



CITY OF SALINAS

**FINAL ENGINEER'S REPORT
HARDEN RANCH MAINTENANCE
ASSESSMENT DISTRICT NO. 2
FISCAL YEAR 2021-22
MONTEREY COUNTY, CALIFORNIA**

May 2021

PREPARED BY



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ENGINEER'S CERTIFICATION

AGENCY: THE CITY OF SALINAS

PROJECT: HARDEN RANCH MAINTENANCE ASSESSMENT DISTRICT NO. 2

TO: THE CITY COUNCIL OF THE
CITY OF SALINAS
STATE OF CALIFORNIA

ENGINEER'S REPORT FOR FISCAL YEAR 2021-22

Pursuant to Part 2 of Division 15 of the Streets and Highways Code of the State of California, Article XIID of the California Constitution (Proposition 218), and the Proposition 218 Omnibus Implementation Act and in accordance with the Resolution of Initiation, adopted by the City Council of the City of Salinas, State of California, in connection with the proceedings for:

HARDEN RANCH MAINTENANCE ASSESSMENT DISTRICT NO. 2

(Hereinafter referred to as the "District"),

I, Alison Bouley, authorized representative of the District, the duly appointed Assessment Engineer submit the following Report which consists of the following seven (7) parts and Appendices:

PART I

Overview: Provides the background and reason for the District.

PART II

Plans and Specifications: Plans and specifications for the improvements are as set forth on the lists thereof, attached hereto, and are on file in the Office of the City Engineer and are incorporated herein by reference.

PART III

Cost Estimate: An estimate of the costs of the proposed improvements, including incidental costs and expenses in connection therewith, is as set forth on the lists thereof, attached hereto, and are on file in the Office of the City Clerk and incorporated herein by reference.

PART IV

District Benefits: A discussion of the benefits provided by the District identifies, separates and quantifies the general and special benefits received by each parcel in the District, for the services received and the improvements provided.

PART V

Method of Apportionment: The method of apportionment of assessments, indicating the proposed assessment of the net amount of the costs and expenses of the improvements to be assessed upon the several lots and parcels of land within the District, in proportion to the estimated benefits to be received by such lots and parcels.

PART VI

Assessment Diagram: The Diagram of the District Boundaries showing the exterior boundaries of the Assessment District and the lines and dimensions of each lot or parcel of land within the Assessment District. The lines and dimensions of each lot or parcel within the Assessment District are those lines and dimensions shown on the maps of the Assessor of the County of Monterey for the fiscal year to which this Report applies. The Assessor's maps and records are incorporated by reference herein and made part of this Report.

PART VII

Assessment Roll: An assessment of the estimated cost of the improvements on each benefited lot or parcel of land within the District.

Appendices

Appendix A	Detention Basin Location Plat (McKinnon Park Site)
Appendix B	Detention Basin Location Plat (El Dorado Park Extension)
Appendix C	District Boundaries and Improvements
Appendix D	Assessment Roll

Engineer's Report
Harden Ranch Maintenance Assessment District No. 2
City of Salinas
Fiscal Year 2021-22



Harris & Associates

In conclusion, it is my opinion that the costs and expenses of the District have been assessed to the lots and parcels within the boundaries of the District in proportion to the estimated benefits to be received by each lot or parcel from the services provided and in conformance with the assessment methodology adopted by the City Council for the levying of assessments.

DATED: May 2021



Harris & Associates



Alison Bouley, P.E., Assessment Engineer
R.C.E. No. C61383
Engineer of Work
County of Monterey
State of California

I HEREBY CERTIFY that the enclosed Engineer's Report, together with Assessment Roll and Assessment Diagram thereto attached, was filed with me on the 11th day of May, 2021.

Patricia M. Barajas, City Clerk
City of Salinas
Monterey County, California

By _____

I HEREBY CERTIFY that the enclosed Engineer's Report, together with Assessment Roll and Assessment Diagram thereto attached, was approved and confirmed by the City Council of the City of Salinas, California, on the 11th day of May, 2021.

Patricia M. Barajas, City Clerk
City of Salinas
Monterey County, California

By _____



PART I – OVERVIEW

The City of Salinas (the “City”) established the Harden Ranch Maintenance District to provide a source of funding for the on-going maintenance of the amenities that were installed for the benefit of the parcels within the District. The district was created under Article II, Chapter 21C of the City of Salinas Municipal Code and the Landscaping and Lighting Act of 1972 of the State of California (the “1972 Act”). As required, the City prepares an Engineer’s Report annually and holds a public hearing to allow property owners within the District to address the City Council prior to the annual levy of the assessments.

This Engineer’s Report (the “Report”) sets forth the proposed assessments for Fiscal Year 2021-22 for the Harden Ranch Maintenance District (the “District”). Since the District was created prior to the passage of Proposition 218 in 1996, which established Article XIII D of the State Constitution, the District is a “grandfathered” assessment district by Section 5(a). As such it is not subject to the legal requirements of Proposition 218 so long as the assessments remain at rates that are equal to or less than the maximum assessment rates that were in place in 1996. As a result, the District does not have a built-in escalation factor to account for increasing maintenance costs resulting from inflation. In 1999, the City conducted a property owner assessment ballot in accordance to Proposition 218 to add an annual escalator based upon the annual change in the Consumer Price Index (CPI) which would allow the assessment rate to be increased annually to offset the impacts of inflation. A majority of the property owners voted against the increase in assessment rates that included the inflation factor. Since the revenue generated through the levy of assessments has remained static while maintenance costs have increased annually, the District has had to draw upon assessment reserves to fund annual maintenance services.

The estimated cost of maintenance services for Fiscal Year 2021-22 are detailed in Part III of this Report. All assessable parcels identified as being within the District share in both the cost and the benefits of the improvements. The costs and expenses associated with the improvements in the District are equitably spread among all benefiting parcels within the District and only parcels that receive special benefit from the improvements are assessed in proportion to benefit received. The funds collected from the assessments are dispersed and used for the services and operation provided within the District. A discussion of District benefits is provided in Part IV of this Report and the method of apportioning District costs to the parcels of land within the District is provided in Part V of this Report and Appendix D lists the assessment amount for each parcel in the District for Fiscal Year 2021-22.

