



CITY OF SALINAS

**PRELIMINARY ENGINEER'S REPORT
MIRA MONTE MAINTENANCE DISTRICT
LANDSCAPE & LIGHTING DISTRICT NO. 2
ASSESSMENT DISTRICT NO. 2000-1
FISCAL YEAR 2026-27
MONTEREY COUNTY, CALIFORNIA**

May 2026

PREPARED BY



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ENGINEER'S CERTIFICATION

AGENCY: THE CITY OF SALINAS

PROJECT: MIRA MONTE MAINTENANCE DISTRICT
LANDSCAPE & LIGHTING DISTRICT NO. 2
ASSESSMENT DISTRICT NO. 2000-1

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

ENGINEER'S REPORT FOR FISCAL YEAR 2026-27

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

**MIRA MONTE MAINTENANCE DISTRICT
LANDSCAPE & LIGHTING DISTRICT NO.2
ASSESSMENT DISTRICT NO. 2000-1**

(Hereinafter referred to as the "District"),

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

PART I

Overview: Provides the background and reason for the District.

PART II

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

PART III

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

PART IV

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

PART V

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

PART VI

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

PART VII

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

Appendices

Appendix A	Planned Capital Improvements
Appendix B	District Boundaries and Improvements
Appendix C	Assessment Roll

Engineer's Report
Mira Monte Maintenance District
City of Salinas
Fiscal Year 2026-27



Harris & Associates

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

DATED: May 15 , 2026



Harris & Associates



Tamorah Bryant, P.E., Assessment Engineer
R.C.E. No. C67205
Engineer of Work

I HEREBY CERTIFY that the enclosed Engineer's Report, together with Assessment Roll and Assessment Diagram thereto attached, was filed with me on the ____ day of _____, 2026.

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

By _____

I HEREBY CERTIFY that the enclosed Engineer's Report, together with Assessment Roll and Assessment Diagram thereto attached, was approved and confirmed by the City Council of the City of Salinas, California, on the ____ day of _____, 2026.

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

By _____

PART I – OVERVIEW

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

This Engineer’s Report (the “Report”) sets forth the proposed assessments for Fiscal Year 2026-27 for the Mira Monte Maintenance District (the “District”). The District was created in 2000, after the passage of Proposition 218 in 1996, which established Article XIID of the State Constitution and the District is subject to the legal requirements of Proposition 218.

The estimated cost of maintenance services for Fiscal Year 2026-27 are detailed in Part III of this Report. All assessable parcels identified as being within the District share in both the cost and the benefits of the improvements. The costs and expenses associated with the improvements in the District are equitably spread among all benefiting parcels within the District and only parcels that receive special benefit from the improvements are assessed in proportion to benefit received. The funds collected from the assessments are dispersed and used for the services and operation provided within the District.

In any year beyond Fiscal Year 2005-06, the assessment on each parcel can increase based on the amount of the increase in the Engineering News Record Construction Cost Index 20-City Average from the previous calendar year. **For Fiscal Year 2026-27, the maximum assessment rates are increasing from Fiscal Year 2025-26 maximum assessment rates by the inflation factor of 0.62%.**

The City will be developing a capital improvement plan (CIP) to identify specific projects and timing of replacement of improvements within the District. Appendix A contains estimates of probable costs for replacement of authorized improvements at the end of their useful life. Although the current assessment allows for an annual increase in the Capital Reserve Fund, the City will first develop a detailed Capital Improvement Program based on assessed needs.

A discussion of District benefits is provided in Part IV of this Report and the method of apportioning District costs to the parcels of land within the District is provided in Part V of this Report and Appendix C lists the assessment amount for each parcel in the District for Fiscal Year 2026-27.



PART II – PLANS AND SPECIFICATIONS

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

The assessments provide for the maintenance, repair, reconstruction, and operation of and the furnishing of services and materials for the landscaping, irrigation systems, and public improvements. Landscaping includes trees, shrubs, grass, and other ornamental vegetation. Public improvements include curbs, gutters, asphalt street improvements, sidewalks, masonry walls, concrete-paver driveway clusters, parkway strips adjacent to curbs, landscape easements, appurtenant water mains, irrigation systems, public lighting fixtures on all streets and driveway clusters listed below. This maintenance, servicing, and operation is in accordance with NPDES requirements of the City of Salinas storm water permit. The continued maintenance of these improvements shall be budgeted and reviewed each fiscal year and fully or partially funded through the annual assessments.

