

RESOLUTION NO. 4054

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF SOLEDAD, COUNTY OF MONTEREY, CALIFORNIA ORDERING THE LEVY AND COLLECTION OF ASSESSMENTS WITHIN THE RANCHO SAN VICENTE PARKS AND OPEN SPACES MAINTENANCE ASSESSMENT DISTRICT FOR FISCAL YEAR 2007/2008

The City Council of the City of Soledad, California (hereinafter referred to as the "City") does resolve as follows:

WHEREAS, the City Council has by previous Resolutions initiated proceedings and declared its intention to levy assessments for the Rancho San Vicente Parks and Open Spaces Maintenance Assessment District (hereafter referred to as the "District") for the Fiscal Year commencing July 1, 2007 and ending June 30, 2008 pursuant to the provisions of the *Landscaping and Lighting Act of 1972, Part 2 of Division 15 of the California Streets and Highways Code, commencing with Section 22500* (hereafter referred to as the "Act") to pay the costs and expenses of operating, maintaining, and servicing improvements and facilities located within public places within the boundaries of the District; and,

WHEREAS, the Engineer selected by the Council has prepared and filed with the City Clerk, and the City Clerk has presented to the Council, the Engineer's Annual Levy Report (hereafter referred to as the "Report") for the District that describes the District and the proposed levy and collection of assessments upon eligible parcels of land within the District, and the Council did by previous Resolution approve such Report; and,

WHEREAS, the City Council desires to levy and collect assessments against parcels of land within the District for the Fiscal Year commencing July 1, 2007 and ending June 30, 2008 to pay the costs and expenses of operating, maintaining, and servicing improvements and facilities located within the boundaries of the District; and,

WHEREAS, this City and its legal counsel have reviewed the provisions of Section XIIIID of the California State Constitution and found that the proposed assessments comply with these provisions.

NOW, THEREFORE, BE IT RESOLVED, DETERMINED, AND ORDERED BY THE CITY COUNCIL OF THE CITY OF SOLEDAD FOR THE RANCHO SAN VICENTE PARKS AND OPEN SPACES MAINTENANCE ASSESSMENT DISTRICT AS FOLLOWS:

Section 1 Following notice duly given, the City Council has held a full and fair Public Hearing regarding the District, the levy and collection of assessments, the Report prepared in connection therewith, and considered all oral and written statements, protests, and communications made or filed by interested persons regarding these matters.

Section 2 Based upon its review (and amendments, as applicable) of the Report, the City Council hereby finds and determines that:

- i) the land within the District will receive special benefit by the operation, maintenance, and servicing of improvements located in public places within the boundaries of the District; and,
- ii) the District includes all of the lands so benefited; and,
- iii) the net amount to be assessed upon the lands within the District in accordance with the fee for the Fiscal Year commencing July 1, 2007 and ending June 30, 2008 is apportioned by a formula and method which fairly distributes the net amount among all eligible parcels in proportion to the estimated benefits to be received by each parcel from the improvements and services.

Section 3 The Report and assessments as presented to the City Council and on file in the Office of the City Clerk are hereby confirmed as filed.

Section 4 The maintenance, operation, and servicing of the improvements and appurtenant facilities shall be performed pursuant to the Act. The City Council hereby orders the proposed improvements to be made, which improvements are briefly described as follows: the maintenance and operation of and the furnishing of services and materials for landscape maintenance easement areas including open space areas, parkways, and slopes within the boundaries of the District, including, but not limited to trees, shrubs, turf and other ornamental vegetation, drainage and irrigation systems, stitch piers; park maintenance and repairs, and sound wall maintenance repairs; and other appurtenant facilities. The Report describes all new improvements or substantial changes in existing improvements.

Section 5 The County Auditor of the County of Monterey shall enter on the County Assessment Roll opposite each eligible parcel of land the amount of levy so apportioned by the formula and method outlined in the Report, and such levies shall be collected at the same time and in the same manner as the County taxes are collected pursuant to *Chapter 4, Article 2, Section 22646* of the Act. After collection by the County, the net amount of the levy shall be paid to the City Treasurer.

Section 6 The City Treasurer shall deposit all money representing assessments collected by the County for the District to the credit of a fund known as the "Improvement Fund, City of Soledad, Rancho San Vicente Parks and Open Spaces Maintenance Assessment District and such monies shall be expended only for the maintenance, operation, and servicing improvements and facilities as described in Section 4.

Section 7 The adoption of this Resolution constitutes the District levy for the Fiscal Year commencing July 1, 2007 and ending June 30, 2008.

Section 8 The City Clerk or their designate is hereby authorized and directed to file the levy with the County Auditor upon adoption of this Resolution pursuant to *Chapter 4, Article 1, Section 22641* of the Act.

