

ENGINEER'S REPORT FOR

**VISTA MONTAÑA LANDSCAPE
AND LIGHTING MAINTENANCE DISTRICT**

Fiscal Year 2003-04

Prepared for:

City of Watsonville
Santa Cruz County, California



Prepared by:

Berryman & Henigar



March 28, 2003

	Page No.
Agency Directory.....	ii
Section I - Introduction	1
Section II - Report	2
Part A - Plans and Specifications	4
Part B - Estimate of Cost.....	5
Table 1: Cost Estimate.....	5
Part C - Assessment District Diagram	7
Part D - Method of Apportionment of Assessment	8
Table 2: Assessment Rate per Benefit Zone	10
Part E - Property Owner List & Assessment Roll	11
Appendix A - Assessment Diagram	
Appendix B - FY 2003-04 Assessment Roll	

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Eric Frost
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David Koch
Director of Public Works & Utilities

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Assessment Engineer

SECTION I

**INTRODUCTION
ENGINEER'S REPORT**

**CITY OF WATSONVILLE
VISTA MONTAÑA LANDSCAPE AND LIGHTING MAINTENANCE DISTRICT**

FISCAL YEAR 2003-04

To insure a flow of funds for the maintenance, repair and servicing of specified improvements within the Vista Montaña Subdivision; the City Council proposes the formation of the Vista Montaña Lighting and Landscaping Maintenance District (The "District") this fiscal year. The boundaries of the District are shown on the Assessment Diagram and incorporated in this report as Part C.

The District will be established pursuant to Resolution No. 98-03 (CM) of the City Council under the provisions of Part 2 of Division 15 of the California Streets and Highways Code, Sections 22500 through 22679, and the provisions of Article XIID of the State Constitution (Proposition 218).

The costs of maintenance, repair and servicing of the improvements to be funded by the District will be apportioned to each parcel within the District in proportion to the special benefit it receives as established at the time the District is formed. Any increase in the assessment rate from the prior year will be subject to the noticing and balloting procedures referenced in Proposition 218.

Payment of the assessment for each parcel will be made in the same manner and at the same time as payments are made for property taxes. All funds collected through the assessment must be placed in a special fund and can only be used for the purposes stated within this report.

As required by the Landscaping and Lighting Act of 1972, this Engineer's Report describes the improvements to be maintained by the District, provides an estimated budget for the District, and lists the proposed assessments to be levied upon each assessable lot or parcel within the District upon completion of the improvements. Notices and Assessment Ballots were mailed to affected property owners. At least 50% of the property owners who return ballots, weighted by the assessment amount, must be in favor of the formation of the proposed Assessment District.

The City will hold a Public Hearing on June 10, 2003, to provide an opportunity for any interested person to be heard. At the conclusion of the Public Hearing, the returned ballots will be counted and weighted by their assessment amount. If at least 50% of the returned ballots weighted by the assessment amount are in favor the City Council may adopt a resolution confirming the levy of assessments. Following the adoption of this resolution, the final assessor's roll will be prepared and filed with the

**CITY OF WATSONVILLE VISTA MONTAÑA
LANDSCAPE & LIGHTING MAINTENANCE DISTRICT**

**SECTION I
INTRODUCTION**

Santa Cruz County Auditor-Controller's Office to be included on the FY 2003-04 tax roll.

The undersigned respectfully submits the enclosed Engineer's Report as directed by the City Council.

Dated:_____

By:_____

Dennis Klingelhofer, P.E.
RCE No. 50255

SECTION II

**ENGINEER'S REPORT PREPARED PURSUANT TO THE PROVISIONS
LANDSCAPING AND LIGHTING ACT OF 1972
SECTION 22500 THROUGH 22679
OF THE CALIFORNIA STREETS AND HIGHWAYS CODE**

**CITY OF WATSONVILLE
VISTA MONTAÑA LANDSCAPE AND LIGHTING MAINTENANCE DISTRICT**

FISCAL YEAR 2003-04

Pursuant to Part 2 of Division 15 of the Streets and Highways Code of the State of California, and in accordance with the Resolution of Intention, being Resolution No. 98-03 (CM), Accepting the Preliminary Engineer's Report, and Resolution 99-03 (CM), Ordering the Improvements, adopted on April 22, 2003, by the City Council of the City of Watsonville, County of Santa Cruz, State of California, in connection with the proceedings for:

**CITY OF WATSONVILLE
VISTA MONTAÑA LANDSCAPE AND LIGHTING MAINTENANCE DISTRICT**

Hereinafter referred to as the "District", I, K. Dennis Klingelhofer, the duly appointed ENGINEER OF WORK, submit herewith the "Report" consisting of five (5) parts as follows:

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. 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 the year when this Report was prepared. The Assessor's maps and records are incorporated by reference herein and made part of this Report.