It is important to note that since the District assessments do not include a built-in inflationary factor, the revenue from assessments has remained at approximately \$155,000 annually. However, maintenance cost have steadily risen each year. Annual maintenance costs within the District have been greater than assessment revenues for the last several years. The District has used reserves to offset the insufficiency of assessment revenues to pay for maintenance costs. The District maintains minimal reserves with District fund balance projected to be approximately \$62,500 at the beginning of FY 2021-22. Assessment districts normally maintain reserves at a level equal to half of the years projected expenses at the



beginning of the fiscal year. Based on this, the desired fund balance at the beginning of FY 2021-22 is approximately \$62,650.

Since District reserves are not be sufficient to maintain current service levels at the desired level, maintenance levels have been reduced to balance available revenues with expenditures. The landscaping maintenance contract agreement with Smith & Enright was renegotiated in August 2019 to reduce services and decrease costs. This includes reductions in tree trimming and in the frequency of other maintenance activities.

Maintenance levels will continue to decrease as costs increase as a result of inflation in coming years. The City has initiated discussions with District property owners regarding an assessment increase in order to increase services to the desired levels. It would require a mailed ballot property owner voting process to gain approval for the assessment increase, which would include a built-in annual inflation adjustment so that assessment rates could maintain pace with cost inflation in the future. The City expects to continue discussions with property owners as resources permit.



PART II – PLANS AND SPECIFICATIONS

The facilities, which have been constructed within the City of Salinas, and those which may be subsequently constructed, will be operated, serviced and maintained as generally described as follows:

The assessments provide for the maintenance and operation of and the furnishing of services and materials for street lighting facilities, masonry walls, detention basins, open space areas, landscaping, irrigation systems, bike paths, pedestrian pathways, slope maintenance, graffiti abatement, entry monuments, landscaping which includes trees, shrubs, grass, and other ornamental vegetation, and appurtenant facilities, including irrigation systems and drainage devices within the District. The continued maintenance of these improvements shall be budgeted and reviewed each fiscal year and fully or partially funded through the annual assessments.

The improvements are located in three areas within the District with specific types of improvements in each area. Appendix C shows the location of all of the improvements in addition to the District boundaries.

District Boundary Area Improvements

The improvements consist of crosswalks, signs and median strips located along the following street segments:

Street	Segment
North Main Street	Cherokee Drive to San Juan Grade Road
San Juan Grade Road	North Main Street extending 400 feet beyond Boronda Road
Natividad Road	Boronda Road to Emerald Way
Harden Parkway	The most westerly 925 feet of Harden Parkway
East Boronda Road	The most westerly 800 feet of East Boronda Road



District Interior Area Improvements

The improvements consist of walkways, crosswalks, masonry, walls, signs, linear parks and parkways, embankments, sprinkler systems, ornamental lighting and plantings including lawns, shrubs, and trees including all structures or other facilities necessary for linear park and parkway purposes that lie in this area. The improvements are located along the following street segments:

Street	Segment
El Dorado Drive	All of El Dorado Drive
McKinnon Drive	All of McKinnon Drive
Natividad Road	Boronda Road to Emerald Way
Harden Parkway	The most westerly 925 feet of Harden Parkway

Storm Water Detention Basin / Park Site Improvements

The improvements include a storm water detention basin and park improvements located on two shared use sites. Specific details regarding the two sites and the improvements are provided in Appendix A and Appendix B of this Report. A description and the location of the two sites are as follows:

Site	Description and Location
El Dorado Park Extension	5.828 acres on the westerly portion of El Dorado Park which is located on the southwest corner of Harden Parkway and El Dorado Drive
McKinnon Park Site	4.570 acres representing all of McKinnon Park which is located on the northeast corner of Harden Parkway and McKinnon Street

PART III – COST ESTIMATE

Estimated costs for Fiscal Year 2021-22 for the construction, operation, servicing and maintenance of the facilities described in Part II are shown in the following table.

