

draft



ENGINEER'S REPORT

**MIRA MONTE MAINTENANCE DISTRICT
ASSESSMENT DISTRICT NO. 2000-1**

Fiscal Year 2021-2022

May 11, 2021

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ENGINEER'S CERTIFICATION

AGENCY: THE CITY OF SALINAS
PROJECT: MIRA MONTE MAINTENANCE DISTRICT
LANDSCAPE & LIGHTING DISTRICT NO. 2
ASSESSMENT DISTRICT NO. 2000-1

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:

MIRA MONTE MAINTENANCE DISTRICT NO. 2000-1

(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 Mira Monte 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 Mira Monte 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.

PART II – PLANS AND SPECIFICATIONS

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

1. Maintenance, repair, reconstruction, and operation of the landscaping, irrigation systems, and public improvements within said district. Public improvements include curbs, gutters, asphalt street improvements, sidewalks, masonry walls, concrete-paver driveway clusters, parkway strips adjacent to curbs, landscape easements, tot lots, landscaped open space parcels, appurtenant water mains, irrigation systems, public lighting fixtures on all streets and driveway clusters listed below. This maintenance, servicing and operation is in accordance with NPDES requirements of the City of Salinas storm water permit.
 - Fitzgerald Street – landscaped Parcel D (approx. 1,679 SF) with Trellis and bench, 4 cluster driveways (approx. 13,103 SF), street improvements from Hemmingway Drive to 150 feet more or less west of Bradbury, including curbs, gutters, and sidewalks (approx. 33,100 SF), and street frontage landscaping (approx. 4,250 SF); and
 - Southerly portion of Hemingway Drive – landscaped Parcels I (approx. 2,166 SF), J (approx. 3,920 SF) and K (approx. 1,578 SF), 3 cluster driveways (approx. 7,352 SF), and street frontage landscaping (approx. 8,336 SF) from Fitzgerald Street northerly 1,010 feet more or less to Nantucket Boulevard; and
 - Southerly Portion of Bradbury Drive – landscaped Parcel E [Tot Lot] (approx. 5,669 SF) with play equipment, 11 cluster driveways (approx. 45,958 SF) and street frontage landscaping (approx. 9,435 SF) from Fitzgerald Street northerly 870 feet more or less to Nantucket Boulevard, and 1,900 feet more or less northerly to Boronda Road; and
 - Northerly Portion of Bradbury Drive – landscaped Parcel G [Tot Lot] (approx. 5,896 SF) with play equipment, 10 cluster driveways (approx. 58,941 SF) and street frontage

landscaping (approx. 12,745 SF) from Nantucket Boulevard northerly 900 feet more or less to a cul-de-sac near Boronda Road, including "emergency access- turf block"; and

- Longfellow Drive – I cluster driveway, and street frontage landscaping from Hemingway Drive to Bradbury Street.
2. Maintenance, repair, reconstruction, and operation may include, but not limited to spraying pesticides, manicure care of landscaped areas, debris removal, remove and replacement of concrete sidewalks and pavers, street resurfacing and/or reconstruction, and any and all other items of work necessary and incidentals, such as utilities, engineering, inspection, contract administration, etc., for the proper maintenance, repair, reconstruction, and operation thereof. Other incidental costs such as contingencies, assessment collection costs, legal fees, and administration are assessed to and paid by the District on the same basis as the improvements specified above.

The public improvements along Nantucket Boulevard and Parcels A, B, C, and C1, (P.G. & E.'s Tower Line right-of-way) of the Vesting Tentative Map for the Cottages of Mira Monte, a Planned Unit Development are not included in this maintenance assessment district; as they are included in the existing North/East Area Maintenance District (Landscape Maintenance District No. 1).

Appendix A shows the location of the improvements.