- *Fitzgerald Street* –4 cluster driveways (approx. 13,103 SF), street improvements from Hemmingway Drive to 150 feet more or less west of Bradbury, including curbs, gutters, and sidewalks (approx. 33,100 SF), and street frontage landscaping (approx. 4,250 SF); and
- *Southerly Portion of Hemingway Drive* –3 cluster driveways (approx. 7,352 SF), and street frontage landscaping (approx. 8,336 SF) from Fitzgerald Street northerly 1,010 feet more or less to Nantucket Boulevard; and
- *Southerly Portion of Bradbury Drive* –11 cluster driveways (approx. 45,958 SF) and street frontage landscaping (approx. 9,435 SF) from Fitzgerald Street northerly 870 feet more or less to Nantucket Boulevard, and 1,900 feet more or less northerly to Boronda Road; and
- *Northerly Portion of Bradbury Drive* 10 cluster driveways (approx. 58,941 SF) and street frontage landscaping (approx. 12,745 SF) from Nantucket Boulevard northerly 900 feet more or less to a cul-de-sac near Boronda Road, including “emergency access-turf block”; and
- *Longfellow Drive* – 1 cluster driveway, and street frontage landscaping from Hemingway Drive to Bradbury Street.



Maintenance, repair, reconstruction, and operation may include, but are not limited to spraying pesticides, manicure care of landscaped areas, debris removal, removal and replacement of concrete sidewalks and pavers, street resurfacing and/or reconstruction, and any and all other items of work necessary and incidentals, such as utilities, engineering, inspection, contract administration, etc., for the proper maintenance, repair, reconstruction, and operation thereof. Other incidental costs such as contingencies, assessment collection costs, legal fees, and administration are assessed to and paid by the District on the same basis as the improvements specified above.

The public improvements along Nantucket Boulevard and Parcels A, B, C, and C1, (P.G. & E.'s Tower Line right-of-way) of the Vesting Tentative Map for the Cottages of Mira Monte, a Planned Unit Development, are not included in this maintenance assessment district; they are included in the existing North/East Area Maintenance District (Landscape Maintenance District No. 1).

Appendix B shows the location of all of the improvements in addition to the District boundaries.



PART III – COST ESTIMATE

Estimated costs for Fiscal Year 2026-27 for the construction, operation, servicing and maintenance of the facilities described in Part II are shown in the following table.