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 & 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.

PART A

PLANS AND SPECIFICATIONS

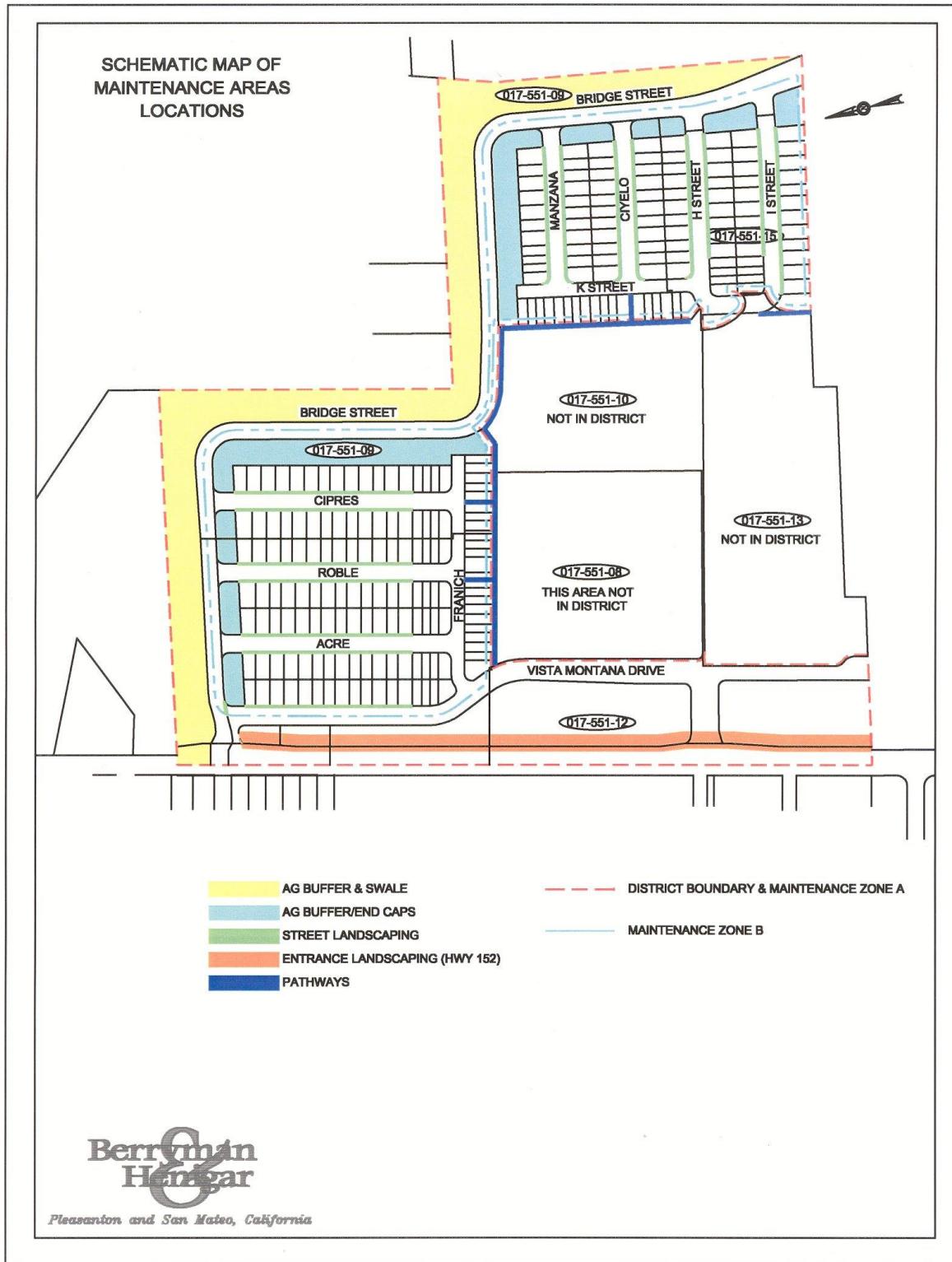
The facilities, which have been constructed within the Vista Montaña Landscaping and Lighting Maintenance District boundaries, and those which may be subsequently constructed, which will be maintained, repaired and serviced include:

- 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.
- Operation, maintenance, repairs, replacement of and power for the street lighting within the District.
- 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, Cereza Street, Secoya Street, Franich Drive, and Marcela Drive
- 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.
- Regular maintenance, repair and replacement of the landscaping and perimeter wall along the Highway 152 frontage adjacent to the district boundaries, including graffiti removal.
- Regular maintenance, repair and replacement of the pedestrian/bike path connecting McKenzie Avenue and the District.
- 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.
- Administrative services to operate the District.