PART III – ESTIMATE OF COSTS

	Adopted Budget FY 20-21	Projected Expenses FY 20-21	Proposed Budget FY 21-22	Forecasted Budget FY 22-23	Forecasted Budget FY 23-24
Expenditures					
<u>Maintenance</u>					
Landscaping Contracted Services	\$ 50,000	\$ 40,000	\$ 50,000	\$ 51,500	\$ 53,045
Landscaping Extra Services	\$ 10,000	\$ 31,250	\$ 10,000	\$ 10,300	\$ 10,609
In House Inspection	\$ 29,825	\$ 13,682	\$ 29,825	\$ 30,720	\$ 31,641
Special Supplies	\$ 2,200		\$ 2,200	\$ 2,266	\$ 2,334
<i>Subtotal Maintenance</i>	\$ 92,025	\$ 91,807	\$ 92,025	\$ 94,786	\$ 97,629
<u>Utilities</u>					
Water	\$ 40,000	\$ 33,717	\$ 40,000	\$ 41,200	\$ 42,436
Electricity	\$ 4,000	\$ 3,412	\$ 4,000	\$ 4,120	\$ 4,244
<i>Subtotal Utilities</i>	\$ 44,000	\$ 37,129	\$ 44,000	\$ 45,320	\$ 46,680
<u>Administration Expenses</u>					
Agency Administration	\$ 15,000	\$ 15,000	\$ 15,000	\$ 15,450	\$ 15,914
Other Charges-Taxes	\$ -				
<i>Subtotal Administrative Expenses</i>	\$ 15,000	\$ 15,000	\$ 15,000	\$ 15,450	\$ 15,914
TOTAL EXPENDITURES	\$ 151,025	\$ 143,936	\$ 151,025	\$ 155,556	\$ 160,222
Revenue and Levy Adjustments					
Balance to Levy	\$ 121,000	\$ 121,000	\$ 121,000	\$ 121,000	\$ 121,000
Operating Reserve From/ (To)	\$ 26,025	\$ 18,936	\$ 26,025	\$ 30,556	\$ 35,222
Estimated Interest Earnings	\$ 4,000	\$ 4,000	\$ 4,000	\$ 4,000	\$ 4,000
TOTAL REVENUE AND LEVY ADJUSTMENTS	\$ 151,025	\$ 143,936	\$ 151,025	\$ 155,556	\$ 160,222
District Statistics					
Total Parcels	203	203	203	203	203
Total Parcels Levied	203	203	203	203	203
Assessment Rates					
Assessment Rate per Parcel	\$ 595	\$ 595	\$ 595	\$ 595	\$ 595
Current Rate per Parcel	\$ 595	\$ 595	\$ 595	\$ 595	\$ 595
Fund Balance Information					
<u>Operating Reserve Fund</u>					
Estimated Beginning Operating Reserve Fund Balance	\$ 338,220	\$ 338,220	\$ 319,284	\$ 293,259	\$ 262,703
Operating Surplus/ (Deficit)	\$ (26,025)	\$ (18,936)	\$ (26,025)	\$ (30,556)	\$ (35,222)
Projected Ending Operating Reserve Fund Balance	\$ 312,195	\$ 319,284	\$ 293,259	\$ 262,703	\$ 227,481

PART IV – DISTRICT BENEFITS

The cost of maintenance, repair, reconstruction, and operation for this district are distributed equally among the total number of single family units (SFU) within the district boundaries, or approved SFU pursuant to Vesting Tentative Map No. 99-1 which are within the district boundaries.

Proposed and existing community open space parcels, neighborhood parklands, creeks, flood control, utility, and landscape easements, or parcels not developable independently are not assessed.

Common area parcels within Mira Monte's Development project are not assessed, as unit assessments allow for this use.

The amount assessed is based upon the special benefits to be derived by the various properties within the district. The facilities and infrastructure to be maintained, repaired, reconstructed, and operated confer no general benefit upon the public at large in as much as these facilities and infrastructure serve only the entire Mira Monte Development project.

PART V – METHOD OF APPORTIONMENT

All assessed parcels (units) shall be assessed an additional \$10.00 for the City's collection fee.

In any year beyond fiscal year 2005-2006, the assessment on each parcel can increase based on the amount of the increase in the Engineers News Record (ENR) Index of the previous calendar year. An increase is not recommended since enough reserves are available to cover the District's ongoing maintenance.

