

CITY OF WATSONVILLE
Santa Cruz County, California



**VISTA MONTAÑA LANDSCAPE AND LIGHTING MAINTENANCE
ASSESSMENT DISTRICT No. PK- 03-03**

**ENGINEER'S REPORT
On the
LEVY OF ANNUAL ASSESSMENT**

2025/2026

(Pursuant to the Landscaping and Lighting Act of 1972)

Prepared by

**PUBLIC WORKS AND UTILITIES DEPARTMENT
MURRAY FONTES, ASSISTANT DIRECTOR
CITY OF WATSONVILLE
CALIFORNIA**

MAY 2025

ENGINEER'S REPORT

CITY OF WATSONVILLE
VISTA MONTAÑA LANDSCAPE AND LIGHTING
MAINTENANCE ASSESSMENT DISTRICT No. PK 03-03

(Pursuant to the Landscaping and Lighting Act of 1972)

The undersigned respectfully submits the enclosed report as directed by the City Council.

DATED: _____

MURRAY FONTES
Assistant Public Works/Utilities Director, Engineer of Work

By: _____

I HEREBY CERTIFY that the enclosed Engineer's Report, together with Assessment and Assessment Diagram thereto attached, was filed with me on the _____ day of _____, 2025.

IRWIN ORTIZ, CMC City Clerk,
City of Watsonville, Santa Cruz 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 Watsonville, Santa Cruz County, California, on the _____ day of _____, 2025.

IRWIN ORTIZ, CMC City Clerk,
City of Watsonville, Santa Cruz County, California

By: _____

I HEREBY CERTIFY that the enclosed Engineer's Report, together with Assessment and Assessment Diagram thereto attached, was filed with the County Auditor of the County of Santa Cruz on the _____ day of _____, 2025.

IRWIN ORTIZ, CMC City Clerk,
City of Watsonville, Santa Cruz County, California

By: _____

ENGINEER'S REPORT
VISTA MONTAÑA LANDSCAPE AND LIGHTING
MAINTENANCE ASSESSMENT DISTRICT No. PK 03-03
City of Watsonville, Santa Cruz County, California
2025/26
(Pursuant to the Landscaping and Lighting Act of 1972)

The City of Watsonville's Public Works and Utilities Assistant Director, Murray Fontes, as City Engineer, for Vista Montaña Landscape and Lighting Maintenance Assessment District No. PK 03-03, City of Watsonville, Santa Cruz County, California makes this report, as directed by the City Council, pursuant to Section 22500 of the Streets and Highways, Code (Landscaping and Lighting Act of 1972).

The improvements which are the subject of this report are briefly described as the maintenance, repair and servicing of public lighting, landscaping, park and recreational improvements within the assessment district.

This report consists of the following parts:

PART A: **Plans and Specifications:** This part describes the improvements to be maintained by the District. 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 of the City of Watsonville, and are incorporated herein by reference.

PART B: **Estimate of Cost:** This part contains an estimate of the cost for the maintenance, repair and servicing of the improvements, including incidental costs and expenses in connection therewith.

PART C: **Assessment District Diagram:** This part incorporates, by reference, a Diagram of the Assessment District showing the exterior boundaries of the Assessment District, the boundaries of any zones within the Assessment District, and the lines and dimensions of each lot or parcel of land within the Assessment District. This Diagram has been prepared by the Engineer of Work and is on file in the Office of the City Clerk of the City of Watsonville and is incorporated in this Report by reference as Appendix A

PART D: **Method of Apportionment of Assessment:** This part describes the method of apportionment of assessments based upon the parcel classification of land within the Assessment District, and in proportion to the estimated benefits to be received.

PART E: **Property Owner List and Assessment Roll-** This part contains an assessment of the estimated cost of the improvements on each benefited lot or parcel of land within the Assessment District. The Assessment Roll is filed in the Office of the City of Watsonville City Clerk and is incorporated within this Report as Appendix B.

Respectfully Submitted,

MURRAY FONTES, Engineer of Work
Assistant Public Works and Utilities Director
City of Watsonville