	Adopted Budget FY 2025-26	Amended Budget FY 2025-26	Proposed Budget FY 2026-27	Forecasted Budget FY 2027-28	Forecasted Budget FY 2028-29
EXPENDITURES ¹					
<u>Maintenance</u>					
Landscaping Contracted Services ⁵	\$50,000	\$50,000	\$51,145	\$51,145	\$51,145
Landscaping Extra Services	\$4,000	\$4,000	\$4,120	\$4,244	\$4,371
In-House Inspection	\$39,900	\$39,900	\$39,700	\$40,891	\$42,118
Special Supplies	<u>\$1,000</u>	<u>\$1,000</u>	<u>\$500</u>	<u>\$515</u>	<u>\$530</u>
Subtotal Maintenance:	\$94,900	\$94,900	\$95,465	\$96,795	\$98,164
<u>Utilities</u>					
Water	\$41,200	\$55,000	\$42,436	\$43,709	\$45,020
Electricity	<u>\$3,000</u>	<u>\$2,000</u>	<u>\$3,090</u>	<u>\$3,183</u>	<u>\$3,278</u>
Subtotal Utilities:	\$44,200	\$57,000	\$45,526	\$46,892	\$48,299
<u>Administrative Expenses</u>					
Agency Administration	\$15,800	\$15,800	\$16,274	\$16,762	\$17,265
Professional Fees ²	\$4,450	\$4,450	\$4,584	\$4,721	\$4,863
Other Charges-Taxes	<u>\$0</u>	<u>\$0</u>	<u>\$0</u>	<u>\$0</u>	<u>\$0</u>
Subtotal Administrative Expenses:	\$20,250	\$20,250	\$20,858	\$21,483	\$22,128
<u>Capital Improvements</u>	<u>\$0</u>	<u>\$0</u>	<u>\$0</u>	<u>\$0</u>	<u>\$0</u>
TOTAL EXPENDITURES:	<u>\$159,350</u>	<u>\$172,150</u>	<u>\$161,849</u>	<u>\$165,170</u>	<u>\$168,590</u>
REVENUE AND LEVY ADJUSTMENTS					
Balance to Levy	\$123,846	\$123,846	\$125,700	\$125,700	\$125,700
Operating Reserve From/(To)	33,504	44,050	32,222	36,027	39,988
Estimated Interest Earnings	<u>2,000</u>	<u>4,254</u>	<u>3,927</u>	<u>3,443</u>	<u>2,903</u>
TOTAL REVENUE AND LEVY ADJUSTMENTS:	<u>\$159,350</u>	<u>\$172,150</u>	<u>\$161,849</u>	<u>\$165,170</u>	<u>\$168,590</u>
DISTRICT STATISTICS					
Total Parcels	203	203	203	203	203
Total Parcels Levied	203	203	203	203	203
ASSESSMENT RATES ^{3, 4}					
Assessment Rate Per Parcel	\$615.39	\$615.39	\$619.21	\$619.21	\$619.21
Current Rate Per Parcel	\$615.39	\$615.39	\$619.21	\$619.21	\$619.21
ASSESSMENT REVENUE ⁶					
Total Assessments Levied	\$123,846	\$123,846	\$125,700	\$125,700	\$125,700
Assessment Revenue at Current Rates	\$123,846	\$123,846	\$125,700	\$125,700	\$125,700
Capacity for Additional Revenue	\$0	\$0	\$0	\$0	\$0
FUND BALANCE INFORMATION ⁷					
<u>Operating Reserve Fund</u>					
Estimated Beginning Operating Reserve Fund Balance	\$305,817	\$305,817	\$261,767	\$229,545	\$193,518
Operating Surplus/(Deficit)	<u>(\$33,504)</u>	<u>(\$44,050)</u>	<u>(\$32,222)</u>	<u>(\$36,027)</u>	<u>(\$39,988)</u>
Interest (1.5%)	<u>\$7,100</u>	<u>\$7,100</u>	<u>\$3,927</u>	<u>\$3,443</u>	<u>\$2,903</u>
Projected Ending Reserve Fund Balance:	<u>\$272,313</u>	<u>\$261,767</u>	<u>\$229,545</u>	<u>\$193,518</u>	<u>\$153,529</u>



Table footnotes

- ¹ Estimated expenditures for FY 2026-27 are equal to the greater of the prior years' adopted or amended budgeted amount increased by 3% unless noted otherwise. Estimated expenditures for FY 2027-28 and FY 2028-29 are equal to the previous year's amount increased by 3% unless noted otherwise.
- ² Professional Fees are based on Harris & Associates district administration contract.
- ³ Assessment Rates do not include the City Collection Fee which is \$10 per assessed parcel and in addition to the assessment rate.
- ⁴ In any year beyond FY 2005-06, the assessment on each parcel can increase based on the amount of the increase in the Engineering News Record Construction Cost Index 20-City Average from the previous calendar year, which was 0.62% for December 2024 through December 2025.
- ⁵ Landscaping Contracted Services are based on the Brightview Landscape Service, Inc. agreement approved by Council June 18, 2024, and other expenditures.
- ⁶ Assessment Revenue includes the City Collection Fee which is \$10 per assessed parcel in addition to the assessment rate.
- ⁷ A Capital Reserve Fund will be established for future capital improvements.

Glossary of Budget Items

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

Expenditures

Maintenance

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

Utilities

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

Administration Expenses

- Agency Administration. The cost to the City for providing the coordination for District service, operations and maintenance, responding to public concerns and education, and administering the annual levy including, but not limited to the costs associated with City staff salaries and for time utilized for District purposes, the costs of resource materials or any other administrative expenses or fees associated with the District.



- Professional Fees. The costs of contracting with professionals to provide services specific to the levy administration and any additional administrative, legal or engineering services specific to the District.
- City Collection Fee. The cost to collect District assessments, including the fee the County charges to collect the assessments on the property tax bills. The charge is \$10 per levied parcel.
- Other Charges-Taxes. The amount budgeted to pay for tax costs.

Revenue and Levy Adjustments

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

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

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

District Statistics

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

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

Assessment Rates

Assessment Rate per Parcel. The rate per parcel levied on Parcels.

Current Rate per Parcel. The rate per parcel that can be levied on Parcels.

