

ENGINEER'S REPORT
PALISADES LANDSCAPE MAINTENANCE DISTRICT
CITY OF CALISTOGA
FISCAL YEAR 2018-2019

PREPARED BY: Michael T. Kirn
Michael T. Kirn
City Engineer
RCE 46695
Exp. 06/30/19

Dated: May 15, 2018

**ENGINEER'S REPORT
PALISADES LANDSCAPE MAINTENANCE DISTRICT
CITY OF CALISTOGA**

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

DATED: May 15, 2018

Michael T. Kirn
City Engineer/Engineer of Work

BY Michael T. Kirn

I HEREBY CERTIFY that the enclosed Engineer's Report, together with Assessment and Assessment Diagram thereto attached, was filed with me on the May 15, 2018.

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

BY _____

I HEREBY CERTIFY the City Council on May 2, 2018 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 _____, 2018.

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

BY _____

ENGINEER'S REPORT

PALISADES LANDSCAPE MAINTENANCE DISTRICT CITY OF CALISTOGA, COUNTY OF NAPA, CALIFORNIA (Pursuant to the Landscaping and Lighting Act of 1972)

Michael Kim, City Engineer and Engineer of Work for Palisades 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 "Palisades Subdivision" consisting of plant materials, trees, ground cover, irrigation systems, and planting strips, located in the public areas shown as Parcel "A", State Highway 29 (Lincoln Ave.), and only the area between the back of sidewalk and the right-of-way line for Money Lane, as shown on the Assessment Diagram for Palisades 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.

**PALISADES LANDSCAPE MAINTENANCE DISTRICT
CITY OF CALISTOGA**

EXHIBIT "A"

Plans and Specifications, though bound separately, are filed by reference as a part of this report.

**PALISADES LANDSCAPE MAINTENANCE DISTRICT
CITY OF CALISTOGA**

EXHIBIT "B"

Estimate of Costs (Palisades Subdivision)

Estimated contract cost of \$174.23 per month for 12 months **\$2,091**

Incidental and Report Costs

| | |
|---|---------------|
| County collection fee | \$ 50 |
| City Administration (12.5%) | 261 |
| Engineer-of-work (Preparation of Report) | <u>126</u> |
| Total Estimated Incidental and Report Costs | \$ 437 |

TOTAL ESTIMATED COSTS FOR MAINTENANCE AND REPORT \$2,528

Adjustments

Amount to be Supplemented by City **\$ (988)**

**AMOUNT NEEDED TO BE ASSESSED FOR MAINTENANCE
OF "PALISADES IMPROVEMENTS \$1,540**

Number of Parcels to be assessed = 44
Estimated total costs per parcel to be assessed = \$35/per lot

TOTAL ASSESSMENT \$1,540

PALISADES 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 | \$35.00/each | 11-525-003 |
| 02 | (for 44 lots) | 11-525-002 |
| 03 | | 11-534-004 |
| 04 | | 11-534-003 |
| 05 | | 11-534-002 |
| 06 | | 11-534-001 |
| 07 | | 11-531-009 |
| 08 | | 11-531-010 |
| 09 | | 11-531-011 |
| 10 | | 11-531-013 |
| 11 | | 11-531-017 |
| 12 | | 11-531-016 |
| 13 | | 11-531-015 |
| 14 | | 11-531-014 |
| 15 | | 11-531-012 |
| 16 | | 11-531-008 |
| 17 | | 11-531-007 |
| 18 | | 11-531-006 |
| 19 | | 11-531-005 |
| 20 | | 11-531-004 |
| 21 | | 11-531-003 |
| 22 | | 11-531-002 |
| 23 | | 11-531-001 |
| 24 | | 11-532-001 |
| 25 | | 11-532-002 |
| 26 | | 11-532-005 |
| 27 | | 11-532-006 |
| 28 | | 11-532-007 |
| 29 | | 11-532-004 |
| 30 | | 11-532-003 |
| 31 | | 11-533-001 |
| 32 | | 11-533-002 |
| 33 | | 11-533-003 |
| 34 | | 11-533-004 |
| 35 | | 11-533-005 |
| 36 | | 11-533-006 |

37
38
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43
44

11-533-007
11-533-008
11-533-009
11-533-010
11-533-011
11-526-003
11-526-002
11-526-001

TOTAL \$1540

**PALISADES 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, 2018. The resulting net "Costs to be assessed" were then prorated equally to the 44 lots, so that each lot will share equally in the annual landscape maintenance expenses.