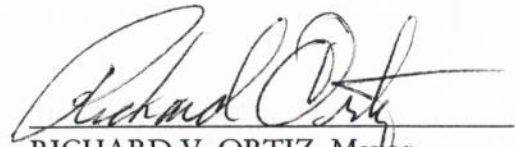
PASSED, APPROVED and ADOPTED this 18th day of July, 2007 by the following vote:

AYES, and in favor thereof, Councilmembers: Juan Saavedra, Patricia Stephens, Mayor Pro Tem Christopher Bourke, Mayor Richard Ortiz

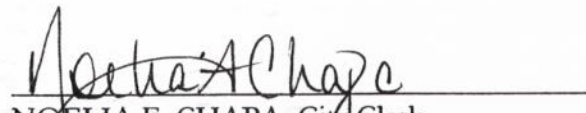
NOES, Councilmembers: None

ABSTAIN, Councilmembers: None

ABSENT, Councilmembers: Martha Camacho


RICHARD V. ORTIZ, Mayor

ATTEST:


NOELIA F. CHAPA, City Clerk

ENGINEER'S REPORT AFFIDAVIT
Rancho San Vicente Parks and Open Spaces
Maintenance Assessment District

City of Soledad
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 2007/2008 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 27th day of April, 2007.

MuniFinacial
Assessment Engineer
On Behalf of the City of Soledad

By: Bill Moses

Bill Moses
District Administration Services

By: 

John F. Knipe, P.E.
R. C. E. #27088

**CITY OF SOLEDAD
ENGINEER'S FINAL ANNUAL
LEVY REPORT
Rancho San Vicente Parks and Open Spaces
Maintenance Assessment District
Fiscal Year 2007/2008**



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Rancho San Vicente Parks and Open Spaces
Maintenance Assessment District**

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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 2007/2008 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.

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CITY CLERK'S CERTIFICATE
Rancho San Vicente Parks and Open Spaces
Maintenance Assessment District

City of Soledad
Monterey County, State of California

I HEREBY CERTIFY that the enclosed Engineer's Report, together with the Assessment Diagram thereto attached, was filed with me on the _____ day of _____, 2007.

NOELIA F. CHAPA, City Clerk
City of Soledad, Monterey County, California

By: _____

I HEREBY CERTIFY that the enclosed Engineer's Report, together with the Assessment Diagram thereto attached, was approved and confirmed by the City Council of the City of Soledad, California, on the _____ day of _____, 2007.

NOELIA F. CHAPA, City Clerk
City of Soledad, Monterey County, California

By: _____

I HEREBY CERTIFY THAT THE ENCLOSED Engineer's Report, together with the Assessment Diagram thereto attached, was filed with the County Auditor of the County of Monterey on the _____ day of _____, 2007.

NOELIA F. CHAPA, City Clerk
City of Soledad, Monterey County, California

By: _____

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I. OVERVIEW

A. Introduction

The City of Soledad ("City") annually levies and collects special assessments in order to maintain the improvements within the Rancho San Vicente Parks and Open Spaces Maintenance Assessment District ("District"). The District is annually levied pursuant to the *Landscape and Lighting Act of 1972, Part 2 of Division 15 of the California Streets and Highways Code* ("1972 Act").

This Engineer's Annual Levy Report ("Report") has been prepared in accordance with the provisions of *Chapter 3, Section 22622* of the 1972 Act. This Report describes the District, the improvements therein, any annexations or other modifications to the District including any substantial changes to the improvements, the method of apportionment, the boundaries of the District, and financial information including the district budgets and proposed annual assessments for Fiscal Year 2007/2008. The proposed assessments are based on the historic and estimated costs to maintain the improvements that provide a special benefit to properties within the District. The costs of improvements and the annual levy including all expenditures, deficits, surpluses, revenues, and reserves are assessed to each parcel within the District proportionate to the parcel's special benefits.

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

Pursuant to *Chapter 3, beginning with Section 22620* of the 1972 Act, the City Council shall conduct a noticed annual public hearing to consider all public comments and written protests regarding the District. Following the annual public hearing and review of the Engineer's Annual Levy Report, the City Council may order amendments to the Report or confirm the Report as submitted. Following final approval of the Report and confirmation of the assessments contained therein, the City Council will by resolution: order the improvements to be made and confirm the levy and collection of assessments pursuant to *Chapter 4, Article 1, beginning with Section 22640* of the 1972 Act. The assessment rate and method of apportionment described in this Report as approved or modified by the City Council defines the assessments to be applied to each parcel within the District for Fiscal Year 2007/2008.

The assessments as approved will be submitted to the County Auditor/Controller to be included on the property tax roll for each parcel within the District. 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. 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 contained in this Report as approved by the City Council.

B. Applicable Legislation

On November 5, 1996, California voters approved Proposition 218. This Constitutional amendment was the latest in a series of initiatives altering the revenue-raising discretion of California local agencies. The provisions of the Proposition are set forth in California Constitutional Articles XIII C and XIII D, as follows:

1. Strengthens the general and special tax provisions of Proposition 13 and Proposition 62.
2. Extends the initiative process to all local taxes, assessments, fees, and charges.
3. Adds substantive and procedural requirements to assessments.
4. Adds substantive and procedural requirements to property-related fees and charges.

Proposition 218 requires that beginning July 1, 1997, all new and existing assessments (with some exceptions) conform to new substantive and procedural requirements. However, certain assessments are exempted from the conformity requirement until they are increased. Generally, these exemptions include:

- Assessments used exclusively to fund sidewalks, streets, sewers, water, flood control, drainage systems, or vector control.
- Assessments used exclusively for bond repayments, the cessation of which would violate the Contract Impairment Clause of the U.S. Constitution.
- Assessments previously approved by a majority of voters.
- Assessments approved by all the property owners at the time the assessments were initially imposed.

