

ENGINEER'S REPORT
SILVERADO PLACE LANDSCAPE MAINTENANCE DISTRICT
CITY OF CALISTOGA
FISCAL YEAR 2016-2017

PREPARED BY: 

Michael T. Kirn, P.E.
City Engineer
RCE 46695
Exp. 06/30/17

Dated: June 7, 2016

**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 7, 2016

Michael T. Kirn
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 7, 2016.

Kathy Flamson, City Clerk
City of Calistoga
Napa County, California

BY _____

I HEREBY CERTIFY the City Council on May 17, 2016 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.

Kathy Flamson, 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 August __, 2016.

Kathy Flamson, 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)

Michael T. Kirn, 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 \$125.17 per month for 12 months **\$1,439**

Incidental and Report Costs

County collection fee	\$ 50
City Administration (12.5%)	180
Engineer-of-work (Preparation of Report)	<u>114</u>
Total Estimated Incidental and Report Costs	\$ 344

TOTAL ESTIMATED COSTS FOR MAINTENANCE AND REPORT \$1,783

Adjustments

Amount to be Supplemented by City **\$(783)**

**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 Number</u>	<u>Amount of Assessment</u>	<u>Assessor's Parcel Number</u>
01	\$66.67/each (for 15 lots)	11-533-014
02		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, 2016. 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**

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

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

EXHIBIT F
DIAGRAM OF PARCELS

ASSESSOR'S PARCEL MAP

CHOCARNE HUMANA

Tax Area Code
1000

11-53
11-01

Silverado Place Subdivision
Landscape Maintenance
Assessment District

