



## **ENGINEER'S REPORT**

**VISTA NUEVA**  
MAINTENANCE DISTRICT NO. 97-2

Fiscal Year 2021-22

May 11, 2021

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**ENGINEER'S CERTIFICATION**

**AGENCY: THE CITY OF SALINAS**  
**PROJECT: VISTA NUEVA**  
**MAINTENANCE DISTRICT NO. 97-2**

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

As directed by the City Council, pursuant to the provisions of Section 4 of Article XIID of the California Constitution, and provisions of the Landscaping and Lighting Act of 1972 (The "Act"), Section 22500 et seq. of the California Streets and Highways Code, adopted locally in Article II, Chapter 21C of the Salinas City Code, in connection with the proceedings for:

**VISTA NUEVA MAINTENANCE DISTRICT NO. 97-2**

(Hereinafter referred to as the "District"),

I, ADRIANA ROBLES, Engineer of Work for the District respectfully submits the enclosed 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:** Although separately bound, the plans and specifications are a part of this report and are included in it by reference.

**PART III**

**Cost Estimate:** An estimate of the cost of the maintenance, repair, and operation.

**PART IV**

**District Benefits:** A statement of the method by which the undersigned has determined the amount proposed to be assessed against each parcel.

**PART V**

**Method of Apportionment:** A statement of the method by which the undersigned has determined the amount proposed to be assessed against each parcel.

**PART VI**

**Assessment Diagram:** A diagram showing all of the parcels of real property within this assessment district.

**PART VII**

**Assessment Roll:** A list of 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

DATED: May 11, 2021.

By : \_\_\_\_\_  
ADRIANA ROBLES, CITY ENGINEER

## **PART I - OVERVIEW**

The City of Salinas (The "City") established the Vista Nueva Maintenance District to provide a source of funding for the installation and the on-going maintenance of the amenities that were installed for the benefit for the parcels within the District. The District was created under Article II, Chapter 21C of the City of Salinas Municipal. As required, the City prepares an Engineer's Report annually and holds a public hearing to allow property owners within the District to address the City Council prior to the annual levy of the assessments.

This Engineer's Report (the "Report") sets forth the proposed assessments for Fiscal Year 2021-22 for the Vista Nueva Maintenance District (the "District"). Since the District was created prior to the passage of Proposition 218 in 1996, which established Article XIII D of the State Constitution, the District was "grandfathered" meaning it was not subject to the legal requirements of Proposition 218 as long as the assessments remained at rates equal to or less than the maximum assessment rates that were in place in 1996.

At the time the Vista Nueva District was created, a flat \$12 increase per year (not to exceed a maximum total assessment of \$600 per year) was incorporated in the assessment formula. The maximum assessment of \$600 per year was reached in 2011 when the rate increased from \$592 to \$600 per year. Therefore, the assessment rate will not increase this year as the annual assessment has reached its cap.

The estimated cost of the maintenance services for Fiscal Year 2021-22 are detailed in Part III of this Report. As shown in the proposed FY 2021-22 budget, assessment revenues will be approximately \$8,000 greater than budgeted expenses, which will be used to fund the operating reserve fund and the capital reserve fund. With this surplus, the capital reserve fund will grow to be approximately \$300,000. The City may want to consider preparing a capital improvement plan. If no capital improvement plans are made during FY 2021-22 for FY 2022-23 and beyond, the City may consider reducing the assessment levy below the maximum rate

## **PART II – PLANS AND SPECIFICATIONS**

The improvements, which are the subject of this report, are briefly described as follows:

Installation and maintenance of a telephone/alarm system for the Sanitary Sewer Pump Station; monitor and maintain a sanitary sewer pump station twice a week, and a sanitary sewer main four times a year with City forces, or as needed; adjust manhole and flushing inlet covers to existing street grade; maintain street pavement by public works contract; provide maintenance and power for a new street light system; and maintain subdivision fence.

In addition, the District also funds all maintenance, servicing and operation in accordance with NPDES requirements of the City of Salinas storm water permit.

Appendix A shows the location of the improvements.

**PART III – ESTIMATE OF COSTS**

Estimated costs for Fiscal Year 2021-22 for the construction, operation, servicing and maintenance of the facilities described in Part II are shown in the following table.