PART A

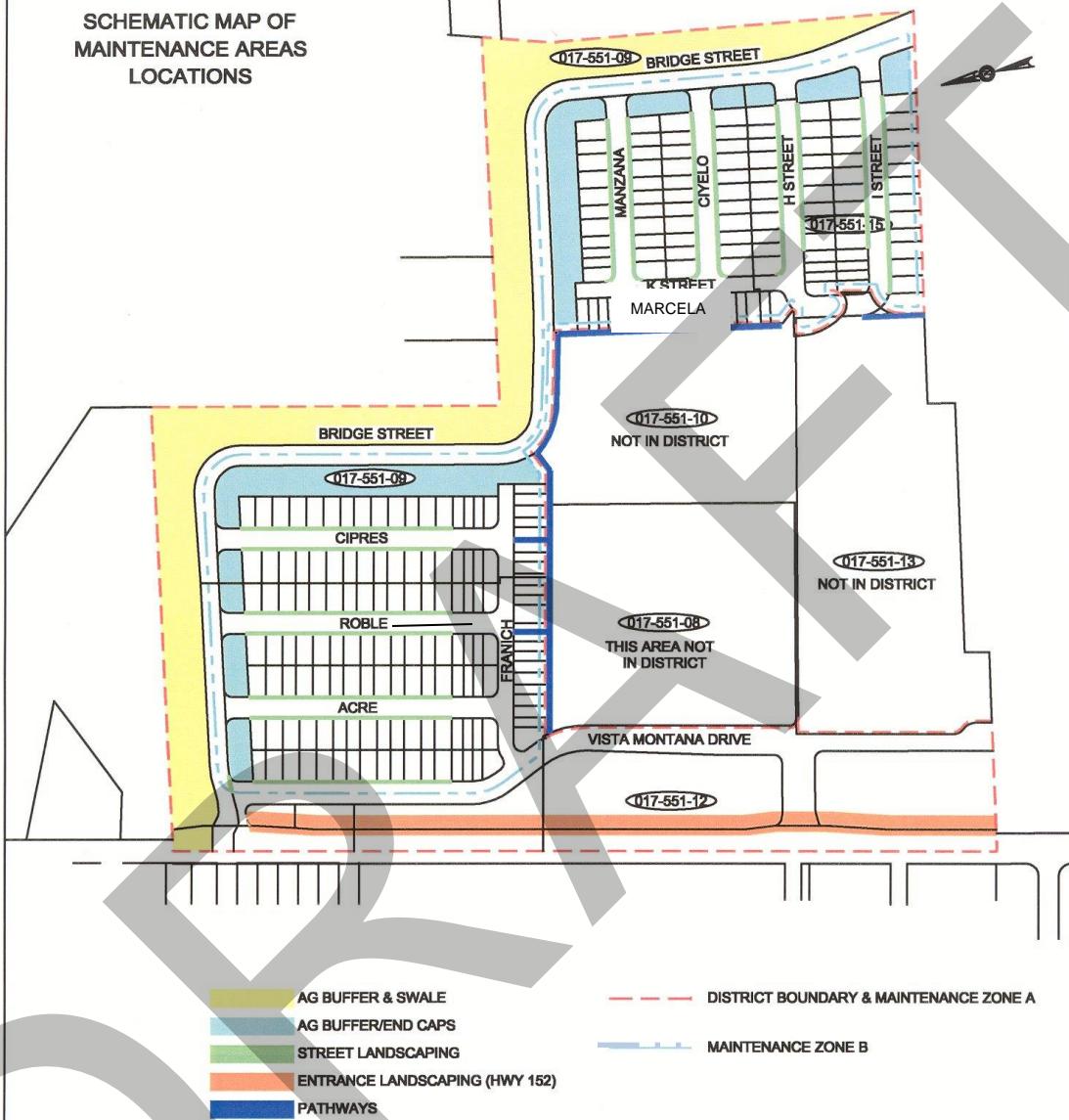
PLANS AND SPECIFICATIONS

The facilities, which have been constructed within the Vista Montaña Landscaping and Lighting Maintenance Assessment District boundaries, and those which may be subsequently constructed, which will be maintained, repaired and serviced include:

1. Regular maintenance, repair and replacement of all facilities within the agricultural buffer area (except the street and utilities) which shall include, but not be limited to, the landscaping, signage, perimeter wall, retaining walls, pedestrian path and erosion control plantings within or adjacent to the detention basins and drainage swale.
2. Operation, maintenance, repairs, replacement of and power for the street lighting within the District.
3. Regular maintenance, repair and replacement of the parkway strip and street trees on Cipres Street, Roble Street, Arce Street, Vista Montaña Drive, Manzana Street, Cirvelo Street, Cereze Street, Secoya Street, Franich Drive, and Marcela Drive
4. Operation, maintenance, repair and replacement of the storm drain detention basins, drainage channel, drainage facilities and erosion control measures within the agricultural buffer, including the proposed storm drain culvert crossing Highway 152 and the inlet structure on the west side of Highway 152.
5. Regular maintenance, repair and replacement of the landscaping and perimeter wall along the Highway 152 frontage adjacent to the district boundaries, including graffiti removal.
6. Regular maintenance, repair and replacement of the pedestrian/bike path connecting McKenzie Avenue and the District.
7. Regular maintenance, repair and replacement of pedestrian pathways located at the end of Roble Street, at the end of Cirvelo Street, within the agricultural buffer area and parallel to Bridge Street, on the south side of the townhomes parallel to Franich Drive and on the west side of the townhomes parallel to Marcela Drive.
8. Administrative services to operate the District.

The locations of the facilities are as shown on the following page.

SCHEMATIC MAP OF
MAINTENANCE AREAS
LOCATIONS



Berryessa
Hemispherical Geologic Park

Pleasanton and San Mateo, California

Services include, but are not limited to: personnel; electrical energy; utilities such as water; materials; contractual services; grading; clearing; removal of debris; installation or construction of walls, irrigation, drainage, hardscapes, trees, furnishings such as pots, bollards, tree grates, and appurtenant facilities as required to provide an aesthetically pleasing environment throughout the District; and other items necessary for maintenance or servicing or both including the facilities described below.

Maintenance means the furnishing of services and materials for the ordinary and usual operations, maintenance and servicing of the landscaping, public park facilities and appurtenant facilities, including repair, removal or replacement of all or part of any of the landscaping, public park or appurtenant facilities; providing for the life, growth, health and beauty of the landscaping, including cultivation, irrigation, trimming, spraying, fertilizing and treating for disease or injury; and the removal of trimmings, rubbish, debris and other solid waste. Servicing means the furnishing of water for the irrigation of the landscaping, and recreational facilities or appurtenant facilities.

Plans and specifications for these improvements shall be as approved by the City of Watsonville and upon approval shall be placed on file in the office of the City Engineer.

PART B

ESTIMATE OF COST

The 1972 Act provides that the total cost of installation, construction, operation, maintenance and servicing of landscaping and appurtenant facilities can be recovered by the District. Maintenance can include the repair and replacement of existing facilities. Servicing can include electrical and associated costs from a public utility. Incidental expenses, including administration of the District, engineering fees, legal fees, printing, posting, and mailing of notices, and all other costs associated with the annual collection process can also be included.

The projected costs for the maintenance, repair and servicing costs of the improvements upon completion and acceptance by the City are summarized in the table shown on the following page.

The costs shown are based upon an estimate of the annual costs for maintenance and servicing of the improvements upon completion of the improvements. In addition, a Capital Replacement Reserve fund shall be established for the future replacement or rehabilitation of the facilities maintained by the District based upon the expected useful life of each facility. The funds will be set aside annually and shall only be used for the replacement or rehabilitation of the improvements unless the City determines that there is a surplus based upon expected future replacement costs.

To provide for future increases in the costs of maintaining and servicing District facilities, the cost per EDU may be increased up to the maximum rate (which shall be indexed to the Consumer Price Index for all Urban Consumers for the San Francisco Area) shown as required to provide sufficient revenues for the maintenance of the improvements. The City shall have no obligation to commit funds in excess of the assessment revenues collected for the maintenance of the improvements and the level of maintenance provided shall be adjusted to match the funds available.

Per the U.S. Bureau of Labor Statistics, Western Information Office, the Consumer Price Index for the San Francisco Bay Area during the calendar year of 2024 was 2.4%.

The 1972 Act requires that a special fund be set up for the revenues and expenditures of the District. Funds raised by the assessments shall be used only for the purpose as stated herein. A contribution to the City of Watsonville, for the Vista Montaña Landscape & Lighting Maintenance District, may be made to reduce assessments, as the City Council deems appropriate. Any balance remaining on July 1 must be carried over to the next fiscal year unless the funds are being accumulated for future capital improvements and operating reserves. The District may accumulate an operating reserve which shall not exceed the estimated costs of maintenance and servicing to December 10 of the fiscal year or whenever the City expects to receive its apportionment of special assessments from the County.

