tree improvements & slope stabilization improvements will occur in Fiscal Year 15/16. Additional tree improvements are scheduled for Fiscal Year 16/17 along Cardoza Ave. Regular maintenance of the existing District will continue.

**FISCAL IMPACT:**

Should the City Council approve this request, the anticipated revenue for the FY 2015-16 assessment levy is \$19,885.80 for the purpose of the landscape maintenance district.

Levying of the assessment is the first step to collect the assessments to fund the landscape maintenance district.

**CONCLUSION:**

This request is submitted for City Council consideration and possible action.

Respectfully submitted,

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Edrie Delos Santos, P.E.  
Senior Engineer, Engineering Division  
Community Development Department  
City of Marina

**REVIEWED/CONCUR:**

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Nourdin Khayata, PE  
Acting City Engineer, Engineering Division  
Community Development Department  
City of Marina

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Theresa Szymanis, AICP CTP  
Acting Director  
Community Development Department  
City of Marina

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Layne Long  
City Manager  
City of Marina