City of Salinas

Monte Bella Maintenance District

2017/2018 ENGINEER'S ANNUAL LEVY REPORT

Intent Meeting: June 6, 2017
Public Hearing: July 11, 2017

WILLDAN
Financial Services

ENGINEER'S REPORT AFFIDAVIT
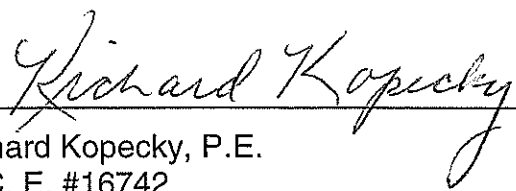
Monte Bella Maintenance District

City of Salinas
Monterey County, State of California

This Report describes the District and all relevant zones therein including the improvements, budgets, parcels and assessments to be levied for Fiscal Year 2017/2018 as they existed at the time of the passage of the Resolution of Intention. Reference is hereby made to the Monterey County Assessor's maps for a detailed description of the lines and dimensions of parcels within the District. The undersigned respectfully submits the enclosed Report as directed by the City Council.

Dated this _____6th_____ day of _____June_____, 2017.

Willdan Financial Services
Assessment Engineer
On Behalf of the City of Salinas

By: _____
Zaskia Ruiz-Jones
District Administration Services

By: _____
Richard Kopecky, P.E.
R. C. E. #16742

ENGINEER'S REPORT CITY CLERK CERTIFICATION

Monte Bella Maintenance District

City of Salinas
Monterey County, State of California

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:

_____

TABLE OF CONTENTS

I. OVERVIEW

A. INTRODUCTION

The City of Salinas ("City") annually levies and collects special assessments in order to maintain certain improvements within the Monte Bella Maintenance District Landscaping and Lighting District No. 2004-1 ("District"). The District was formed and is levied annually pursuant to Section 1, Chapter 21C of the City Municipal Code ("Code"), the *Landscaping and Lighting Act of 1972, Part 2 of Division 15 of the California Streets and Highways Code* ("1972 Act") and the *Benefit Assessment Act of 1982, being Chapter 6.4, Article 4, Section 54705 et seq. of the Government Code of the State of California*.

This Engineer's Annual Levy Report ("Report") describes the District improvements, method of apportionment, budget, boundaries and the Fiscal Year 2017/2018 assessments. The assessments are based on estimated costs to maintain service and operate the improvements within the District. The various improvements within the District and the costs of those improvements are identified and budgeted separately, including all expenditures, deficits, surpluses, revenues, and reserves. The annual costs and expenses to maintain, service and operate the improvements in the District are proportionately assessed to only those parcels within the District that receive special benefits from the improvements.

The assessment rates for Fiscal Year 2017/2018 are in compliance with the substantive provisions of the California Constitution Article XIIID, ("Article XIIID"), which was made part of the California Constitution with the passage of state-wide Proposition 218 in November 1996.

The word "parcel," for the purposes of this Report, refers to an individual property assigned its own Assessment Number by the Monterey County Assessor's Office. The Monterey County Auditor/Controller uses Assessment Numbers and specific Fund Numbers to identify on the tax roll, properties assessed for special district benefit assessments.

Following approval of the Report, the City Council will by resolution, order the improvements to be made, any annexations of territory, and confirm the levy and collection of assessments pursuant to the Code and the 1972 Act. The assessments as approved were submitted to the Monterey County Auditor/Controller and were included on the property tax roll for each parcel starting in Fiscal Year 2005/2006.

B. GENERAL DESCRIPTION OF THE DISTRICT AND IMPROVEMENTS

The District encompasses approximately 200 acres of a planned development known as Monte Bella located south of Williams Road and north west of Bardin Road within the City. The Monte Bella development at build-out will include approximately 853 single family homes, open space, a neighborhood park and an elementary school site.

The District improvements include maintenance, servicing and operation of street landscape improvements, park landscaping improvements, open space and retention basin landscaping improvements, local street lighting (including energy costs), routine street maintenance and associated appurtenances located within the public right-of-ways and dedicated landscape easements within the Monte Bella development.

C.   IMPROVEMENTS AUTHORIZED BY THE 1972 ACT

As applicable or may be applicable to this proposed District, the 1972 Act defines improvements to mean one or any combination of the following:

- The installation or planting of landscaping.

- The installation or construction of statuary, fountains, and other ornamental structures and facilities.

- The installation or construction of public lighting facilities.

- The installation or construction of any facilities which are appurtenant to any of the foregoing or which are necessary or convenient for the maintenance or servicing thereof, including, but not limited to, grading, clearing, removal of debris, the installation or construction of curbs, gutters, walls, sidewalks, or paving, or water, irrigation, drainage, or electrical facilities.

- The maintenance or servicing, or both, of any of the foregoing.

- The acquisition of any existing improvement otherwise authorized pursuant to this section.

Incidental expenses associated with the improvements including, but not limited to:

- The cost of preparation of the report, including plans, specifications, estimates, diagram, and assessment;

- The costs of printing, advertising, and the publishing, posting and mailing of notices;

- Compensation payable to the County for collection of assessments;

- Compensation of any engineer or attorney employed to render services;

- Any other expenses incidental to the construction, installation, or maintenance and servicing of the improvements;

- Any expenses incidental to the issuance of bonds or notes pursuant to Section 22662.5.

- Costs associated with any elections held for the approval of a new or increased assessment.

The 1972 Act defines "Maintain" or "maintenance" to mean furnishing of services and materials for the ordinary and usual maintenance, operation, and servicing of any improvement, including:

- Repair, removal, or replacement of all or any part of any improvement.

- Providing for the life, growth, health, and beauty of landscaping, including cultivation, irrigation, trimming, spraying, fertilizing, or treating for disease or injury.

- The removal of trimmings, rubbish, debris, and other solid waste.

- The cleaning, sandblasting, and painting of walls and other improvements to remove or cover graffiti.

II.   DESCRIPTION OF THE DISTRICT IMPROVEMENTS

A.   STREET LANDSCAPING

The District provides maintenance, servicing and operation of approximately 458,075 square feet of landscaping along the street corridors within the Monte Bella development and along portions of Sconberg Parkway, Freedom Parkway and Williams Road that are directly adjacent to the Monte Bella development. The street landscaping improvements include, but are not be limited to, ground cover, trees and shrubs, and irrigation systems within the street right of ways. Maintenance, servicing and operation includes the costs of necessary repairs, replacements, water, electrical current, trimming and pruning, care supervision and any and all other items necessary for the proper maintenance and operation of the improvements. The following is the location of the street landscaping improvements.

- Both sides of Monte Bella Boulevard between Sconberg Parkway and Williams Road

- Both sides of Tuscany Boulevard

- Both sides of Padova Drive

- Both sides of Penne Way

- Both sides of Palermo Drive

- The Southeast side of Williams Road from Freedom Parkway to approximately 560 feet southwest of Monte Bella Boulevard

- The Southwest side of Freedom Parkway from Williams Road to Sconberg Parkway

- The Northwest side of Sconberg Parkway between Freedom Parkway and Bardin Road

- The center island on Freedom Parkway between Williams Road and Tuscany Boulevard

The District also provides for routine tree pruning of trees located within the landscaped areas of the boulevards and local streets of the District and within the District Park. The improvement costs associated with tree trimming will be assessed to the benefited District parcels and reserved for over an anticipated five year pruning cycle.

B.   STREET LIGHTING

The District currently provides maintenance, servicing and operation of 265 street lights (for the current development) out of 359 street lights (for the complete build out) within Monte Bella. Maintenance, servicing and operation includes the costs of necessary repairs, replacements, care supervision and any and all other items necessary for the proper maintenance and operation of the improvements. The following is the number of street lights by lumens.

- Three Hundred Twenty Seven (327) 6,300 lumen lights

- Thirty (30) 9,500 lumen lights
- Two (2) 22,000 lumen lights

A map containing the location of the street lighting and traffic signal facilities is on file in the office of the Director of Development and Engineering Services for the City and is made part of this Report by reference.

C.   PARK, OPEN SPACE AND DETENTION BASIN LANDSCAPING

The District provides maintenance, servicing and operation of 8.2 acres of Neighborhood Park landscaping, 6,816 square feet of local open space landscaping and 65,190 square feet of detention basin landscaping that will also serve as a local park. This maintenance, servicing and operation is in accordance with NPDES requirements of the City of Salinas stormwater permit. Maintenance, servicing and operation includes the costs of necessary repairs, replacements, water, electrical current, trimming and pruning, care supervision and any and all other items necessary for the proper maintenance and operation of the improvements. The following is the location for the park, open space and detention basin landscaping improvements.