Assessment Revenue

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

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

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

Fund Balance Information

Operating Reserve Fund. Pursuant to Section 22569 of the 1972 Act, the operating reserve fund is utilized to operate the District from the time period of July 1 (beginning of the fiscal year) through December when the County provides the City with the first installment of assessments collected from the



property tax bills, thereby eliminating the need for the City to transfer funds from non-district accounts to pay for District charges during the first six (6) months of the fiscal year.



PART IV – DISTRICT BENEFITS

Authorizing Legislation

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

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

“The net amount to be assessed upon lands within an assessment district may be apportioned by any formula or method which fairly distributes the net amount among all assessable lots or parcels in proportion to the estimated benefits to be received by each such lot or parcel from the improvements.”

— Streets and Highways Code Section 22573

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

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

Proposition 218 – The Grandfather Clause

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

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

— Article XIID, Section 5

Section 5 further states that “subsequent increases in such assessments shall be subject to the procedures and approval process...” required by Proposition 218.

General Benefits

Since the District improvements are entirely located within the Development or immediately adjacent to the benefited parcels, it has been determined that there is little or no general benefit to the public at large.

Special Benefits

The method of apportionment (assessment methodology) approved at the time the District was formed is based on the premise that each of the assessed parcels within the District receives a special benefit from the improvements maintained and funded by annual assessments. Specifically, the assessments are for the maintenance of improvements installed as part of the original development to serve the parcels within the District. The special benefits associated with the maintenance of landscaping, irrigation systems, and public improvements are specifically:

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

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

Non-Assessed Parcels

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

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

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



PART V – METHOD OF APPORTIONMENT

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

Assessments

The assessment will be spread equally among the total number of single family units (SFU) within the District boundaries, or approved SFU pursuant to Vesting Tentative Map No. 99-1 which is within the District boundaries.

In any year beyond Fiscal Year 2005-06, the assessment on each parcel can increase based on the amount of the increase in the Engineering News Record Construction Cost Index 20-City Average from the previous calendar year. **For Fiscal Year 2026-27, the maximum assessment rates are increasing from Fiscal Year 2025-26 maximum assessment rates by the inflation factor of 0.62%.**

The annual assessment for Single Family Unit Parcels is \$619.21 per parcel (unit) which includes the City's \$10.00 collection fee. All assessed parcels (units) are subject to this \$10.00 collection fee as part of the total assessment .

Applying the assessment rate and adding the City Collection Fee determines the assessment levy for the District:

<i>Single Family Unit Parcels</i>	<i>203 Units</i>	<i>x</i>	<i>\$609.21 per Unit</i>	<i>=</i>	<i>\$123,669.63</i>
<i>City Collection Fee</i>	<i>203 Parcels</i>	<i>x</i>	<i>\$10.00 per Parcel</i>	<i>=</i>	<u><i>\$2,030.00</i></u>
<i>Total Assessment Levy for the District</i>					<i>\$125,699.63</i>

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



PART VI – ASSESSMENT DIAGRAM

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

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

Mira Monte Maintenance District Boundaries

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



PART VII – ASSESSMENT ROLL

The assessment set forth for each parcel shown on the Assessment Roll for the District is provided on the following pages and is submitted separately, as "Assessment Roll for City of Salinas, Mira Monte Maintenance District, Fiscal Year 2026-27", which is under separate cover, and on file in the Office of the City Clerk.

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

A list of names and addresses of the owners of all parcels within this District is shown on the last equalized Property Tax Roll of the Assessor of the County of Monterey, which by reference is hereby made a part of this report. This list is keyed to the Assessor's Parcel Numbers as shown on the Assessment Roll on file in the office of the City Clerk of the City of Salinas.

APPENDIX A – PLANNED CAPITAL IMPROVEMENTS

The following capital replacement needs for the Mira Monte Maintenance District have been identified for future implementation:

Improvement	Quantity	Unit of Measure	Capital Replacement Unit Cost (in \$2022) ^{1,2}	Total Cost (in \$2022)	Useful Life (years)	Annual Capital Replacement Costs
Curb & Gutter	7,663	LF	\$ 34.30	\$ 262,840.90	40	\$ 6,571.02
Handicap Ramp	69	EA	\$ 4,900.00	\$ 338,100.00	40	\$ 8,452.50
Sidewalk	31,892	SF	\$ 9.10	\$ 290,217.20	40	\$ 7,255.43
Concrete Paver DW Clusters	128,970	SF	\$ 24.50	\$ 3,159,765.00	40	\$ 78,994.13
Asphalt Paving (4"AC/6"AB)	113,252	SF	\$ 7.70	\$ 872,036.55	40	\$ 21,800.91
Striping	480	SF	\$ 11.76	\$ 5,644.80	8	\$ 705.60
Landscaping (Including Irrigation System)	50,789	SF	\$ 11.76	\$ 597,278.64	40	\$ 14,931.97
Street Lighting	19	EA	\$ 4,830.00	\$ 91,770.00	40	\$ 2,294.25
Landscape Lot Amenities	0.345	AC	\$ 152,880.00	\$ 52,743.60	30	\$ 1,758.12
Total District Improvements Estimated Capital Replacement Cost				\$ 5,670,396.69		\$ 142,763.93