This Report contains the method of spread, and as such has been prepared in accordance with these requirements. Once the substantive requirements have been met, new procedural requirements must be followed before *new or increased* assessments may be levied. Generally, these procedures include:

- The City must mail notice regarding assessments to all property owners. Each notice must contain an assessment ballot for the property owner to indicate approval or disapproval of the assessment.

After mailing the notices, the City must hold a public hearing. At the conclusion of the public hearing, the City must tabulate all ballots received, counting each ballot in proportion to the total amount of the assessment. The assessment may be imposed only if 50% or more of the weighted ballots returned support the assessment. (Prior to Proposition 218, an assessment could be imposed if less than a majority of all landowners protested the imposition.)

II. PLANS AND SPECIFICATIONS

The location, boundaries and specific improvements provided within the District are described in this section. The determination and calculation of special benefit is discussed in the Method of Apportionment and the corresponding expenses, revenues and assessments are summarized in the annual budget.

A. District Boundaries, General Description of the District and Services

The Rancho San Vicente Parks and Open Spaces Maintenance Assessment District is generally described as a district bounded on the northeast by existing Vista Soledad Phases I and II, on the southwest by San Vicente Townhomes, on the southeast by West Street, and on the northwest by San Vicente Road.

Maintenance and operation of street lights and any or all public landscaping and irrigation improvements, of a local nature, on landscaped strips of land adjacent to curbs of the following described streets, including jogging paths, planter walls, grass berms, appurtenant irrigation systems; ornamental plantings including lawns, shrubs, and trees; including necessary repairs, replacements, water, electric current, spraying, care, supervision, debris removal, and any and all other items of work necessary and incidental for the proper maintenance and operation thereof. Maintenance and operation also includes all additions, improvements and enlargements thereto which may hereafter be made on the following described work:

Maintenance and operations as described above are for the improvements located on the following streets.

West Street and San Vicente Road Landscaping, is located in a strip of land varying in width from face of curb lines, including planter walls:

A 10-foot wide +/- strip of land along the northwest side of West Street from Market Street northeast to the Vista Soledad Subdivision.

A 30-foot wide +/- strip of land along the easterly side of San Vicente Road from San Vicente Townhomes north to the Vista Soledad Subdivision.

Maintenance and operation of any and all public landscaping and irrigation improvements, of a local nature, on landscaped areas of the following described areas, including appurtenant irrigation systems; ornamental plantings including lawns, shrubs and trees; including necessary repairs, replacements, water, electric current, spraying, care, supervision, debris removal, and any and all other items of work necessary and incidental for the proper maintenance and operation thereof.

Maintenance and operation also includes all additions, improvements and enlargements thereto which may hereafter be made on the following described work:

Neighborhood Park Parcel "D"

Incidental costs including contingencies and assessment district incidentals including engineering, printing, and notices to property owners, collection costs, legal fees, administration and supervision, are assessed to the District on the same basis as the improvements specified above.

III. METHOD OF APPORTIONMENT

A. General

The 1972 Act permits the establishment of assessment districts by agencies for the purpose of providing certain public improvements which include the operation construction, maintenance and servicing of landscaping, street lighting, and park and recreational 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."

The formula used for calculating assessments in the District therefore reflects the composition of the parcels, and the improvements and services provided, to fairly apportion the costs based on estimated benefit to each parcel.

In addition, pursuant to the *Article XIID Section 4*, a parcel's assessment may not exceed the reasonable cost of the proportional special benefit conferred on that parcel and provides that only special benefits are assessable and the District must separate the general benefits from the special benefits.

B. Benefit Analysis

Each of the improvements and the associated costs have been carefully reviewed by the City and the corresponding assessments have been proportionately spread to each parcel based on special benefits received from the improvements.

Special Benefits — The method of apportionment (assessment methodology) is based on the premise that each of the assessed parcels within the District receives benefit from the improvements maintained and financed by annual assessments. Specifically, the assessments are for the maintenance of local street lighting and landscaped improvements. The desirability and security of properties within the District are enhanced by the presence of street lighting and 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.

- Improved aesthetic appeal of properties within the District providing a positive representation of the area.
- Enhanced adaptation of the urban environment within the natural environment from adequate green space and landscaping.
- Environmental enhancement through improved erosion resistance, and dust and debris control.
- Increased sense of pride in ownership of property within the District resulting from well-maintained improvements associated with the properties.
- 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 within the District 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:

- Enhanced deterrence of crime and the aid to police protection.
- Increased nighttime safety on roads and highways.
- Improved ability of pedestrians and motorists to see.
- Improved ingress and egress to property.
- Reduced vandalism and other criminal acts and damage to improvements or property.
- Improved traffic circulation and reduced nighttime accidents and personal property loss.
- Increased promotion of business during nighttime hours in the case of commercial properties.

The assessments have been apportioned proportionate to the benefit received. It is the belief of the City that residential properties benefit from all of the maintained improvements and street lighting. The improvements maintained serve to increase the quality of life in the community and therefore all residents benefit, without regard to lot size, occupancy, etc. The assessments are therefore apportioned equally to all residential dwelling units within the City.

