



ENGINEER'S REPORT

**SALINAS AIRPORT BUSINESS CENTER
LANDSCAPING ASSESSMENT DISTRICT 87-1**
(Pursuant to Article II, Chapter 21C of the Salinas City Code)

Fiscal Year 2017-2018

Auditor's Copy

ENGINEER'S REPORT

SALINAS AIRPORT BUSINESS CENTER LANDSCAPING ASSESSMENT DISTRICT NO. 87-1 (Pursuant to Article II, Chapter 21C of the Salinas City Code)

Fiscal Year 2017-2018

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

DATED: _____, 2017.

JAMES E. SANDOVAL, City Engineer

By: _____

I HEREBY CERTIFY that the enclosed Engineer's Report, together with Assessment and Assessment Diagram thereto attached, was filed with me on the ____ day of _____, 2017.

PATRICIA M. BARAJAS, City Clerk
City of Salinas, Monterey County, California

By: _____

I HEREBY CERTIFY that the enclosed Engineer's Report, together with Assessment and Assessment Diagram thereto attached, was approved and confirmed by the City Council of the City of Salinas, California, on the ____ day of _____, 2017.

PATRICIA M. BARAJAS, City Clerk
City of Salinas, Monterey 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 Monterey on the ____ day of _____, 2017.

PATRICIA M. BARAJAS, City Clerk
City of Salinas, Monterey County, California

By: _____

ENGINEER'S REPORT

SALINAS AIRPORT BUSINESS CENTER LANDSCAPING ASSESSMENT DISTRICT NO. 87-1 (Pursuant to Article II, Chapter 21C of the Salinas City Code)

Fiscal Year 2017 - 2018

JAMES E. SANDOVAL, Engineer of Work for Assessment District No. 87-1, City of Salinas, Monterey County, California, makes this report, as directed by the City Council, pursuant to Section 10204 of the Streets and Highways Code (Municipal Improvement Act of 1913).

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

Maintenance, repair, and operation of all walkways, crosswalks, masonry walls or fences, parkways, embankments, sprinkler systems, and landscaping that lie within the right of way of Moffett Street, La Guardia Street, and Vandenburg Street. This maintenance, servicing and operation is in accordance with NPDES requirements of the City of Salinas storm water permit.

This report consists of six parts, as follows:

PART A - Plans and specifications for the improvements. Although separately bound, the plans and specifications are a part of this report and are included in it by reference.

PART B - An estimate of the cost of the maintenance, repair, and operation.

PART C - An assessment of the estimated cost of the improvement on each benefited parcel of land within the assessment district.

PART D - A statement of the method by which the undersigned has determined the amount proposed to be assessed against each parcel.

PART E - 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. (Note: The list is keyed to Part C by assessor's parcel number.)

PART F - A diagram showing all of the parcels of real property within this assessment district. (Note: The diagram is keyed to Part C by assessor's parcel number.)

Respectfully submitted,

JAMES E. SANDOVAL, City Engineer
Engineer of Work

PART A

ENGINEER'S REPORT

**SALINAS AIRPORT BUSINESS CENTER
LANDSCAPING ASSESSMENT DISTRICT NO. 87-1
(Pursuant to Article II, Chapter 21C of the Salinas City Code)**

Fiscal Year 2017 - 2018

Plans and specifications for the improvements to be maintained are those prepared by the Maintenance Services Department. These plans and specifications have been filed separately with the City Clerk of the City of Salinas and are hereby incorporated in this Report by reference.

**PART B
ENGINEER'S REPORT**

**SALINAS AIRPORT BUSINESS CENTER
LANDSCAPING ASSESSMENT DISTRICT NO. 87-1
(Pursuant to Article II, Chapter 21C of the Salinas City Code)**

BUDGET ITEM	AMOUNT
DIRECT COSTS	
Maintenance	
In-House Inspection	\$ 2,150.00
Maintenance	\$ 9,300.00
Special Dept. Supplies	
Utilities	
Water	\$ 6,000.00
Electricity	\$ 800.00
Direct Subtotal	\$ 18,250.00
ADMINISTRATION COSTS	
Agency Administrative Expenses	\$ 1,800.00
Professional Fees	\$ -
City's Collection Fee	\$ 390.00
Administrative Subtotal	\$ 2,190.00
CAPITAL IMPROVEMENT PROJECT	
Capital Improvement Expenses	\$ -
LEVY BREAKDOWN	
Total Direct, Admin and Capital Costs	\$ 20,440.00
Operating Reserve Collection	\$ -
Capital Reserve Collection	\$ -
Levy Breakdown Subtotal	\$ 20,440.00
LEVY ADJUSTMENTS	
Operating Reserve Contribution	\$ -
Capital Reserve Contribution	\$ -
Additional City Contribution (Airport Fund)	\$ (6,036.00)
Estimated Interest Earnings	\$ (70.00)
Levy Adjustments Subtotal	\$ (6,106.00)
BALANCE TO LEVY	\$ 14,334.00
DISTRICT STATISTICS	
Total Acres	67.41
Total Acres Levied	64.73
Parcel Assessment Rate	
Rate per Acre	\$ 217.49