Estimate of Maintenance and Replacement Costs FY2025/26

No.	Item	Estimated Annual Costs	
		Maintenance	Replacement
1	Agricultural Buffer Area		
	Retaining walls (in front of Apartments)	\$0	\$10,977
	Perimeter wall (Split walls on far side of Ag Buffer)	\$4,061	\$31,539
	Signage	\$0	\$2,534
	5' Pedestrian path (in the end caps and end of East end of Franich Dr.)	\$0	\$16,341
	Pedestrian/bike path (permimeter path around the Park)	\$0	\$11,283
	Plantings (Indicated in blue on map)	\$101,268	\$0
2	Street lighting	\$4,170	\$33,391
3	Parkway strips and street trees		
	Parkway strips (in front of homes)	\$9,281	\$0
	Street trees	\$0	\$1,843
4	Storm drain facilities		
	Swale	\$14,051	\$10,240
	60" culvert (under Hwy 152)	\$1,687	\$1,536
	60" inlet structure (W. side of 152 and on Bridge btw Secoya and Cereze) & basin (E. side of 152)	\$8,431	\$819
5	Landscape and perimeter wall on Hwy 152		
	Landscape strip	\$40,882	\$0
	Wall	\$1,433	\$110,592
6	McKenzie path (between Ann Soldo field and Marcela)	\$0	\$1,216
7	Roble & Cirvelo paths (breezeways)	\$0	\$1,851
8	District operation	\$16,269	\$0
	Subtotal Estimated Annual Expenditures	\$201,533	\$234,162
	Total Estimated Annual Expenditures		\$435,695

The above estimate was calculated by increasing the FY24/25 Estimate of Maintenance and Replacement Costs by the FY24/25 CPI increase of 2.4%.

The total estimated maintenance and replacement costs exceed the amount that can be assessed to the LLMAD, therefore, the assessment will be calculated by increasing the FY24/25 assessments by the allowed CPI increase of 2.4%.

FY24/25 Maximum Assessment = \$157,646.91

CPI Increase = \$ 3,781.53

FY25/26 Maximum Assessment = \$161,428.44

PART C

ASSESSMENT DISTRICT DIAGRAM

The boundaries of Vista Montaña Landscape and Lighting Maintenance Assessment District are on file in the Office of the Watsonville City Clerk and are incorporated in this Report by reference as Appendix A.

A detailed description of 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 Santa Cruz for FY 2025-26.

PART D

METHOD OF APPORTIONMENT OF ASSESSMENT

GENERAL

Part 2 of Division 15 of the Streets and Highways Code, the Landscaping and Lighting Act of 1972, permits the establishment of assessment districts by Agencies for the purpose of providing certain public improvements which include the operation, maintenance and servicing of landscaping and street lighting improvements for the purpose of:

- improving the livability, appearance, and economic conditions within the boundaries of the District, and
- ensuring that improvements do not reach a state of deterioration or disrepair so as to cause the depreciation of surrounding property or be materially detrimental to nearby properties and improvements; and
- protecting the health, safety and general welfare of occupants and visitors to properties.

Section 22573 of the Landscape and Lighting Act of 1972 requires that maintenance assessments must be levied according to benefit rather than according to assessed value. 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 benefit to be received by each such lot or parcel from the improvements."

The determination of whether or not a lot or parcel will benefit from the improvements shall be made pursuant to the Improvement Act of 1911 (Division 7 (commencing with Section 5000) [of the Streets and Highways Code, State of California]."

In addition, Article XIIIID, Section 4(a) of the California Constitution limits the amount of any assessment to the proportional special benefit conferred on the property.

Because assessments are levied on the basis of benefit, they are considered a user's fee, not a tax, and, therefore, are not governed by Article IIIA of the California Constitution.

The 1972 Act permits the designation of zones of benefit within any individual assessment district if "by reasons or variations in the nature, location, and extent of the improvements, the various areas will receive different degrees of benefit from the improvement" (Sec. 22547).

Thus, the 1972 Act requires the levy of a true "assessment" rather than a "special tax." Article XIIIID provides that publicly owned properties must be assessed unless there is clear and convincing evidence that those properties receive no special benefit from the assessment. 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 rights-of-ways,

public greenbelts and public parkways.

LANDSCAPING BENEFIT DETERMINATION

Trees, landscaping, hardscaping and appurtenant facilities, if well maintained, provide beautification, shade and enhance the desirability of the surroundings, and therefore increase property values. The maintenance of the “park strips” and landscaping in the “street end caps” within Maintenance Zone B will benefit each parcel within the zone.

STREET LIGHTING BENEFIT DETERMINATION

The proper functioning of street lighting is imperative for the welfare and safety of the property owners within the District. Proper operation, maintenance, and servicing of a street lighting system benefits properties by providing increased illumination for ingress and egress, safety traveling at night, improved security, protection of property and the reduction of traffic accidents. All parcels within Zone A of the District benefit from the street lighting installed along Highway 152 and Bridge Street. Parcels within Zone B of the District benefit from the street lighting installed along the streets adjacent to their residential units.

OPEN SPACE and AGRICULTURE BUFFER BENEFIT DETERMINATION

The overall quality of life and desirability of an area is enhanced, when open space is maintained in safe, and clean manner. Property desirability in an area also increases where an open space buffer is provided between land uses. In addition, open space and buffer areas provide areas that enable property owners to participate in leisure and other miscellaneous activities. All parcels within the District will benefit from the open space including the landscape improvements along Highway 152, and agriculture buffer areas and those improvements are within Maintenance Zone A.

PARCEL CLASSIFICATIONS

Single Residential Family Residential - The single-family residential parcel classification will be per the City of Watsonville land use codes as shown in the records of the County Assessor and will be assessed on a per parcel basis. Each single-family residential parcel will be assigned 1 Equivalent Dwelling Unit (EDU).

Townhome/Condominium – Townhome/condominium parcels shall be defined as those dwelling units/parcels which share a common wall and which have been assigned an assessor parcel number by the County Assessor. Each townhome/condominium parcels will be assigned 0.8 EDU's.

Multi-Family Residential - The multi-family residential classifications will be per City of Watsonville land use codes as shown on the records of the County Assessor and will be assessed 0.5 EDU on a per unit basis.

