

**RESOLUTION NO. 2696-10**

**A RESOLUTION OF INTENTION BY THE TOWN COUNCIL  
OF THE TOWN OF WINDSOR INDICATING INTENTION TO LEVY AND COLLECT  
ANNUAL ASSESSMENTS, PRELIMINARILY APPROVE THE ANNUAL ENGINEER'S  
REPORT FOR THE WINDSOR LANDSCAPING AND LIGHTING ASSESSMENT  
DISTRICT No. 2 (LLAD-2) FOR FISCAL YEAR 2010-11 AND SET THE TIMES AND  
DATES OF THE PUBLIC INFORMATION MEETING AND THE PUBLIC HEARING  
(Pursuant to the Landscaping & Lighting Act of 1972)**

**WHEREAS**, the Town Council intends to levy and collect assessments within the Windsor Landscaping and Lighting Assessment District No. 2 (Assessment District-2) during the Fiscal Year 2010-11. The area of land to be assessed is located in the Town of Windsor, Sonoma County; and

**WHEREAS**, an annual Engineer's Report must be prepared and filed outlining the proposed budgets, the description of the proposed improvements and/or changes, the boundaries of the assessment district, any zones therein and the proposed assessments upon assessable lots and parcels within the assessment district; and

**WHEREAS**, the components and the operation and maintenance to be made to the improvements for the upcoming fiscal year 2010-11 in Assessment District-2 are generally described as follows:

Zone 101: Shiloh Oaks. An acreage street component including the operation and maintenance of street landscaping, irrigation and street lighting located in public street rights of way in the Shiloh Oaks area, and a park component including the landscaping and irrigation within existing Zone 1 (Parks) as identified in the Town of Windsor Landscaping and Lighting Special Assessment District (Assessment District-1); and

Zone 102: Miscellaneous Supplemental Parks. A park component including the landscaping and irrigation within existing Zone 1 (Parks) as identified in Assessment District-1; and

Zone 103: Windsor Redwoods. A parcel street component including the operation and maintenance of street lighting located in public rights of way within Windsor Redwoods and a park component including the landscaping and irrigation within existing Zone 1 (Parks) as identified in Assessment District-1; and

Zone 104: Manzanita Subdivision. A parcel street component including the operation and maintenance of street lighting located in public rights of way within Manzanita Subdivision and a park component including the landscaping and irrigation within existing Zone 1 (Parks) as identified in Assessment District-1; and

Zone 105: G&C Autobody. A parcel street component including the operation and maintenance of street lighting located in public rights of way within the G&C Autobody

development and a park component including the landscaping and irrigation within existing Zone 1 (Parks) as identified in Assessment District-1; and

Zone 106: Wall Street Residents. A parcel street component including the operation and maintenance of street lighting located in public rights of way within Wall Street; and

**WHEREAS**, on February 17, 2010 the Town Council adopted Resolution No. 2613-10 appointing Coastland Civil Engineering as the Engineer of Work, directing the preparation and filing of the Annual Engineer's Report, and describing the Assessment District for Fiscal Year 2010-11; and

**WHEREAS**, Coastland Civil Engineering has prepared and filed with the Town Clerk the Preliminary Engineer's Report as required by the Landscaping and Lighting Act of 1972; and

**WHEREAS**, Windsor Redwoods is slated for annexation as a new Zone 103, Manzanita Subdivision is slated for annexation as a new Zone 104, G&C Autobody is slated for annexation as a new Zone 105 and Wall Street Residents are slated for annexation as a new Zone 106 into Assessment District-2; and

**WHEREAS**, all interested persons are referred to the Engineer's Report for a full and detailed description of the improvements, the proposed operation and maintenance costs, the boundaries of the Zones of Assessment District-2 and the proposed assessments upon assessable lots and parcels of land within Assessment District-2; and

**WHEREAS**, for Fiscal Year 2010-11, the annual acreage street component assessment for Zone 101 is proposed to be \$491.21 per acre or portion thereof plus \$43.65 per Equivalent Single-Family Dwelling (ESD) for the park component; the park component annual assessment for Zone 102 is proposed as \$43.65 per ESD; the annual parcel street component assessment for Zone 103 is proposed to be \$4,543.00 per parcel plus \$43.65 per ESD for the park component; the annual parcel street component assessment for Zone 104 is proposed to be \$4,937.00 per parcel plus \$43.65 per ESD for the park component; the annual parcel street component assessment for Zone 105 is proposed to be \$1,837.00 per parcel plus \$43.65 per ESD for the park component; the annual parcel street component assessment for Zone 106 is proposed to be \$129.71 per parcel with no park component; and

