



ENGINEER'S REPORT

VISTA NUEVA
MAINTENANCE DISTRICT NO. 97-2
(Pursuant to Article II, Chapter 21C of the Salinas City Code)

Fiscal Year 2017 - 2018

Auditor's Copy

ENGINEER'S REPORT

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

VISTA NUEVA MAINTENANCE DISTRICT NO. 97-2 (Pursuant to Article II, Chapter 21C of the Salinas City Code)

Fiscal Year 2017 - 2018

ROBERT C. RUSSELL, Engineer of Work for Assessment District No. 97-2, City of Salinas, Monterey County, 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:

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. 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

PART A

ENGINEER'S REPORT

VISTA NUEVA

MAINTENANCE DISTRICT NO. 97-2

(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 Department of Public Works and 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

VISTA NUEVA

MAINTENANCE DISTRICT NO. 97-2

(Pursuant to Article II, Chapter 21C of the Salinas City Code)

Fiscal Year 2017 - 2018

BUDGET ITEM	AMOUNT
DIRECT COSTS	
Maintenance	
Equipment & Other Maintenance	\$ 9,500.00
Equipment Rental	\$ 5,000.00
Contingencies	\$ 4,000.00
Improvement Other than Building	\$ 2,000.00
Utilities	
Leased Lines	\$ 1,500.00
Street Lights	\$ 1,000.00
Electricity	\$ 2,250.00
Direct Subtotal	\$ 25,250.00
ADMINISTRATION COSTS	
Agency Administrative Expenses	\$ 2,700.00
Professional Fees	\$ -
City's Collection Fee	\$ 450.00
Administrative Subtotal	\$ 3,150.00
CAPITAL IMPROVEMENT PROJECT	
Capital Improvement Expenses	\$ -
LEVY BREAKDOWN	
Total Direct, Admin and Capital Costs	\$ 28,400.00
Operating Reserve Collection	\$ -
Capital Reserve Collection	\$ -
Levy Breakdown Subtotal	\$ 28,400.00
LEVY ADJUSTMENTS	
Operating Reserve Contribution	\$ -
Capital Reserve Contribution	\$ 2,000.00
Additional City Contribution	\$ -
Estimated Interest Earnings	\$ (1,000.00)
Levy Adjustments Subtotal	\$ 1,000.00
BALANCE TO LEVY	\$ 29,400.00
OPERATING RESERVE	
Estimated Balance at June 30, 2017	\$ -
FY2017/2018 Collection/(Contribution)	\$ -
Estimated Balance at June 30, 2018	\$ -
CAPITAL IMPROVEMENT RESERVE	
Estimated Balance at June 30, 2017	\$ 61,000.00
FY2017/2018 Collection/Contribution	\$ 2,000.00
Estimated Balance at June 30, 2018	\$ 63,000.00
DISTRICT STATISTICS	
Total Parcels	49
Total Parcels Levied	49
Parcel Assessment Rate	
Rate per Parcel	\$ 600.00

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R..... Page 1 .....T
<AMD.DEF>      Assessment & Maintenance District Definition Inquiry

      District Code : 1997-2

      1) Description      : Vista Nueva Maint. District
      2) District Type    : M   Maintenance District
      3) County Tax Code  : 652 Maintenance District includes
      4) Allow Updates    : Y
      5) Actual Assesmnt  : Y
      6) Cash Deadline    : _____
      7) Proposed Total   : _____

      ** 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..... 14:19:13 05 JUN 2017 .....G

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R..... Page 1 .....T
<AMD.DEF.SUM>      Assessment & Maintenance District Summary      Inquiry

      Maintenance District
      District : 1997-2      Vista Nueva Maint. District

      Last Calculated : 26 JUL 2016

      Number of Parcels : 49

      Total Detail :      29,400.00

      Bond Discount :
      Bond Reserve :

      City Fee :      490.00      or 10.00
      County Fee :