Exempt - Exempted from the assessment would be the areas of all public streets, public avenues, public lanes, public roads, public drives, public courts, public alleys, all easements and rights-of-ways, all public parks, greenbelts and parkways and all other public property designated open space.

ZONE CLASSIFICATION

The Vista Montaña Landscape and Lighting Maintenance Assessment District was formed to provide a funding source for the operation, maintenance and servicing of landscaping and lighting improvements within the boundaries of the District. All parcels within the District benefit from the maintenance and servicing of improvements within Maintenance Zone A. Only those parcels within Maintenance Zone B benefit from the maintenance of the improvements within Zone B. The boundaries for each benefit zone are shown on the Assessment Diagram.

BENEFIT SPREAD METHODOLOGY

The total operation, maintenance and servicing cost for the landscaping, street lighting, and open space improvements are apportioned in accordance with a methodology that is consistent with standard assessment engineering practices.

Since the assessments are levied on the owners of properties as shown on the secured property tax rolls, the final charges must be assigned by Assessor's Parcel Number. If assessments were to be spread by parcel, not considering land use, this would not be equitable, because a single-family parcel would be paying the same as a 50-unit apartment parcel or a large commercial establishment. Therefore, as previously stated, the total assessment costs are spread to each parcel of land based on the benefit received by each particular parcel.

The Assessment District is comprised of 173 single family residential parcels, 80 townhome residential parcels and 135 multi-family residential units. The annual costs for the operation, maintenance and servicing of landscaping and street lighting improvements within maintenance

Zone A shall be apportioned to each parcel within the District in proportion to the EDU's assigned to the parcel as a percentage of the total number of EDU's assigned to all parcels within the District. The costs for the operation, maintenance and servicing of landscaping and street lighting improvements within maintenance Zone B (which shall include all single-family residential and townhome/condominium parcels) shall be apportioned to each parcel within the Zone B in proportion to the EDU's assigned to the parcel as a percentage of the total number of EDU's assigned to all parcels within Zone B.

The maximum assessment rate per EDU within Zone A and Zone B which may be levied is set at the rates shown below. The maximum assessment rate may be increased annually each fiscal year by an amount which shall not be greater than the increase in the Consumer Price Index for all Urban Consumers for the San Francisco Area in any fiscal year for the year ending in December of the preceding year.

<i>Maximum Assessment per EDU Zone A</i>	\$ 324.77/EDU*
<i>Maximum Assessment per EDU Zone B</i>	\$ 263.86/EDU*
<i>Total Maximum Assessment per EDU</i>	\$ 588.61/EDU*

Properties become assessable after they have had their final map approved. Based upon the EDU's to be assigned to each parcel, the table below summarizes the assessment by land use category based upon the maximum assessment rate per EDU that can be levied after completion of all improvements.

Land Use	Number of Units	EDU's /Unit	Total EDU's	Rate per EDU by Benefit Zone		Maximum Assessment /EDU*	Maximum Rate per Unit*	Maximum Assessment Revenue*
				Zone A*	Zone B*			
Single Family	173	1	173	\$324.77	\$263.86	\$588.63	\$588.63	\$101,832.99
Townhome/Condominium	80	0.8	64	\$324.77	\$263.86	\$588.63	\$470.91	\$37,672.80
Apartment	135	0.5	67.5	\$324.77	N/A	\$324.77	\$162.39	\$21,922.65
Totals	388		304.5					\$161,428.44

PART E

PROPERTY OWNER LIST & ASSESSMENT ROLL

A list of names and addresses of the owners of all parcels within the City of Watsonville's Vista Montaña Landscape and Lighting Maintenance Assessment District No. PK 03-03 is shown on the last equalized Property Tax Roll of the Assessor of the County of Santa Cruz, which 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

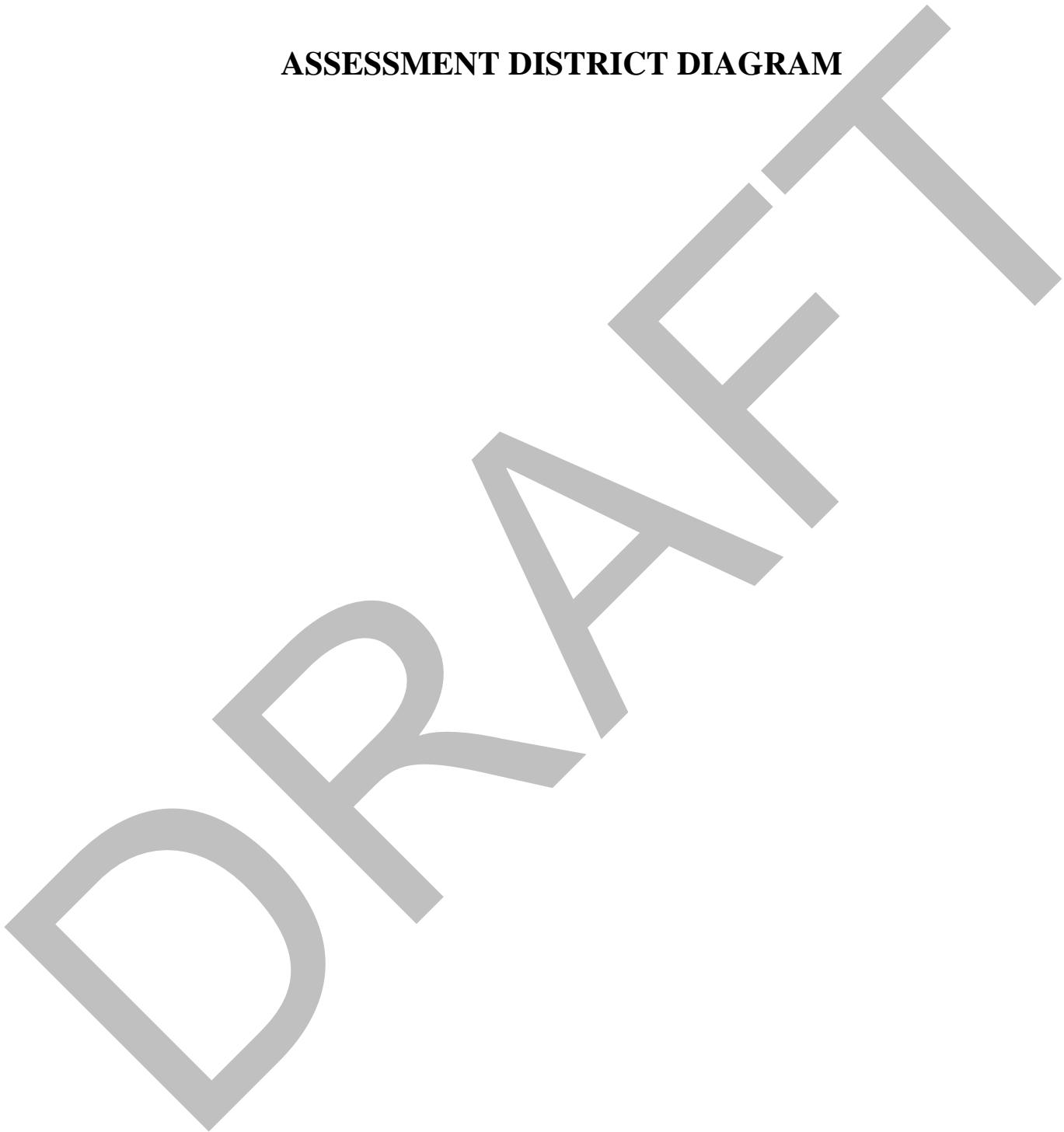
The proposed assessments and the amount of assessments for FY 2025-26 apportioned to each lot or parcel, as shown on the latest roll at the Assessor's Office, are on file in the Office of the City Clerk. The description of each lot or parcel is part of the records of the Assessor of the County of Santa Cruz and these records are, by reference, made part of this Report.