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R, ..... Page 1 .....T
<AMD.DEF>      Assessment & Maintenance District Definition Inquiry
.
.      District Code : 1987-1
.
.      1) Description      : Airport Bus. Center Maint. Dis
.      2) District Type   : M   Maintenance District
.      3) County Tax Code : 682 Salinas Airport Business Cente
.      4) Allow Updates   : Y
.      5) Actual Assesmnt : Y
.      6) Cash Deadline   : _____
.      7) Proposed Total  : 14,300.00
.
.      ** Assessment Districts **      ***** Maintenance Districts *****
.      8) Bond Discount Pcnt: _____ %      10) City Pcnt Fee : _____ %
.      9) Bond Reserve Pcnt : _____ %      11) City Flat Fee : 10.00 or : _____ %
.                                          12) County Pcnt Fee: _____ %
.                                          13) County Flat Fee: _____ or : _____ %
.
.      OPTIONS: (E)nd or Screen Selection
.                (CD) Code Screen, (ZN) Zoning Screen, (SUM)mary, (PAR)cel detail
.                (N)ext (P)revious or (PRINT) Screen
F ..... 15:52:08 15 MAY 2017 .....G

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R, ..... Page 1 ..... T
<AMD.DEF.SUM> Assessment & Maintenance District Summary Inquiry
District : 1987-1 Maintenance District
Airport Bus. Center Maint. Dis

Last Calculated : 26 JUL 2016

Number of Parcels : 39

Total Detail : 14,078.19

Bond Discount :
Bond Reserve :

City Fee : 390.00 or 10.00
County Fee :

Total Amount : 14,468.19

OPTIONS: (F)ile, (SUM)mary, (PAR)cel detail,
(CD) Action Code Screen, (ZN) Zoning Screen, (PRINT) Screen, (DEF),
(WF) Window Forward, (WB) Window Back, (N)ext or (P)revious Screen
F ..... 15:09:47 15 MAY 2017 ..... G

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District : 1987-1 Airport Bus. Center Maint. Dis

	Code Description.....	Unit	Unit Description	Unit Cost
1)	1 Landscape Maintenance	la	Land Area	217.4905
2)	_____	_____	_____	_____
3)	_____	_____	_____	_____
4)	_____	_____	_____	_____
5)	_____	_____	_____	_____
6)	_____	_____	_____	_____
7)	_____	_____	_____	_____
8)	_____	_____	_____	_____
9)	_____	_____	_____	_____
10)	_____	_____	_____	_____
11)	_____	_____	_____	_____
12)	_____	_____	_____	_____
13)	_____	_____	_____	_____
14)	_____	_____	_____	_____
15)	_____	_____	_____	_____

OPTIONS: (F)ile, (SUM)mary, (PAR)cel detail,
 (DEF) Definition Master Screen, (ZN) Zoning Screen, (PRINT) Screen,
 (WF) Window Forward, (WB) Window Back, (N)ext or (P)revious Screen

District : 1987-1 Airport Bus. Center Maint. Dis

	Code Description.....	Unit	Unit Description	Unit Cost
1)	1 Landscape Maintenance	la	Land Area	217.4905
2)				
3)				
4)				
5)				
6)				
7)				
8)				
9)				
10)				
11)				
12)				
13)				
14)				
15)				

OPTIONS: (F)ile, (SUM)mary, (PAR)cel detail,
 (DEF) Definition Master Screen, (ZN) Zoning Screen, (PRINT) Screen,
 (WF) Window Forward, (WB) Window Back, (N)ext or (P)revious Screen

District : 1987-1 Airport Bus. Center Maint. Dis

Code	Description.....	Count	Total	Quantity	Total Cost
1)	1 Landscape Maintenance	39		64.73	14,078.19
2)					
3)					
4)					
5)					
6)					
7)					
8)					
9)					
10)					
11)					
12)					
13)					
14)					
15)					

OPTIONS: (F)ile, (SUM)mary, (PAR)cel detail,
 (DEF) Definition Master Screen, (ZN) Zoning Screen, (PRINT) Screen,
 (WF) Window Forward, (WB) Window Back, (N)ext or (P)revious Screen