      Total Amount :      29,890.00

      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..... 14:19:29 05 JUN 2017 .....G

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R, ..... Page 1 .....T
<AMD.DEF.CD> Assessment & Maintenance District Action Code Inquiry

District : 1997-2 Vista Nueva Maint. District

Code Description..... Unit Unit Description Unit Cost
1) 1 St.Lite & Sewer Facility Maint pp Per Parcel 600.0000
2) 2 COMMON AREA pp Per Parcel 0.0000
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
F ..... 14:19:43 05 JUN 2017 .....G

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R, ..... Page 1 .....T
<AMD.DEF.CDS> Action Code Summary Totals

District : 1997-2 Vista Nueva Maint. District

Code Description..... Count Total Quantity Total Cost
1) 1 St.Lite & Sewer Facility Maint 49 49.00 29,400.00
2) 2 COMMON AREA
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
F ..... 14:19:55 05 JUN 2017 .....G

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District : 1997-2 Vista Nueva Maint. District

	ZoningCode	Description.....	Frontage Multiplr	Area Multiplr	Parcel Count
1)	F	Flood Plain	1.0000	1.0000	
2)	R-M-2.9	Medium Density Residential	1.0000	1.0000	49
3)	R-M-3.6	Medium Density Residential	1.0000	1.0000	
4)					
5)					
6)					
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

PART C

ENGINEER'S REPORT

VISTA NUEVA

MAINTENANCE DISTRICT NO. 97-2

(Pursuant to Article II, Chapter 21C of the Salinas City Code)

Fiscal Year 2017 - 2018

ASSESSMENT ROLL BY PARCEL

See "Part E" of this report.

PART D
ENGINEER'S REPORT
VISTA NUEVA
MAINTENANCE DISTRICT NO. 97-2
(Pursuant to Article II, Chapter 21C of the Salinas City Code)
Fiscal Year 2017 - 2018

METHOD OF DISTRIBUTION OF COSTS

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 page 3 of this report, will be distributed to all parcels within the district, except common areas owned by the Home Owners Association.

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 a maximum payment of \$600 per year (\$50/month), including administrative fees.

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 E

ENGINEER'S REPORT

VISTA NUEVA

MAINTENANCE DISTRICT NO. 97-2

(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.

CITY OF SALINAS
Assessment Roll by Parcel
District 1997-2 Vista Nueva Maint. District