	Adopted Budget FY 2020-21	Projected Expenses FY 2020-21	Proposed Budget FY 2021-22	Forecasted Budget FY 2022-23	Forecasted Budget FY 2023-24
EXPENDITURES ¹					
<u>Maintenance</u>					
Landscaping Contracted Services ²	\$51,400	\$51,400	\$51,400	\$51,400	\$51,400
Landscaping Extra Services	8,130	1,888	8,374	8,374	8,374
In-House Inspection	2,029	970	2,090	2,153	2,217
Supplies, Printing and Postage	<u>500</u>	<u>500</u>	<u>515</u>	<u>530</u>	<u>546</u>
Subtotal Maintenance:	\$62,059	\$54,759	\$62,379	\$62,457	\$62,538
<u>Utilities</u>					
Landscape Water	\$35,000	31,096	\$36,050	\$37,132	\$38,245
Landscape Lighting Controllers Electricity	<u>3,000</u>	<u>1,948</u>	<u>3,090</u>	<u>3,183</u>	<u>3,278</u>
Subtotal Utilities:	\$38,000	\$33,044	\$39,140	\$40,314	\$41,524
<u>Administrative Expenses</u>					
Agency Administration	\$12,925	13,175	\$13,570	\$13,977	\$14,396
Professional Fees ³	7,000	3,150	3,500	3,500	3,500
City Collection Fee ⁴	14,970	14,970	14,970	14,970	14,970
Other Charges and Contingencies ⁵	<u>1,205</u>	<u>0</u>	<u>0</u>	<u>0</u>	<u>0</u>
Subtotal Administrative Expenses:	\$36,100	\$31,295	\$32,040	\$32,447	\$32,866
<u>Capital Improvements</u>	<u>0</u>	<u>0</u>	<u>0</u>	<u>0</u>	<u>0</u>
TOTAL EXPENDITURES:	\$136,159	\$119,098	\$133,559	\$135,218	\$136,927
REVENUE AND LEVY ADJUSTMENTS					
Balance to Levy	\$155,164	\$155,164	\$155,164	\$155,164	\$155,164
Operating Reserve From/(To)	(20,005)	(36,067)	(22,543)	(21,236)	(19,865)
Additional City Contribution	0	0	0	0	0
Estimated Interest Earnings	<u>1,000</u>	<u>0</u>	<u>938</u>	<u>1,290</u>	<u>1,628</u>
TOTAL REVENUE AND LEVY ADJUSTMENTS	\$136,159	\$119,098	\$133,559	\$135,218	\$136,927
DISTRICT STATISTICS					
Total Parcels	1,514	1,514	1,514	1,514	1,514
Total Parcels Levied	1,497	1,497	1,497	1,497	1,497
Total Single Family Residence Parcels	1,458	1,458	1,458	1,458	1,458
Total Non-Single Family Residence Parcels	39	39	39	39	39
Total Non-Single Family Residence Acreage	121.35	121.35	121.35	121.35	121.35
ASSESSMENT RATES ⁶					
Assessment Rate per Single Family Unit	\$66.72	\$66.72	\$66.72	\$66.72	\$66.72
Assessment Rate Per Acre	\$353.66	\$353.66	\$353.66	\$353.66	\$353.66
Maximum Rate per Single Family Unit	\$66.72	\$66.72	\$66.72	\$66.72	\$66.72
Maximum Rate Per Acre	\$353.66	\$353.66	\$353.66	\$353.66	\$353.66
ASSESSMENT REVENUE					
Total Assessments Levied	\$155,164	\$155,164	\$155,164	\$155,164	\$155,164
Assessment Revenue at Maximum Rates	\$155,164	\$155,164	\$155,164	\$155,164	\$155,164
Capacity for Additional Revenue	\$0	\$0	\$0	\$0	\$0
FUND BALANCE INFORMATION					
<u>Operating Reserve Fund</u>					
Estimated Beginning Operating Reserve Fund Balance	\$25,899	\$25,899	\$62,513	\$85,994	\$108,520
Operating Surplus/(Deficit)	20,005	36,067	22,543	21,236	19,865
Interest (1.5%)	<u>1,000</u>	<u>548</u>	<u>938</u>	<u>1,290</u>	<u>1,628</u>
Projected Ending Operating Reserve Fund Balance:	\$46,904	\$62,513	\$85,994	\$108,520	\$130,013

¹ Estimated expenditures for FY 21-22 are equal to the greater of the prior years' budgeted amount or projected amount, increased by 3% unless noted otherwise.
Estimated expenditures for FY 22-23 and 23-24 are equal to the previous years' amount, increased by 3% unless noted otherwise.

² Landscaping and Other Maintenance costs are based on Smith & Enright contract amendment dated August 2019. Costs are based on a reduced level of service.

³ Professional Fees are based on Harris & Associates district administration contract.

⁴ City Collection Fee is \$10 per assessed parcel. This amount is added to each parcel assessment and it is not part of the District's maximum assessment rates.

⁵ No amount is budgeted for Other Charges and Contingencies for FY 21-22.

⁶ Maximum Rates can't be increased unless approved by a property owner vote in compliance with Proposition 218.



Glossary of Budget Items

A glossary of definitions for the multi-year budget table is provided below.

Expenditures

Maintenance

- Landscaping Contracted and Extra Services. Includes all contracted labor, material and equipment required to properly maintain the landscaping improvements within the District.
- In-House Inspection. Costs related to Inspectors on City staff who provide services such as construction work monitoring, project documentation, inspection and testing during the construction phase of a project.
- Supplies, Printing, and Postage. Includes unforeseen costs of supplies and repairs that are not included in the yearly maintenance contracts. 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.

Utilities

- Landscape Water. The cost of water required for the operation and maintenance of landscaping facilities.
- Landscape Lighting Controllers Electricity. The cost of electricity required for the operation and maintenance ornamental lighting and irrigation facilities.

Administrative Expenses

- Agency Administration. The cost to the City for providing the coordination for District service, operations and maintenance, responding to public concerns and education, and administering the annual levy including, but not limited to the costs associated with City staff salaries and for time utilized for District purposes, the costs of resource materials or any other administrative expenses 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.
- City Collection Fee. The cost to collect District assessments, including the fee the County charges to collect the assessments on the property tax bills. The charge is \$10 per levied parcel.
- Other Charges and Contingencies. The amount budgeted to pay for unforeseen costs that are not included in the budget.
- Capital Improvements. The amount planned for constructing, repairing or replacing capital items

in the District based on the City's FY 2020-21 Adopted CIP Budget Document, which is available online at <https://www.cityofsalinas.org/our-city-services/finance/budget-financial-reports>.

Revenue and Levy Adjustments

Balance to Levy. The total assessment amount that is levied in a Benefit Zone or in the District.

Operating Reserve From/(To). The amount transferred from the Operating Reserve Fund to make up for all or part of a funding deficit in the District or the amount of the funding surplus in the District that is transferred to the Operating Reserve Fund.

Additional City Contribution. The amount, if any, that the City contributes to the District to help cover the cost of services in the District.

Estimated Interest Earnings. The combined estimated annual interest to be earned on funds held in the Operating Reserve Fund and the Capital Reserve Fund.

District Statistics

Total Parcels. The total number of parcels within the boundaries of the District.

Total Parcels Levied. The total number of parcels that are assessed.

Total Single Family Parcels Levied. The total number of parcels levied in the District that contain one or more single family residential unit(s).

Total Non-Single Family Parcels Levied. The total number of parcels levied in the District that are not Single Family Residence Parcels.

Total Non-Single Family Residence Acreage. The total combined acreage for Non-Single Family Residence Parcels.

Assessment Rates

Assessment Rate per Single Family Unit. The rate per residential unit levied on Single Family Residence Parcels.

Assessment Rate per Acre. The rate per acre levied on Non-Single Family Residence Parcels.

