

**ENGINEER'S REPORT**  
**SILVERADO PLACE LANDSCAPE MAINTENANCE DISTRICT**  
**CITY OF CALISTOGA**  
**FISCAL YEAR 2013-2014**

PREPARED BY: 

Derek Rayner, P.E.  
Acting City Engineer  
RCE 60941  
Exp. 12/31/14

Dated: June 18, 2013

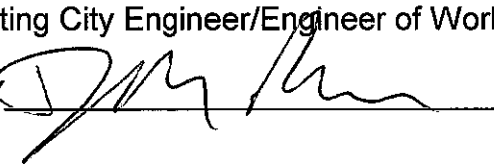
**ENGINEER'S REPORT  
SILVERADO PLACE LANDSCAPE MAINTENANCE DISTRICT  
CITY OF CALISTOGA**

The undersigned respectfully submits the enclosed report as directed by the City Council.

DATED: June 18, 2013

Derek Rayner  
Acting 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 18, 2013.

Amanda Davis, Deputy City Clerk  
City of Calistoga  
Napa County, California

BY \_\_\_\_\_

**I HEREBY CERTIFY** the City Council on May 7, 2013 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.

Amanda Davis, Deputy 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 July \_\_, 2013.

Amanda Davis, Deputy 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)**

Derek Rayner, Acting 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 \$70.32 per month for 12 months **\$ 844**

**Incidental and Report Costs**

|   |               |
|---|---------------|
| County collection fee                       | <b>\$ 50</b>  |
| City Administration (12.5%)                 | <b>106</b>    |
| Engineer-of-work (Preparation of Report)    | <b>91</b>     |
| Total Estimated Incidental and Report Costs | <b>\$ 247</b> |

**TOTAL ESTIMATED COSTS FOR MAINTENANCE AND REPORT **\$1,091****

**Adjustments**

Amount to be Supplemented by City **\$( 91)**

**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<br/>Number</u> | <u>Amount of<br/>Assessment</u> | <u>Assessor's Parcel<br/>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, 2013. 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**

| <b>Assessment<br/>Number</b> | <b>Property Owners<br/>Name &amp; Address</b>   | <b>AP Number</b> |
|------------------------------|---|------------------|
| 1                            | Donald Wilson<br>715 Linda Falls Terrace<br>Angwin, CA 94508<br>Site Address: 2011 Urbani Place   | 11-533-014       |
| 2                            | Jason Tamagni<br>2013 Urbani Place<br>Calistoga, CA 94515<br>Site Address: 2013 Urbani Place      | 11-533-015       |
| 3                            | Larry Sawyer<br>2015 Urbani Place<br>Calistoga, CA 94515<br>Site Address: 2015 Urbani Place       | 11-533-016       |
| 4                            | Gertrude A. Martin<br>2017 Urbani Place<br>Calistoga, CA 94515<br>Site Address: 2017 Urbani Place | 11-533-017       |
| 5                            | Dennis Gamble<br>2019 Urbani Place<br>Calistoga, CA 94515<br>Site Address: 2019 Urbani Place      | 11-533-018       |
| 6                            | Cheryle Stanley<br>2021 Urbani Place<br>Calistoga, CA 94515<br>Site Address: 2021 Urbani Place    | 11-533-019       |
| 7                            | Arturo Maldonado<br>2023 Urbani Place<br>Calistoga, CA 94515<br>Site Address: 2023 Urbani Place   | 11-533-020       |



| <b>Assessment Number</b> | <b>Property Owners Name &amp; Address</b>   | <b>AP Number</b> |
|--------------------------|---|------------------|
| 8                        | Hugh Calvin<br>2025 Urbani Place<br>Calistoga, CA 94515<br>Site Address: 2025 Urbani Place          | 11-533-021       |
| 9                        | Jay Smith<br>1241 Springbrook Ct.<br>St. Helena, CA 94574<br>Site Address: 2012 Urbani Place        | 11-535-001       |
| 10                       | Vicky Vossler<br>2014 Urbani Place<br>Calistoga, CA 94515<br>Site Address: 2014 Urbani Place        | 11-535-002       |
| 11                       | Gordon Brownell<br>2016 Urbani Place<br>Calistoga, CA 94515<br>Site Address: 2016 Urbani Place      | 11-535-003       |
| 12                       | Mark Buxton, etal<br>6154 Heathercreek Way<br>San Jose, CA 95123<br>Site Address: 2018 Urbani Place | 11-535-004       |
| 13                       | Randall Mendes<br>2022 Urbani Place<br>Calistoga, CA 94515<br>Site Address: 2022 Urbani Place       | 11-535-005       |
| 14                       | Daniel G. Avina<br>1722 Falleri Drive<br>Calistoga, CA 94515<br>Site Address: 1722 Falleri Drive    | 11-535-008       |
| 15                       | Francisco Carrillo<br>1720 Falleri Drive<br>Calistoga, CA 94515<br>Site Address: 1720 Falleri Drive | 11-535-009       |