The total proposed maximum assessment which may be levied for FY 2025-26 shall not be greater than \$161,428.44.

The Assessment Roll for FY 2025-26 is included in Appendix B of this Report and is on file in the Office of the City Clerk.

APPENDIX A

ASSESSMENT DISTRICT DIAGRAM



NOTE:

This diagram is only for the purpose of indicating the lots to be assessed, the assigned assessment numbers for said lots and the relationship to the surrounding streets.

For a detailed description of the lines and dimensions of the lots, reference is made to the Santa Cruz County Assessors Maps for the fiscal year 2005-2006. For information on the streets and other appurtenant lines and dimensions within the subdivided area, reference is made to the filed final map of these tracts.

**VISTA MONTAÑA
LANDSCAPING & LIGHTING MAINTENANCE
ASSESSMENT DISTRICT DIAGRAM**
**CITY OF WATSONVILLE, COUNTY OF SANTA CRUZ
STATE OF CALIFORNIA**



APPENDIX B

FY 2025-26

ASSESSMENT ROLL

APPENDIX B

Vista Montaña Landscaping and Lighting Maintenance Assessment District 2025/26

Property Owner List and Assessment Roll

APN	Owner	Owner Address	City	ST	Zip	Assessment Amount*
017-741-01		240 VENTANA WAY	APTOS	CA	95003	\$588.63
017-741-02		705 VISTA MONTANA DR	WATSONVILLE	CA	95076	\$588.63
017-741-03		709 VISTA MONTANA DR	WATSONVILLE	CA	95076	\$588.63
017-741-04		713 VISTA MONTANA DR	WATSONVILLE	CA	95076	\$588.63
017-741-05		2290 MURIEL DR	SANTA CRUZ	CA	95062	\$588.63
017-741-06		2290 MURIEL DR	SANTA CRUZ	CA	95062	\$588.63
017-741-07		93 ALDRIDGE LN	WATSONVILLE	CA	95076	\$588.63
017-741-08		729 VISTA MONTANA DR	WATSONVILLE	CA	95076	\$588.63
017-741-09		733 VISTA MONTANA DR	WATSONVILLE	CA	95076	\$588.63
017-741-10		737 VISTA MONTANA DR	WATSONVILLE	CA	95076	\$588.63
017-741-11		741 VISTA MONTANA DR	WATSONVILLE	CA	95076	\$588.63
017-741-12		745 VISTA MONTANA DR	WATSONVILLE	CA	95076	\$588.63
017-741-13		140 KINGSTON DR	WATSONVILLE	CA	95076	\$588.63
017-741-14		P O BOX 60970	PALO ALTO	CA	94306	\$470.91
017-741-15		757 VISTA MONTANA DR	WATSONVILLE	CA	95076	\$470.91
017-741-16		761 VISTA MONTANA DR	WATSONVILLE	CA	95076	\$470.91
017-741-17		101 FRANICH DR	WATSONVILLE	CA	95076	\$470.91
017-741-18		4455 NOVA DR	SANTA CRUZ	CA	95062	\$470.91
017-741-19		762 ARCE ST	WATSONVILLE	CA	95076	\$470.91
017-741-20		758 ARCE ST	WATSONVILLE	CA	95076	\$470.91
017-741-21		754 ARCE ST	WATSONVILLE	CA	95076	\$470.91
017-741-22		750 ARCE ST	WATSONVILLE	CA	95076	\$588.63
017-741-23		746 ARCE ST	WATSONVILLE	CA	95076	\$588.63
017-741-24		742 ARCE ST	WATSONVILLE	CA	95076	\$588.63
017-741-25		738 ARCE ST	WATSONVILLE	CA	95076	\$588.63
017-741-26		734 ARCE ST	WATSONVILLE	CA	95076	\$588.63
017-741-27		730 ARCE ST	WATSONVILLE	CA	95076	\$588.63
017-741-28		726 ARCE ST	WATSONVILLE	CA	95076	\$588.63
017-741-29		722 ARCE ST	WATSONVILLE	CA	95076	\$588.63