Maximum Rate per Single Family Unit. The maximum rate per residential unit that can be levied on Single Family Residence Parcels.

Maximum Rate per Acre. The maximum rate per acre that can be levied on Non-Single Family Residence Parcels.

Assessment Revenue

Total Assessments Levied. The total amount levied on all assessed parcels in the District.

Assessment Revenue at Maximum Rates. The total amount that can be levied on all assessed parcels in the District.

Capacity for Additional Revenue. If the total assessments levied are less than assessment revenue at maximum rates, this is the additional amount of revenue can be generated if the assessments are increased up to the maximum rates.

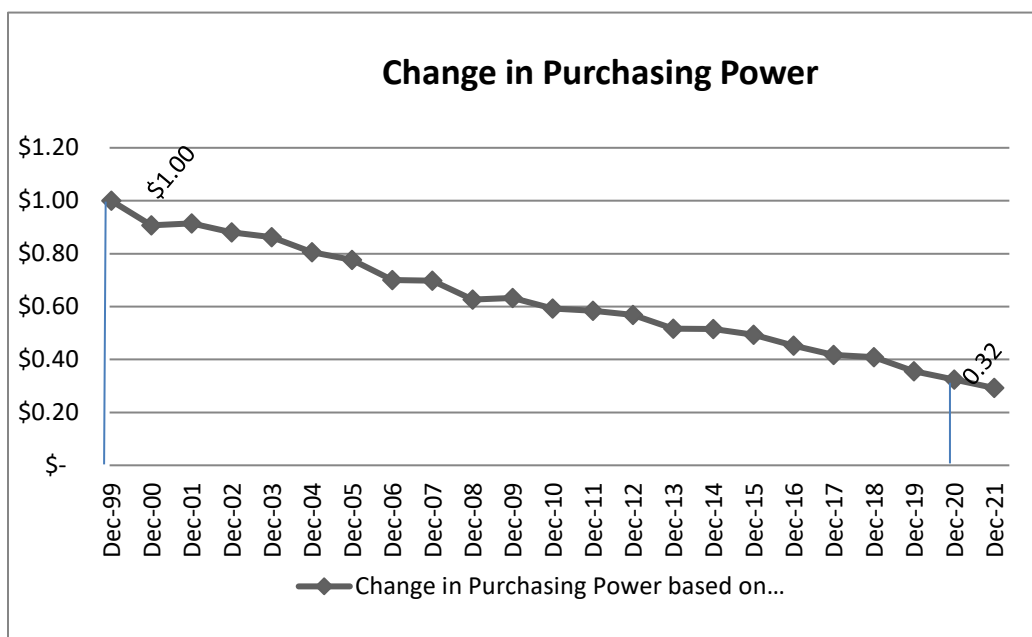
Fund Balance Information

Operating Reserve Fund. Pursuant to Section 22569 of the 1972 Act, the operating reserve fund is utilized 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, thereby eliminating 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.

Level of Maintenance Service Provided

At the time of formation of the Harden Ranch Maintenance District, assessment rates were set so that assessment revenues were sufficient to fund the maintenance services required for the maintenance of the improvements within the District that provide a special benefit to parcels within the District. However, since 1999 when a provision for adjusting the assessment rates annually for inflation was not approved by property owners, the frequency and level of maintenance services which the District has been able to provide, has gradually been reduced. While the cost of labor, materials, utilities and other services have continued to increase annually, the assessment revenues have not increased.

The table and graph below reflect the estimated decline in purchasing power since the District was formed based on the increase in the Engineering News Record Construction Cost Index for the San Francisco Area (CCI) since 1999. Common labor costs and wages in dollars per hour are primary components of CCI and are reflections of the cost of providing services in the District.



The graph illustrates the fact that the level of maintenance services that the District can currently provide from assessment revenue funding only, is estimated to be approximately 32% of the level that could be provided in 1999.

If needed, further reductions in maintenance levels will occur in order to balance expenditures with assessment revenue. This will include reductions in the frequency of tree trimming and other maintenance activities. Since the District is required to maintain drainage and water quality basins under the City's NPDES permit, the reduction in maintenance service levels will occur in other areas and are expected to impact the appearance of landscaping, and other improvements within the District in coming years.

There are options available to address this issue. Reductions in maintenance service levels can continue or a Proposition 218 ballot measure can be submitted to the property owners. A ballot measure would include a provision for annual escalation of rates to account for inflation in order to fully fund future District expenditures.



PART IV – DISTRICT BENEFITS

Authorizing Legislation

The Salinas Municipal Code and the Landscape and Lighting Act (the “Act”) allows the City to establish maintenance districts for the purpose of providing certain public improvements which provide a special benefit to the parcels, including the construction, maintenance, and servicing of street lights, traffic signals, and landscaping facilities. The Salinas Municipal Code expands the types of improvements to be maintained to include “sanitary sewer system facilities, storm drainage facilities and any other works, utility or appliances necessary or convenient for providing any other public service”.

Section 22573 of the Act requires that maintenance assessments be levied according to benefit rather than according to the assessed value of property. This section states:

“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.”

— Streets and Highways Code Section 22573

Furthermore, Section 22574 of the Act permits the designation of zones of benefit within any individual assessment district if “by reason of variations in the nature, location, and extent of the improvements, the various areas will receive different degrees of benefit from the improvements.”

The amount to be assessed may be apportioned by any formula or method which fairly distributes the amount among all assessable lots or parcels.

Proposition 218 – The Grandfather Clause

The Harden Ranch Maintenance District was established prior to the adoption of Proposition 218 which established July 1, 1997 as the effective date for assessments to meet all of the requirements of Article XIII D of the California State Constitution. As a result, the Harden Ranch Maintenance District is “grandfathered” under Section 5 of Article XIID which states:

“Beginning July 1, 1997, all existing, new, or increased assessments shall comply with this article... ..the following assessments existing on the effective date of this article shall be exempt from the procedures and approval process set forth... ..any assessment... ..sidewalks, streets, sewers, water, flood control, drainage systems or vector control...”