- The neighborhood park is located east of Monte Bella Boulevard between Tuscany Boulevard and Palermo Drive.
- The three open space areas will be located at the Southeast end of Del Monte Avenue, the East end of Courtside Drive and the East end of Argentine Drive.
- The detention basin will be located at the Southwest corner of Monte Bella Tuscany Boulevard and Sconberg Parkway.

The facilities have been expanded to include the two (2) offsite detention basins that directly benefit the district. One detention basin is located at the southeasterly corner of Williams Road and Freedom Parkway. The other detention basin is located across Sconberg Parkway in close proximity to the detention basin located at the Southwest corner of Monte Bella Tuscany Boulevard (now called Monte Bella Boulevard). Also included is the ditch that conveys water from the first offsite detention basin to the second. See attached Map showing the approximate locations of the 2 detention basins and ditch.

A map containing the location of the park, open space and retention basin landscaping is on file in the office of the Director of Development and Engineering Services for the City and is made part of this Report by reference**.**

D.   STREET MAINTENANCE

The District provides maintenance, servicing and operation of 1,751,355 square feet of street improvements within the Monte Bella development. Maintenance, servicing and operation include the costs of necessary repairs, replacements, scheduled slurry sealing and overlays, care supervision and any and all other items necessary for the proper maintenance and operation of the improvements.

The following is a list of the streets included in the District

Collector Streets
- Monte Bella Boulevard
- Tuscany Boulevard
- Padova Drive
- Penne Way
- Palermo Drive

Local Streets
- Palermo Court
- Marsala Way
- Marsala Circle
- Napoli Circle
- Etna Circle
- Penne Circle
- Pisa Circle
- Venice Way
- Rossano Circle
- Rossano Way
- Campania Drive
- Sardinia Drive
- Trivoli Way
- Rossano Court
- Campinia Circle
- Modena Street
- Bellagio Way
- Capri Way
- Sandinia Drive
- Plazza Circle
- Bologna Way
- Bologna Court
- Siena Way
- Genoa way
- Genoa Circle
- Arezzo Circle
- Plazza Drive
- Verona Way
- Verona Court

- Canelli Court
- Spoleto Way
- Sploeto Court
- Sploeto Street
- Cassino Way
- Tuscany Way
- Tuscany Circle
- Cassino Circle

Slurry sealing and overlay schedules are largely dependent on the extent of use and deterioration of the streets and the composition of the street material used. It has been determined that the slurry sealing of the streets will be required after the first five years and every eight years thereafter. The street overlay has been determined to be required on a twenty year cycle. A reserve has been established for the cost of these major maintenance and repair projects and funded through the annual assessments.

III.   METHOD OF APPORTIONMENT

A.   GENERAL

The Code permits the City Council to establish maintenance districts and related district assessments for the purpose financing the cost and expenses of maintaining, servicing and operating any or all public improvements of a local nature and that such cost and expenses be assessed upon those properties benefited by the public improvements. The 1972 Act permits the establishment of assessment districts by agencies for the purpose of providing certain public improvements that include the construction, maintenance and servicing of public lights, landscaping and appurtenant facilities. The 1972 Act further requires that the cost of these improvements be levied according to benefit rather than assessed value:

> *"The net amount to be assessed upon lands within an assessment district may be apportioned by any formula or method which fairly distributes the net amount among all assessable lots or parcels in proportion to the estimated benefits to be received by each such lot or parcel from the improvements."*

In addition, pursuant to Article XIIID Section 4 of the State Constitution (with some exceptions) a parcel's assessment may not exceed the reasonable cost of the proportional special benefit conferred on that parcel.

B.   PROPOSITION 218 BENEFIT ANALYSIS

In conjunction with the provisions of the 1972 Act, the California Constitution Article XIIID addresses several key criteria for the levy of assessments, notably:

Article XIIID Section 2d defines District as follows:

"District means an area determined by an agency to contain all parcels which will receive a special benefit from a proposed public improvement or property-related service";

Article XIIID Section 2i defines Special Benefit as follows:

"Special benefit" means a particular and distinct benefit over and above general benefits conferred on real property located in the district or to the public at large. General enhancement of property value does not constitute "special benefit."

Article XIIID Section 4a defines proportional special benefit assessments as follows:

"An agency which proposes to levy an assessment shall identify all parcels which will have a special benefit conferred upon them and upon which an assessment will be imposed. The proportionate special benefit derived by each identified parcel shall be determined in relationship to the entirety of the capital cost of a public improvement, the maintenance and operation expenses of a public improvement, or the cost of the property related service being provided. No assessment shall be imposed on any parcel which exceeds the reasonable cost of the proportional special benefit conferred on that parcel."

This District was formed to establish and provide for the improvements that enhance the presentation of the surrounding properties and developments. These improvements will directly benefit the parcels to be assessed within the District. The assessments and method of apportionment is based on the premise that the assessments will be used to construct and install landscape and lighting improvements within the existing Monte Bella Maintenance District as well as provide for the annual maintenance of those improvements, and the assessment revenues generated by District will be used solely for such purposes.

The costs of the proposed improvements have been identified and allocated to properties within the District based on special benefit. The improvements to be provided by this District and for which properties will be assessed have been identified as an essential component and local amenity that provides a direct reflection and extension of the properties within the District which the property owners and residents have expressed a high level of support.

The method of apportionment (method of assessment) set forth in the Report is based on the premise that each assessed property receives special benefits from the landscape and lighting improvements within the District, and the assessment obligation for each parcel reflects that parcel's proportional special benefits as compared to other properties that receive special benefits.

To identify and determine the proportional special benefit to each parcel within the District, it is necessary to consider the entire scope of the improvements provided as well as the properties that benefit from those improvements. The improvements and the associated costs described in this Report, have been carefully reviewed and have been identified and allocated based on a benefit rationale and calculations that proportionally allocate the net cost of only those improvements determined to be of special benefit to properties

within the District. The various public improvements and the associated costs have been identified as either "general benefit" (not assessed) or "special benefit".

Special Benefit -

The special benefits associated with all street, parks, and open space landscaping improvements are specifically,

- Enhanced desirability of properties through association with the improvements.

- Improved aesthetic appeal of properties providing a positive representation of the area.

- Enhanced adaptation of the urban environment within the natural environment from adequate green space, parks, trails, open space areas and landscaping.

- Environmental enhancement through improved erosion resistance, dust and debris control, and fire prevention.

- Increased sense of pride in ownership of property within the District resulting from well-maintained improvements associated with the properties.

- Enhanced quality of life and recreational opportunities through well maintained recreational facilities, equipment, green belts and trails.

- Reduced criminal activity and property-related crimes (especially vandalism) against properties in the District through well-maintained surroundings and amenities including abatement of graffiti.

- Enhanced environmental quality of the parcels by moderating temperatures, providing oxygenation and attenuating noise.

The special benefits of street lighting are the convenience, safety, and security of property, improvements, and goods. Specifically, this includes:

- Enhanced deterrence of crime and the aid to police protection.

- Increased nighttime safety on roads and streets.

- Improved ability of pedestrians and motorists to see.

- Improved ingress and egress to property.

- Reduced vandalism and other criminal act and damage to improvements or property.

- Improved traffic circulation and reduced nighttime accidents and personal property loss.

The special benefits of street maintenance are specifically,

- Improved traffic safety within the community

- Improved ingress and egress to property.

- Improved protection of property and life that accompanies well maintained streets.

- Improved aesthetic appeal of the streets providing a positive representation of the area and desirability of the property.

General Benefit –

Since the District improvements are entirely located within the Monte Bella development or immediately adjacent to the benefited parcels, it is determined that there is little or no general benefit to the public at large. Therefore, one hundred percent of the cost of the District improvements will be allocated to the District parcels.

The annual assessments outlined in this Report are based on the estimated costs to provide all necessary maintenance, service, operation, and administration required each year to keep these improvements in a healthy, vigorous, functional and satisfactory condition for the benefit of the District properties.

C.   APPORTIONMENT METHODOLOGY

The following table shows the land use categories for the District.

Property Type	District Use Code
Single Family Residential	SFR
Government Owned	GO
Undeveloped / Vacant	UDV
Exempt	EX

The method of apportionment establishes the land use for single family residence ("SFR") as the basis for determining special benefit to each land use within the District. The base unit of special benefit for the SFR is one (1) equivalent benefit unit ("EBU"). Each non-residential parcel is assigned benefit in relation to the benefit received by the SFR. Government Owned property, such as public school and utility sites, will be assessed the same manner as privately owned property. Undeveloped property that has an approved final map but that is not yet subdivided is assigned EBU's based on the land uses in the approved final map. For example, an approved final map that shows 54 single family residential lots will be assigned one EBU per residential lot (54 EBUs) or the same benefit as a single family residential parcel. Undeveloped property without final map approval will not be assessed until a final map has been approved. Exempt property is determined to receive no direct and special benefit from the District improvements and is therefore not assessed. Public Parks and Open space parcels within the District, although not exempt under Article XIIID Section 4, will not be assessed since the landscape benefit contributed by Public Park and Open Space parcels is considered to be equal to or greater than the benefit received by the parcels from other District Improvements.