017-741-30		718 ARCE ST	WATSONVILLE	CA	95076	\$588.63
017-741-31		714 ARCE ST	WATSONVILLE	CA	95076	\$588.63
017-741-32		710 ARCE ST	WATSONVILLE	CA	95076	\$588.63
017-741-33		706 ARCE ST	WATSONVILLE	CA	95076	\$588.63
017-741-34		702 ARCE ST	WATSONVILLE	CA	95076	\$588.63
017-742-01		142 2 nd ST	WATSONVILLE	CA	95076	\$588.63
017-742-02		705 ARCE ST	WATSONVILLE	OH	95076	\$588.63
017-742-03		709 ARCE ST	WATSONVILLE	CA	95076	\$588.63
017-742-04		713 ARCE ST	WATSONVILLE	CA	95076	\$588.63
017-742-05		P O BOX 1617	FREEDOM	CA	95019	\$588.63
017-742-06		721 ARCE ST	WATSONVILLE	CA	95076	\$588.63
017-742-07		725 ARCE ST	WATSONVILLE	CA	95076	\$588.63
017-742-08		729 ARCE ST	WATSONVILLE	CA	95076	\$588.63
017-742-09		733 ARCE ST	WATSONVILLE	CA	95076	\$588.63
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017-742-13		749 ARCE ST	WATSONVILLE	CA	95076	\$588.63
017-742-14		753 ARCE ST	WATSONVILLE	CA	95076	\$470.91
017-742-15		757 ARCE ST	WATSONVILLE	CA	95076	\$470.91
017-742-16		600 CELESTE WAY	SANTA CRUZ	CA	95065	\$470.91
017-742-17		PO BOX 1202	WATSONVILLE	CA	95077	\$470.91
017-742-18		408 PILGRIM DR	CAPITOLA	CA	95010	\$470.91
017-742-19		762 ROBLE ST	WATSONVILLE	CA	95076	\$470.91
017-742-20		758 ROBLE ST	WATSONVILLE	CA	95076	\$470.91
017-742-21		754 ROBLE ST	WATSONVILLE	CA	95076	\$470.91
017-742-22		750 ROBLE ST	WATSONVILLE	CA	95076	\$588.63
017-742-23		746 ROBLE ST	WATSONVILLE	CA	95076	\$588.63
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017-742-31		714 ROBLE ST	WATSONVILLE	CA	95076	\$588.63
017-742-32		710 ROBLE ST	WATSONVILLE	CA	95076	\$588.63
017-742-33		706 ROBLE ST	WATSONVILLE	CA	95076	\$588.63
017-742-34		702 ROBLE ST	WATSONVILLE	CA	95076	\$588.63
017-743-01		701 ROBLE ST	WATSONVILLE	CA	95076	\$588.63
017-743-02		705 ROBLE ST	WATSONVILLE	CA	95076	\$588.63

017-743-03		709 ROBLE ST	WATSONVILLE	CA	95076	\$588.63
017-743-04		713 ROBLE ST	WATSONVILLE	CA	95076	\$588.63
017-743-05		717 ROBLE ST	WATSONVILLE	CA	95076	\$588.63
017-743-06		721 ROBLE ST	WATSONVILLE	CA	95076	\$588.63
017-743-07		725 ROBLE ST	WATSONVILLE	CA	95076	\$588.63
017-743-08		729 ROBLE ST	WATSONVILLE	CA	95076	\$588.63
017-743-09		733 ROBLE ST	WATSONVILLE	CA	95076	\$588.63
017-743-10		261 PALOMA WAY	WATSONVILLE	CA	95076	\$588.63
017-743-11		172 CARNATION DR	FREEDOM	CA	95019	\$588.63
017-743-12		745 ROBLE ST	WATSONVILLE	CA	95076	\$588.63
017-743-13		749 ROBLE ST	WATSONVILLE	CA	95076	\$588.63
017-743-14		753 ROBLE ST	WATSONVILLE	CA	95076	\$470.91
017-743-15		757 ROBLE ST	WATSONVILLE	CA	95076	\$470.91
017-743-16		761 ROBLE ST	WATSONVILLE	CA	95076	\$470.91
017-743-17		147 FRANICH DR	WATSONVILLE	CA	95076	\$470.91
017-743-20		PO BOX 3765	WATSONVILLE	CA	95076	\$470.91
017-743-21		2290 MURIEL DR	SANTA CRUZ	CA	95062	\$470.91
017-743-22		754 CIPRES ST	WATSONVILLE	CA	95076	\$470.91
017-743-23		221 JASMINE LN	WATSONVILLE	CA	95076	\$588.63
017-743-24		746 CIPRES ST	WATSONVILLE	CA	95076	\$588.63
017-743-25		742 CIPRES ST	WATSONVILLE	CA	95076	\$588.63
017-743-26		P O BOX 426	CAPITOLA	CA	95010	\$588.63
017-743-27		734 CIPRES ST	WATSONVILLE	CA	95076	\$588.63
017-743-28		730 CIPRES ST	ROYAL OAKS	CA	95076	\$588.63
017-743-29		726 CIPRES ST	WATSONVILLE	CA	95076	\$588.63
017-743-30		722 CIPRES ST	WATSONVILLE	CA	95076	\$588.63
017-743-31		718 CIPRES ST	WATSONVILLE	CA	95076	\$588.63
017-743-32		714 CIPRES ST	WATSONVILLE	CA	95076	\$588.63
017-743-33		710 CIPRES ST	WATSONVILLE	CA	95076	\$588.63
017-743-34		706 CIPRES ST	WATSONVILLE	CA	95076	\$588.63
017-743-35		702 CIPRES ST	WATSONVILLE	CA	95076	\$588.63
017-743-37		163 FRANICH DR	WATSONVILLE	CA	95076	\$470.91
017-744-01		156 FRANICH DR	WATSONVILLE	CA	95076	\$470.91
017-744-02		152 FRANICH DR	WATSONVILLE	CA	95076	\$470.91
017-744-03		148 FRANICH DR	WATSONVILLE	CA	95076	\$470.91
017-744-04		144 FRANICH DR	WATSONVILLE	CA	95076	\$470.91
017-744-05		140 FRANICH DR	WATSONVILLE	CA	95076	\$470.91
017-744-06		136 FRANICH DR	WATSONVILLE	CA	95076	\$470.91
017-744-07		1487 PARTRIDGE DR	GILROY	CA	95020	\$470.91
017-744-08		128 FRANICH DR	WATSONVILLE	CA	95076	\$470.91
017-744-09		124 FRANICH DR	WATSONVILLE	CA	95076	\$470.91

