



CITY OF SALINAS

**PRELIMINARY ENGINEER'S REPORT
NORTH/EAST AREA MAINTENANCE DISTRICT
LANDSCAPE AND LIGHTING DISTRICT NO. 1
LANDSCAPING ASSESSMENT DISTRICT 88-3
FISCAL YEAR 2022-23
MONTEREY COUNTY, CALIFORNIA**

June 2022

PREPARED BY



Harris & Associates

22 Executive Park, Suite 200

Irvine, CA 92614

www.weareharris.com



TABLE OF CONTENTS

Engineer's Certification	1
Part I - Overview	4
Part II - Plans and Specifications	5
Part III – Cost Estimate	7
Part IV – District Benefits	12
Part V – Method of Apportionment	15
Part VI – Assessment Diagram	18
Part VII – Assessment Roll	19
Appendix A - District Boundaries and Improvements	20
Appendix B - Assessment Roll	21



ENGINEER'S CERTIFICATION

AGENCY: THE CITY OF SALINAS

PROJECT: NORTH/EAST AREA MAINTENANCE DISTRICT
LANDSCAPE AND LIGHTING DISTRICT NO. 1
LANDSCAPING ASSESSMENT DISTRICT 88-3

TO: THE CITY COUNCIL OF THE
CITY OF SALINAS
STATE OF CALIFORNIA

ENGINEER'S REPORT FOR FISCAL YEAR 2022-23

Pursuant to Part 2 of Division 15 of the Streets and Highways Code of the State of California, Article XIIID of the California Constitution (Proposition 218), and the Proposition 218 Omnibus Implementation Act and in accordance with the Resolution of Initiation, adopted by the City Council of the City of Salinas, State of California, in connection with the proceedings for:

**NORTH/EAST AREA MAINTENANCE DISTRICT
LANDSCAPE AND LIGHTING DISTRICT NO. 1
LANDSCAPING ASSESSMENT DISTRICT 88-3**

(Hereinafter referred to as the "District"),

I, Alison Bouley, authorized representative of the District, the duly appointed Assessment Engineer submit the following Report which consists of the following seven (7) parts and Appendices:

PART I

Overview: Provides the background and reason for the District.

PART II

Plans and Specifications: Plans and specifications for the improvements are as set forth on the lists thereof, attached hereto, and are on file in the Office of the City Engineer and are incorporated herein by reference.

PART III

Cost Estimate: An estimate of the costs of the proposed improvements, including incidental costs and expenses in connection therewith, is as set forth on the lists thereof, attached hereto, and are on file in the Office of the City Clerk and incorporated herein by reference.

PART IV

District Benefits: A discussion of the benefits provided by the District identifies, separates and quantifies the general and special benefits received by each parcel in the District, for the services received and the improvements provided.

PART V

Method of Apportionment: The method of apportionment of assessments, indicating the proposed assessment of the net amount of the costs and expenses of the improvements to be assessed upon the several lots and parcels of land within the District, in proportion to the estimated benefits to be received by such lots and parcels.

PART VI

Assessment Diagram: The Diagram of the District Boundaries showing the exterior boundaries of the Assessment District and the lines and dimensions of each lot or parcel of land within the Assessment District. The lines and dimensions of each lot or parcel within the Assessment District are those lines and dimensions shown on the maps of the Assessor of the County of Monterey for the fiscal year to which this Report applies. The Assessor's maps and records are incorporated by reference herein and made part of this Report.

PART VII

Assessment Roll: An assessment of the estimated cost of the improvements on each benefited lot or parcel of land within the District.

Appendices

- Appendix A District Boundaries and Improvements
- Appendix B Assessment Roll

Engineer's Report
North/East Area Maintenance District
City of Salinas
Fiscal Year 2022-23



Harris & Associates

In conclusion, it is my opinion that the costs and expenses of the District have been assessed to the lots and parcels within the boundaries of the District in proportion to the estimated benefits to be received by each lot or parcel from the services provided and in conformance with the assessment methodology adopted by the City Council for the levying of assessments.

DATED: June 2022



Harris & Associates



Alison Bouley, P.E., Assessment Engineer
R.C.E. No. C61383
Engineer of Work
County of Monterey
State of California

I HEREBY CERTIFY that the enclosed Engineer's Report, together with Assessment Roll and Assessment Diagram thereto attached, was filed with me on the 21st day of June, 2022.

Patricia M. Barajas, City Clerk
City of Salinas
Monterey County, California

By _____

I HEREBY CERTIFY that the enclosed Engineer's Report, together with Assessment Roll and Assessment Diagram thereto attached, was approved and confirmed by the City Council of the City of Salinas, California, on the 21st day of June, 2022.

Patricia M. Barajas, City Clerk
City of Salinas
Monterey County, California

By _____

PART II – PLANS AND SPECIFICATIONS

The facilities, which have been constructed within the City of Salinas, and those which may be subsequently constructed, will be operated, serviced and maintained as generally described as follows:

The assessments provide a dedicated source of funding for the maintenance and operation of and the furnishing of services and materials for the District improvements including any and all public landscaping and irrigation improvements on landscaped medians islands within the District, including the 30-foot wide park strips of land between the curb and right-of-way, cul-de-sac median landscaping, jogging paths, planter walls public lighting and associated improvements as allowed under the Salinas Municipal Code and the Lighting and Landscape Act of 1972 (the "Act").