Benefit Assessment

All SFR, Government Owned and Undeveloped parcels contained in an approved final map within the District are determined to receive a direct and special benefit from the street lighting, landscaping and street maintenance improvements within the District. Since each of the proposed SFR lot parcels are approximately the same size (0.12 acres

on average), each SFR parcel is assigned one (1) EBU of benefit. Government Owned and Undeveloped parcels that have an approved final map are assigned benefit based on each parcels acreage in relation to the average SFR lot size or 1 EBU per parcel if they are final map approved SFR parcels. For example, a final map approved Government Owned parcel that is 12 acres will receive one hundred (100) EBU's of benefit (12 acres divided by 0.12 average SFR lot size). However, in the case of APN: 153-671-010-000, assessable acreage has been reduced from 13.48 to 7.38, to exclude the open space acreage associated with this parcel. Additionally, this parcel will not be assessed for the maintenance, servicing and operation of District's Neighborhood Parks.

The maximum assessment rate per EBU to be levied on parcels with special benefit from the Landscape Improvements is determined as follows.

$$\frac{\text{Total District Improvement Costs (at build out)}}{\text{Total EBU's in the District}} = \text{Maximum Assessment rate per EBU}$$

D. ASSESSMENT RANGE FORMULA

Any new or increased assessments require voting, certain noticing, and meeting requirements. Article XIIID added specific requirements including an assessment ballot and weighted tabulation of the ballots to determine if majority protest exists at the Public Hearing. In Fiscal Year 1993/1994 the Brown Act (*Government Code Section 54954.6(o)*) changed the definition of the term "*new or increased assessment*" to exclude certain conditions. These conditions included "*any assessment that does not exceed an assessment formula or range of assessments previously adopted by the agency and approved by the voters in the area where the assessment is imposed.*" This definition for a new or increased assessment was also addressed in Senate Bill 919 (the Proposition 218 implementation statutes)

An assessment range formula is for the assessments for the District and is to be applied to all future assessments within the District.

The following describes the assessment range formula:

Wherein, if the assessment rate for each classification of property (levy per unit or rate) for the current Fiscal Year is less than or equal to the prior year's maximum assessment rate plus the adjustments described in the following, then the new assessment is not considered an increased assessment. The purpose of establishing an assessment range formula is to provide for reasonable inflationary adjustment to the assessment amounts without requiring costly noticing, balloting, and mailing procedures, which would be added to the District costs and assessments.

Beginning in Fiscal Year 2005/2006, the maximum assessment rate was adjusted by the greater of i) three percent (3.0%), ii) the percentage increase in the Consumer Price Index ("CPI"), or iii) the percentage increase in the *Engineering News Record* ("ENR") cost index. Beginning in Fiscal Year 2016/2017, the maximum assessment rate may be adjusted by the greater of i) three percent (3.0%), or ii) the percentage

increase in the Consumer Price Index ("CPI") due to the ENR cost index not being available during the preparation of the Fiscal Year 2016/17 Engineer's Report. Each year the City shall compute the percentage difference between the CPI on April 30th for the most recent year end and the CPI for the previous April 30th (base year is 2003) as determined by the Bureau of Labor Statistics for the San Francisco Oakland San Jose Area. The cost will be increased each year based on the greater of 3% or the percentage change in CPI index, this shall then establish the range of increased assessments allowed for the current fiscal year. For Fiscal Year 2017/18, the maximum assessment rate was adjusted by the CPI increase of 3.789%.

IV. DISTRICT BUDGET

A. DESCRIPTION OF BUDGET ITEMS

The following describes the services and costs that are funded through the District, shown in the District Budget table in part B of this section. All budget items have been shown separately for the Landscape Improvements and the Street Improvements.

DIRECT COSTS:

In-House Inspection/Street Light Maintenance — Includes repair and replacement costs required to operate the local street lighting on an all night schedule.

Landscape Maintenance Contract Cost — Includes all regularly schedule landscape maintenance, water, electrical, tree and plant replacement, sprinkler repair and replacement, fertilization and miscellaneous parts and equipment.

Contingencies (Supplies & Materials) — This is a fund for additional costs of repairs that are unforeseen and not normally included in the yearly maintenance cost. This may include repair of damaged amenities due to vandalism, storms, frost and planned upgrades of the improvements including all renovation costs. Examples of upgrades are replacement of plant materials and/or renovation of irrigation or ornamental lighting systems.

Landscape Water — The furnishing of water required for the operation and maintenance of landscaping facilities including irrigation facilities.

Electricity — The furnishing of electricity required for the operation and maintenance of landscaping facilities including ornamental lighting and irrigation facilities.

Street Light Electricity — The furnishing of electricity required for the operation and maintenance of street lighting.

ADMINISTRATION COSTS:

The Administrative Costs have been allocated between Landscaping Improvements and Street Improvements on the basis of TOTAL DIRECT COSTS, with the exception of City Collection Fees which is on a per parcel levied basis.

Agency Administrative Expenses — The cost to all particular departments and staff of the City for providing the coordination for District service, operations and maintenance, responding to public concerns and education, and levy collection. This is the cost to the District for any additional administrative expenses not normally included in the yearly administration costs including, but not limited to the cost of preparing, producing and/or mailing any notices, ballots, assessment hand bills, or tax roll changes and may also include the costs of resource materials or any other administrative expense or fees associated with the District.

Professional Fees — The costs of contracting with professionals to provide services specific to the levy administration and any additional administrative, legal or engineering services specific to the District.

Other Professional Fees — The costs of contracting with professionals to provide services specific to the levy administration and any additional administrative, legal or engineering services specific to the District.

City's Collection Fee — This is the cost to the District for the County and City to collect District assessments on the property tax bills. This charge is based on a flat rate of $10 per parcel.

CAPITAL IMPROVEMENT PROJECT:

Capital Improvements — This item represents the planned expansions or improvements within the District for Fiscal Year 2017/18.

LEVY BREAKDOWN:

Total Direct and Admin. and Capital Costs — This amount represents the sum total of all Direct Costs, Administration and Capital Costs.

Operating Reserve Collection — This line item reflects funds being added to, Collection, or provided by, the Reserve Fund Account for the current fiscal year. The Reserve Account provides funds 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. The Reserve Account eliminates 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 Collection —This item allows the District to collect a portion of the total cost of a major improvement over several years thus reducing the short-term financial impact to the property owners.

LEVY ADJUSTMENTS:

Operating Reserve Contribution — This item reflects the amount of the current operating reserve that will be used towards direct costs in the current year.

Capital Reserve Contribution — This item reflects the amount of the current capital reserve that will be used towards the cost of a major improvement in the current year.

Additional City Contribution — This is the amount of additional funds provided by the City. These funds are used to supplement the current year's levy.

Estimated Interest Earnings — This is the estimated amount of interest earned on the Reserve fund to be used toward the Levy.

Balance to Levy — This is the total amount to be levied against the parcels within the District for the current fiscal year. The Balance to Levy represents the total direct and admin costs minus total adjustments. This dollar amount represents the funds that are to be collected for the current Fiscal Year from the property owners through assessments.

DISTRICT STATISTICS:

Total Parcels Levied — This is the total number of parcels within the District that will be assessed for the current fiscal year

Inflationary Factor Applied to Maximum Rate — This is the inflation rate, up to the approved maximum, that was applied to the prior year's maximum rate to derive the current year maximum rate.

B.   CAPITAL IMPROVEMENT PLAN

The District's Capital Improvement Plan entails various projects to be collected ratably over the years between the service and deposited in the Capital Improvement Reserve Account.

	FY 16-17	FY 17-18	FY 18-19	FY 19-20	FY 20-21	FY 21-22	FY 22-23	TOTAL
Tree Trimming and Pruning			$960,000					$960,000
Street Slurry Sealing	$250,000	$100,000					$375,000	$725,000
Street Overlay								$0
Agricultural Runoff Ditch		$100,000		$400,000	$257,200			$757,200
Traffic Calming Project	$100,000	$330,000						$430,000
Park Playground and Equipment Replacement								$0
Total Cost	**$350,000**	**$530,000**	**$960,000**	**$400,000**	**$257,200**	**$0**	**$375,000**	**$2,872,200**

Tree Trimming and Pruning — Includes labor and equipment costs for a five (5) year tree trimming and pruning schedule.