Notes:

¹ Capital Replacement Costs include costs reasonably and necessarily related to the planning, engineering and construction of Capital Replacement.

² Capital Replacement Costs include 20% construction contingency, 20% Planning/Design/Administration.

APPENDIX B – DISTRICT BOUNDARY MAP

**CITY OF SALINAS
MIRA MONTE MAINTENANCE DISTRICT
BOUNDARY MAP**





APPENDIX C – ASSESSMENT ROLL

The Assessment Roll is shown on the following pages.



Appendix B

Fiscal Year 2026-27 Assessment Roll

Assessor's Parcel Number	Land Use Classification	Assessment Amount	City Fee Amount	Total Levy Amount
153-261-035	SFU	\$609.21	\$10.00	\$619.21
153-261-036	SFU	609.21	10.00	619.21
153-261-037	SFU	609.21	10.00	619.21
153-261-038	SFU	609.21	10.00	619.21
153-261-039	SFU	609.21	10.00	619.21
153-261-041	SFU	609.21	10.00	619.21
153-261-042	SFU	609.21	10.00	619.21
153-261-043	SFU	609.21	10.00	619.21
153-261-044	SFU	609.21	10.00	619.21
153-262-001	SFU	609.21	10.00	619.21
153-262-002	SFU	609.21	10.00	619.21
153-262-003	SFU	609.21	10.00	619.21
153-262-004	SFU	609.21	10.00	619.21
153-262-005	SFU	609.21	10.00	619.21
153-262-006	SFU	609.21	10.00	619.21
153-262-007	SFU	609.21	10.00	619.21
153-262-008	SFU	609.21	10.00	619.21
153-262-009	SFU	609.21	10.00	619.21
153-262-010	SFU	609.21	10.00	619.21
153-262-011	SFU	609.21	10.00	619.21
153-262-012	SFU	609.21	10.00	619.21
153-262-013	SFU	609.21	10.00	619.21
153-262-014	SFU	609.21	10.00	619.21
153-262-015	SFU	609.21	10.00	619.21
153-262-016	SFU	609.21	10.00	619.21
153-262-017	SFU	609.21	10.00	619.21
153-262-018	SFU	609.21	10.00	619.21
153-262-019	SFU	609.21	10.00	619.21
153-262-020	SFU	609.21	10.00	619.21
153-262-021	SFU	609.21	10.00	619.21
153-262-022	SFU	609.21	10.00	619.21
153-262-023	SFU	609.21	10.00	619.21
153-262-024	SFU	609.21	10.00	619.21
153-262-025	SFU	609.21	10.00	619.21
153-262-026	SFU	609.21	10.00	619.21
153-262-027	SFU	609.21	10.00	619.21
153-262-028	SFU	609.21	10.00	619.21
153-262-029	SFU	609.21	10.00	619.21
153-262-030	SFU	609.21	10.00	619.21
153-262-031	SFU	609.21	10.00	619.21
153-262-032	SFU	609.21	10.00	619.21
153-262-033	SFU	609.21	10.00	619.21
153-262-034	SFU	609.21	10.00	619.21
153-262-035	SFU	609.21	10.00	619.21
153-262-036	SFU	609.21	10.00	619.21
153-262-037	SFU	609.21	10.00	619.21
153-262-038	SFU	609.21	10.00	619.21
153-262-039	SFU	609.21	10.00	619.21
153-262-040	SFU	609.21	10.00	619.21
153-262-041	SFU	609.21	10.00	619.21
153-262-042	SFU	609.21	10.00	619.21



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Fiscal Year 2026-27 Assessment Roll