— Article XIID, Section 5

Section 5 further states that “subsequent increases in such assessments shall be subject to the procedures and approval process...” required by Proposition 218. In 1999, a proposed assessment rate increase was presented to the property owners in Harden Ranch, and a majority protest was received for any increase in the assessment. Any proposed increase to the existing assessment rate will require that the District be brought into compliance with the requirements of Article XIII D. This requires majority approval of property owners that return their assessment ballots, which are weighted by assessment amount (one dollar = one vote).

General Benefits

When the existing District assessments were established, the requirement that general benefits be separated from special benefits did not yet exist and the quantification of general benefits was not considered as it related to the assessments. Any proposed increase in the assessment rates will require the separation of general benefits from special benefits and the quantification of general benefits.

Special Benefits

The method of apportionment (assessment methodology) approved at the time the District was formed is based on the premise that each of the assessed parcels within the District receives a special benefit from the improvements maintained and funded by annual assessments. Specifically, the assessments are for the maintenance of improvements installed as part of the original development to serve the parcels within the District. The desirability of properties within the District are enhanced by the presence of well-maintained landscaping in close proximity to those properties. The special benefits associated with the local landscaping improvements are specifically:

- Enhanced desirability of properties through association with the improvements within the area.
- 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 and well maintained landscaping.
- Environmental enhancement through improved erosion resistance, dust and debris control and reduced noise and air pollution.
- Increased sense of pride in ownership of property resulting from well-maintained improvements in proximity to the properties subject to the assessments.
- Reduced vandalism and criminal activity resulting from well-maintained surroundings and amenities.
- The special enhancements of the properties that results from the above benefits.

All of the preceding special benefits contribute to a specific enhancement and desirability of each of the assessed parcels within the District.

Non-Assessed Parcels

Within the boundaries of the District, there are several types of properties that are not assessed based upon the assessment methodology that was adopted when the District was formed. These parcels include:

- Publicly owned parcels that are reserved as Public Open Space or are developed as City Parks for active recreation and are maintained and serviced by the District.
- Publicly owned wetland parcels.
- Certain Public Utility parcels.
- Privately owned open space parcels.
- Privately owned "sliver" parcels that have resulted from a lot line adjustment with an adjacent larger parcel. The adjacent larger parcel, of which these "sliver" parcels are a part, are assessed at the Single-Family Unit rate.

Any proposed assessment rate increase in the future will require consideration of whether the non-assessed parcels receive special benefits or not, and assessments must be levied on any parcel that is deemed to receive special benefits.



PART V – METHOD OF APPORTIONMENT

The Method of Assessment outlines the formula by which property that receives special benefit from the improvements and services provided will be assessed annually. The Method of Assessment for the District follows:

Land Use Classification

All parcels within the District are classified as either a Single Family Residence Parcel, a Non-Single Family Residence Parcel or a Non-Assessed Parcel as defined below:

Single Family Residential Parcel. A parcel containing one or more single family residential unit(s).

Non-Single Family Residence Parcels. A parcel that is not a Single Family Residence Parcel.

Non-Assessed Parcels. A parcel that does not receive special benefit from the improvements as described on the previous page.

Single Family Residence Parcels and Non-Single Family Residence Parcels are deemed to receive special benefit from the improvements and have special benefit conferred upon them as a result of the maintenance and operation of the improvements.

Assessments

The maximum allowed annual assessment for Single Family Residential Parcels is \$66.72 per residential unit and \$353.66 per acre for Non-Single Family Residential Parcels. The maximum assessment rates are based on an average residential density of 5.3 residential units per acre ($\$66.72 \times 5.3 = \353.66).

Applying the maximum allowed assessment rates and adding the City Collection Fee determines the maximum assessment levy for the District:

<i>Single Family Residence Parcels</i>	<i>1,458 Units</i>	<i>x \$66.72 per Unit</i>	<i>= \$97,277.76</i>
<i>Non-Single Family Residence Parcels</i>	<i>\$121.35 Acres</i>	<i>x \$353.66 per Acre</i>	<i>= \$42,916.46</i>
<i>City Collection Fee</i>	<i>1,497 Parcels</i>	<i>x \$10.00 per Parcel</i>	<i>= <u>\$14,970.00</u></i>
<i>Total Maximum Assessment Levy for the District:</i>			<i>= \$155,164.22</i>

Each parcel may be levied up to the maximum assessment rate.



PART VI – ASSESSMENT DIAGRAM

The District assessment diagram is on file with the City's Office of the City Clerk and is available for public inspection.

The lines and dimensions of each lot or parcel within the District are those lines and dimensions shown on the maps of the Assessor of the County of Monterey for the fiscal year to which this Report applies. The Assessor's maps and records are incorporated by reference herein and made part of this Report.

Harden Ranch Maintenance Assessment District No. 2 Boundaries

A reduced copy of the Assessment Diagram is provided as Appendix C.