Street Slurry Sealing — Includes labor, material and equipment costs for a slurry seal with an 8 year slurry schedule.

Street Overlay — Includes labor, material and equipment costs for a twenty (20) year street overlay schedule.

Agricultural Runoff Ditch — Includes labor and equipment costs required for desilting, excavating and hauling off the huge amount of silt in the agricultural runoff ditch that is located in the flood path of a downstream school.

Traffic Calming Project — The proposed Monte Bella Traffic Calming Plan includes roadway re-striping and slurry along Monte Bella Boulevard and Tuscany Boulevard. The roadway re-striping effectively narrows the vehicle travel lanes by adding buffered bike lanes. Additionally, work includes re-striping and slurry the intersection at Freedom Parkway and Tuscany Boulevard, and the installation of speed cushions throughout the subdivision streets to reduce speeds throughout neighborhood streets. Additionally, striping crosswalks at key locations throughout neighborhood.

Park Playground Equipment Replacement — Replace deteriorated playground equipment at neighborhood park located east of Monte Bella Boulevard between Tuscany Boulevard and Palermo Drive.

C. DISTRICT BUDGET

BUDGET ITEM	LANDSCAPING AND LIGHTING -PARKS	LANDSCAPING -OTHER	STREET LIGHTING -OTHER	STREET MAINTENANCE	AMOUNT TOTAL
DIRECT COSTS					
In-House Inspection/Street Light Maintenance	$0	$0	$22,000	$0	$22,000
Landscape Maintenance Contract Cost	35,760	24,240	0	0	60,000
Contingencies (Supplies & Materials)	0	21,667	21,667	21,667	65,000
Landscape Water	14,320	5,680	0	0	20,000
Electricity	0	0	0	0	0
Street Light Electricity	175	0	1,225	0	1,400
Direct Subtotal	**$50,255**	**$51,587**	**$44,892**	**$21,667**	**$168,400**
ADMINISTRATION COSTS					
Agency Administrative Expenses	$3,959	$4,347	$4,347	$4,347	$17,000
Professional Fees	1,514	1,662	1,662	1,662	6,500
Other Professional Fees	2,212	2,429	2,429	2,429	9,500
City's Collection Fee	1,551	1,553	1,553	1,553	6,210
Administration Costs Subtotal	**$9,235**	**$9,992**	**$9,992**	**$9,992**	**$39,210**
CAPITAL IMPROVEMENT PROJECT					
Capital Improvement Expenses	**$100,000**	**$0**	**$0**	**$430,000**	**$530,000**
LEVY BREAKDOWN					
Total Direct, Admin and Capital Costs	$159,490	$61,578	$54,883	$461,658	$737,610
Operating Reserve Collection	0	0	0	0	0
Capital Reserve Collection	154,464	66,217	0	159,333	380,014
Levy Breakdown Subtotal	**$313,954**	**$127,795**	**$54,883**	**$620,991**	**$1,117,624**
LEVY ADJUSTMENTS					
Operating Reserve Contribution	($5,076)	($7,372)	($10,720)	($22,332)	($45,500)
Capital Reserve Contribution	(100,000)	0	0	(430,000)	(530,000)
Additional City Contribution	0	0	0		0
Estimated Interest Earnings	(2,329)	(2,557)	(2,557)	(2,557)	(10,000)
Levy Adjustments Subtotal	**($107,405)**	**($9,929)**	**($13,277)**	**($454,889)**	**($585,500)**
BALANCE TO LEVY	**$206,550**	**$117,866**	**$41,606**	**$166,102**	**$532,124**
OPERATING RESERVE					
Estimated Balance at June 30, 2017	$30,203	$33,166	$33,166	$33,166	$129,700
FY2017/2018 Collection/(Contribution)	(5,076)	(7,372)	(10,720)	(22,332)	(45,500)
Estimated Balance at June 30, 2018	**$25,128**	**$25,793.33**	**$22,445.83**	**$10,833.33**	**$84,200**
CAPITAL IMPROVEMENT RESERVE					
Estimated Balance at June 30, 2017	$578,325	$224,374	$0	$539,900.77	$1,342,600
FY2017/2018 Collection/(Contribution)	54,464	66,217	0	(270,667)	(149,986)
Estimated Balance at June 30, 2018	**$632,789**	**$290,591**	**$0**	**$269,234**	**$1,192,614**
DISTRICT ASSESSMENTS					
Total Parcels	627	627	627	627	627
Parcels Levied	620	621	621	621	621
Total EBU	627.08	688.58	688.58	688.58	688.58
2016/17 Calculated Levy per EBU					$802.20
2017/18 Calculated Levy per EBU	**329.38**	**171.17**	**60.42**	**241.22**	**$802.20**
2016/2017 Maximum Assessment per EBU (Rates)					$1,088.62
2017/2018 Maximum Assessment per EBU (Rates)					**$1,129.87**
Inflationary Factor to Maximum Rate					3.79%

*Balance to Levy may vary due to rounding.

The Boundary Maps for the District have previously been submitted to the City Clerk in the format required under the Act and are, by reference, made part of this Report. The Boundary Maps are available for inspection at the Office of the City Clerk during normal business hours. Attached is a reduced copy.
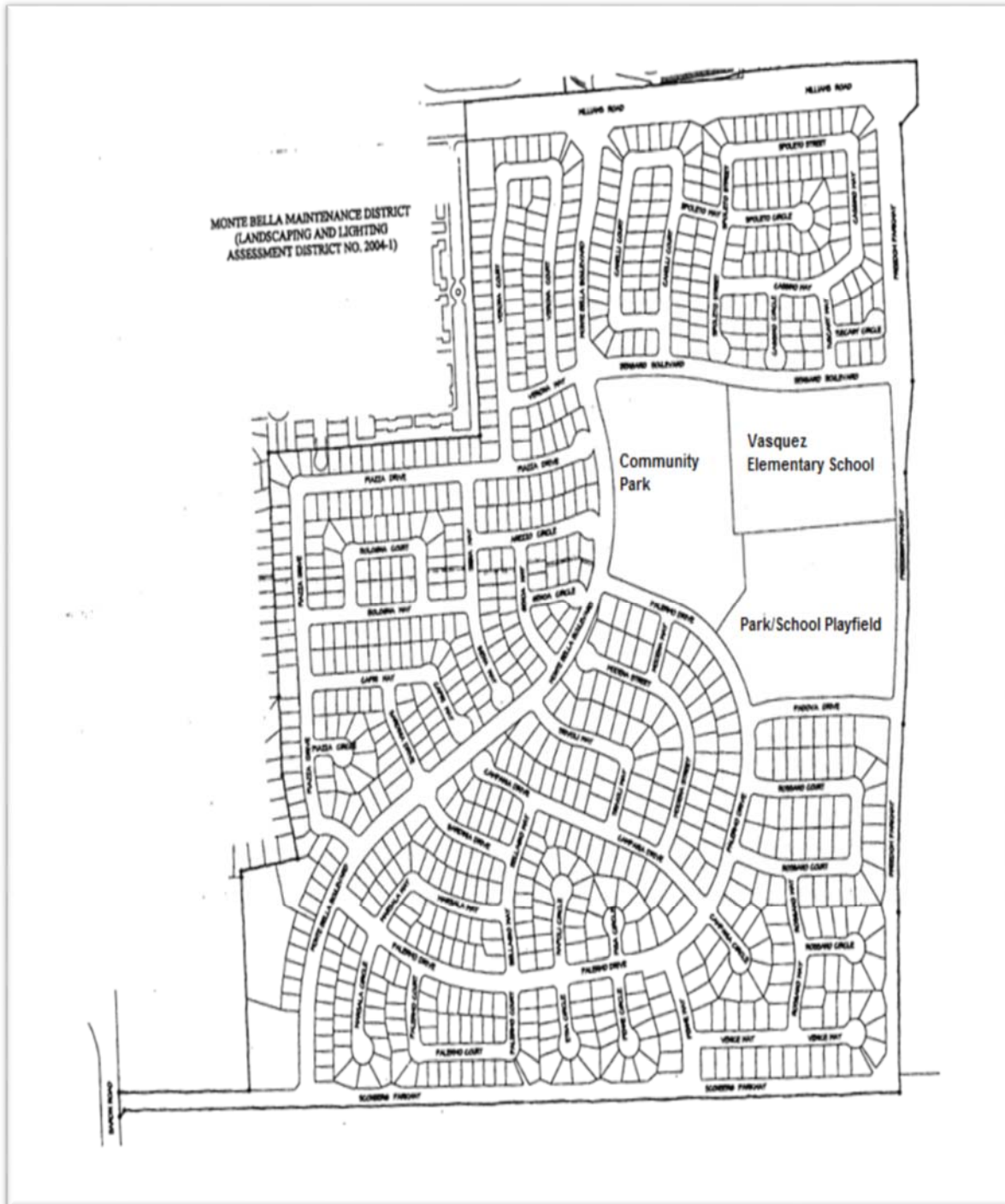
APPENDIX B — 2017/2018 COLLECTION ROLL

Parcel identification, for each lot or parcel within the District, shall be the parcel as shown on the Monterey County Assessor's map for the year in which this Report is prepared.