C. Assessment Methodology

Exempted from the assessment would be the areas of public streets, public avenues, public lanes, public roads, public drives, public courts, public alleys, public easements and right-of-way, public greenbelts and public parkways, and that portion of public property that is not developed and used for business purposes similar to private commercial, industrial, and institutional activities.

With the exception of the proposed park, the improvements to be maintained and operated as a result of the formation of the Rancho San Vicente Parks and Open Spaces Maintenance Assessment District were installed simultaneously with the development of residential units within the District. The full assessment will be collected from all developed parcels in proportion to the special benefit derived by each parcel. All of the involved improvements were installed within or in areas in close proximity to the developed residential lots.

As a result of the foregoing, the developed residential lots in Rancho San Vicente will receive the special benefits of the operation and maintenance of parks, public landscaping and street lights. These special benefits include enhanced neighborhood identity and quality of life, generated when park landscaping and lighting are in place, improved, operable, safe, clean and maintained. In short, maintenance and operation of the proposed improvements will provide beautification, shade, and increase the desirability of the immediate surroundings of the residential units within the District.

Because of the location of the improvements either within or close to the District itself, there is no general benefit to properties outside the District or the community as a whole, or a general benefit that is so negligible, it cannot be calculated for purposes of assessment.

As such, all costs associated with the maintenance and operation of Rancho San Vicente Parks and Open Spaces District improvements, including incidentals and appurtenances, shall be spread to all parcels within the District on a development unit basis. Developed parcels are those parcels on which a final subdivision map has been filed, and which obtained building permits as of the date of the final hearing on assessment. Said parcels also abut or obtain primary access from a public street.

In order to determine the appropriate assessment for each developed parcel, a budget for operation and maintenance costs associated with planned improvements in the Rancho San Vicente Subdivision Project was prepared.

Factored development unit calculations for residential areas are as follows:

Low Density Residential	=	1.0 Unit/Residential Lot Single Family Unit
Future Apartment Unit	=	0.8 Unit/Apartment Unit x Apartment Units = Equivalent Single Family Unit (ESFU)

In addition to a City fee for annual administration of the District, all assessed parcels shall be assessed an additional \$15.00 for processing the annual assessments through the County Auditor/Controller.

Any new or increased assessment requires certain noticing and meeting requirements by law. Prior to the passage of Proposition 218 (*California Constitution Articles XIII C and XIII D*), legislative changes in the Brown Act defined a "new or increased assessment" to exclude certain conditions. These conditions included "any assessment does not exceed the formula or range of assessments previously adopted by the agency or approval by the voters in the area where the assessment is proposed." This definition and conditions were later confirmed through Senate Bill 919 (Proposition 218 implementing legislation).

The purpose of establishing an Assessment Range Formula is to provide for reasonable increases and inflationary adjustment to annual assessments without requiring costly noticing and mailing procedures, which could add to the District costs and assessments. This District provides for an annual adjustment to the Maximum Assessment Rate per ESFU of three percent (3%).

The Assessment Range Formula shall be applied to all future assessments within the District. Generally, if the proposed annual assessment (levy per equivalent single family unit – ESFU) for the current fiscal year is less than or equal to the calculated Maximum Assessment, then the proposed annual assessment is not considered an increased assessment. The Maximum Assessment is equal to the initial assessment (approved by property owners within the District) adjusted annually by three percent (3%).

Beginning in the second fiscal year (Fiscal Year 2004/2005) and each fiscal year thereafter, the Maximum Assessment would be recalculated and a new Maximum Assessment established within the District.

The Maximum Assessment is adjusted annually and is calculated independent of the District's annual budget and proposed annual assessment. Any proposed annual assessment (rate per ESFU less than or equal to this Maximum Assessment) is not considered an increased assessment, even if the proposed assessment is greater than the assessment applied in the prior fiscal year.

Although the Maximum Assessment will increase each year, the actual assessment may remain unchanged. The Maximum Assessment adjustment is designed to establish a reasonable limit on assessments. The Maximum Assessment calculated each year does not require or facilitate an increase to the annual assessment and neither does it restrict assessments to the adjustment maximum amount. If the budget and assessment for the fiscal year do not require an increase, or the increase is less than the adjusted Maximum Assessment, then the required budget and assessment may be applied without additional property owner balloting. If the budget and assessments calculated requires an increase greater than the adjusted Maximum Assessment, then is considered an increased assessment and would be subject to balloting.

IV. DISTRICT BUDGET

A. Description of Budget Items and Services

The following describes the services and costs that are funded through the District, shown in the District Budget, Section IV B.

DIRECT COSTS:

Park Maintenance, Street Landscaping, Parkway Water Charges, Park Water Charges, Park Electrical Charges, Sound Wall Maintenance and Street Lighting Electrical & Replacement - Maintenance and operation of street lights and any or all public landscaping and irrigation improvements, of a local nature, on landscaped strips of land adjacent to curbs of the following described streets, including jogging paths, planter walls, grass berms, appurtenant irrigation systems; ornamental plantings including lawns, shrubs, and trees; including necessary repairs, replacements, water, electric current, spraying, care, supervision, debris removal, and any and all other items of work necessary and incidental for the proper maintenance and operation thereof. Maintenance and operation also includes all additions, improvements and enlargements thereto which may hereafter be made on the following described work:

Maintenance and operations as described above are for the improvements located on the following streets.