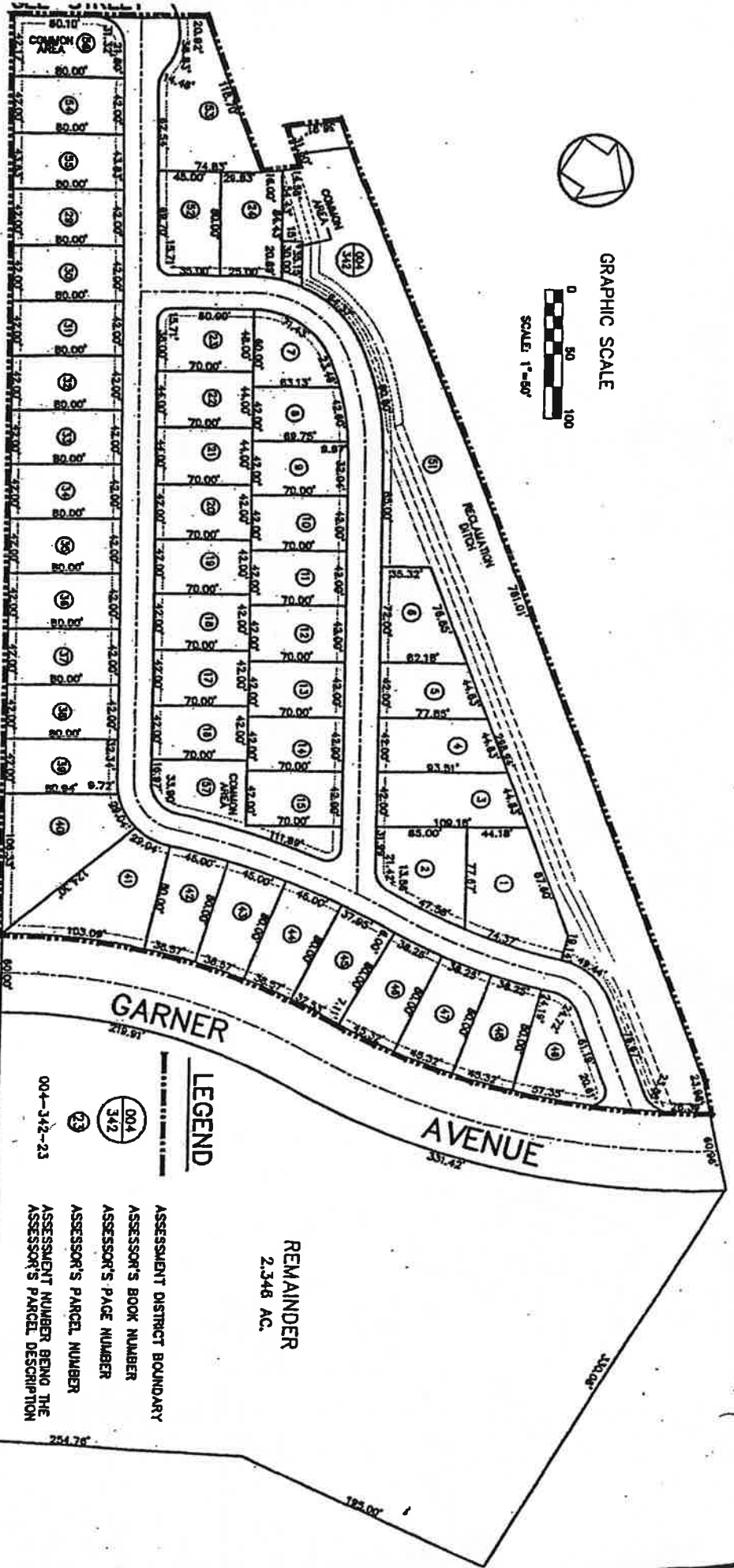
Parcel.....	Situs Address.....	Owner Address.....	Assessment....	City Fee..	County Fee	Total Levy....
004342001000	704 Garner Ave #49	Rodriguez Ruben E 704 Garner Ave # 49 Salinas, CA 93905	600.00	10.00		610.00
004342002000	704 Garner Ave #48	Rocha Armando & Jose Luis Rocha 1951 Cabernet Way Salinas, CA 93906	600.00	10.00		610.00
004342003000	704 Garner Ave #47	Zepeda Maria Antonia 704 Garner Ave Apt 47 Salinas, CA 93905	600.00	10.00		610.00
004342004000	704 Garner Ave #46	Razo Rosalinda Luna & Valdez Jo se Rosario Sanchez 704 Garner Ave 46 Salinas, CA 93905	600.00	10.00		610.00
004342005000	704 Garner Ave #45	Herz Warren L 1086 Palute Trail Fox Island, WA 98333	600.00	10.00		610.00
004342006000	704 Garner Ave #44	Chavez Felipe & Graciela E 704 Garner Ave Apt 44 Salinas, CA 93905	600.00	10.00		610.00
004342007000	704 Garner Ave #42	Hu Ming Xing & Liang Yu Yan 1768 Truckee Way Salinas, CA 93906	600.00	10.00		610.00
004342008000	704 Garner Ave #41	Garcia Jose Javier & Rodelia 1043 Fitzgerald St Salinas, CA 93906	600.00	10.00		610.00
004342009000	704 Garner Ave #40	Garcia Hilda & Montelongo Elias 704 Garner Ave Apt 40 Salinas, CA 93905	600.00	10.00		610.00
004342010000	704 Garner Ave #39	Medrano Adonay M & Maldonado Te resa M 704 Garner Ave Apt 39 Salinas, CA 93905	600.00	10.00		610.00
004342011000	704 Garner Ave #38	Ferro Javier & Maria Guadalupe 704 Garner Ave # 38 Salinas, CA 93905	600.00	10.00		610.00
004342012000	704 Garner Ave #37	Angeles Juan C 704 Garner Ave #37 Salinas, CA 93905	600.00	10.00		610.00
004342013000	704 Garner Ave #36	Chau Fong Derek 33 Pinehurst Way San Francisco, CA 94127	600.00	10.00		610.00
004342014000	704 Garner Ave #35	Sepulveda Luis Mendez 704 Garner Ave Apt 35 Salinas, CA 93905	600.00	10.00		610.00
004342015000	704 Garner Ave #34	Lam Sam 2543 Post St #5 San Francisco, CA 94115	600.00	10.00		610.00
004342016000	704 Garner Ave #33	Garcia Jose & Josefina & 704 Garner Ave Apt 33 Salinas, CA 93905	600.00	10.00		610.00
004342017000	704 Garner Ave #32	Juarez Hector B 704 Garner Ave # 32 Salinas, CA 93905	600.00	10.00		610.00
004342018000	704 Garner Ave #31	Martinez Dagoberto R & Maria Le	600.00	10.00		610.00

