



ENGINEER'S REPORT

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

Fiscal Year 2019-2020

June 4, 2019

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**ENGINEER'S REPORT
CITY OF SALINAS
MIRA MONTE MAINTENANCE DISTRICT
ASSESSMENT DISTRICT NO. 2000-1**

CERTIFICATIONS

DAVID JACOBS, Engineer of Work for Assessment District No. 2000-1, City of Salinas, Monterey County, California, respectfully submits the enclosed Engineer's Report as directed by the City Council, pursuant to the provisions of Section 4 of Article XIID of the California Constitution, and provisions of the Landscaping and Lighting Act of 1972 (The "Act"), Section 22500 et seq. of the California Streets and Highways Code, adopted locally in Article II, Chapter 21C of the Salinas City Code.

The undersigned certifies that he is a Professional Engineer, registered in the State of California.

DATED: June 5, 2018.

By: _____
DAVID JACOBS, P.E., L.S. Public Works Director

I HEREBY CERTIFY that the enclosed Engineer's Report, together with Assessment and Assessment Diagram thereto attached, was filed with me on the 4th day of June 2019.

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 2nd day of July 2019

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

By: _____

**CITY OF SALINAS
FISCAL YEAR 2019-20**

**MIRA MONTE MAINTENANCE DISTRICT
(LANDSCAPE & LIGHTING DISTRICT NO. 2)
ASSESSMENT DISTRICT NO. 2000-1**

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

The maintenance, repair, reconstruction, and operation of the public improvements, which are the subject of this report, are briefly described as follows:

1. Maintenance, repair, reconstruction, and operation of the landscaping, irrigation systems, and public improvements within said district. Public improvements include curbs, gutters, asphalt street improvements, sidewalks, masonry walls, concrete-paver driveway clusters, parkway strips adjacent to curbs, landscape easements, tot lots, landscaped open space parcels, appurtenant water mains, irrigation systems, public lighting fixtures on all streets and driveway clusters listed below. This maintenance, servicing and operation is in accordance with NPDES requirements of the City of Salinas storm water permit.
 - Fitzgerald Street – landscaped Parcel D (approx. 1,679 SF) with Trellis and bench, 4 cluster driveways (approx. 13,103 SF), street improvements from Hemmingway Drive to 150 feet more or less west of Bradbury, including curbs, gutters, and sidewalks (approx. 33,100 SF), and street frontage landscaping (approx. 4,250 SF); and
 - Southerly portion of Hemingway Drive – landscaped Parcels I (approx. 2,166 SF), J (approx. 3,920 SF) and K (approx. 1,578 SF), 3 cluster driveways (approx. 7,352 SF), and street frontage landscaping (approx. 8,336 SF) from Fitzgerald Street northerly 1,010 feet more or less to Nantucket Boulevard; and
 - Southerly Portion of Bradbury Drive – landscaped Parcel E [Tot Lot] (approx. 5,669 SF) with play equipment, 11 cluster driveways (approx. 45,958 SF) and street frontage landscaping (approx. 9,435 SF) from Fitzgerald Street northerly 870 feet more or less to Nantucket Boulevard, and 1,900 feet more or less northerly to Boronda Road; and
 - Northerly Portion of Bradbury Drive – landscaped Parcel G [Tot Lot] (approx. 5,896 SF) with play equipment, 10 cluster driveways (approx. 58,941 SF) and street frontage landscaping (approx. 12,745 SF) from Nantucket Boulevard northerly 900 feet more or less to a cul-de-sac near Boronda Road, including “emergency access- turf block”; and
 - Longfellow Drive – 1 cluster driveway, and street frontage landscaping from Hemingway Drive to Bradbury Street.
2. Maintenance, repair, reconstruction, and operation may include, but not limited to spraying

pesticides, manicure care of landscaped areas, debris removal, remove and replacement of concrete sidewalks and pavers, street resurfacing and/or reconstruction, and any and all other items of work necessary and incidentals, such as utilities, engineering, inspection, contract administration, etc., for the proper maintenance, repair, reconstruction, and operation thereof. Other incidental costs such as contingencies, assessment collection costs, legal fees, and administration are assessed to and paid by the District on the same basis as the improvements specified above.