**PALISADES LANDSCAPE MAINTENANCE DISTRICT
CITY OF CALISTOGA**

**EXHIBIT "E"
PROPERTY OWNERS LIST**

| Assessment Number | Property Owners Name & Address | AP Number |
|------------------------------|---|------------------|
| 01 | Edwardo & Carmen Gonzales 2001 High Rocks Drive Calistoga, CA 94515 Site Address: 2001 High Rocks Drive | 11-525-003 |
| 02 | John & Margaret Barkley 2003 High Rocks Drive Calistoga, CA 94515 Site Address: 2003 High Rocks Drive | 11-525-002 |
| 03 | Asmus-Hampton Family Trust 2005 High Rocks Drive Calistoga, CA 94515 Site Address: 2005 High Rocks Drive | 11-534-004 |
| 04 | Leonard & Sonia Murphy 2007 High Rocks Drive Calistoga, CA 94515 Site Address: 2007 High Rocks Drive | 11-534-003 |
| 05 | Manuel & Josephina Vera 2009 High Rocks Drive Calistoga, CA 94515 Site Address: 2009 High Rocks Drive | 11-534-002 |
| 06 | Maria Marron 2011 High Rocks Drive Calistoga, CA 94515 Site Address: 2011 High Rocks Drive | 11-534-001 |
| 07 | Alain & Laurence Poisson 936 Allison Ave. St. Helena, CA 94574 Site Address: 2010 High Rocks Drive | 11-531-009 |

| Assessment Number | Property Owners Name & Address | AP Number |
|------------------------------|--|------------------|
| 08 | Elizabeth Cahill 2008 High Rocks Drive Calistoga, CA 94515 Site Address: 2008 High Rocks Drive | 11-531-010 |
| 09 | Nicolas & Maria Cervantes 2006 High Rocks Drive Calistoga, CA 94515 Site Address: 2006 High Rocks Drive | 11-531-011 |
| 10 | Daniel & Jennifer Herndon 2004 High Rocks Drive Calistoga, CA 94515 Site Address: 2004 High Rocks Drive | 11-531-013 |
| 11 | Rodolfo Gonzales 2015 Table Rock Ct. Calistoga, CA 94515 Site Address: 2015 Table Rocks Ct. | 11-531-017 |
| 12 | Albert Filipelli 2017 Table Rock Ct. Calistoga, CA 94515 Site Address: 2017 Table Rock Ct. | 11-531-016 |
| 13 | Dempsey Family Trust 1601 Voorhees Circle St. Helena, CA 94574 Site Address: 2019 Table Rock Ct. | 11-531-015 |
| 14 | Scott & Vicki Atkinson 2103 Oat Hill Ct. Calistoga, Ca 94515 Site Address: 2103 Oat Hill Ct. | 11-531-014 |
| 15 | Stephen Ruminer 2107 Oat Hill Ct. Calistoga, CA 94515 Site Address: 2107 Oat Hill Ct. | 11-531-012 |

| Assessment Number | Property Owners Name & Address | AP Number |
|------------------------------|--|------------------|
| 16 | Molly Morales 791 Stralla Ct. St. Helena, CA 94574 Site Address: 2109 Oat Hill Ct. | 11-531-008 |
| 17 | Kevin Conlan & Bin Yang 2012 Trust 663 5th Avenue San Francisco, CA 94118 Site Address: 2111 Oat Hill Ct. | 11-531-007 |
| 18 | Manual Avila & Lourdes Gonzalez 2113 Oat Hill Ct. Calistoga, CA 94515 Site Address: 2113 Oat Hill Ct. | 11-531-006 |
| 19 | Jim Kensinger, Jr. 4061 Princeton Dr. Santa Rosa, CA 95405 Site Address: 2115 Oat Hill Ct. | 11-531-005 |
| 20 | Elizabeth Tangney 2117 Oat Hill Ct. Calistoga, CA 94515 Site Address: 2117 Oat Hill Ct. | 11-531-004 |
| 21 | Maria Cortez 2119 Oat Hill Ct. Calistoga, CA 94515 Site Address: 2119 Oat Hill Ct. | 11-531-003 |
| 22 | Autumn & Jeremy Grove 2121 Oat Hill Ct. Calistoga, CA 94515 Site Address: 2121 Oat Hill Ct. | 11-531-002 |
| 23 | Isidro & Irma Guzman 2123 Oat Hill Ct. Calisotga, CA 94515 Site Address: 2123 Oat Hill Ct. | 11-531-001 |