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A 30-foot wide +/- strip of land along the easterly side of San Vicente Road from San Vicente Townhomes north to the Vista Soledad Subdivision.

Maintenance and operation of any and all public landscaping and irrigation improvements, of a local nature, on landscaped areas of the following described areas, including appurtenant irrigation systems; ornamental plantings including lawns, shrubs and trees; including necessary repairs, replacements, water, electric current, spraying, care, supervision, debris removal, and any and all other items of work necessary and incidental for the proper maintenance and operation thereof.

Maintenance and operation also includes all additions, improvements and enlargements thereto which may hereafter be made on the following described work:

Neighborhood Park Parcel "D"

Incidental costs including contingencies and assessment district incidentals including engineering, printing, and notices to property owners, collection costs, legal fees,

administration and supervision, are assessed to the District on the same basis as the improvements specified above.

ADMINISTRATION COSTS:

City/District Administration, Printing & Advertising - The cost to particular departments and staff of the City for providing the coordination of District services, operations, and maintenance of the District, response to public concerns and education and procedures associated with the levy and collection of assessments. Also includes the costs of contracting with professionals to provide any additional administrative, legal or engineering services specific to the District.

Collection Fees - All assessed parcels shall be assessed an additional \$15.00 County collection fee in addition to the City fee.

Collections/ (Credits) Applied to Levy:

Operating Reserve Fund Collection/(Transfer) - The 1972 Act pursuant to *Chapter 1, Article 4 Section 22569 (a)*, provides for a District Reserve Fund. This Reserve Fund provides for the collection of funds to operate the District from the time period of July 1 (beginning of the Fiscal Year) through December 10th or when the County provides the City with the first installment of assessments collected from the property tax bills (typically January or February). Negative amounts shown for this budget item represent transfers from the Reserve Fund that reduces the Balance to Levy. Maintaining a fully funded Reserve eliminates the need for the City to transfer funds from non-District accounts to pay for operational expenses during the first half of the fiscal year and also provides the District with sufficient funds to address any unforeseen or unusual expenditures that may occur during the year.

Balance to Levy— This is the total amount to be collected for the current fiscal year through the annual assessments (for special benefits). The Balance to Levy represents the sum of Total Direct and Administration Costs and the Operating Reserve Fund Contributions or Transfers. Only those costs related to the improvements identified as special benefits are levied and collected on the tax roll.