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

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.

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 assessment number.)

PART A – PLANS AND SPECIFICATIONS

**MIRA MONTE MAINTENANCE DISTRICT
ASSESSMENT DISTRICT NO. 2000-1
(Pursuant to Article II, Chapter 21C of the Salinas City Code)**

Fiscal Year 2019 - 2020

Plans and specifications for the improvements to be maintained are those prepared by the H.D. Peters & Company (Streets, Sidewalks, etc.) and David G. Ralfe & Associates (Landscaping). These plans and specifications are filed separately in the office of the Department of Public Works and Maintenance Services Division of the City of Salinas and are hereby incorporated in this Report by reference.

PART B – ESTIMATE OF COSTS

**MIRA MONTE MAINTENANCE DISTRICT
ASSESSMENT DISTRICT NO. 2000-1
(Pursuant to Article II, Chapter 21C of the Salinas City Code)**

Proposed Budget FY 2019-2020

EXPENDITURES

Maintenance

In-House Inspection	\$25,755
Maintenance	\$40,000
Special dept Supplies	\$2,000
Water	\$30,000
<i>Subtotal Maintenance</i>	<u>\$97,755</u>

Utilities

Street Lights / Electricity	\$4,000
Street Lights	
Electricity	
<i>Subtotal Utilities</i>	<u>\$4,000</u>

Administrative Expenses

Agency Admin	\$15,000
Professional Fees	\$4,000
City Collection Fee	\$2,030
<i>Subtotal Administrative Expenses</i>	<u>\$21,030</u>

TOTAL EXPENDITURES: \$122,785

**REVENUE AND LEVY
ADJUSTMENTS**

Balance to Levy	\$ 120,785
Operating Reserve From/(To)	
Capital Reserve from/(To)	
Estimated Interest Earnings	\$2,000

TOTAL REVENUE AND LEVY ADJUSTMENTS \$122,785

DISTRICT STATISTICS

Total Parcels	203
Total Parcels Levied	203

ASSESSMENT RATES

Rate per Parcel	\$595
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PART C – ASSESSMENT ROLL BY PARCEL

**MIRA MONTE MAINTENANCE DISTRICT
ASSESSMENT DISTRICT NO. 2000-1
(Pursuant to Article II, Chapter 21C of the Salinas City Code)**

Fiscal Year 2019 - 2020

See Appendix B of this report.

PART D – METHOD OF DISTRIBUTION

**MIRA MONTE MAINTENANCE DISTRICT
ASSESSMENT DISTRICT NO. 2000-1
(Pursuant to Article II, Chapter 21C of the Salinas City Code)**

Fiscal Year 2019 - 2020

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

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

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

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

In any year beyond fiscal year 2005-2006, the assessment on each parcel shall increase based on the amount of the increase in the Engineers News Record (ENR) Index of the previous calendar year.

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

PART E – PROPERTY OWNERS LIST

**MIRA MONTE MAINTENANCE DISTRICT
ASSESSMENT DISTRICT NO. 2000-1
(Pursuant to Article II, Chapter 21C of the Salinas City Code)**