In addition, the District also funds the maintenance of the channel improvements within Gabilan Creek and Natividad Channel in accordance with NPDES requirements of the City of Salinas stormwater permit, as allowed under the Salinas Municipal Code. The continued maintenance of these improvements shall be budgeted and reviewed each fiscal year and fully or partially funded through the annual assessments.

Appendix A shows the location of the improvements, which are summarized below.

Open Space and Right-of-Way Improvements

The improvements consist of crosswalks, signs and median strips located along the following street segments:

Site	Description and Location
Gabilan Creek Right-of-Way	The right-of-way is 100 linear feet in width and 9,200 linear feet in length beginning 3,800 linear feet northerly of East Laurel Drive going northerly to Boronda Road.
Open Space	Includes the storm water detention facility, open space bluff and sloping ground areas including all open space easement areas, which have been landscaped and granted to the City of Salinas a permanent open space easement including Natividad Creek Park.
Tower Line Right-of-Way	Includes PG&E tower line right-of-way from approximately Constitution Boulevard to Boronda Road subsequent to landscaping and granting of an open space easement to the City of Salinas over lands for public use.

Landscaping Improvements

Landscaping improvements, include landscaping, such as trees, shrubs, grass and ornamental vegetation and appurtenant facilities, irrigation and drainage devices located on medians, appurtenant strips of land that are approximately 30 feet wide and planter walls along both sides of the roadway except for Williams Road which includes the medians improvements on the west side of the roadway only. The street segments are described in the following table. Distances given in linear feet are approximate.

Street	Segment
Constitution Boulevard	From East Laurel Drive northerly 10,100 feet to Boronda Road
Independence Boulevard	From Constitution Boulevard northerly 5,700 feet to Boronda Road
Nantucket Boulevard	From Independence Boulevard easterly to Constitution Boulevard
Boronda Road	From Natividad Road easterly 14,500 feet to Williams Road
Freedom Parkway	From Constitution Boulevard easterly 6,800 feet to Williams Road
Nogal Drive	From a line 800 feet south of Freedom Parkway north 400 feet
Rider Avenue	Starting 1,200 feet south of Freedom Parkway northerly 3,700 feet to Boronda Road
North Sanborn Road	Starting 1,900 feet south of Freedom Parkway northerly 3,700 feet to Boronda Road
Towt Street	From Freedom Parkway westerly 900 feet to Mae Avenue
Williams Road	Starting 1,300 feet south of Freedom Parkway northerly 3,500 feet to Boronda Road
Buckhorn Drive	From Mesquite Drive southerly 2,000 feet to Falcon Drive



PART III – COST ESTIMATE

Estimated costs for Fiscal Year 2022-23 for the construction, operation, servicing and maintenance of the facilities described in Part II are shown in the following table.



Assessment Revenue

Total Assessments Levied. The total amount levied on all assessed parcels in the District.

Assessment Revenue at Maximum Rates. The total amount that can be levied on all assessed parcels in the District.

Capacity for Additional Revenue. If the total assessments levied are less than assessment revenue at maximum rates, this is the additional amount of revenue can be generated if the assessments are increased up to the maximum rates.

Fund Balance Information

Operating Reserve Fund. Pursuant to Section 22569 of the 1972 Act, the operating reserve fund is utilized to operate the District from the time period of July 1 (beginning of the fiscal year) through December when the County provides the City with the first installment of assessments collected from the property tax bills, thereby eliminating the need for the City to transfer funds from non-district accounts to pay for District charges during the first six (6) months of the fiscal year.

Capital Reserve Fund. The fund used to collect a portion of the total cost of a major improvement over several years, thereby reducing the short-term financial impact to the property owners.



- Publicly owned wetland parcels.
- Certain Public Utility parcels.
- Privately owned open space parcels.
- Privately owned "sliver" parcels that have resulted from a lot line adjustment with an adjacent larger parcel. The adjacent larger parcel, of which these "sliver" parcels are a part, are assessed at the Single-Family Unit rate.

Any future assessment rate increases will require consideration of whether the non-assessed parcels receive special benefits or not, and assessments must be levied on any parcel that is deemed to receive special benefits.



PART VI – ASSESSMENT DIAGRAM

The District assessment diagram is on file with the City's Office of the City Clerk and is available for public inspection.

The lines and dimensions of each lot or parcel within the District are those lines and dimensions shown on the maps of the Assessor of the County of Monterey for the fiscal year to which this Report applies. The Assessor's maps and records are incorporated by reference herein and made part of this Report.

North/East Area Maintenance District Boundaries

A reduced copy of the Assessment Diagram is provided as Appendix A.



PART VII – ASSESSMENT ROLL

The assessment set forth for each parcel is shown on the Assessment Roll for the District is provided on the following pages and submitted separately, as "Assessment Roll for City of Salinas, North/East Area Maintenance District, Fiscal Year 2022-23", which is provided under separate cover, and is on file in the Office of the City Clerk.

The Assessment Roll, shown in Appendix B, lists all assessed parcels within the boundaries of the District.

A list of names and addresses of the owners of all parcels within this District is shown on the last equalized Property Tax Roll of the Assessor of the County of Monterey, which by reference is hereby made a part of this report. This list is keyed to the Assessor's Parcel Numbers as shown on the Assessment Roll on file in the office of the City Clerk of the City of Salinas.



APPENDIX B – ASSESSMENT ROLL

The Assessment Roll is shown on the following pages.