			<b>Adopted Budget FY 20-21</b>	<b>Projected Expenses FY 20-21</b>	<b>Proposed Budget FY 21-22</b>	<b>Forecasted Budget FY 22-23</b>	<b>Forecasted Budget FY 23-24</b>
<b>Expenditures <sup>1</sup></b>							
	<b>Maintenance</b>						
	Equipment and Other Maintenance	\$ 9,500			\$ 9,500	\$ 9,785	\$ 10,079
	In House Inspection	\$ -	\$ 3,841	\$ 4,000	\$ 4,120	\$ 4,244	\$ 4,244
	Equipment Rental	\$ 5,000	\$ 4,700	\$ 5,000	\$ 5,150	\$ 5,305	\$ 5,305
	Contingencies	\$ 4,000		\$ 4,000	\$ 4,120	\$ 4,244	\$ 4,244
	Improvements	\$ 2,000		\$ 2,000	\$ 2,060	\$ 2,122	\$ 2,122
	<b>Subtotal Maintenance</b>	<b>\$ 20,500</b>	<b>\$ 8,541</b>	<b>\$ 24,500</b>	<b>\$ 25,235</b>	<b>\$ 25,992</b>	<b>\$ 25,992</b>
	<b>Utilities</b>						
	Leased Lines	\$ 1,500		\$ 1,500	\$ 1,545	\$ 1,591	\$ 1,591
	Street Lights	\$ 1,100	\$ 775	\$ 1,100	\$ 1,133	\$ 1,167	\$ 1,167
	Electricity	\$ 1,000	\$ 863	\$ 1,000	\$ 1,030	\$ 1,061	\$ 1,061
	<b>Subtotal Utilities</b>	<b>\$ 3,600</b>	<b>\$ 1,638</b>	<b>\$ 3,600</b>	<b>\$ 3,708</b>	<b>\$ 3,819</b>	<b>\$ 3,819</b>
	<b>Administration Expenses</b>						
	Agency Administration <sup>2</sup>	\$ 2,710	\$ 1,800	\$ 2,000	\$ 2,060	\$ 2,122	\$ 2,122
	<b>Subtotal Administrative Expenses</b>	<b>\$ 2,710</b>	<b>\$ 1,800</b>	<b>\$ 2,000</b>	<b>\$ 2,060</b>	<b>\$ 2,122</b>	<b>\$ 2,122</b>
	<b>TOTAL EXPENDITURES</b>	<b>\$ 26,810</b>	<b>\$ 11,979</b>	<b>\$ 30,100</b>	<b>\$ 31,003</b>	<b>\$ 31,933</b>	<b>\$ 31,933</b>
<b>Revenue and Levy Adjustments</b>							
	Balance to Levy	\$ 29,890	\$ 29,890	\$ 29,890	\$ 29,890	\$ 29,890	\$ 29,890
	Operating Reserve From/ (To)	\$ (6,080)	\$ (21,911)	\$ (7,790)	\$ (2,887)	\$ (1,957)	\$ (1,957)
	Estimated Interest Earnings	\$ 3,000	\$ 4,000	\$ 4,000	\$ 4,000	\$ 4,000	\$ 4,000
	<b>TOTAL REVENUE AND LEVY ADJUSTMENTS</b>	<b>\$ 26,810</b>	<b>\$ 11,979</b>	<b>\$ 26,100</b>	<b>\$ 31,003</b>	<b>\$ 31,933</b>	<b>\$ 31,933</b>
<b>District Statistics</b>							
	Total Parcels	49	49	49	49	\$ 49	\$ 49
	Total Parcels Levied	49	49	49	49	\$ 49	\$ 49
<b>Assessment Rates</b>							
	Assessment Rate per Parcel	\$ 610	\$ 610	\$ 610	\$ 610	\$ 610	\$ 610
	Maximum Rate per Parcel	\$ 610	\$ 610	\$ 610	\$ 610	\$ 610	\$ 610
<b>Fund Balance Information</b>							
	<b>Operating Reserve Fund</b>						
	Estimated Beginning Operating Reserve Fund Balance	\$ 288,255	\$ 288,255	\$ 310,166	\$ 317,956	\$ 320,843	\$ 320,843
	Operating Surplus/ (Deficit)	\$ 6,080	\$ 21,911	\$ 7,790	\$ 2,887	\$ 1,957	\$ 1,957
	<b>Projected Ending Operating Reserve Fund Balance</b>	<b>\$ 294,335</b>	<b>\$ 310,166</b>	<b>\$ 317,956</b>	<b>\$ 320,843</b>	<b>\$ 322,800</b>	<b>\$ 322,800</b>
1	Estimated expenditures for FY 22-23 are equal to the greater of the prior years' budgeted amount or projected amount, increased by 3% unless noted otherwise						
2	Budgeted City collection fee for FY 21-22 thru FY 23-24 is based on a \$10 fee per assessed parcel						

#### **PART IV – DISTRICT BENEFITS**

The cost of repair, maintenance and operation for this district is distributed throughout the entire Vista Nueva Subdivision. One hundred percent (100%) of the costs to maintain the facilities, as described in Part II of this report, will be distributed to all parcels within the district, except common areas owned by the Home-Owners Association.

The amounts to be assessed are based upon the special benefits to be derived by the various properties within the District. The facilities to be maintained and operated confer no general benefit upon the public at large inasmuch as these facilities serve only the entire Vista Nueva Subdivision.