Parcel.....	Situs Address.....	Owner Address.....	Assessment....	City Fee..	County Fee	Total Levy....
		ticia 704 Garner Ave Apt 31 Salinas, CA 93905				
004342019000	704 Garner Ave #30	Vargas Maria E Dolores & Miguel A 704 Garner Ave # 30 Salinas, CA 93905	600.00	10.00		610.00
004342020000	704 Garner Ave #29	Ramos Michael 334 Santana Row #329 San Jose, CA 95128	600.00	10.00		610.00
004342021000	704 Garner Ave #28	Rocha Jose Luis & Angelica 1951 Cabernet Way Salinas, CA 93906	600.00	10.00		610.00
004342022000	704 Garner Ave #27	Arciga Eduardo Vargas & Norma B 704 Garner Ave Apt 27 Salinas, CA 93905	600.00	10.00		610.00
004342023000	704 Garner Ave #26	Aza Marcelina Parra & Duran Jes us 704 Garner Ave Apt 26 Salinas, CA 93905	600.00	10.00		610.00
004342024000	704 Garner Ave #43	Magana Jose & Felipa 704 Garner Ave Apt 43 Salinas, CA 93905	600.00	10.00		610.00
004342029000	704 Garner Ave #21	Blanco Manuel & Raquel Ortega 704 Garner Ave # 21 Salinas, CA 93905	600.00	10.00		610.00
004342030000	704 Garner Ave #20	Hu Ming Xing & Liang Yu Yan 1768 Truckee Way Salinas, CA 93906	600.00	10.00		610.00
004342031000	704 Garner Ave #19	Martinez Albino & Chavez Maria 704 Garner Ave Apt 19 Salinas, CA 93905	600.00	10.00		610.00
004342032000	704 Garner Ave #18	Wang Leo & Dian Hu Wang Trs 1784 Lennox Way Salinas, CA 93906	600.00	10.00		610.00
004342033000	704 Garner Ave #17	Garza Monica R & Olga Irene 1375 Cachuma Ct Salinas, CA 93905	600.00	10.00		610.00
004342034000	704 Garner Ave #16	Gonzalez Jose Luis 704 Garner Ave Apt 16 Salinas, CA 93905	600.00	10.00		610.00
004342035000	704 Garner Ave #15	Cornejo Juan 704 Garner Ave # 15 Salinas, CA 93905	600.00	10.00		610.00
004342036000	704 Garner Ave #14	Nava Gloria R & Santillan-rosal es Manuel 704 Garner Ave # 14 Salinas, CA 93905	600.00	10.00		610.00
004342037000	704 Garner Ave #13	Nguyen Binh Po Box 90434 San Jose, CA 95109	600.00	10.00		610.00
004342038000	704 Garner Ave #12	Roque Victor M & Virginia 704 Garner Ave # 12 Salinas, CA 93905	600.00	10.00		610.00