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

**CITY OF WATSONVILLE VISTA MONTAÑA
LANDSCAPE & LIGHTING MAINTENANCE DISTRICT**

**SECTION II
PART A**



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 curbs, gutters, walls, sidewalks, paving, 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 the 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.

**CITY OF WATSONVILLE VISTA MONTAÑA
LANDSCAPE & LIGHTING MAINTENANCE DISTRICT**

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.

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.

**CITY OF WATSONVILLE VISTA MONTAÑA
LANDSCAPE & LIGHTING MAINTENANCE DISTRICT**

**SECTION II
PART B**

Estimate of Maintenance and Replacement Costs											
Vista Montana LLMD											
No.	Item	Unit Cost	Estimated Units	Total Cost	Useful Life	Estimated Annual Costs		Zone A		Zone B	
						Annual Maint.	Replacement Reserve	Annual Maint.	Replacement Reserve	Annual Maint	Replacement Reserve
1a	<u>Retaining walls</u>										
	Replace	20.00 /lf	1,340 lf	26,800.00	20		\$1,340			\$1,340	
1b	<u>Perimeter wall</u>										
	Maintenance	0.75 /lf	2,300 lf	1,725.00	1	\$1,725		\$1,725			
	Replace	5.00 /sf	30,800 sf	154,000.00	20		\$7,700			\$7,700	
1c	<u>Signage</u>										
	Replace	300.00 /ea	45 ea	13,500.00	10		\$1,350			\$1,350	
1d	<u>5' Pedestrian path</u>										
	Seal coat	0.15 /sf	10,600 sf	1,590.00	5		\$318			\$318	
	Replace	3.45 /sf	10,600 sf	36,570.00	20		\$1,829			\$1,829	
1e	<u>Pedestrian/bike path</u>										
	Seal coat	0.15 /sf	25,040 sf	3,756.00	5		\$751			\$751	
	Replace	3.45 /sf	25,040 sf	86,388.00	20		\$4,319			\$4,319	
1f	<u>Plantings</u>										
	End caps planting	3,750.00 /acre	2.03 acre	7,612.50	1	\$7,613				\$7,613	
	End caps irrigation	2,600.00 /acre	2.03 acre	5,278.00	1	\$5,278				\$5,278	
	Street buffer planting	3,750.00 /acre	2.21 acre	8,287.50	1	\$8,288				\$8,288	
	Street buffer irrigation	2,600.00 /acre	2.21 acre	5,746.00	1	\$5,746				\$5,746	
	Channel plantings	600.00 /acre	8.48 acre	5,088.00	1	\$5,088					
	Channel irrigation	500.00 /acre	8.48 acre	4,240.00	1	\$4,240				\$4,240	
	Subtotal					\$37,977	\$17,607				
2	<u>Street lighting</u>										
	Replace photocells (materials)	12.00 /each	55 each	660.00	10		\$66			\$33	\$33
	Replace photocells (labor)	108.59 /hr	55 each	5,972.45	10		\$598			\$299	\$299
	Replace lamp (materials)	22.50 /each	55 each	1,237.50	5		\$248			\$124	\$124
	Replace lamp (labor)	108.59 /hr	55 each	5,972.45	5		\$1,194			\$598	\$598
	Electric costs	3.02 each-mo	660 each-yr	1,993.20	1	\$1,994				\$997	\$997
	Replace cobra head fixture	3,000.00 /each	27 each	81,000.00	20		\$4,050			\$4,050	
	Replace standard fixture	2,000.00 each	28 each	56,000.00	20		\$2,800				\$2,800
	Subtotal					\$1,994	\$8,956				
3a	<u>Subd Landscape strip & trees</u>										
	Plantings	4,500.00 /acre	0.44 acre	1,980.00	1	\$1,980				\$1,980	
	Irrigation	2,600.00 /acre	0.44 acre	1,144.00	1	\$1,144				\$1,144	
3b	<u>Street trees</u>										
	Replacement	150.00 /each	300 each	45,000.00	25		\$1,800				\$1,800
	Subtotal						\$3,124	\$1,800			
4a	<u>Swale</u>										
	Maintenance	2,000.00 /each	1 each	2,000.00	1	\$2,000				\$2,000	
	Replace	116,000.00 /each	1 each	116,000.00	20		\$5,800			\$5,800	
4b	<u>60" culvert</u>										
	Maintenance	25.00 /man-hr	4 hr	100.00	1	\$100				\$100	
	Maintenance	12.50 equip-hr	4 hr	50.00	1	\$50				\$50	
	Replace	37,000.00 /each	1 each	37,000.00	50		\$740			\$740	