Assessor's Parcel Number	Land Use Classification	Assessment Amount	City Fee Amount	Total Levy Amount
153-262-043	SFU	609.21	10.00	619.21
153-262-044	SFU	609.21	10.00	619.21
153-262-045	SFU	609.21	10.00	619.21
153-262-046	SFU	609.21	10.00	619.21
153-262-047	SFU	609.21	10.00	619.21
153-262-048	SFU	609.21	10.00	619.21
153-262-049	SFU	609.21	10.00	619.21
153-262-050	SFU	609.21	10.00	619.21
153-262-051	SFU	609.21	10.00	619.21
153-262-052	SFU	609.21	10.00	619.21
153-262-053	SFU	609.21	10.00	619.21
153-262-054	SFU	609.21	10.00	619.21
153-262-055	SFU	609.21	10.00	619.21
153-262-056	SFU	609.21	10.00	619.21
153-262-057	SFU	609.21	10.00	619.21
153-262-058	SFU	609.21	10.00	619.21
153-262-059	SFU	609.21	10.00	619.21
153-262-060	SFU	609.21	10.00	619.21
153-262-061	SFU	609.21	10.00	619.21
153-262-062	SFU	609.21	10.00	619.21
153-262-063	SFU	609.21	10.00	619.21
153-262-064	SFU	609.21	10.00	619.21
153-262-065	SFU	609.21	10.00	619.21
153-262-066	SFU	609.21	10.00	619.21
153-262-067	SFU	609.21	10.00	619.21
153-262-068	SFU	609.21	10.00	619.21
153-262-069	SFU	609.21	10.00	619.21
153-262-070	SFU	609.21	10.00	619.21
153-262-071	SFU	609.21	10.00	619.21
153-262-072	SFU	609.21	10.00	619.21
153-262-073	SFU	609.21	10.00	619.21
153-262-074	SFU	609.21	10.00	619.21
153-262-075	SFU	609.21	10.00	619.21
153-262-076	SFU	609.21	10.00	619.21
153-262-077	SFU	609.21	10.00	619.21
153-262-078	SFU	609.21	10.00	619.21
153-262-079	SFU	609.21	10.00	619.21
153-611-001	SFU	609.21	10.00	619.21
153-611-002	SFU	609.21	10.00	619.21
153-611-003	SFU	609.21	10.00	619.21
153-611-004	SFU	609.21	10.00	619.21
153-611-005	SFU	609.21	10.00	619.21
153-611-006	SFU	609.21	10.00	619.21
153-611-007	SFU	609.21	10.00	619.21
153-611-008	SFU	609.21	10.00	619.21
153-611-009	SFU	609.21	10.00	619.21
153-611-010	SFU	609.21	10.00	619.21
153-611-011	SFU	609.21	10.00	619.21
153-611-012	SFU	609.21	10.00	619.21
153-611-013	SFU	609.21	10.00	619.21
153-611-014	SFU	609.21	10.00	619.21



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Fiscal Year 2026-27 Assessment Roll

Assessor's Parcel Number	Land Use Classification	Assessment Amount	City Fee Amount	Total Levy Amount
153-611-015	SFU	609.21	10.00	619.21
153-611-016	SFU	609.21	10.00	619.21
153-611-017	SFU	609.21	10.00	619.21
153-611-018	SFU	609.21	10.00	619.21
153-611-019	SFU	609.21	10.00	619.21
153-611-020	SFU	609.21	10.00	619.21
153-611-027	SFU	609.21	10.00	619.21
153-611-028	SFU	609.21	10.00	619.21
153-611-029	SFU	609.21	10.00	619.21
153-611-030	SFU	609.21	10.00	619.21
153-611-031	SFU	609.21	10.00	619.21
153-611-032	SFU	609.21	10.00	619.21
153-611-033	SFU	609.21	10.00	619.21
153-611-034	SFU	609.21	10.00	619.21
153-611-035	SFU	609.21	10.00	619.21
153-611-036	SFU	609.21	10.00	619.21
153-611-037	SFU	609.21	10.00	619.21
153-611-038	SFU	609.21	10.00	619.21
153-611-039	SFU	609.21	10.00	619.21
153-611-040	SFU	609.21	10.00	619.21
153-611-041	SFU	609.21	10.00	619.21
153-611-042	SFU	609.21	10.00	619.21
153-611-043	SFU	609.21	10.00	619.21
153-611-044	SFU	609.21	10.00	619.21
153-611-045	SFU	609.21	10.00	619.21
153-611-046	SFU	609.21	10.00	619.21
153-611-047	SFU	609.21	10.00	619.21
153-611-048	SFU	609.21	10.00	619.21
153-611-049	SFU	609.21	10.00	619.21
153-611-050	SFU	609.21	10.00	619.21
153-611-051	SFU	609.21	10.00	619.21
153-611-052	SFU	609.21	10.00	619.21
153-611-053	SFU	609.21	10.00	619.21
153-611-054	SFU	609.21	10.00	619.21
153-611-055	SFU	609.21	10.00	619.21
153-611-056	SFU	609.21	10.00	619.21
153-611-057	SFU	609.21	10.00	619.21
153-611-058	SFU	609.21	10.00	619.21
153-611-059	SFU	609.21	10.00	619.21
153-611-060	SFU	609.21	10.00	619.21
153-611-061	SFU	609.21	10.00	619.21
153-611-062	SFU	609.21	10.00	619.21
153-611-063	SFU	609.21	10.00	619.21
153-611-064	SFU	609.21	10.00	619.21
153-611-065	SFU	609.21	10.00	619.21
153-611-066	SFU	609.21	10.00	619.21
153-611-067	SFU	609.21	10.00	619.21
153-611-068	SFU	609.21	10.00	619.21
153-611-069	SFU	609.21	10.00	619.21
153-611-070	SFU	609.21	10.00	619.21
153-611-071	SFU	609.21	10.00	619.21