**WHEREAS**, in order to keep up with inflation, the current maximum annual assessments and the maximum annual assessments at build out (if different) are proposed to be increased by the 2009 annual Consumer Price Index (CPI) of +0.7%. as follows:

Zone	Maximum Acreage Street Component Assessment (Per Acre)	Maximum Park Component Assessment (Per ESD)
Zone 101 - Shiloh Oaks (PM 05-24):	\$ 567.66	\$ 200.37
Zone 101 - Shiloh Oaks at Build Out:	\$ 2,031.79	\$ 200.37
Zone 102 - Miscellaneous Supplemental Parks:	\$ -	\$ 200.37

**WHEREAS**, in order to keep up with inflation and to recognize noticing/voting requirements for increasing the maximum annual assessments, the new Zones 103, 104, 105 and 106 shall include an allowance for an annual increase to the estimated maximum annual assessments in accordance with the CPI. The annual CPI is based on the All Urban Consumers (San Francisco Area) CPI from the U. S. Department of Labor, Bureau of Labor Statistics; and

**WHEREAS**, the current maximum annual assessments and the maximum annual assessments at build out (if different) for the new Zones are proposed to be as follows:

Zone	Maximum Parcel Street Component Assessment (Per Parcel)	Maximum Park Component Assessment (Per ESD)
Zone 103 - Windsor Redwoods:	\$ 4,961.00	\$ 200.37
Zone 104 - Manzanita Subdivision current:	\$ 4,937.00	\$ 200.37
Zone 104 - Manzanita at Build Out of 22 Parcels:	\$ 217.50	\$ 200.37
Zone 105 - G&C Autobody	\$ 2,002.00	\$ 200.37
Zone 106 - Wall Street Residents	\$ 146.67	-

**WHEREAS**, this Resolution is adopted pursuant to Section 22620 et al of the California Streets and Highways Code.

**NOW, THEREFORE BE IT RESOLVED** that the Town Council of the Town of Windsor hereby notices the intention to levy and collect the annual assessments and preliminarily approves the Preliminary Engineer's Report including the estimate of costs and expenses and the incidental expenses for operating and maintaining the said improvements in Zone 101, 102, 103, 104, 105 and 106, in connection with Assessment District-2 as described in the Engineer's Report as prepared and filed with the Town Clerk.


**BE IT FURTHER RESOLVED** that in order to take inflation into account, the Town Council approves the allowance for an annual increase to estimated maximum assessments in accordance with the annual Consumer Price Index (CPI), based on the All Urban Consumers (San Francisco Area) CPI from the U. S. Department of Labor, Bureau of Labor Statistics.

**BE IT FURTHER RESOLVED** that an informal public information meeting regarding this Assessment District will be held by Town staff on June 7, 2010 at 5:00 p.m. in Building 400 of the Windsor Civic Center, 9291 Old Redwood Highway in Windsor and a public protest hearing will be held by the Town Council on Wednesday, July 7, 2010 at 6:00 p.m. or as soon thereafter as the matter may be heard at Windsor Civic Center, 9291 Old Redwood Highway, Windsor. At the public protest hearing, the Town Council will consider the annexation of new parcels, changes to the assessment amounts and authorization to levy and collect assessments for Fiscal Year 2010-11.


**BE IT FURTHER RESOLVED** that the Town Clerk is authorized and directed to give the Notice of Hearing as required by the Landscaping and Lighting Act of 1972 for said public hearing.

**PASSED, APPROVED AND ADOPTED** this 19th day of May 2010, by the following vote:

**AYES: COUNCILMEMBERS ALLEN, FUDGE, GOBLE AND MAYOR SALMON**  
**NOES: NONE**  
**ABSTAIN: NONE**  
**ABSENT: COUNCILMEMBER SCHOLAR**

  
\_\_\_\_\_  
**SAM SALMON, MAYOR**

**ATTEST:**

  
\_\_\_\_\_  
**MARIA DE LA O, TOWN CLERK**