| Assessment Number | Property Owners Name & Address | AP Number |
|--------------------------|--|------------------|
| 24 | Matthew & Adrian Moye 1213 Stockton Street St. Helena, CA 94574 Site Address: 2110 Oat Hill Ct. | 11-532-001 |
| 25 | Cynthia Johnson 2108 Oat Hill Ct. Calistoga, CA 94515 Site Address: 2108 Oat Hill Ct. | 11-532-002 |
| 26 | John & Biserka Potrebic 2106 Oat Hill Ct. Calistoga, CA 94515 Site Address: 2106 Oat Hill Ct. | 11-532-005 |
| 27 | Jason Toji Living Trust 2104 Oat Hill Ct. Calistoga, CA 94515 Site Address: 2104 Oat Hill Ct. | 11-532-006 |
| 28 | Kevin Eisenberg & Mary Hastings 2101 Table Rock Ct. Calistoga, CA 94515 Site Address: 2101 Table Rock Ct. | 11-532-007 |
| 29 | Matthew & Michelle Freese 2103 Table Rock Ct. Calistoga, CA 94515 Site Address: 2103 Table Rock Ct. | 11-532-004 |
| 30 | Barbara Ronchelli-Olguin 2105 Table Rock Ct. Calistoga, CA 94515 Site Address: 2105 Table Rock Ct. | 11-532-003 |
| 31 | Laurel & Ryan Gourd 2108 Table Rock Ct. Calistoga, CA 94515 Site Address: 2108 Table Rock Ct. | 11-533-001 |

| Assessment Number | Property Owners Name & Address | AP Number |
|------------------------------|---|------------------|
| 32 | Tracey Schmidt 2106 Table Rock Ct. Calistoga, CA 94515 Site Address: 2106 Table Rock Ct. | 11-533-002 |
| 33 | Ismael & Guadalupe Apolinar 2104 Table Rock Ct. Calistoga, CA 94515 Site Address: 2104 Table Rock Ct. | 11-533-003 |
| 34 | Homero Vasquez 2102 Table Rock Ct. Calistoga, CA 94515 Site Address: 2102 Table Rock Ct. | 11-533-004 |
| 35 | Salvador & Mercedes Nunez 2020 Table Rock Ct. Calistoga, CA 94515 Site Address: 2020 Table Rock Ct. | 11-533-005 |
| 36 | Jose & Maria Cervantes 2018 Table Rock Ct. Calistoga, CA 94515 Site Address: 2018 Table Rock Ct. | 11-533-006 |
| 37 | Summer Wilms 1660 Aetna Springs Ln. Pope Valley, CA 94567 Site Address: 2016 Table Rock Ct. | 11-533-007 |
| 38 | William & Kathleen Brady 4975 S. Juniper Loop Rd. Prescott, AZ 86303 Site Address: 2014 Table Rock Ct. | 11-533-008 |
| 39 | David Alt P. O. Box 1149 Calistoga, CA 94515 Site Address: 1901 Cinnabar Ct. | 11-533-009 |