B. District Budget

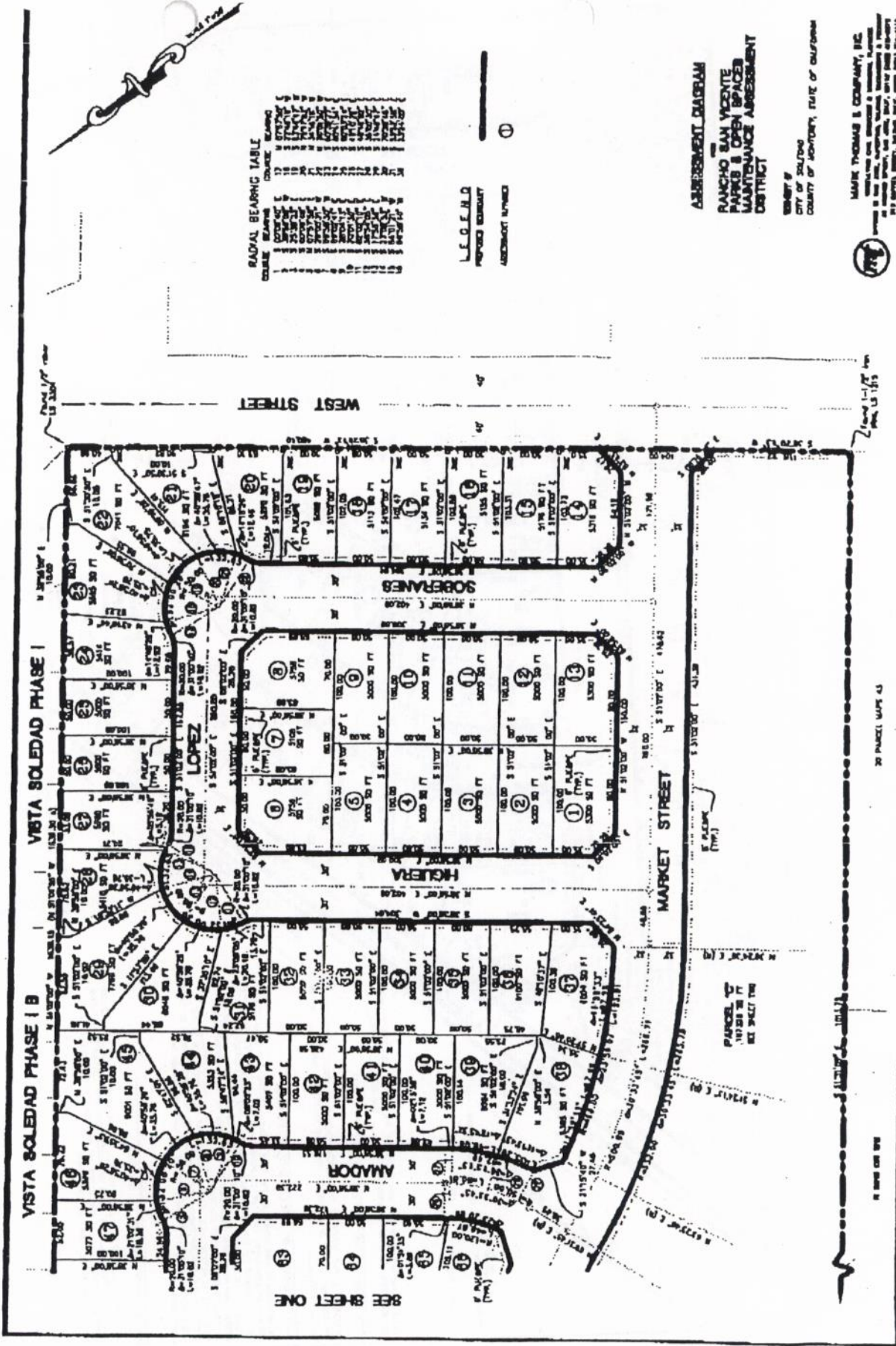
Fiscal Year 2007/2008 District Budget

Expenditure Items	2007/08 Budget
Park Maintenance	\$12,000.00
Street Landscaping	18,000.00
Parkway Water Charges	2,000.00
Park Water Charges	1,200.00
Park Electrical Charges	500.00
Sound Wall Maintenance	2,000.00
Street Lighting Electrical & Replacement	2,000.00
Operating Reserve Fund Collection	21,763.56
Total Direct Expenses	\$59,463.56
City Administration (6%)	3,987.04
District Administration	2,000.00
Printing & Advertising	1,000.00
Collection (County)	1,305.00
Total Administration Expenses	\$8,292.04
TOTAL OF EXPENSES	\$67,755.60

APPENDIX A — DISTRICT BOUNDARY MAPS

The boundary map for the District has been previously approved and submitted to the City in the format required by the 1972 Act. The map is on file in the Office of the City Clerk and by reference made part of this Report.

The boundary for the District is contiguous with the boundary of the City and defined as the corresponding parcels identified on the Monterey County Assessor's Map. The parcel identification, lines, and dimensions of each parcel within the District are those lines and dimensions shown on the Monterey County Assessor's Map for the year in which this Report was prepared and by reference are incorporated and made part of this Report.