017-744-10		120 FRANICH DR	WATSONVILLE	CA	95076	\$470.91
017-744-11		116 FRANICH DR	WATSONVILLE	CA	95076	\$470.91
017-744-12		24 PIMA ST	WATSONVILLE	CA	95076	\$470.91
017-744-13		108 FRANICH DR	WATSONVILLE	CA	95076	\$470.91
017-744-14		36-D TREMBLEY LN	WATSONVILLE	CA	95076	\$470.91
017-744-15		160 FRANICH DR	WATSONVILLE	CA	95076	\$470.91
017-744-16		164 FRANICH DR	WATSONVILLE	CA	95076	\$470.91
017-744-17		168 FRANICH DR	WATSONVILLE	CA	95076	\$470.91
017-744-18		790 NUTTAL OAK CT	SUNNYVALE	CA	94086	\$470.91
017-744-19		176 FRANICH DR	WATSONVILLE	CA	95076	\$470.91
017-744-20		530 LIGHT SPRINGS RD	APTOPS	CA	95003	\$470.91
017-744-21		2850 PLEASANT VALLEY RD	APTOPS	CA	95003	\$470.91
017-744-22		188 FRANICH DR	WATSONVILLE	CA	95076	\$470.91
017-744-23		115 MARNELL AVE B	SANTA CRUZ	CA	95062	\$470.91
017-744-24		761 CIPRES ST	WATSONVILLE	CA	95076	\$470.91
017-744-25		757 CIPRES ST	WATSONVILLE	CA	95076	\$470.91
017-744-26		753 CIPRES ST	WATSONVILLE	CA	95076	\$470.91
017-744-27		749 CIPRES ST	WATSONVILLE	CA	95076	\$588.63
017-744-28		745 CIPRES ST	WATSONVILLE	CA	95076	\$588.63
017-744-29		PO BOX 1030	APTOPS	CA	95001	\$588.63
017-744-30		737 CIPRES ST	WATSONVILLE	CA	95076	\$588.63
017-744-31		733 CIPRES ST	WATSONVILLE	CA	95076	\$588.63
017-744-32		729 CIPRES ST	WATSONVILLE	CA	95076	\$588.63
017-744-33		35 TERRACE DR	WEAVERVILLE	NC	28787	\$588.63
017-744-34		213 KINGSBURY DR	APTOPS	CA	95063	\$588.63
017-744-35		717 CIPRESS ST	WATSONVILLE	CA	95076	\$588.63
017-744-36		713 CIPRES ST	WATSONVILLE	CA	95076	\$588.63
017-744-37		709 CIPRES ST	WATSONVILLE	CA	95076	\$588.63
017-744-38		705 CIPRES ST	WATSONVILLE	CA	95076	\$588.63
017-744-39		701 CIPRES ST	WATSONVILLE	CA	95076	\$588.63
017-551-23		P O BOX 60970	PALO ALTO	CA	94306	\$21,922.65
017-751-02		505 CIRVELO ST	WATSONVILLE	CA	95076	\$588.63
017-751-03		509 CIRVELO ST	WATSONVILLE	CA	95076	\$588.63
017-751-04		513 CIRVELO ST	WATSONVILLE	CA	95076	\$588.63
017-751-05		517 CIRVELO ST	WATSONVILLE	CA	95076	\$588.63
017-751-06		521 CIRVELO ST	WATSONVILLE	CA	95076	\$588.63
017-751-07		PO BOX 287	PACIFIC GROVE	CA	93950	\$588.63
017-751-08		529 CIRVELO ST	WATSONVILLE	CA	95076	\$588.63
017-751-09		533 CIRVELO ST	WATSONVILLE	CA	95076	\$588.63
017-751-10		537 CIRVELO ST	WATSONVILLE	CA	95076	\$588.63
017-751-11		541 CIRVELO ST	WATSONVILLE	CA	95076	\$588.63

017-751-12		545 CIRVELO ST	WATSONVILLE	CA	95076	\$588.63
017-751-13		62 BROWN VALLEY RD	WATSONVILLE	CA	95076	\$470.91
017-751-14		135 MARCELA DR	WATSONVILLE	CA	95076	\$470.91
017-751-15		270 TENNYSON DR	PALO ALTO	CA	94301	\$470.91
017-751-16		600 CELESTE WAY	SANTA CRUZ	CA	95065	\$470.91
017-751-17		147 MARCELA DR	WATSONVILLE	CA	95076	\$470.91
017-751-18		151 MARCELA DR	WATSONVILLE	CA	95076	\$470.91
017-751-19		155 MARCELA DR	WATSONVILLE	CA	95076	\$470.91
017-751-20		159 MARCELA DR	WATSONVILLE	CA	95076	\$470.91
017-751-21		163 MARCELA DR	WATSONVILLE	CA	95076	\$470.91
017-751-22		562 JOYCE CT	WATSONVILLE	CA	95076	\$470.91
017-751-23		2200 17TH AVE	SANTA CRUZ	CA	95062	\$470.91
017-751-24		509 E BEACH ST	WATSONVILLE	CA	95076	\$470.91
017-751-25		166 MARCELA DR	WATSONVILLE	CA	95076	\$470.91
017-751-26		542 MANZANA ST	WATSONVILLE	CA	95076	\$470.91
017-751-27		206 ARROYO SECO	SANTA CRUZ	CA	95060	\$470.91
017-751-28		534 MANZANA ST	WATSONVILLE	CA	95076	\$470.91
017-751-29		530 MANZANA ST	WATSONVILLE	CA	95076	\$588.63
017-751-30		528 MANZANA ST	WATSONVILLE	CA	95076	\$588.63
017-751-31		522 MANZANA ST	WATSONVILLE	CA	95076	\$588.63
017-751-32		518 MANZANA ST	WATSONVILLE	CA	95076	\$588.63
017-751-33		514 MANZANA ST	WATSONVILLE	CA	95076	\$588.63
017-751-34		510 MANZANA ST	WATSONVILLE	CA	95076	\$588.63
017-751-35		506 MANZANA ST	WATSONVILLE	CA	95076	\$588.63
017-751-39		123 MARCELA DR	WATSONVILLE	CA	95076	\$470.91
017-751-40		119 MARCELA DR	WATSONVILLE	CA	95076	\$470.91
017-751-41		P.O. BOX 426	CAPITOLA	CA	95010	\$470.91
017-751-42		111 MARCELA DR	WATSONVILLE	CA	95076	\$470.91
017-751-43		107 MARCELA DR	WATSONVILLE	CA	95076	\$470.91
017-751-44		546 CEREZE ST	WATSONVILLE	CA	95076	\$588.63
017-751-45		542 CEREZE ST	WATSONVILLE	CA	95076	\$588.63
017-751-46		538 CEREZE ST	WATSONVILLE	CA	95076	\$588.63
017-751-47		534 CEREZE ST	WATSONVILLE	CA	95076	\$588.63
017-751-48		530 CEREZE STREET	WATSONVILLE	CA	95076	\$588.63
017-751-49		526 CEREZE ST	WATSONVILLE	CA	95076	\$588.63
017-751-50		522 CEREZE ST	WATSONVILLE	CA	95076	\$588.63
017-751-51		518 CEREZE ST	WATSONVILLE	CA	95076	\$588.63
017-751-52		514 CEREZE ST	WATSONVILLE	CA	95076	\$588.63
017-751-53		510 CEREZE ST	WATSONVILLE	CA	95076	\$588.63
017-751-54		506 CEREZE ST	WATSONVILLE	CA	95076	\$588.63
017-751-57		110 BRYCE CT	APTOS	CA	95003	\$470.91