PART VII – ASSESSMENT ROLL

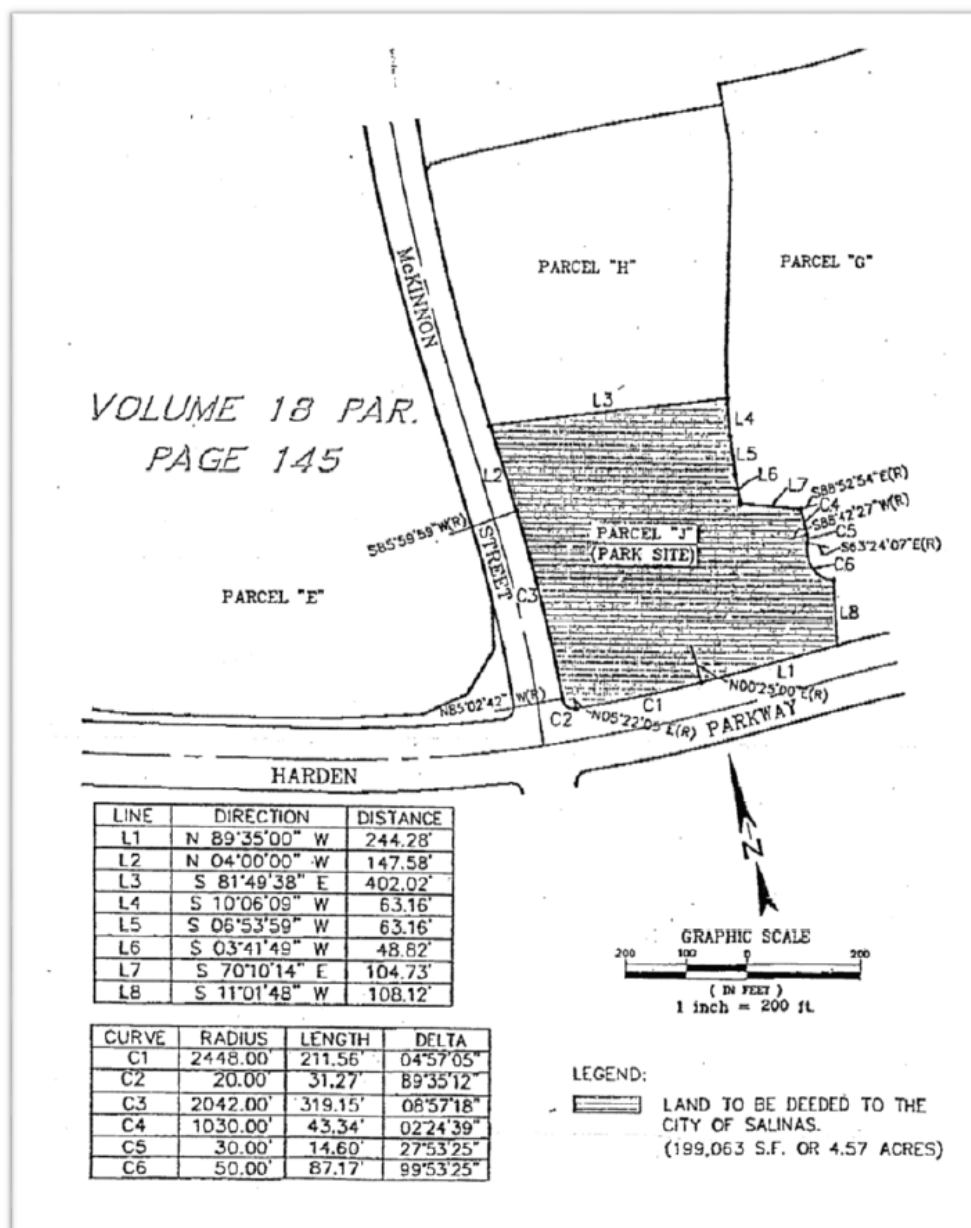
The assessment set forth for each parcel is shown on the Assessment Roll for the District is provided on the following pages and is submitted separately, as "Assessment Roll for City of Salinas, Harden Ranch Maintenance Assessment District No. 2, Fiscal Year 2021-22", which is under separate cover, and on file in the Office of the City Clerk.

The Assessment Roll, shown in Appendix D, lists all assessed parcels within the boundaries of the District.

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 – DETENTION BASIN LOCATION PLAT (MCKINNON PARK SITE)

The location of the detention basin at the McKinnon Park site is the Real Property situated in the City of Salinas, Monterey County, California, described as Parcel "J" (4.57 ac.) as said parcel is shown and described in the parcel map recorded December 20, 1991, in Volume 18 of Parcel Maps at page 145, Official Records of Monterey County, California (APN 211-231-45) and illustrated below.





APPENDIX B – DETENTION BASIN LOCATION PLAT (EL DORADO PARK EXTENSION)

The location of the detention basin at the El Dorado Park extension is described in the survey illustrated below and on the following page.

H. D. PETERS Co., Inc. and Associates

Engineering • Surveying • Planning

119 CENTRAL AVENUE POST OFFICE BOX
SALINAS, CALIFORNIA 93902
TELEPHONE (408) 424-3761

November 30, 1993
Job No. 2588

EL DORADO PARK EXTENSION

All that certain real property situate in the Rancho El Sausal, City of Salinas, County of Monterey, State of California described as follows:

That portion of that certain 11.565 acre parcel of land as shown and so designated upon map filed for record in Volume 18 of "Parcel Maps" at Page 69, Records of Monterey County, California described as follows:

Beginning in the southerly line of Harden Parkway (a public street 104 feet wide at this point) at the most easterly corner of said 11.565 acre parcel of land; thence leave said line of street and run along the boundaries of said 11.565 acre parcel of land with the following ten (10) courses