RADIAL BEARING TABLE

ANGLE	BEARING	ANGLE	BEARING
0	N 0° 0' 0" E	90	S 90° 0' 0" E
1	N 1° 0' 0" E	91	S 89° 0' 0" E
2	N 2° 0' 0" E	92	S 88° 0' 0" E
3	N 3° 0' 0" E	93	S 87° 0' 0" E
4	N 4° 0' 0" E	94	S 86° 0' 0" E
5	N 5° 0' 0" E	95	S 85° 0' 0" E
6	N 6° 0' 0" E	96	S 84° 0' 0" E
7	N 7° 0' 0" E	97	S 83° 0' 0" E
8	N 8° 0' 0" E	98	S 82° 0' 0" E
9	N 9° 0' 0" E	99	S 81° 0' 0" E
10	N 10° 0' 0" E	100	S 80° 0' 0" E
11	N 11° 0' 0" E	101	S 79° 0' 0" E
12	N 12° 0' 0" E	102	S 78° 0' 0" E
13	N 13° 0' 0" E	103	S 77° 0' 0" E
14	N 14° 0' 0" E	104	S 76° 0' 0" E
15	N 15° 0' 0" E	105	S 75° 0' 0" E
16	N 16° 0' 0" E	106	S 74° 0' 0" E
17	N 17° 0' 0" E	107	S 73° 0' 0" E
18	N 18° 0' 0" E	108	S 72° 0' 0" E
19	N 19° 0' 0" E	109	S 71° 0' 0" E
20	N 20° 0' 0" E	110	S 70° 0' 0" E
21	N 21° 0' 0" E	111	S 69° 0' 0" E
22	N 22° 0' 0" E	112	S 68° 0' 0" E
23	N 23° 0' 0" E	113	S 67° 0' 0" E
24	N 24° 0' 0" E	114	S 66° 0' 0" E
25	N 25° 0' 0" E	115	S 65° 0' 0" E
26	N 26° 0' 0" E	116	S 64° 0' 0" E
27	N 27° 0' 0" E	117	S 63° 0' 0" E
28	N 28° 0' 0" E	118	S 62° 0' 0" E
29	N 29° 0' 0" E	119	S 61° 0' 0" E
30	N 30° 0' 0" E	120	S 60° 0' 0" E
31	N 31° 0' 0" E	121	S 59° 0' 0" E
32	N 32° 0' 0" E	122	S 58° 0' 0" E
33	N 33° 0' 0" E	123	S 57° 0' 0" E
34	N 34° 0' 0" E	124	S 56° 0' 0" E
35	N 35° 0' 0" E	125	S 55° 0' 0" E
36	N 36° 0' 0" E	126	S 54° 0' 0" E
37	N 37° 0' 0" E	127	S 53° 0' 0" E
38	N 38° 0' 0" E	128	S 52° 0' 0" E
39	N 39° 0' 0" E	129	S 51° 0' 0" E
40	N 40° 0' 0" E	130	S 50° 0' 0" E
41	N 41° 0' 0" E	131	S 49° 0' 0" E
42	N 42° 0' 0" E	132	S 48° 0' 0" E
43	N 43° 0' 0" E	133	S 47° 0' 0" E
44	N 44° 0' 0" E	134	S 46° 0' 0" E
45	N 45° 0' 0" E	135	S 45° 0' 0" E
46	N 46° 0' 0" E	136	S 44° 0' 0" E
47	N 47° 0' 0" E	137	S 43° 0' 0" E
48	N 48° 0' 0" E	138	S 42° 0' 0" E
49	N 49° 0' 0" E	139	S 41° 0' 0" E
50	N 50° 0' 0" E	140	S 40° 0' 0" E
51	N 51° 0' 0" E	141	S 39° 0' 0" E
52	N 52° 0' 0" E	142	S 38° 0' 0" E
53	N 53° 0' 0" E	143	S 37° 0' 0" E
54	N 54° 0' 0" E	144	S 36° 0' 0" E
55	N 55° 0' 0" E	145	S 35° 0' 0" E
56	N 56° 0' 0" E	146	S 34° 0' 0" E
57	N 57° 0' 0" E	147	S 33° 0' 0" E
58	N 58° 0' 0" E	148	S 32° 0' 0" E
59	N 59° 0' 0" E	149	S 31° 0' 0" E
60	N 60° 0' 0" E	150	S 30° 0' 0" E
61	N 61° 0' 0" E	151	S 29° 0' 0" E
62	N 62° 0' 0" E	152	S 28° 0' 0" E
63	N 63° 0' 0" E	153	S 27° 0' 0" E
64	N 64° 0' 0" E	154	S 26° 0' 0" E
65	N 65° 0' 0" E	155	S 25° 0' 0" E
66	N 66° 0' 0" E	156	S 24° 0' 0" E
67	N 67° 0' 0" E	157	S 23° 0' 0" E
68	N 68° 0' 0" E	158	S 22° 0' 0" E
69	N 69° 0' 0" E	159	S 21° 0' 0" E
70	N 70° 0' 0" E	160	S 20° 0' 0" E
71	N 71° 0' 0" E	161	S 19° 0' 0" E
72	N 72° 0' 0" E	162	S 18° 0' 0" E
73	N 73° 0' 0" E	163	S 17° 0' 0" E
74	N 74° 0' 0" E	164	S 16° 0' 0" E
75	N 75° 0' 0" E	165	S 15° 0' 0" E
76	N 76° 0' 0" E	166	S 14° 0' 0" E
77	N 77° 0' 0" E	167	S 13° 0' 0" E
78	N 78° 0' 0" E	168	S 12° 0' 0" E
79	N 79° 0' 0" E	169	S 11° 0' 0" E
80	N 80° 0' 0" E	170	S 10° 0' 0" E
81	N 81° 0' 0" E	171	S 9° 0' 0" E
82	N 82° 0' 0" E	172	S 8° 0' 0" E
83	N 83° 0' 0" E	173	S 7° 0' 0" E
84	N 84° 0' 0" E	174	S 6° 0' 0" E
85	N 85° 0' 0" E	175	S 5° 0' 0" E
86	N 86° 0' 0" E	176	S 4° 0' 0" E
87	N 87° 0' 0" E	177	S 3° 0' 0" E
88	N 88° 0' 0" E	178	S 2° 0' 0" E
89	N 89° 0' 0" E	179	S 1° 0' 0" E
90	N 90° 0' 0" E	180	S 0° 0' 0" E

LEGEND
 REPOSED BOUNDARY
 ASSESSMENT BOUNDARY

ASSESSMENT DIAGRAM
 RANCHO SAN VICENTE
 PARCELS & OPEN SPACES
 MAINTENANCE ASSESSMENT
 DISTRICT

SHEET 9
 CITY OF SOLEDAD
 COUNTY OF MONTEREY, STATE OF CALIFORNIA

MARK THOMAS & COMPANY, INC.
 REGISTERED PROFESSIONAL LAND SURVEYORS
 1000 N. GARDEN STREET, SUITE 100, SAN JOSE, CALIF. 95128
 408-253-1171

VISTA SOLEDAD PHASE I B

VISTA SOLEDAD PHASE I

SEE SHEET ONE

20 PARCEL MAPS 43

8 INCH ON 8 1/2

SEE SHEET TWO

APPENDIX B — 2007/2008 ASSESSMENT 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.

A listing of parcels assessed within this District, along with the assessment amounts, is included on the following pages. 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.

Non-assessable lots or parcels include areas of public streets and other roadways (typically not assigned an APN by the County); dedicated public easements, open space areas and rights-of-ways including public greenbelts and parkways; utility rights-of-ways; common areas; landlocked parcels, small parcels vacated by the County, bifurcated lots, and any other property that can not be developed or has specific development restrictions. These types of parcels are considered to receive little or no benefit from the improvements and are therefore exempted from assessment.