District : 1987-1		Airport Bus. Center Maint. Dis		
	ZoningCode	Description.....	Frontage Multiplr	Area Multiplr
1)	IBP	Business Park	1.0000	1.0000
2)	IP			39
3)	IP-A	Airport Industrial Park	1.0000	1.0000
4)	P	Parks	1.0000	1.0000
5)	PS	Public and Semipublic	1.0000	1.0000
6)	R-L-6.5	Low Density Residential	1.0000	1.0000
7)				
8)				
9)				
10)				
11)				
12)				
13)				
14)				
15)				

OPTIONS: (E)nd, (SUM)mary, (PAR)cel detail,
 (DEF) Definition Master Screen, (CD) Code Screen, (PRINT) Screen,
 (WF) Window Forward, (WB) Window Back, (N)ext or (P)revious Screen
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PART C

ASSESSMENT ROLL BY PARCEL

**SALINAS AIRPORT BUSINESS CENTER
LANDSCAPING ASSESSMENT DISTRICT NO. 87-1
(Pursuant to Article II, Chapter 21C of the Salinas City Code)**

Fiscal Year 2017 – 2018

See “Part E” of this report.

PART D

ENGINEER'S REPORT

SALINAS AIRPORT BUSINESS CENTER LANDSCAPING ASSESSMENT DISTRICT NO. 87-1 (Pursuant to Article II, Chapter 21C of the Salinas City Code)

Fiscal Year 2017 - 2018

METHOD OF DISTRIBUTION OF COSTS (Pursuant to City Resolution No. 16622)

The cost of maintenance, repair and operation for this district are distributed in proportion to the area properties within the district benefit. The area of each parcel is used to determine how much a property benefits from this district. The total assessable area of this district is 64.73 acres. This does not include acreage owned by governmental agencies.

The costs have been distributed to the properties within the district accordingly:

1. 94.27% of the costs will be paid by the properties within the district, except property owned by governmental agencies. (A.P. No. 003-863-009 is currently owned by the County of Monterey and therefore is assessed zero (\$0.00).)
2. 5.73% of the costs will be paid by the City (Airport Fund) for parcel no. 003-863-002.

PART E

ENGINEER'S REPORT

**SALINAS AIRPORT BUSINESS CENTER
LANDSCAPING ASSESSMENT DISTRICT NO. 87-1
(Pursuant to Article II, Chapter 21C of the Salinas City Code)**

Fiscal Year 2017- 2018

PROPERTY OWNERS LIST

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

Parcel.....	Situs Address.....	Owner Address.....	Assessment....	City Fee..	County Fee	Total Levy....
003863003000	1514 Moffett St #a & 20 O	Conrad James R & Sally J Trs 1514 Moffett St Salinas, CA 93905	448.03	10.00		458.03
003863004000	1520 Moffett St & 8 Other	Slama Kenneth Eugene Tr 31 Seca Pl Salinas, CA 93908	545.90	10.00		555.90
003863006000	1550 Moffett St	Npg Monterey-salinas Ca Llc Dba Kcba Tv/kion Tv 825 Edmond St St Joseph, MO 64501	558.95	10.00		568.95
003863007000	1566 Moffett St	Goodwill Central Coast 350 Encinal St Santa Cruz, CA 95060	1,713.83	10.00		1,723.83
003863013000	1536 Moffett St #a & 2 Ot	Carmichael Lynn N & Robin L Trs 1536 A Moffett St Salinas, CA 93905	217.49	10.00		227.49
003863014000	1540 Moffett St	Magnetic Circuit Elements Inc Dba Magnetic Circuit Elements I nc 1540 Moffett St Salinas, CA 93905	217.49	10.00		227.49
003863019000	722 La Guardia St & 1 Oth	Slama Kenneth Eugene Tr Et Al 31 Seca Pl Salinas, CA 93908	685.10	10.00		695.10
003863022000	1610 Moffett St #a & 3 Ot	Stainbrook Investments Llc 31 Seca Pl Salinas, CA 93908	450.21	10.00		460.21
003863024000	743 La Guardia St	El Camino Enterprises Inc Po Box 1467 Salinas, CA 93902	524.15	10.00		534.15
003863025000	1622 Moffett St	1622 Moffett Street Associates 1622 Moffet St Salinas, CA 93905	450.21	10.00		460.21
003863026000	1634 Moffett St & 1 Other	Abergel Matthew Tr & Wolff Robe rt S Tr 1780 7th Ave Sacramento, CA 95818	448.03	10.00		458.03
003863027000	755 La Guardia St & 1 Oth	El Camino Enterprises Inc Po Box 1467 Salinas, CA 93902	524.15	10.00		534.15
003863028000	730 La Guardia St & 8 Oth	Salinas Airport Business Center 295 Main St Ste 500 Salinas, CA 93901	1,894.34	10.00		1,904.34
003863032000	710 La Guardia St & 3 Oth	Valle Del Sol Properties Llc 320 Airport Blvd Salinas, CA 93905	604.62	10.00		614.62
003863038000	701 La Guardia St #a & 2	Willows Properties Po Box 1270 Sisters, OR 97759	456.73	10.00		466.73
003863040000	705 Vandenberg St & 1 Oth	Bci Coca-cola Bottling Company Property Tax Dept-nat 11 Dba Co ca Cola Refreshments Usa Inc Po Box 1734 Atlanta, GA 30301	2,353.25	10.00		2,363.25
003863041000	731 La Guardia St	La Guardia Llc	524.15	10.00		534.15