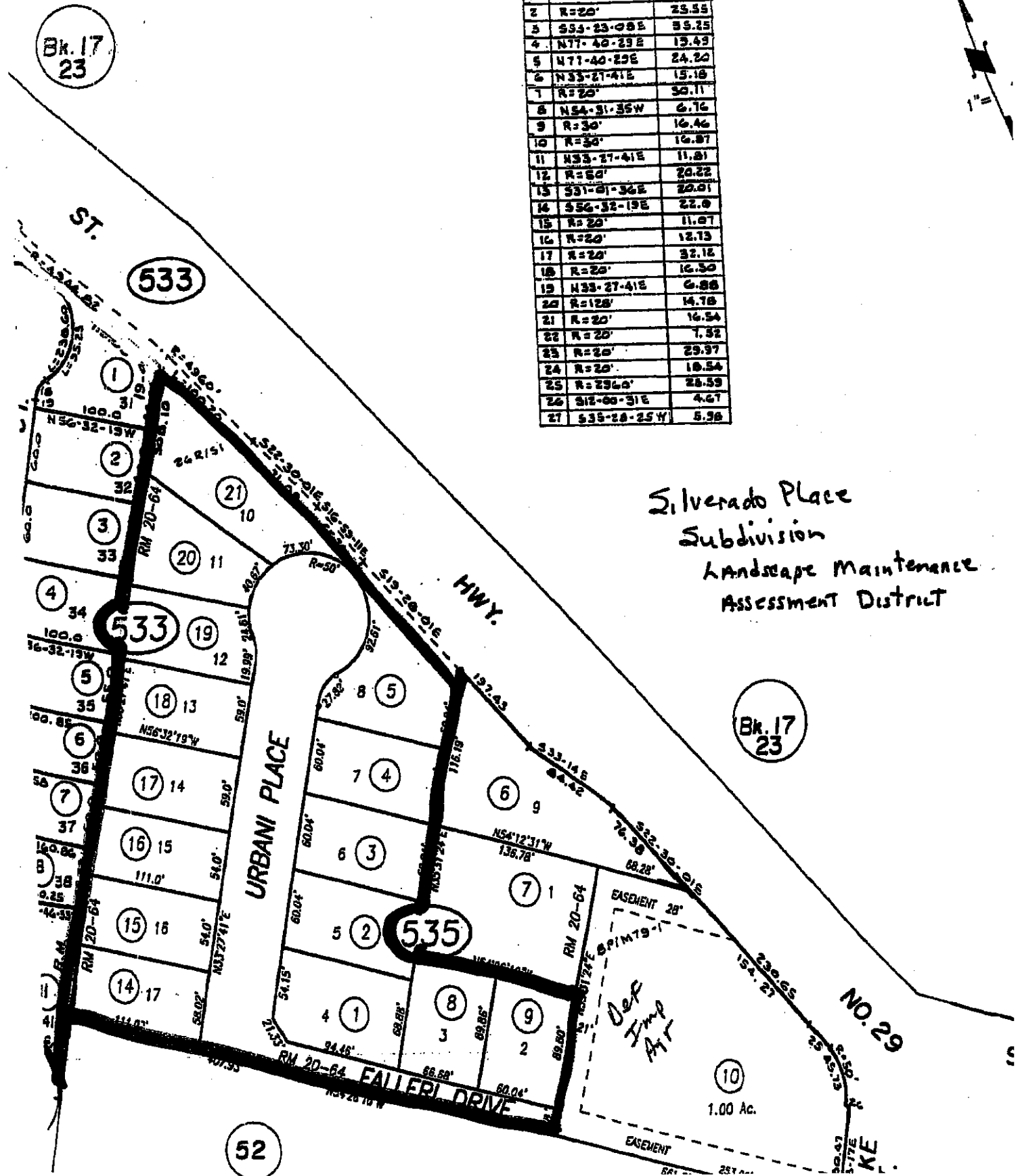
**EXHIBIT F**  
**DIAGRAM OF PARCELS**

ESSOR'S PARCEL MAP  
CARNE HUMANA

Tax Area Code  
1000

11-53  
11-01

|    |            |       |
|----|------------|-------|
| 1  | N35-40-22E | 7.53  |
| 2  | R=20'      | 29.55 |
| 3  | S53-23-08E | 95.25 |
| 4  | N77-40-23E | 13.49 |
| 5  | N77-40-23E | 24.20 |
| 6  | N33-27-41E | 15.18 |
| 7  | R=20'      | 50.11 |
| 8  | N54-31-35W | 6.76  |
| 9  | R=30'      | 16.46 |
| 10 | R=30'      | 16.87 |
| 11 | N33-27-41E | 11.81 |
| 12 | R=50'      | 20.22 |
| 13 | S31-01-36E | 20.01 |
| 14 | S56-32-19E | 22.0  |
| 15 | R=20'      | 11.07 |
| 16 | R=20'      | 12.73 |
| 17 | R=20'      | 32.12 |
| 18 | R=20'      | 16.30 |
| 19 | N33-27-41E | 6.88  |
| 20 | R=128'     | 14.78 |
| 21 | R=20'      | 16.54 |
| 22 | R=20'      | 7.32  |
| 23 | R=20'      | 29.97 |
| 24 | R=20'      | 18.54 |
| 25 | R=296.0'   | 28.59 |
| 26 | S12-00-31E | 4.67  |
| 27 | S35-28-25W | 5.98  |



Silverado Place  
Subdivision  
Landscape Maintenance  
Assessment District