Parcel.....	Situs Address.....	Owner Address.....	Assessment....	City Fee..	County Fee	Total Levy....
004342039000	704 Garner Ave #11	Bravo Cristobal Betancourt & De Betancourt Ofelia 704 Garner Ave Apt 11 Salinas, CA 93905	600.00	10.00		610.00
004342040000	704 Garner Ave #10	Caballero Diana Sesma 1086 Madison St Santa Clara, CA 95050	600.00	10.00		610.00
004342041000	704 Garner Ave #9	Ramos Michael 704 Garner Ave #9 Salinas, CA 93905	600.00	10.00		610.00
004342042000	704 Garner Ave #8	Mora Gilberto D & Lilia 704 Garner Ave Apt 8 Salinas, CA 93905	600.00	10.00		610.00
004342043000	704 Garner Ave #7	Ramos Michael 334 Santana Row #329 San Jose, CA 95128	600.00	10.00		610.00
004342044000	704 Garner Ave #6	Permuter Haim 704 Garner Ave Unit 6 Salinas, CA 93905	600.00	10.00		610.00
004342045000	704 Garner Ave #5	Gonzalez Lidia 704 Garner Ave Apt 5 Salinas, CA 93905	600.00	10.00		610.00
004342046000	704 Garner Ave #4	Wang Guoneng & Hui Sun Wang Trs 8479 Gary St Gilroy, CA 95020	600.00	10.00		610.00
004342047000	704 Garner Ave #3	Rodriguez Maria Consuelo & Garcia Maria Beatriz 660 Los Coches Ave Salinas, CA 93906	600.00	10.00		610.00
004342048000	704 Garner Ave #2	Chow Jackie & Leechow Jennifer Sanchung 56 Mill St San Francisco, CA 94134	600.00	10.00		610.00
004342049000	704 Garner Ave #1	Munoz Sergio & Munoz Esther 1818 Massachusetts Dr Salinas, CA 93905	600.00	10.00		610.00
004342052000	704 Garner Ave #25	Gonzales Jose Manuel & Gonzalez Graciela G 704 Garner Ave Apt 25 Salinas, CA 93905	600.00	10.00		610.00
004342053000	704 Garner Ave #24	Leon Hector & Maria G 704 Garner Ave # 24 Salinas, CA 93905	600.00	10.00		610.00
004342054000	704 Garner Ave #23	Song Feiyi & Wang Guoneng & Hui Sun 8479 Gary St Gilroy, CA 95020	600.00	10.00		610.00
004342055000	704 Garner Ave #22	Rivera Salvador & Teresa 704 Garner Ave Apt 22 Salinas, CA 93905	600.00	10.00		610.00
			=====	=====	=====	=====
			29,400.00	490.00	0.00	29,890.00



GRAPHIC SCALE



REMAINDER
2.348 AC.

LEGEND

- 004
342
- 004-342-23
- ASSESSMENT DISTRICT BOUNDARY
- ASSESSOR'S BOOK NUMBER
- ASSESSOR'S PAGE NUMBER
- ASSESSOR'S PARCEL NUMBER
- ASSESSMENT NUMBER BEING THE ASSESSOR'S PARCEL DESCRIPTION

ASSESSMENT DIAGRAM
VISTA NUEVA MAINTENANCE DISTRICT
ASSESSMENT DISTRICT NO.97-2

CITY OF SALINAS
COUNTY OF MONTEREY, STATE OF CALIFORNIA

SHEET 1 OF 1