**CITY OF WATSONVILLE VISTA MONTAÑA
LANDSCAPE & LIGHTING MAINTENANCE DISTRICT**

**SECTION II
PART B**

(continued) Estimate of Maintenance and Replacement Costs
Vista Montana LLMD

No.	Item	Unit Cost	Estimated Units	Total Cost	Estimated Annual Costs			Zone A	Zone B	
					Useful Life	Annual Maint.	Replacement Reserve			
4c	<u>60" inlet structure & basin</u>									
	Maintenance	25.00	man-hr	4 hr	100.00	1	\$100	\$100		
	Maintenance	12.50	equip-hr	4 hr	50.00	1	\$50	\$50		
	Replace	20,000.00	/each	1 each	20,000.00	50	\$400		\$400	
	Subtotal						\$2,300	\$6,940		
5a	<u>Hwy Landscape strip</u>									
	Maintenance	4,500.00	/acre	2.00 acre	9,000.00	1	\$9,000	\$9,000		
	Irrigation	2,600.00	/acre	2.00 acre	5,200.00	1	\$5,200	\$5,200		
5b	<u>Perimeter wall</u>									
	Maintenance/Graffiti	0.75	/lf	1,867 lf	1,400.25	1	\$1,400	\$1,400		
	Replace	5.00	/sf	14,400 sf	72,000.00	20	\$3,600		\$3,600	
	Subtotal						\$15,600	\$3,600		
6	<u>McKenzie path</u>									
	Seal coat	0.15	sf	2,100 sf	315.00	5	\$64		\$63	
	Replace	3.45	sf	2,100 sf	7,245.00	20	\$362		\$362	
	Subtotal						\$0	\$426		
7	<u>Roble & Cirvelo paths</u>									
	Seal coat	0.15	sf	3,200 sf	480.00	5	\$96		\$96	
	Replace	3.45	sf	3,200 sf	11,040.00	20	\$552		\$552	
	Subtotal						\$0	\$648		
8	<u>District operation</u>									
	Annual cost	7,000.00	each	1 each	7,000.00	1	\$7,000	\$3,500	\$3,500	
	Estimated Annual Costs						\$67,995	\$39,977	\$33,450	\$33,251
	Total Amount to Assessment								\$66,701	\$41,272
	EDU's at Build-Out								308.5	241
	Estimated Annual Assessment per EDU								\$216.21	\$171.25
	Maximum Annual Assessment per EDU								\$240.00	\$195.00

PART C

ASSESSMENT DISTRICT DIAGRAM

The boundaries of Vista Montaña Landscape and Lighting Maintenance 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 2003-04.

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 XIID, 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 XIID 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 will eventually be comprised of 177 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.

Maximum Assessment per EDU Zone A	\$ 240/EDU
Maximum Assessment per EDU Zone B	\$ 195/EDU
Total Maximum Assessment per EDU	\$ 435/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.

Maximum Annual Assessment									
Land Use	Projected Number of Units	EDU's/ Unit	Total EDU's	Rate per EDU by Benefit Zone		Maximum Assessment/ EDU	Maximum Rate per Unit	Maximum Assesment Revenue	
				Zone A	Zone B				
Singel Family	177	1	177	\$240.00	\$195.00	\$435.00	\$435.00	\$76,995.00	
Townhome/Condominium	80	0.8	64	\$240.00	\$195.00	\$435.00	\$348.00	\$27,840.00	
Apartment	135	0.5	67.5	\$240.00	N/A	\$240.00	\$120.00	\$16,200.00	
Totals	392		308.5					\$121,035.00	

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 District 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 2003-04 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 2003-04 shall not be greater than \$107,972.00

The Assessment Roll for FY 2003-04 is included in Appendix B of this Report and is on file in the Office of the City Clerk.

**APPENDIX A
ASSESSMENT DISTRICT DIAGRAM**

APPENDIX B

FY 2003-04

ASSESSMENT ROLL

**Appendix B
Maximum Assessment for Fiscal Year 2003-04**

Assessment No.	Master Parcel No.	Assesment FY 03-04	Maximum Allowable Assessment
1	017-551-08		
	017-551-09		
	017-551-12	\$107,972.00	\$121,035.00
	017-551-15		