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

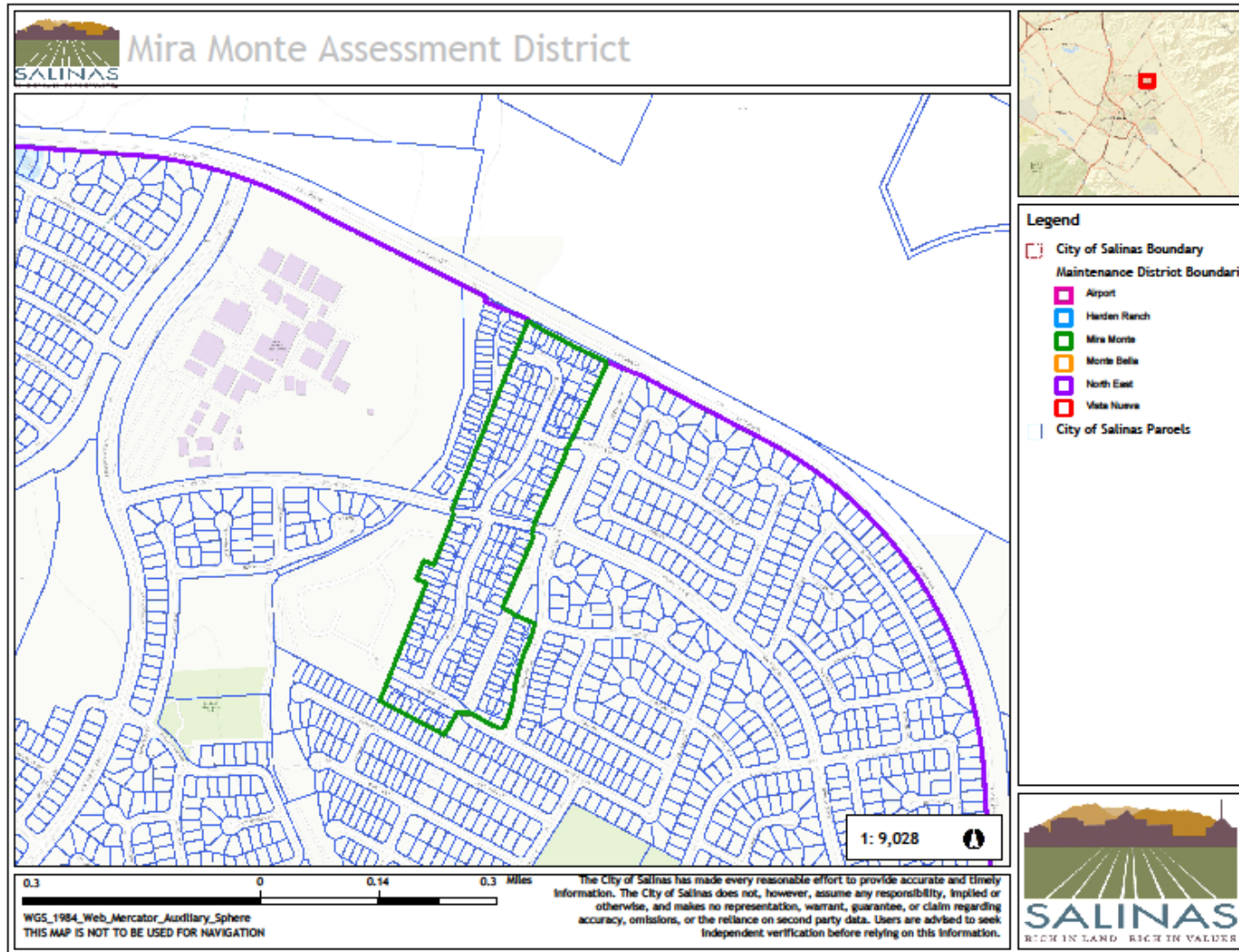
PART VII – ASSESSMENT ROLL

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, Mira Monte 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.

APPENDIX A – DISTRICT BOUNDARIES AND IMPROVEMENTS



APPENDIX B – ASSESSMENT ROLL