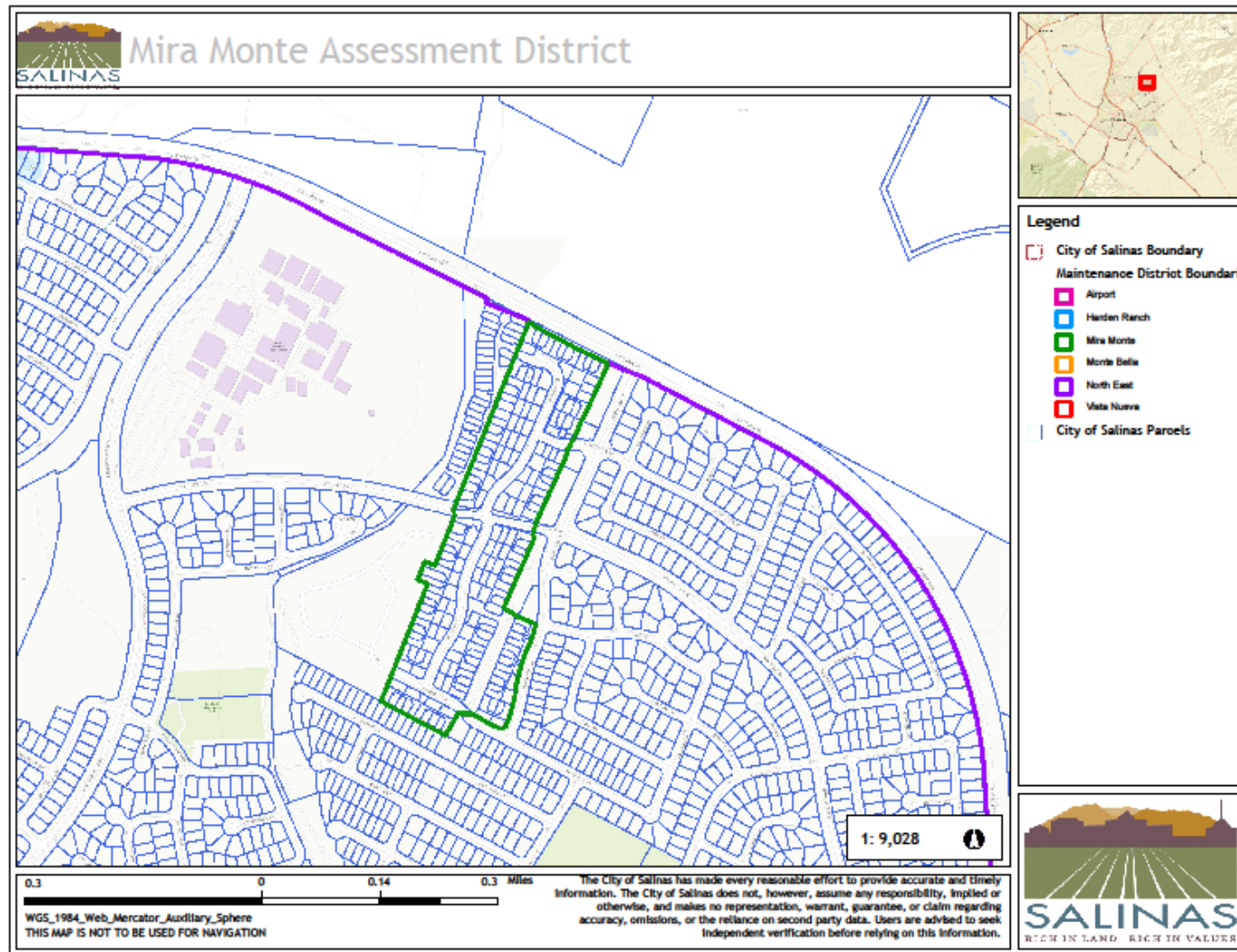
Fiscal Year 2019 - 2020

The assessment set forth for each parcel is shown on the Assessment Roll for the District, submitted separately, as "Assessment Roll for City of Salinas, Mira Monte Maintenance District, Fiscal Year 2019-20, which exhibit is incorporated by reference herein as Appendix B under separate cover, and is on file in the Office of the City Clerk.

The Assessment Roll lists all parcels within the boundaries of the District as shown on the Assessment Diagram, Appendix B herein, and on the last equalized roll of the Assessor of the County of Monterey, which is by reference made part of this report.

A list of names and addresses of the owners of all parcels within this District is shown on the last equalized Property Tax Roll of the Assessor of the County of Monterey, which by reference is hereby made a part of this report. This list is keyed to the Assessor's Parcel Numbers as shown on the Assessment Roll on file in the office of the City Clerk of the City of Salinas.

APPENDIX A – DISTRICT BOUNDARIES AND IMPROVEMENTS



APPENDIX B – ASSESSMENT ROLL