Approval of the Report (as submitted or as modified) confirms the method of apportionment and the maximum assessment rate to be levied against each eligible parcel and thereby constitutes the maximum approved levy and collection of assessments for Fiscal Year 2017/2018. The listing of parcels and the amount of assessment to be levied shall be submitted to the County Auditor/Controller and included on the property tax roll for each parcel in Fiscal Year 2017/2018.

If any parcel submitted for collection is identified by the County Auditor/Controller to be an invalid parcel number for the current fiscal year, a corrected parcel number and/or new parcel numbers will be identified and resubmitted to the County Auditor/Controller. The assessment amount to be levied and collected for the resubmitted parcel or parcels shall be based on the method of apportionment and assessment rate approved in this Report. Therefore, if a single parcel has changed to multiple parcels, the assessment amount applied to each of the new parcels shall be recalculated and applied according to the approved method of apportionment and assessment rate rather than a proportionate share of the original assessment.

Salinas
Monte Bella LL2
Fiscal Year 2017/18 Preliminary Roll

Assessor's Parcel Number	Applied Rate	EBU	Total Charge
153-671-010-000	$472.82	61.50	$29,078.42
153-681-001-000	802.20	1.00	802.20
153-681-002-000	802.20	1.00	802.20
153-681-003-000	802.20	1.00	802.20
153-681-004-000	802.20	1.00	802.20
153-681-005-000	802.20	1.00	802.20
153-681-006-000	802.20	1.00	802.20
153-681-007-000	802.20	1.00	802.20
153-681-008-000	802.20	1.00	802.20
153-681-009-000	802.20	1.00	802.20
153-681-010-000	802.20	1.00	802.20
153-681-011-000	802.20	1.00	802.20
153-681-012-000	802.20	1.00	802.20
153-681-013-000	802.20	1.00	802.20
153-681-014-000	802.20	1.00	802.20
153-681-015-000	802.20	1.00	802.20
153-681-016-000	802.20	1.00	802.20
153-681-017-000	802.20	1.00	802.20
153-681-018-000	802.20	1.00	802.20
153-681-019-000	802.20	1.00	802.20
153-681-020-000	802.20	1.00	802.20
153-681-021-000	802.20	1.00	802.20
153-681-022-000	802.20	1.00	802.20
153-681-023-000	802.20	1.00	802.20
153-681-024-000	802.20	1.00	802.20
153-681-025-000	802.20	1.00	802.20
153-681-026-000	802.20	1.00	802.20
153-681-027-000	802.20	1.00	802.20
153-681-028-000	802.20	1.00	802.20
153-681-029-000	802.20	1.00	802.20
153-681-030-000	802.20	1.00	802.20
153-681-031-000	802.20	1.00	802.20
153-681-032-000	802.20	1.00	802.20
153-681-033-000	802.20	1.00	802.20
153-681-034-000	802.20	1.00	802.20
153-681-035-000	802.20	1.00	802.20
153-681-036-000	802.20	1.00	802.20
153-681-037-000	802.20	1.00	802.20
153-681-038-000	802.20	1.00	802.20
153-681-039-000	802.20	1.00	802.20
153-681-040-000	802.20	1.00	802.20
153-681-041-000	802.20	1.00	802.20
153-681-042-000	802.20	1.00	802.20
153-681-043-000	802.20	1.00	802.20
153-681-044-000	802.20	1.00	802.20
153-681-045-000	802.20	1.00	802.20
153-681-046-000	802.20	1.00	802.20
153-681-047-000	802.20	1.00	802.20
153-681-048-000	802.20	1.00	802.20
153-681-049-000	802.20	1.00	802.20
153-681-050-000	802.20	1.00	802.20
153-681-051-000	802.20	1.00	802.20
153-681-052-000	802.20	1.00	802.20
153-681-053-000	802.20	1.00	802.20

Salinas
Monte Bella LL2
Fiscal Year 2017/18 Preliminary Roll

Assessor's Parcel Number	Applied Rate	EBU	Total Charge
153-681-054-000	802.20	1.00	802.20
153-681-055-000	802.20	1.00	802.20
153-681-056-000	802.20	1.00	802.20
153-681-057-000	802.20	1.00	802.20
153-681-058-000	802.20	1.00	802.20
153-681-059-000	802.20	1.00	802.20
153-681-060-000	802.20	1.00	802.20
153-681-061-000	802.20	1.00	802.20
153-681-062-000	802.20	1.00	802.20
153-681-063-000	802.20	1.00	802.20
153-691-001-000	802.20	1.00	802.20
153-691-002-000	802.20	1.00	802.20
153-691-003-000	802.20	1.00	802.20
153-691-004-000	802.20	1.00	802.20
153-691-005-000	802.20	1.00	802.20
153-691-006-000	802.20	1.00	802.20
153-691-007-000	802.20	1.00	802.20
153-691-008-000	802.20	1.00	802.20
153-691-009-000	802.20	1.00	802.20
153-691-010-000	802.20	1.00	802.20
153-691-011-000	802.20	1.00	802.20
153-691-012-000	802.20	1.00	802.20
153-691-013-000	802.20	1.00	802.20
153-691-014-000	802.20	1.00	802.20
153-691-015-000	802.20	1.00	802.20
153-691-016-000	802.20	1.00	802.20
153-691-017-000	802.20	1.00	802.20
153-691-018-000	802.20	1.00	802.20
153-691-019-000	802.20	1.00	802.20
153-691-020-000	802.20	1.00	802.20
153-691-021-000	802.20	1.00	802.20
153-691-022-000	802.20	1.00	802.20
153-691-023-000	802.20	1.00	802.20
153-691-024-000	802.20	1.00	802.20
153-691-025-000	802.20	1.00	802.20
153-691-026-000	802.20	1.00	802.20
153-691-027-000	802.20	1.00	802.20
153-691-028-000	802.20	1.00	802.20
153-691-029-000	802.20	1.00	802.20
153-691-030-000	802.20	1.00	802.20
153-691-031-000	802.20	1.00	802.20
153-691-032-000	802.20	1.00	802.20
153-691-033-000	802.20	1.00	802.20
153-691-034-000	802.20	1.00	802.20
153-691-035-000	802.20	1.00	802.20
153-691-036-000	802.20	1.00	802.20
153-691-037-000	802.20	1.00	802.20
153-691-038-000	802.20	1.00	802.20
153-691-039-000	802.20	1.00	802.20
153-691-040-000	802.20	1.00	802.20
153-691-041-000	802.20	1.00	802.20
153-691-042-000	802.20	1.00	802.20
153-691-043-000	802.20	1.00	802.20
153-691-044-000	802.20	1.00	802.20