Parcel.....	Situs Address.....	Owner Address.....	Assessment....	City Fee..	County Fee	Total Levy....
		2323 S Bascom Ave #100 Campbell, CA 95008				
003863043000	713 La Guardia St #100 &	La Guardia Llc 2323 S Bascom Ave #100 Campbell, CA 95008	469.78	10.00		479.78
003864003000	1586 Moffett St & 3 Other	Moffett Commercial Center Llc 2323 S Bascom Ave Ste 100 Campbell, CA 95008	382.78	10.00		392.78
003866001000	1582 Moffett St #a	Gutshall Douglas A & Ericka A 1582 Moffet St Ste A Salinas, CA 93905	30.45	10.00		40.45
003866002000	1582 Moffett St #b	Td Holdings Po Box 4273 Salinas, CA 93912	30.45	10.00		40.45
003866003000	1582 Moffett St #c	Td Holdings Po Box 4273 Salinas, CA 93912	30.45	10.00		40.45
003866004000	1582 Moffett St #d	Td Holdings Po Box 4273 Salinas, CA 93912	30.45	10.00		40.45
003866005000	1582 Moffett St #e	Td Holdings Po Box 4273 Salinas, CA 93912	30.45	10.00		40.45
003866006000	1582 Moffett St #f	Cafe Investments Llc 1582 Moffett St #f G H & I Salinas, CA 93905	30.45	10.00		40.45
003866007000	1582 Moffett St #g	Cafe Investments Llc 1582 Moffett St #f G H & I Salinas, CA 93905	30.45	10.00		40.45
003866008000	1582 Moffett St #h	Cafe Investments Llc 1582 Moffett St #f G H & I Salinas, CA 93905	30.45	10.00		40.45
003866009000	1582 Moffett St #i	Cafe Investments Llc 1582 Moffett St #f G H & I Salinas, CA 93905	30.45	10.00		40.45
003867001000	1584 Moffett St #a	Moffett Commercial Center Llc 2323 S Bascom Ave Ste 100 Campbell, CA 95008	30.45	10.00		40.45
003867002000	1584 Moffett St #k	Moffett Commercial Center Llc 2323 S Bascom Ave Ste 100 Campbell, CA 95008	30.45	10.00		40.45
003867003000	1584 Moffett St #b	Moffett Commercial Center Llc 2323 S Bascom Ave Ste 100 Campbell, CA 95008	30.45	10.00		40.45
003867004000	1584 Moffett St #c	Moffett Commercial Center Llc 2323 S Bascom Ave Ste 100 Campbell, CA 95008	30.45	10.00		40.45
003867005000	1584 Moffett St #d	Moffett Commercial Center Llc 2323 S Bascom Ave Ste 100 Campbell, CA 95008	30.45	10.00		40.45
003867006000	1584 Moffett St #e	Moffett Commercial Center Llc 2323 S Bascom Ave Ste 100 Campbell, CA 95008	30.45	10.00		40.45

C I T Y O F S A L I N A S
Assessment Roll by Parcel
District 1987-1 Airport Bus. Center Maint. Dist.

Parcel.....	Situs Address.....	Owner Address.....	Assessment....	City Fee..	County Fee	Total Levy....
003867007000	1584 Moffett St #f	Moffett Commercial Center Llc 2323 S Bascom Ave Ste 100 Campbell, CA 95008	30.45	10.00		40.45
003867008000	1584 Moffett St #g	Moffett Commercial Center Llc 2323 S Bascom Ave Ste 100 Campbell, CA 95008	30.45	10.00		40.45
003867009000	1584 Moffett St #h	Moffett Commercial Center Llc 2323 S Bascom Ave Ste 100 Campbell, CA 95008	30.45	10.00		40.45
003867010000	1584 Moffett St #i	Moffett Commercial Center Llc 2323 S Bascom Ave Ste 100 Campbell, CA 95008	30.45	10.00		40.45
003867011000	1584 Moffett St #j	Moffett Commercial Center Llc 2323 S Bascom Ave Ste 100 Campbell, CA 95008	30.45	10.00		40.45
			=====	=====	=====	=====
			14,078.19	390.00	0.00	14,468.19

39 records listed.