#### **PART V – METHOD OF APPORTIONMENT**

The assessment will be spread equally to each parcel. Beginning with fiscal year 1997/98, each parcel's assessment was \$480 per year (\$40 per month) and escalated \$12 each year to THE maximum allowed payment of \$600 per year (\$50/month), including administrative fees.

#### **PART VI – ASSESSMENT DIAGRAM**

The lines and dimensions of each lot 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.

A reduced copy of the District's assessment diagram is provided as Appendix A

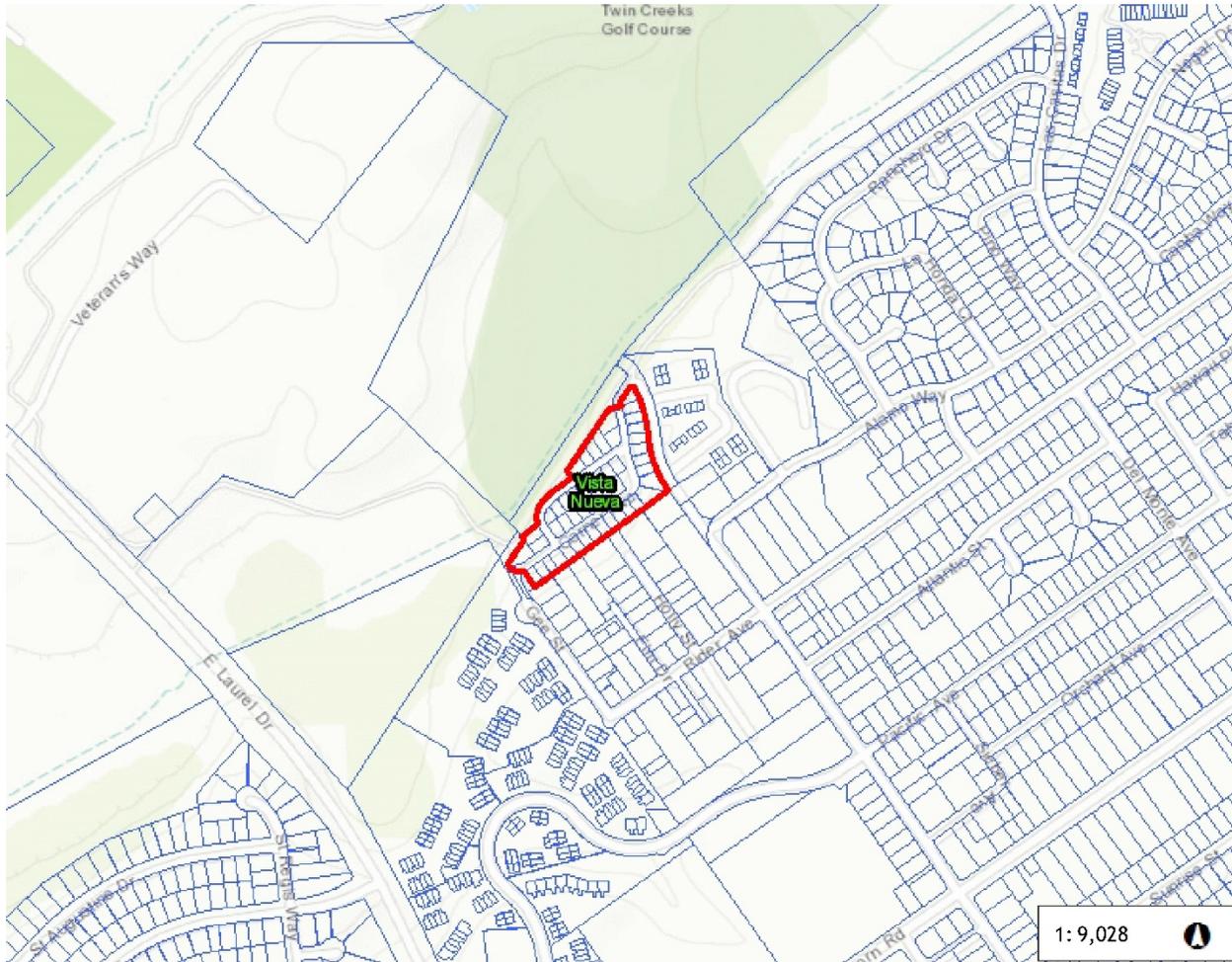
#### **PART VII – ASSESSMENT ROLL**

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, Vista Nueva Maintenance District, Fiscal Year 2021-22", 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 A – DISTRICT BOUNDARIES



**APPENDIX B – ASSESSMENT ROLL**

Attached hereto are the names and addresses of each property owner as shown on the County Assessor's tax roll.