Salinas
Monte Bella LL2
Fiscal Year 2017/18 Preliminary Roll

Assessor's Parcel Number	Applied Rate	EBU	Total Charge
153-691-045-000	802.20	1.00	802.20
153-691-046-000	802.20	1.00	802.20
153-691-047-000	802.20	1.00	802.20
153-691-048-000	802.20	1.00	802.20
153-691-049-000	802.20	1.00	802.20
153-691-050-000	802.20	1.00	802.20
153-691-051-000	802.20	1.00	802.20
153-691-052-000	802.20	1.00	802.20
153-691-053-000	802.20	1.00	802.20
153-691-054-000	802.20	1.00	802.20
153-691-055-000	802.20	1.00	802.20
153-691-056-000	802.20	1.00	802.20
153-691-057-000	802.20	1.00	802.20
153-691-058-000	802.20	1.00	802.20
153-691-059-000	802.20	1.00	802.20
153-691-060-000	802.20	1.00	802.20
153-691-061-000	802.20	1.00	802.20
153-691-062-000	802.20	1.00	802.20
153-691-063-000	802.20	1.00	802.20
153-691-064-000	802.20	1.00	802.20
153-691-065-000	802.20	1.00	802.20
153-691-066-000	802.20	1.00	802.20
153-691-067-000	802.20	1.00	802.20
153-691-068-000	802.20	1.00	802.20
153-691-069-000	802.20	1.00	802.20
153-691-070-000	802.20	1.00	802.20
153-691-071-000	802.20	1.00	802.20
153-691-072-000	802.20	1.00	802.20
153-691-073-000	802.20	1.00	802.20
153-691-074-000	802.20	1.00	802.20
153-691-075-000	802.20	1.00	802.20
153-691-076-000	802.20	1.00	802.20
153-691-077-000	802.20	1.00	802.20
153-691-078-000	802.20	1.00	802.20
153-691-079-000	802.20	1.00	802.20
153-691-080-000	802.20	1.00	802.20
153-691-081-000	802.20	1.00	802.20
153-691-082-000	802.20	1.00	802.20
153-691-083-000	802.20	1.00	802.20
153-691-084-000	802.20	1.00	802.20
153-701-001-000	802.20	1.00	802.20
153-701-002-000	802.20	1.00	802.20
153-701-003-000	802.20	1.00	802.20
153-701-004-000	802.20	1.00	802.20
153-701-005-000	802.20	1.00	802.20
153-701-006-000	802.20	1.00	802.20
153-701-007-000	802.20	1.00	802.20
153-701-008-000	802.20	1.00	802.20
153-701-012-000	802.20	1.00	802.20
153-701-013-000	802.20	1.00	802.20
153-701-014-000	802.20	1.00	802.20
153-701-015-000	802.20	1.00	802.20
153-701-016-000	802.20	1.00	802.20
153-701-017-000	802.20	1.00	802.20

Salinas
Monte Bella LL2
Fiscal Year 2017/18 Preliminary Roll

Assessor's Parcel Number	Applied Rate	EBU	Total Charge
153-701-018-000	802.20	1.00	802.20
153-701-019-000	802.20	1.00	802.20
153-701-020-000	802.20	1.00	802.20
153-701-021-000	802.20	1.00	802.20
153-701-022-000	802.20	1.00	802.20
153-701-023-000	802.20	1.00	802.20
153-701-024-000	802.20	1.00	802.20
153-701-025-000	802.20	1.00	802.20
153-701-026-000	802.20	1.00	802.20
153-701-027-000	802.20	1.00	802.20
153-701-028-000	802.20	1.00	802.20
153-701-029-000	802.20	1.00	802.20
153-701-030-000	802.20	1.00	802.20
153-701-031-000	802.20	1.00	802.20
153-701-032-000	802.20	1.00	802.20
153-701-033-000	802.20	1.00	802.20
153-701-034-000	802.20	1.00	802.20
153-701-035-000	802.20	1.00	802.20
153-701-036-000	802.20	1.00	802.20
153-701-037-000	802.20	1.00	802.20
153-701-038-000	802.20	1.00	802.20
153-701-039-000	802.20	1.00	802.20
153-701-040-000	802.20	1.00	802.20
153-701-041-000	802.20	1.00	802.20
153-701-042-000	802.20	1.00	802.20
153-701-043-000	802.20	1.00	802.20
153-701-044-000	802.20	1.00	802.20
153-701-045-000	802.20	1.00	802.20
153-701-046-000	802.20	1.00	802.20
153-701-047-000	802.20	1.00	802.20
153-701-048-000	802.20	1.00	802.20
153-701-049-000	802.20	1.00	802.20
153-701-050-000	802.20	1.00	802.20
153-701-051-000	802.20	1.00	802.20
153-701-052-000	802.20	1.00	802.20
153-701-053-000	802.20	1.00	802.20
153-701-054-000	802.20	1.00	802.20
153-701-055-000	802.20	1.00	802.20
153-701-056-000	802.20	1.00	802.20
153-701-057-000	802.20	1.00	802.20
153-701-058-000	802.20	1.00	802.20
153-701-059-000	802.20	1.00	802.20
153-701-060-000	802.20	1.00	802.20
153-701-061-000	802.20	1.00	802.20
153-701-062-000	802.20	1.00	802.20
153-701-063-000	802.20	1.00	802.20
153-701-064-000	802.20	1.00	802.20
153-701-065-000	802.20	1.00	802.20
153-701-066-000	802.20	1.00	802.20
153-701-067-000	802.20	1.00	802.20
153-701-068-000	802.20	1.00	802.20
153-702-001-000	802.20	1.00	802.20
153-702-002-000	802.20	1.00	802.20
153-702-003-000	802.20	1.00	802.20

Salinas
Monte Bella LL2
Fiscal Year 2017/18 Preliminary Roll

Assessor's Parcel Number	Applied Rate	EBU	Total Charge
153-702-004-000	802.20	1.00	802.20
153-702-005-000	802.20	1.00	802.20
153-702-006-000	802.20	1.00	802.20
153-702-007-000	802.20	1.00	802.20
153-702-008-000	802.20	1.00	802.20
153-702-009-000	802.20	1.00	802.20
153-702-010-000	802.20	1.00	802.20
153-702-011-000	802.20	1.00	802.20
153-702-012-000	802.20	1.00	802.20
153-702-013-000	802.20	1.00	802.20
153-702-014-000	802.20	1.00	802.20
153-702-015-000	802.20	1.00	802.20
153-702-016-000	802.20	1.00	802.20
153-702-017-000	802.20	1.00	802.20
153-702-018-000	802.20	1.00	802.20
153-702-019-000	802.20	1.00	802.20
153-703-001-000	802.20	1.00	802.20
153-703-002-000	802.20	1.00	802.20
153-703-003-000	802.20	1.00	802.20
153-703-004-000	802.20	1.00	802.20
153-703-005-000	802.20	1.00	802.20
153-703-006-000	802.20	1.00	802.20
153-703-007-000	802.20	1.00	802.20
153-703-008-000	802.20	1.00	802.20
153-703-009-000	802.20	1.00	802.20
153-703-010-000	802.20	1.00	802.20
153-703-011-000	802.20	1.00	802.20
153-703-012-000	802.20	1.00	802.20
153-703-013-000	802.20	1.00	802.20
153-703-014-000	802.20	1.00	802.20
153-703-015-000	802.20	1.00	802.20
153-703-016-000	802.20	1.00	802.20
153-703-017-000	802.20	1.00	802.20
153-703-018-000	802.20	1.00	802.20
153-703-019-000	802.20	1.00	802.20
153-703-020-000	802.20	1.00	802.20
153-703-021-000	802.20	1.00	802.20
153-703-022-000	802.20	1.00	802.20
153-703-023-000	802.20	1.00	802.20
153-703-024-000	802.20	1.00	802.20
153-703-025-000	802.20	1.00	802.20
153-703-026-000	802.20	1.00	802.20
153-703-027-000	802.20	1.00	802.20
153-703-028-000	802.20	1.00	802.20
153-703-029-000	802.20	1.00	802.20
153-703-030-000	802.20	1.00	802.20
153-703-031-000	802.20	1.00	802.20
153-703-032-000	802.20	1.00	802.20
153-703-033-000	802.20	1.00	802.20
153-703-034-000	802.20	1.00	802.20
153-703-035-000	802.20	1.00	802.20
153-703-036-000	802.20	1.00	802.20
153-703-037-000	802.20	1.00	802.20
153-703-038-000	802.20	1.00	802.20