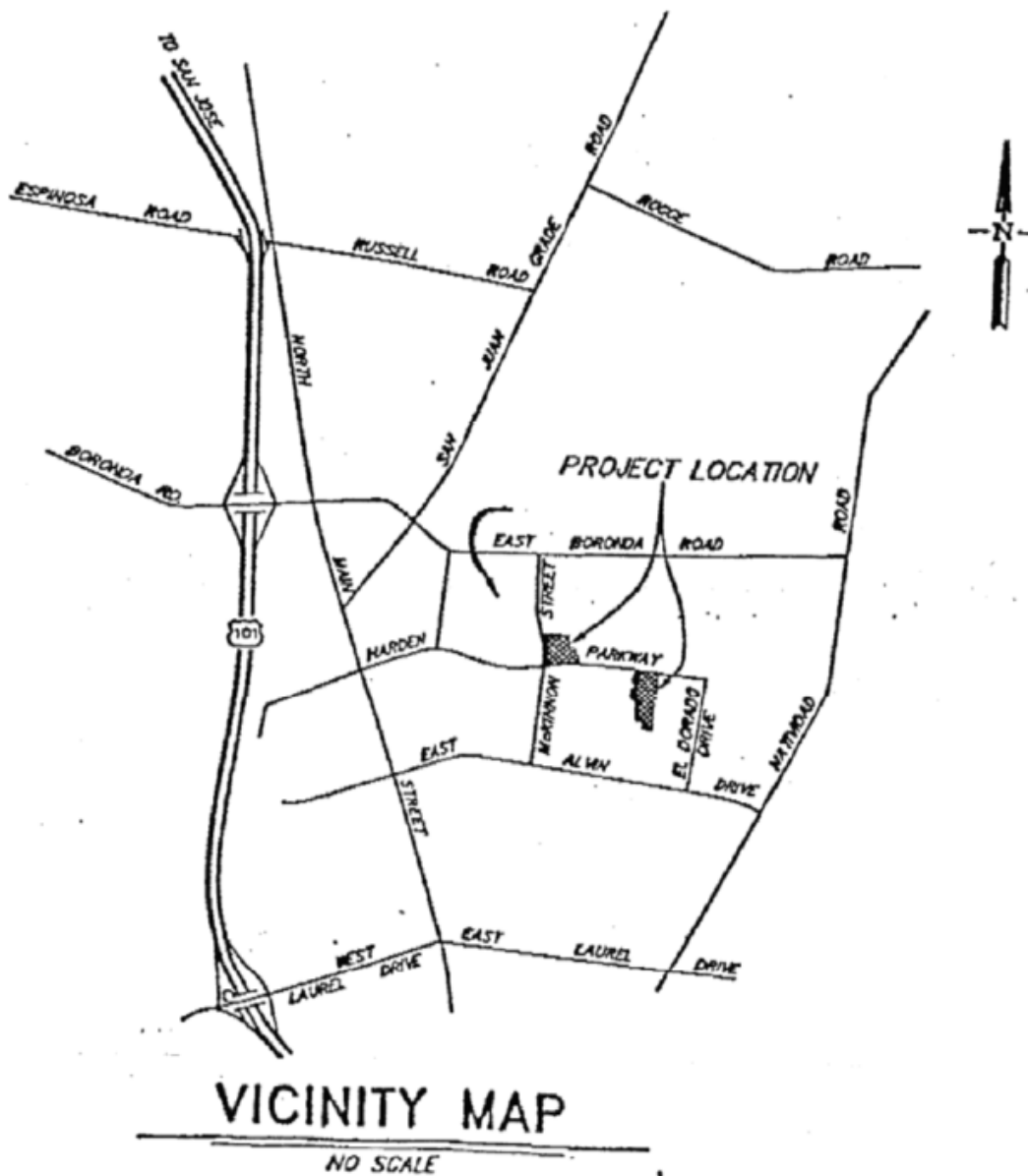
- (1) North 79° 48' 07" West, 70.18 feet; thence
- (2) South 14° 15' 53" West, 787.86 feet to the centerline of Calaveras Drive (a public street 60 feet wide); thence along the northwesterly prolongation of said centerline
- (3) North 73° 03' 00" West, 132.52 feet; thence leave said line
- (4) North 16° 57' 00" East, 44.93 feet; thence
- (5) North 9° 45' 06" West, 75.55 feet; thence
- (6) North 71° 12' 39" West, 99.54 feet; thence
- (7) North 16° 55' 13" East, 24.74 feet; thence
- (8) North 5° 37' 46" East, 66.92 feet; thence
- (9) North 4° 14' 24" East, 174.11 feet; thence
- (10) North 31° 32' 51" West, 123.53 feet; thence leave said boundary and run across said 11.565 acre parcel of land with the following five (5) courses