ASSESSMENT NUMBER	ASSESSOR'S PARCEL NO.	ASSESSMENT UNITS	ASSESSMENT 2007/2008	COLLECTION FEE	TOTAL LEVY
1	022-461-001	1	\$495.90	\$15.00	\$510.90
2	022-461-002	1	495.90	15.00	510.90
3	022-461-003	1	495.90	15.00	510.90
4	022-461-004	1	495.90	15.00	510.90
5	022-461-005	1	495.90	15.00	510.90
6	022-461-006	1	495.90	15.00	510.90
7	022-461-007	1	495.90	15.00	510.90
8	022-461-008	1	495.90	15.00	510.90
9	022-461-009	1	495.90	15.00	510.90
10	022-461-010	1	495.90	15.00	510.90
11	022-461-011	1	495.90	15.00	510.90
12	022-461-012	1	495.90	15.00	510.90
13	022-461-013	1	495.90	15.00	510.90
14	022-461-014	1	495.90	15.00	510.90
15	022-461-015	1	495.90	15.00	510.90
16	022-461-016	1	495.90	15.00	510.90
17	022-461-017	1	495.90	15.00	510.90
18	022-461-018	1	495.90	15.00	510.90
19	022-461-019	1	495.90	15.00	510.90
20	022-461-020	1	495.90	15.00	510.90
21	022-461-021	1	495.90	15.00	510.90
22	022-461-022	1	495.90	15.00	510.90
23	022-461-023	1	495.90	15.00	510.90
24	022-461-024	1	495.90	15.00	510.90
25	022-461-025	1	495.90	15.00	510.90
26	022-461-026	1	495.90	15.00	510.90
27	022-461-027	1	495.90	15.00	510.90
28	022-461-028	1	495.90	15.00	510.90
29	022-461-029	1	495.90	15.00	510.90
30	022-461-030	1	495.90	15.00	510.90
31	022-461-031	1	495.90	15.00	510.90
32	022-461-032	1	495.90	15.00	510.90
33	022-461-033	1	495.90	15.00	510.90
34	022-461-034	1	495.90	15.00	510.90
35	022-461-035	1	495.90	15.00	510.90
36	022-461-036	1	495.90	15.00	510.90
37	022-461-037	1	495.90	15.00	510.90
38	022-461-038	1	495.90	15.00	510.90
39	022-461-039	1	495.90	15.00	510.90
40	022-461-040	1	495.90	15.00	510.90
41	022-461-041	1	495.90	15.00	510.90
42	022-461-042	1	495.90	15.00	510.90
43	022-461-043	1	495.90	15.00	510.90
44	022-461-044	1	495.90	15.00	510.90
45	022-461-045	1	495.90	15.00	510.90
46	022-461-046	1	495.90	15.00	510.90
47	022-461-047	1	495.90	15.00	510.90
48	022-461-048	1	495.90	15.00	510.90

ASSESSMENT NUMBER	ASSESSOR'S PARCEL NO.	ASSESSMENT UNITS	ASSESSMENT 2007/2008	COLLECTION FEE	TOTAL LEVY
49	022-461-049	1	\$495.90	\$15.00	\$510.90
50	022-461-050	1	495.90	15.00	510.90
51	022-461-051	1	495.90	15.00	510.90
52	022-461-052	1	495.90	15.00	510.90
53	022-461-053	1	495.90	15.00	510.90
54	022-461-054	1	495.90	15.00	510.90
55	022-461-055	1	495.90	15.00	510.90
56	022-461-056	1	495.90	15.00	510.90
57	022-461-057	1	495.90	15.00	510.90
58	022-461-058	1	495.90	15.00	510.90
59	022-461-059	1	495.90	15.00	510.90
60	022-461-060	1	495.90	15.00	510.90
61	022-461-061	1	495.90	15.00	510.90
62	022-461-062	1	495.90	15.00	510.90
63	022-461-063	1	495.90	15.00	510.90
64	022-461-064	1	495.90	15.00	510.90
65	022-461-065	1	495.90	15.00	510.90
66	022-461-066	1	495.90	15.00	510.90
67	022-461-067	1	495.90	15.00	510.90
68	022-461-068	1	495.90	15.00	510.90
69	022-461-069	1	495.90	15.00	510.90
70	022-461-070	1	495.90	15.00	510.90
71	022-461-071	1	495.90	15.00	510.90
72	022-461-072	1	495.90	15.00	510.90
73	022-461-073	1	495.90	15.00	510.90
74	022-461-074	1	495.90	15.00	510.90
75	022-461-075	1	495.90	15.00	510.90
76	022-461-076	1	495.90	15.00	510.90
77	022-461-077	1	495.90	15.00	510.90
78	022-461-078	1	495.90	15.00	510.90
79	022-461-079	1	495.90	15.00	510.90
80	022-461-080	1	495.90	15.00	510.90
81	022-461-081	1	495.90	15.00	510.90
82	022-461-082	1	495.90	15.00	510.90
83	022-461-083	1	495.90	15.00	510.90
84	022-461-084	1	495.90	15.00	510.90
85	022-461-085	1	495.90	15.00	510.90
86	022-461-086	1	495.90	15.00	510.90
87	022-461-089	48	23,803.20	15.00	23,818.20
TOTAL			\$66,450.60	\$1,305.00	\$67,755.60