Salinas
Monte Bella LL2
Fiscal Year 2017/18 Preliminary Roll

Assessor's Parcel Number	Applied Rate	EBU	Total Charge
153-703-039-000	802.20	1.00	802.20
153-703-040-000	802.20	1.00	802.20
153-703-041-000	802.20	1.00	802.20
153-703-042-000	802.20	1.00	802.20
153-704-001-000	802.20	1.00	802.20
153-704-002-000	802.20	1.00	802.20
153-704-003-000	802.20	1.00	802.20
153-704-004-000	802.20	1.00	802.20
153-704-005-000	802.20	1.00	802.20
153-704-006-000	802.20	1.00	802.20
153-704-007-000	802.20	1.00	802.20
153-704-008-000	802.20	1.00	802.20
153-704-009-000	802.20	1.00	802.20
153-704-010-000	802.20	1.00	802.20
153-704-011-000	802.20	1.00	802.20
153-704-012-000	802.20	1.00	802.20
153-704-013-000	802.20	1.00	802.20
153-704-014-000	802.20	1.00	802.20
153-704-015-000	802.20	1.00	802.20
153-704-016-000	802.20	1.00	802.20
153-704-017-000	802.20	1.00	802.20
153-704-018-000	802.20	1.00	802.20
153-704-019-000	802.20	1.00	802.20
153-704-020-000	802.20	1.00	802.20
153-704-021-000	802.20	1.00	802.20
153-704-022-000	802.20	1.00	802.20
153-704-023-000	802.20	1.00	802.20
153-704-024-000	802.20	1.00	802.20
153-704-025-000	802.20	1.00	802.20
153-704-026-000	802.20	1.00	802.20
153-704-027-000	802.20	1.00	802.20
153-704-028-000	802.20	1.00	802.20
153-704-029-000	802.20	1.00	802.20
153-704-030-000	802.20	1.00	802.20
153-704-031-000	802.20	1.00	802.20
153-704-032-000	802.20	1.00	802.20
153-704-033-000	802.20	1.00	802.20
153-704-034-000	802.20	1.00	802.20
153-704-035-000	802.20	1.00	802.20
153-704-036-000	802.20	1.00	802.20
153-704-037-000	802.20	1.00	802.20
153-711-001-000	802.20	1.00	802.20
153-711-002-000	802.20	1.00	802.20
153-711-003-000	802.20	1.00	802.20
153-711-004-000	802.20	1.00	802.20
153-711-005-000	802.20	1.00	802.20
153-711-006-000	802.20	1.00	802.20
153-711-007-000	802.20	1.00	802.20
153-711-008-000	802.20	1.00	802.20
153-711-009-000	802.20	1.00	802.20
153-711-010-000	802.20	1.00	802.20
153-711-011-000	802.20	1.00	802.20
153-711-012-000	802.20	1.00	802.20
153-711-013-000	802.20	1.00	802.20

Salinas
Monte Bella LL2
Fiscal Year 2017/18 Preliminary Roll

Assessor's Parcel Number	Applied Rate	EBU	Total Charge
153-711-014-000	802.20	1.00	802.20
153-711-015-000	802.20	1.00	802.20
153-711-016-000	802.20	1.00	802.20
153-711-017-000	802.20	1.00	802.20
153-711-018-000	802.20	1.00	802.20
153-711-019-000	802.20	1.00	802.20
153-711-020-000	802.20	1.00	802.20
153-711-021-000	802.20	1.00	802.20
153-711-022-000	802.20	1.00	802.20
153-711-023-000	802.20	1.00	802.20
153-711-024-000	802.20	1.00	802.20
153-711-025-000	802.20	1.00	802.20
153-711-026-000	802.20	1.00	802.20
153-711-027-000	802.20	1.00	802.20
153-711-028-000	802.20	1.00	802.20
153-711-029-000	802.20	1.00	802.20
153-711-030-000	802.20	1.00	802.20
153-711-031-000	802.20	1.00	802.20
153-711-032-000	802.20	1.00	802.20
153-711-033-000	802.20	1.00	802.20
153-711-034-000	802.20	1.00	802.20
153-711-035-000	802.20	1.00	802.20
153-711-036-000	802.20	1.00	802.20
153-711-037-000	802.20	1.00	802.20
153-711-038-000	802.20	1.00	802.20
153-711-039-000	802.20	1.00	802.20
153-711-040-000	802.20	1.00	802.20
153-711-041-000	802.20	1.00	802.20
153-711-042-000	802.20	1.00	802.20
153-711-043-000	802.20	1.00	802.20
153-711-044-000	802.20	1.00	802.20
153-711-045-000	802.20	1.00	802.20
153-711-046-000	802.20	1.00	802.20
153-711-047-000	802.20	1.00	802.20
153-711-048-000	802.20	1.00	802.20
153-711-049-000	802.20	1.00	802.20
153-711-050-000	802.20	1.00	802.20
153-711-051-000	802.20	1.00	802.20
153-711-052-000	802.20	1.00	802.20
153-711-053-000	802.20	1.00	802.20
153-711-054-000	802.20	1.00	802.20
153-711-055-000	802.20	1.00	802.20
153-711-056-000	802.20	1.00	802.20
153-711-057-000	802.20	1.00	802.20
153-711-058-000	802.20	1.00	802.20
153-711-059-000	802.20	1.00	802.20
153-711-060-000	802.20	1.00	802.20
153-711-061-000	802.20	1.00	802.20
153-711-062-000	802.20	1.00	802.20
153-711-063-000	802.20	1.00	802.20
153-711-064-000	802.20	1.00	802.20
153-711-065-000	802.20	1.00	802.20
153-711-066-000	802.20	1.00	802.20
153-711-067-000	802.20	1.00	802.20

Salinas
Monte Bella LL2
Fiscal Year 2017/18 Preliminary Roll

Assessor's Parcel Number	Applied Rate	EBU	Total Charge
153-711-068-000	802.20	1.00	802.20
153-711-069-000	802.20	1.00	802.20
153-711-070-000	802.20	1.00	802.20
153-711-071-000	802.20	1.00	802.20
153-711-072-000	802.20	1.00	802.20
153-711-073-000	802.20	1.00	802.20
153-711-074-000	802.20	1.00	802.20
153-711-075-000	802.20	1.00	802.20
153-711-076-000	802.20	1.00	802.20
153-711-077-000	802.20	1.00	802.20
153-711-078-000	802.20	1.00	802.20
153-711-079-000	802.20	1.00	802.20
153-712-001-000	802.20	1.00	802.20
153-712-002-000	802.20	1.00	802.20
153-712-003-000	802.20	1.00	802.20
153-712-004-000	802.20	1.00	802.20
153-712-005-000	802.20	1.00	802.20
153-712-006-000	802.20	1.00	802.20
153-712-007-000	802.20	1.00	802.20
153-712-008-000	802.20	1.00	802.20
153-712-009-000	802.20	1.00	802.20
153-712-010-000	802.20	1.00	802.20
153-712-011-000	802.20	1.00	802.20
153-712-012-000	802.20	1.00	802.20
153-712-013-000	802.20	1.00	802.20
153-712-014-000	802.20	1.00	802.20
153-712-015-000	802.20	1.00	802.20
153-712-016-000	802.20	1.00	802.20
153-712-017-000	802.20	1.00	802.20
153-712-018-000	802.20	1.00	802.20
153-712-019-000	802.20	1.00	802.20
153-712-020-000	802.20	1.00	802.20
153-712-021-000	802.20	1.00	802.20
153-712-022-000	802.20	1.00	802.20
153-712-023-000	802.20	1.00	802.20
153-712-024-000	802.20	1.00	802.20
153-712-025-000	802.20	1.00	802.20
153-712-026-000	802.20	1.00	802.20
153-712-027-000	802.20	1.00	802.20
153-712-028-000	802.20	1.00	802.20
153-712-029-000	802.20	1.00	802.20
153-712-030-000	802.20	1.00	802.20
153-712-031-000	802.20	1.00	802.20
153-712-032-000	802.20	1.00	802.20
153-712-033-000	802.20	1.00	802.20
153-712-034-000	802.20	1.00	802.20
153-712-035-000	802.20	1.00	802.20
153-712-036-000	802.20	1.00	802.20
153-712-037-000	802.20	1.00	802.20
153-712-038-000	802.20	1.00	802.20
153-712-039-000	802.20	1.00	802.20
153-712-040-000	802.20	1.00	802.20
153-712-041-000	802.20	1.00	802.20
153-712-042-000	802.20	1.00	802.20