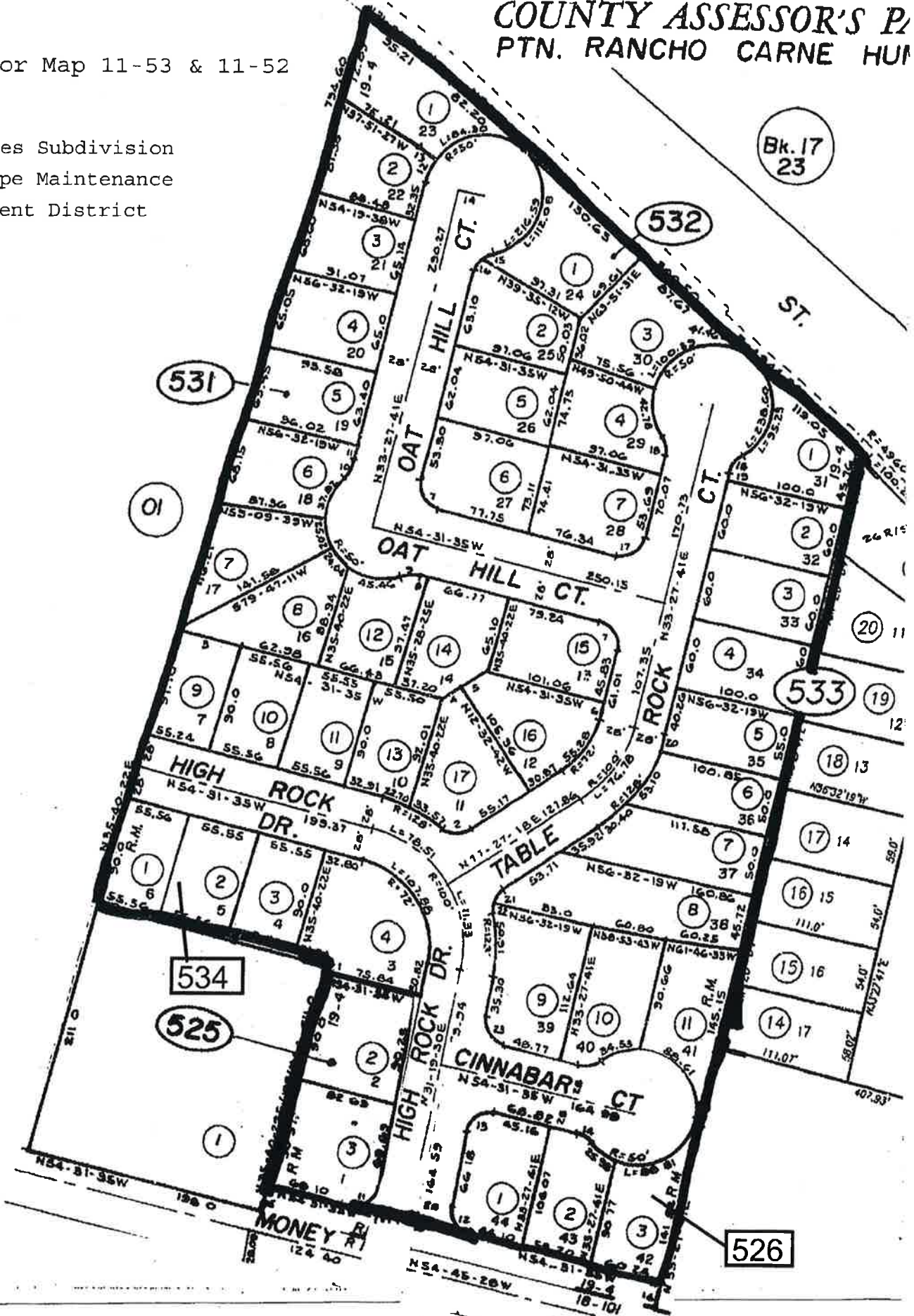
| Assessment Number | Property Owners Name & Address | AP Number |
|------------------------------|---|------------------|
| 40 | Alfred & Catherine Belluomini 1381 Camino Peral Moraga, CA 94556 Site Address: 1903 Cinnabar Ct. | 11-533-010 |
| 41 | Kelly Giannini 1905 Cinnabar Ct. Calistoga, CA 94515 Site Address: 1905 Cinnabar Ct. | 11-533-011 |
| 42 | Monte Page Trust 1904 Cinnabar Ct. Calistoga, CA 94515 Site Address: 1904 Cinnabar Ct. | 11-526-003 |
| 43 | Ulrike Hermann 1902 Cinnabar Ct. Calistoga, CA 94515 Site Address: 1902 Cinnabar Ct. | 11-526-002 |
| 44 | Mark Fitzgerald & Jamie McMullen 1900 Cinnabar Ct. Calistoga, CA 94515 Site Address: 1900 Cinnabar Ct. | 11-526-001 |

COUNTY ASSESSOR'S P. PTN. RANCHO CARNE HUI

Assessor Map 11-53 & 11-52

Palisades Subdivision
Landscape Maintenance
Assessment District

Bk. 17
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NOTE: This Map Was Prepared For
Assessment Purposes Only, No
Liability Is Assumed For The
Accuracy Of The Data Delineated
Hereon.