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Fiscal Year 2026-27 Assessment Roll

Assessor's Parcel Number	Land Use Classification	Assessment Amount	City Fee Amount	Total Levy Amount
153-612-015	SFU	609.21	10.00	619.21
153-612-016	SFU	609.21	10.00	619.21
153-612-017	SFU	609.21	10.00	619.21
153-612-018	SFU	609.21	10.00	619.21
153-612-019	SFU	609.21	10.00	619.21
153-612-020	SFU	609.21	10.00	619.21
153-612-021	SFU	609.21	10.00	619.21
153-612-022	SFU	609.21	10.00	619.21
153-612-023	SFU	609.21	10.00	619.21
153-612-024	SFU	609.21	10.00	619.21
153-612-025	SFU	609.21	10.00	619.21
153-612-026	SFU	609.21	10.00	619.21
153-612-027	SFU	609.21	10.00	619.21
153-612-028	SFU	609.21	10.00	619.21
153-613-001	SFU	609.21	10.00	619.21
153-613-002	SFU	609.21	10.00	619.21
153-613-003	SFU	609.21	10.00	619.21
153-613-004	SFU	609.21	10.00	619.21
153-613-005	SFU	609.21	10.00	619.21
153-613-006	SFU	609.21	10.00	619.21
153-613-007	SFU	609.21	10.00	619.21
153-613-008	SFU	609.21	10.00	619.21
153-613-009	SFU	609.21	10.00	619.21
153-613-010	SFU	609.21	10.00	619.21
153-613-011	SFU	609.21	10.00	619.21
153-613-012	SFU	609.21	10.00	619.21
153-613-013	SFU	609.21	10.00	619.21
153-613-014	SFU	609.21	10.00	619.21
153-613-015	SFU	609.21	10.00	619.21
153-613-016	SFU	609.21	10.00	619.21
153-613-017	SFU	609.21	10.00	619.21
153-613-018	SFU	609.21	10.00	619.21
153-613-019	SFU	609.21	10.00	619.21
153-613-020	SFU	609.21	10.00	619.21
153-613-021	SFU	609.21	10.00	619.21
153-613-022	SFU	609.21	10.00	619.21
153-613-023	SFU	609.21	10.00	619.21
153-613-024	SFU	609.21	10.00	619.21
153-613-025	SFU	609.21	10.00	619.21
153-613-026	SFU	609.21	10.00	619.21
153-613-027	SFU	609.21	10.00	619.21
153-613-028	SFU	609.21	10.00	619.21
153-613-029	SFU	609.21	10.00	619.21
153-613-030	SFU	609.21	10.00	619.21
153-613-031	SFU	609.21	10.00	619.21
153-613-032	SFU	609.21	10.00	619.21
153-613-033	SFU	609.21	10.00	619.21
153-613-034	SFU	609.21	10.00	619.21
153-613-035	SFU	609.21	10.00	619.21
153-613-036	SFU	609.21	10.00	619.21
Totals:	203 Parcels	\$123,669.63	\$2,030.00	\$125,699.63