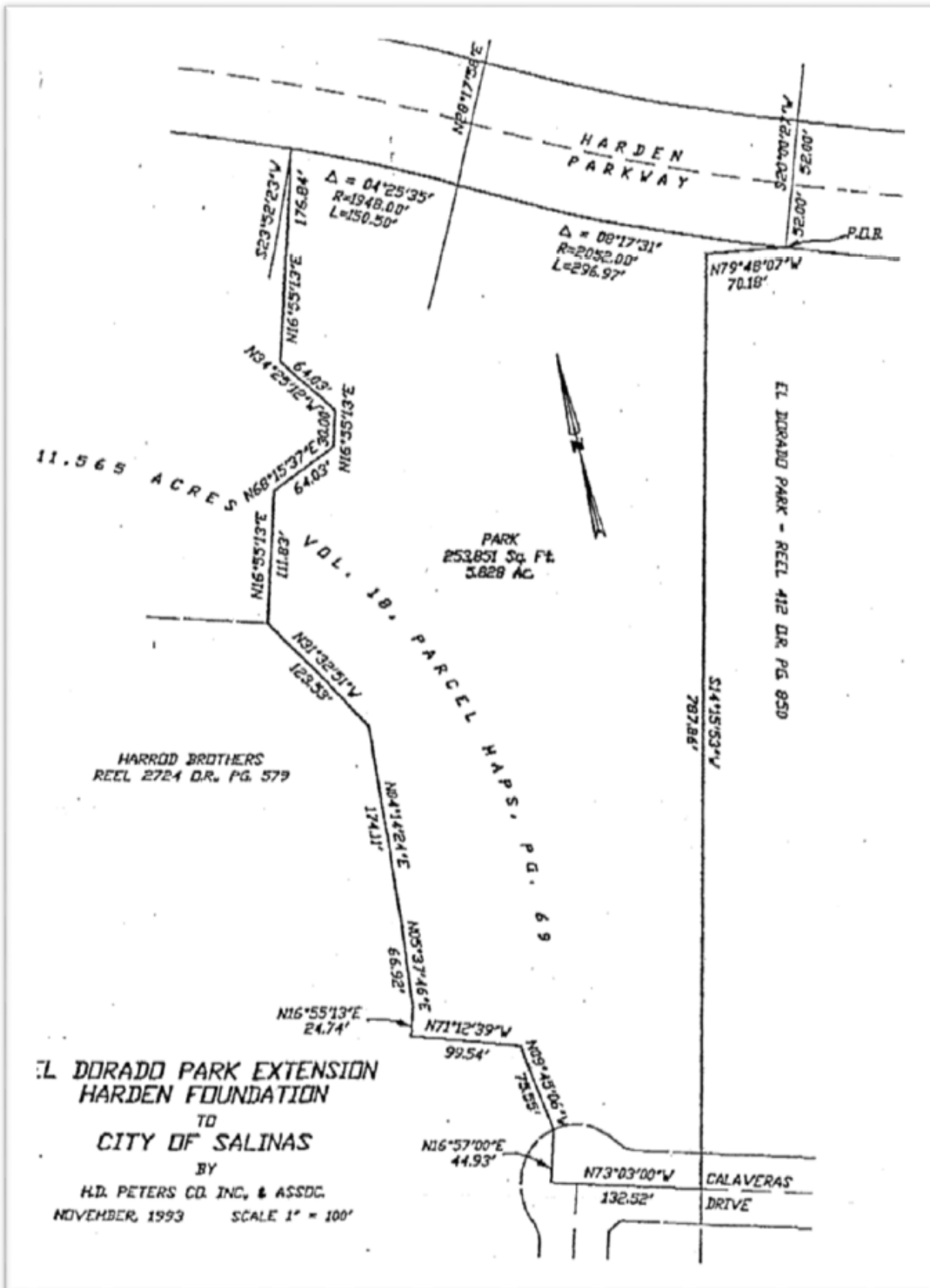


- (12) North 68° 15' 37" East, 64.03 feet; thence
- (13) North 16° 55' 13" East, 30.00 feet; thence
- (14) North 34° 25' 12" West, 64.03 feet; thence
- (15) North 16° 55' 13" East, 176.84 feet to the northerly boundary of said 11.565 acre parcel of land and the southerly line of said Harden Parkway; thence along said common line
- (16) Easterly along the arc of a non-tangent circular curve, the center of circle of which bears South 23° 52' 23" West, 1948.00 feet distant, through a central angle of 4° 25' 35", for an arc distance of 150.50 feet; thence
- (17) Easterly along the arc of a tangent reverse circular curve, the center of circle of which bears North 28° 17' 58" East, 2052.00 feet distant through a central angle of 8° 17' 31", for an arc distance of 296.97 feet to the point of beginning.

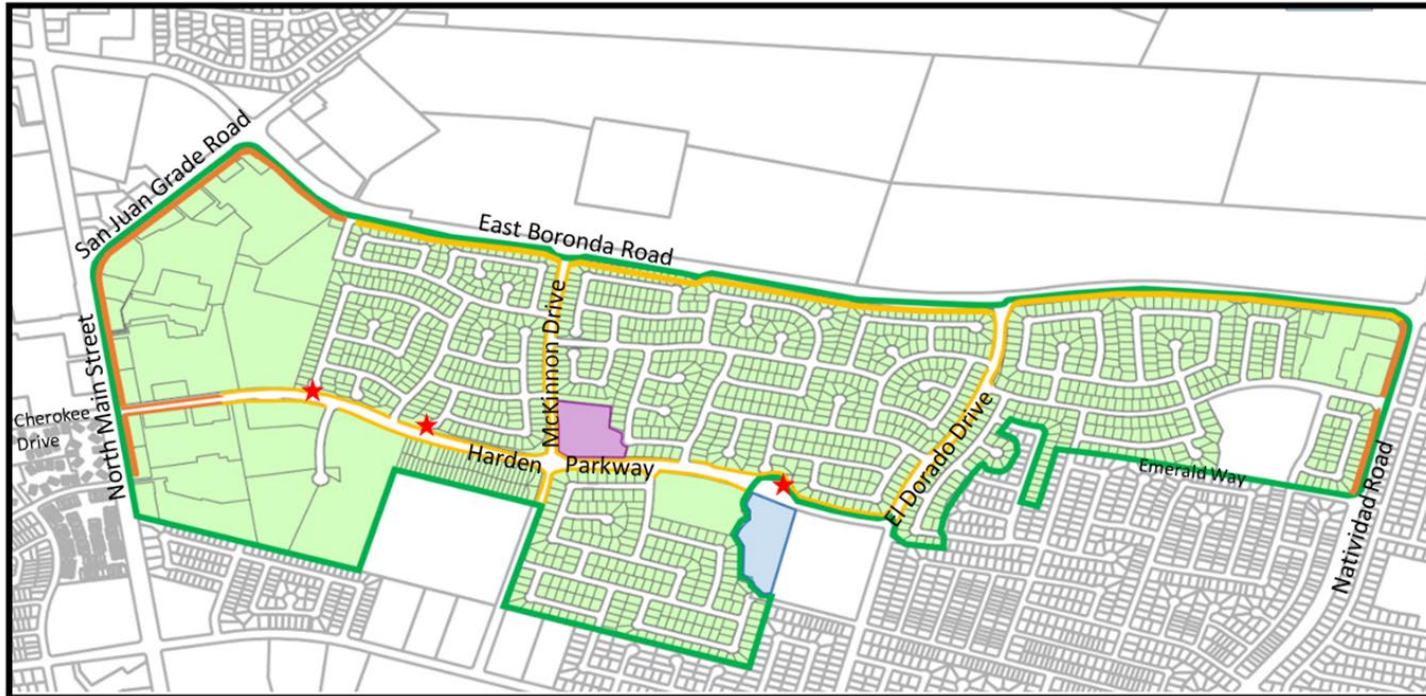
Containing 5.828 acres of land, more or less.

THE RETENTION/DETENTION BASINS
AT MCKINNON AND EL DORADO SITES
HARDEN RANCH ASSESSMENT DISTRICT NO. 90-1
PROJECT NO. 9413





APPENDIX C – DISTRICT BOUNDARIES & IMPROVEMENTS



LEGEND

	Harden Ranch Maintenance District Boundary		District Boundary Area Improvements
	Assessed Parcels		District Interior Area Improvements
	Non-Assessed Parcels		McKinnon Park Site/Detention Basin
	Play Equipment Sites		El Dorado Park Extension/Detention Basin



APPENDIX D – ASSESSMENT ROLL

The Assessment Roll is shown on the following pages.