017-752-01		505 MANZANA ST	WATSONVILLE	CA	95076	\$588.63
017-752-02		509 MANZANA ST	WATSONVILLE	CA	95076	\$588.63
017-752-03		513 MANZANA ST	WATSONVILLE	CA	95076	\$588.63
017-752-04		510 VISTA DEL MAR DR	APTOS	CA	95003	\$588.63
017-752-05		521 MANZANA ST	WATSONVILLE	CA	95076	\$588.63
017-752-06		525 MANZANA ST	WATSONVILLE	CA	95076	\$588.63
017-752-07		529 MANZANA ST	WATSONVILLE	CA	95076	\$588.63
017-752-08		533 MANZANA ST	WATSONVILLE	CA	95076	\$588.63
017-752-09		537 MANZANA ST	WATSONVILLE	CA	95076	\$588.63
017-752-10		541 MANZANA ST	WATSONVILLE	CA	95076	\$588.63
017-752-11		1821 17 TH AVE	WATSONVILLE	CA	95076	\$588.63
017-752-12		546 CIRVELO ST	WATSONVILLE	CA	95076	\$588.63
017-752-13		542 CIRVELO ST	WATSONVILLE	CA	95076	\$588.63
017-752-14		538 CIRVELO ST	WATSONVILLE	CA	95076	\$588.63
017-752-15		534 CIRVELO ST	WATSONVILLE	CA	95076	\$588.63
017-752-16		530 CIRVELO ST	WATSONVILLE	CA	95076	\$588.63
017-752-17		526 CIRVELO ST	WATSONVILLE	CA	95076	\$588.63
017-752-18		522 CIRVELO ST	WATSONVILLE	CA	95076	\$588.63
017-752-19		518 CIRVELO ST	WATSONVILLE	CA	95076	\$588.63
017-752-20		514 CIRVELO ST	WATSONVILLE	CA	95076	\$588.63
017-752-21		510 CIRVELO ST	WATSONVILLE	CA	95076	\$588.63
017-752-22		506 CIRVELO ST	WATSONVILLE	CA	95076	\$588.63
017-753-02		505 CEREZE ST	WATSONVILLE	CA	95076	\$588.63
017-753-03		509 CEREZE ST	WATSONVILLE	CA	95076	\$588.63
017-753-04		513 CEREZE ST	WATSONVILLE	CA	95076	\$588.63
017-753-05		517 CEREZE ST	WATSONVILLE	CA	95076	\$588.63
017-753-06		521 CEREZE ST	WATSONVILLE	CA	95076	\$588.63
017-753-07		525 CEREZE ST	WATSONVILLE	CA	95076	\$588.63
017-753-08		529 CEREZE ST	WATSONVILLE	CA	95076	\$588.63
017-753-09		533 CEREZE ST	WATSONVILLE	CA	95076	\$588.63
017-753-10		637 CEREZE ST	WATSONVILLE	CA	95076	\$588.63
017-753-11		541 CEREZE ST	WATSONVILLE	CA	95076	\$470.91
017-753-12		545 CEREZE ST	WATSONVILLE	CA	95076	\$470.91
017-753-13		468 21 ST AVE	SAN FRANCISCO	CA	94121	\$470.91
017-753-14		106 MARCELA DR	WATSONVILLE	CA	95076	\$470.91
017-753-15		102 MARCELA DR	WATSONVILLE	CA	95076	\$470.91
017-753-16		550 SECOYA ST	WATSONVILLE	CA	95076	\$470.91
017-753-17		24 TARYN CT	SCOTTS VALLEY	CA	95066	\$470.91
017-753-18		542 SECOYA ST	WATSONVILLE	CA	95076	\$470.91
017-753-19		538 SECOYA ST	WATSONVILLE	CA	95076	\$588.63
017-753-20		534 SECOYA ST	WATSONVILLE	CA	95076	\$588.63

017-753-21		530 SECOYA ST	WATSONVILLE	CA	95076	\$588.63
017-753-22		526 SECOYA ST	WATSONVILLE	CA	95076	\$588.63
017-753-23		522 SECOYA ST	WATSONVILLE	CA	95076	\$588.63
017-753-24		518 SECOYA ST	WATSONVILLE	CA	95076	\$588.63
017-753-25		514 SECOYA ST	WATSONVILLE	CA	95076	\$588.63
017-753-26		510 SECOYA ST	WATSONVILLE	CA	95076	\$588.63
017-753-27		506 SECOYA ST	WATSONVILLE	CA	95076	\$588.63
017-754-02		505 SECOYA ST	WATSONVILLE	CA	95076	\$588.63
017-754-03		509 SECOYA ST	WATSONVILLE	CA	95076	\$588.63
017-754-04		513 SECOYA ST	WATSONVILLE	CA	95076	\$588.63
017-754-05		517 SECOYA ST	WATSONVILLE	CA	95076	\$588.63
017-754-06		521 SECOYA ST	WATSONVILLE	CA	95076	\$588.63
017-754-07		511 CALABASAS RD	WATSONVILLE	CA	95076	\$588.63
017-754-08		529 SECOYA ST	WATSONVILLE	CA	95076	\$588.63
017-754-09		533 SECOYA ST	WATSONVILLE	CA	95076	\$588.63
017-754-10		537 SECOYA ST	WATSONVILLE	CA	95076	\$588.63
017-754-11		541 SECOYA ST	WATSONVILLE	CA	95076	\$588.63
017-754-12		545 SECOYA ST	WATSONVILLE	CA	95076	\$588.63
017-754-13		549 SECOYA ST	WATSONVILLE	CA	95076	\$588.63
017-754-14		411 LOMA AVE	CAPITOLA	CA	95010	\$588.63
Total Assessment FY 2025/2026					\$161,428.44	

Assessment Amount determined as follows:

\$588.63 per Single Family

Dwelling Unit

\$470.91 per Town Home

\$162.39 per Apartment**

** APN 017-551-23 Cost includes amount for 135 apartment units