



ENGINEER'S REPORT

VISTA NUEVA

MAINTENANCE DISTRICT NO. 97-2

Fiscal Year 2019-20

June 4, 2019

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**ENGINEER'S REPORT
CITY OF SALINAS
VISTA NUEVA
MAINTENANCE DISTRICT NO. 97-2**

CERTIFICATIONS

DAVID JACOBS, Engineer of Work for Assessment District No. 97-2, 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 4, 2019.

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**

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

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.

Appendix A - 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.)

Appendix B - 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 A – PLANS AND SPECIFICATIONS

**VISTA NUEVA
MAINTENANCE DISTRICT NO. 97-2
(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 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 – ESTIMATE OF COST

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

Proposed Budget FY 2019-20

EXPENDITURES

Maintenance

Equipment & Other Maintenance	\$9,500
Equipment Rental	\$6,000
Contingencies	\$5,000
Improvement Other than Building	\$2,000

Subtotal Maintenance \$22,500

Utilities

Leased Lines	\$1,500
Street Lights	\$2,000
Electricity	\$1,250

Subtotal Utilities \$4,750

Administrative Expenses

Agency Admin	\$2,700
City Collection Fee	\$450

Subtotal Administrative Expenses \$3,150

TOTAL EXPENDITURES: \$30,400

REVENUE AND LEVY ADJUSTMENTS

Balance to Levy	\$29,400.00
Operating Reserve From/(To)	
Capital Reserve from/(To)	
Estimated Interest Earnings	\$1,000

TOTAL REVENUE AND LEVY ADJUSTMENTS \$30,400

DISTRICT STATISTICS

Total Parcels	49
Total Parcels Levied	49

ASSESSMENT RATES

Rate per Parcel	\$600
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PART C – ASSESSMENT ROLL BY PARCEL

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

Fiscal Year 2019 - 2020

See "Appendix B" of this report.

PART D – METHOD OF DISTRIBUTION OF COSTS

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

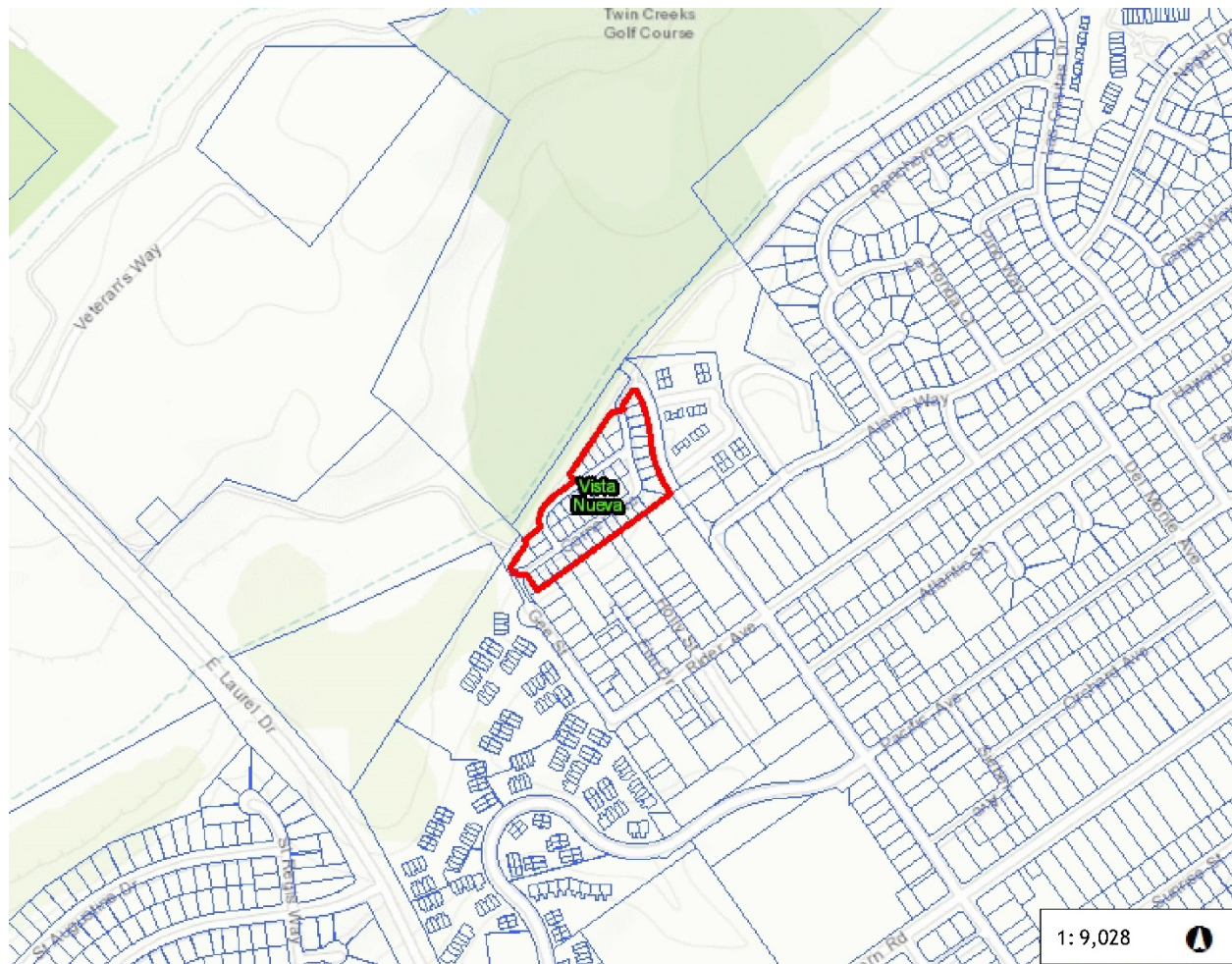
Fiscal Year 2019 - 2020

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 4 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.

APPENDIX A – DISTRICT BOUNDARIES



APPENDIX B – ASSESSMENT ROLL

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