Salinas
Monte Bella LL2
Fiscal Year 2017/18 Preliminary Roll

Assessor's Parcel Number	Applied Rate	EBU	Total Charge
153-712-043-000	802.20	1.00	802.20
153-712-044-000	802.20	1.00	802.20
153-712-045-000	802.20	1.00	802.20
153-712-046-000	802.20	1.00	802.20
153-712-047-000	802.20	3.83	3,072.42
153-721-001-000	802.20	1.00	802.20
153-721-002-000	802.20	1.00	802.20
153-721-003-000	802.20	1.00	802.20
153-721-004-000	802.20	1.00	802.20
153-721-005-000	802.20	1.00	802.20
153-721-006-000	802.20	1.00	802.20
153-721-007-000	802.20	1.00	802.20
153-721-008-000	802.20	1.00	802.20
153-721-009-000	802.20	1.00	802.20
153-721-010-000	802.20	1.00	802.20
153-721-011-000	802.20	1.00	802.20
153-721-012-000	802.20	1.00	802.20
153-721-013-000	802.20	1.00	802.20
153-721-014-000	802.20	1.00	802.20
153-721-015-000	802.20	1.00	802.20
153-721-016-000	802.20	1.00	802.20
153-721-017-000	802.20	1.00	802.20
153-721-018-000	802.20	1.00	802.20
153-721-019-000	802.20	1.00	802.20
153-721-020-000	802.20	1.00	802.20
153-721-021-000	802.20	1.00	802.20
153-721-022-000	802.20	1.00	802.20
153-721-023-000	802.20	1.00	802.20
153-721-024-000	802.20	1.00	802.20
153-721-025-000	802.20	1.00	802.20
153-721-026-000	802.20	1.00	802.20
153-721-027-000	802.20	1.00	802.20
153-721-028-000	802.20	1.00	802.20
153-721-029-000	802.20	1.00	802.20
153-721-030-000	802.20	1.00	802.20
153-721-031-000	802.20	1.00	802.20
153-721-032-000	802.20	1.00	802.20
153-721-033-000	802.20	1.00	802.20
153-721-034-000	802.20	1.00	802.20
153-721-035-000	802.20	1.00	802.20
153-721-036-000	802.20	1.00	802.20
153-721-037-000	802.20	1.00	802.20
153-721-038-000	802.20	1.00	802.20
153-721-039-000	802.20	1.00	802.20
153-721-040-000	802.20	1.00	802.20
153-721-041-000	802.20	1.00	802.20
153-721-042-000	802.20	1.00	802.20
153-721-043-000	802.20	1.00	802.20
153-721-044-000	802.20	1.00	802.20
153-721-045-000	802.20	1.00	802.20
153-721-046-000	802.20	1.00	802.20
153-721-047-000	802.20	1.00	802.20
153-721-048-000	802.20	1.00	802.20
153-721-049-000	802.20	1.00	802.20

Salinas
Monte Bella LL2
Fiscal Year 2017/18 Preliminary Roll

Assessor's Parcel Number	Applied Rate	EBU	Total Charge
153-721-050-000	802.20	1.00	802.20
153-721-051-000	802.20	1.00	802.20
153-721-052-000	802.20	1.00	802.20
153-721-053-000	802.20	1.00	802.20
153-721-054-000	802.20	1.00	802.20
153-721-055-000	802.20	1.00	802.20
153-721-056-000	802.20	1.00	802.20
153-721-057-000	802.20	1.00	802.20
153-721-058-000	802.20	1.00	802.20
153-721-059-000	802.20	1.00	802.20
153-721-060-000	802.20	1.00	802.20
153-721-061-000	802.20	1.00	802.20
153-721-062-000	802.20	1.00	802.20
153-721-063-000	802.20	1.00	802.20
153-721-064-000	802.20	1.00	802.20
153-721-065-000	802.20	1.00	802.20
153-721-066-000	802.20	1.00	802.20
153-721-067-000	802.20	1.00	802.20
153-721-068-000	802.20	1.00	802.20
153-721-069-000	802.20	1.00	802.20
153-721-070-000	802.20	1.00	802.20
153-721-071-000	802.20	1.00	802.20
153-721-072-000	802.20	1.00	802.20
153-721-073-000	802.20	1.00	802.20
153-721-074-000	802.20	1.00	802.20
153-721-075-000	802.20	1.00	802.20
153-721-076-000	802.20	1.00	802.20
153-721-077-000	802.20	1.00	802.20
153-721-078-000	802.20	1.00	802.20
153-721-079-000	802.20	1.00	802.20
153-721-080-000	802.20	1.00	802.20
153-721-081-000	802.20	1.00	802.20
153-721-082-000	802.20	1.00	802.20
153-721-083-000	802.20	1.00	802.20
153-721-084-000	802.20	1.00	802.20
153-721-085-000	802.20	1.00	802.20
153-721-086-000	802.20	1.00	802.20
153-721-087-000	802.20	1.00	802.20
153-721-088-000	802.20	1.00	802.20
153-721-089-000	802.20	1.00	802.20
153-721-090-000	802.20	1.00	802.20
153-721-091-000	802.20	1.00	802.20
153-721-092-000	802.20	1.00	802.20
153-721-093-000	802.20	1.00	802.20
153-721-094-000	802.20	1.00	802.20
153-721-095-000	802.20	1.00	802.20
153-721-096-000	802.20	1.00	802.20
153-721-097-000	802.20	1.00	802.20
153-721-098-000	802.20	1.00	802.20
153-721-099-000	802.20	1.00	802.20
153-721-100-000	802.20	1.00	802.20
153-721-101-000	802.20	1.00	802.20
153-721-102-000	802.20	1.00	802.20
153-721-103-000	802.20	1.00	802.20

Salinas
Monte Bella LL2
Fiscal Year 2017/18 Preliminary Roll

Assessor's Parcel Number	Applied Rate	EBU	Total Charge
153-721-104-000	802.20	1.00	802.20
153-721-105-000	802.20	1.00	802.20
153-721-106-000	802.20	1.00	802.20
153-721-107-000	802.20	1.00	802.20
153-721-108-000	802.20	1.00	802.20
153-721-109-000	802.20	1.00	802.20
153-721-110-000	802.20	1.00	802.20
153-721-111-000	802.20	1.00	802.20
153-721-112-000	802.20	1.00	802.20
153-721-113-000	802.20	1.00	802.20
153-721-114-000	802.20	1.00	802.20
153-721-115-000	802.20	1.00	802.20
153-721-116-000	802.20	1.00	802.20
153-721-117-000	802.20	1.00	802.20
153-721-118-000	802.20	1.00	802.20
153-721-119-000	802.20	1.00	802.20
153-721-120-000	802.20	1.00	802.20
153-721-121-000	802.20	1.00	802.20
153-721-122-000	802.20	1.00	802.20
153-721-123-000	802.20	1.00	802.20
153-721-124-000	802.20	1.00	802.20
153-721-125-000	802.20	1.00	802.20
153-721-126-000	802.20	1.00	802.20
153-721-127-000	802.20	1.00	802.20
153-721-128-000	802.20	1.00	802.20
153-721-129-000	802.20	1.00	802.20
153-721-130-000	802.20	1.00	802.20
153-721-131-000	802.20	1.00	802.20
153-721-132-000	802.20	1.00	802.20
153-721-133-000	802.20	1.00	802.20
153-721-134-000	802.20	1.00	802.20
153-721-135-000	802.20	1.00	802.20
153-721-136-000	802.20	1.00	802.20
153-721-137-000	802.20	1.00	802.20
153-721-138-000	802.20	1.00	802.20
153-721-139-000	802.20	1.00	802.20
153-721-140-000	802.20	1.00	802.20
153-721-141-000	802.20	1.00	802.20
153-721-142-000	802.20	1.00	802.20
153-721-143-000	802.20	1.00	802.20
153-721-144-000	802.20	1.00	802.20
153-721-145-000	802.20	1.00	802.20
153-721-146-000	802.20	1.00	802.20
153-721-147-000	802.20	1.00	802.20
153-721-148-000	802.20	1.00	802.20
153-721-149-000	802.20	1.92	1,540.22
153-722-001-000	802.20	1.00	802.20
153-722-002-000	802.20	1.00	802.20
153-722-003-000	802.20	1.00	802.20
153-722-004-000	802.20	1.00	802.20
153-722-005-000	802.20	1.00	802.20
153-722-006-000	802.20	1.00	802.20
153-722-007-000	802.20	1.00	802.20
153-722-008-000	802.20	1.00	802.20

Salinas
Monte Bella LL2
Fiscal Year 2017/18 Preliminary Roll

Assessor's Parcel Number	Applied Rate	EBU	Total Charge
153-722-009-000	802.20	1.00	802.20
153-722-010-000	802.20	1.00	802.20
153-722-011-000	802.20	1.00	802.20
153-722-012-000	802.20	1.00	802.20
153-722-013-000	802.20	1.00	802.20
153-722-014-000	802.20	1.00	802.20
153-722-015-000	802.20	1.00	802.20
153-722-016-000	802.20	1.00	802.20
153-722-017-000	802.20	1.00	802.20
153-722-018-000	802.20	1.00	802.20
153-722-019-000	802.20	1.00	802.20
153-722-020-000	802.20	1.00	802.20
153-722-021-000	802.20	1.00	802.20
153-722-022-000	802.20	1.00	802.20
153-722-023-000	802.20	1.00	802.20
153-722-024-000	802.20	1.00	802.20
153-722-025-000	802.20	1.00	802.20
153-722-026-000	802.20	1.00	802.20
153-722-027-000	802.20	1.00	802.20
153-722-028-000	802.20	1.00	802.20
153-722-029-000	802.20	1.00	802.20
153-722-030-000	802.20	1.00	802.20
153-722-031-000	802.20	1.00	802.20
153-722-032-000	802.20	1.00	802.20
153-722-033-000	802.20	1.00	802.20
153-722-034-000	802.20	1.00	802.20
153-722-036-000	802.20	4.33	3,473.52
Totals			**$532,121.98**
Parcel Count			**621**