

**REDEVELOPMENT AGENCY**

**GOVERNMENTAL CENTER**  
TOM BURNS  
AGENCY ADMINISTRATOR

**COUNTY OF SANTA CRUZ**

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March 11, 1999

Agenda: March 23, 1999

Board of Supervisors  
County of Santa Cruz  
701 Ocean Street  
Santa Cruz, CA 95060

**ADMINISTRATIVE AND ANNUAL REPORT  
ON THE SOQUEL VILLAGE PARKING AND BUSINESS IMPROVEMENT AREA**

Dear Members of the Board:

In December of 1989, your Board established the Soquel Village Parking and Business Improvement Area (SVPBIA) to provide funding for business improvement activities and for maintenance and operation of public parking facilities. Since that time, each year your Board has reviewed the annual report, activities, and proposed assessments for the improvement area and acted on recommendations to provide for the various business improvement and parking maintenance activities. In 1997, business and property owners voted to discontinue the business assessment. Therefore, no assessment for business improvement activities is proposed; only a proposed parking maintenance and operation charge is before your Board at this time.

The annual adoption of parking maintenance and operation charges is a two step process requiring two public hearings. The first hearing was scheduled previously for today's agenda and includes presentation of the Annual Report and the proposed assessment charges. After taking public testimony, your Board will then consider a resolution announcing your intent to establish the parking maintenance and operation charges for the 1999-2000 fiscal year. The resolution will be mailed to all of the parking area participants and be published in the newspaper. The final hearing for the parking maintenance and operation charges is scheduled for April 20, 1999 at which time your Board will take final action to approve the parking charges for the 1999-2000 fiscal year.

Administration of the Parking and Business Improvement Area

The administration of the SVPBIA has continued to be provided by the Redevelopment Agency. The two main activities of the improvement area — 1) business improvements and 2) parking maintenance and operations — are summarized below and discussed in greater detail in the Annual Report, Attachment 1.

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As noted, assessments are no longer collected for business improvements, and as a result, there are only minimal funds available for related activities. The Advisory Board has determined that with these remaining funds, the seasonal display of holiday banners in the Village area can be continued for approximately three to four more years.

The SVPBIA continues to collect assessments for parking maintenance and operations, at this time maintaining a total of 135 parking spaces in public parking lots and 15 on-street spaces for the benefit of customers and clients of Soquel businesses. The number of spaces was recently increased due to the completion of the Daubenbiss Parking Lot, located near the corner of Soquel Drive and Daubenbiss Avenue. Since the establishment of the improvement area, more than one million dollars of Redevelopment funds have been spent to acquire and construct public parking facilities in Soquel Village.

The maintenance and operational activities for the public parking spaces include landscape and irrigation maintenance, litter control, and parking enforcement. Services associated with maintenance and parking enforcement are provided through professional service contracts. General repairs such as patching of potholes and replacement of parking signs are accomplished through the Department of Public Works or through outside contractors.

The proposed parking improvement budget assumes a continuation of existing maintenance and operation activities, with a slight increase anticipated in associated costs due to the new Daubenbiss Parking Lot. The budget for 1999-2000 also provides funds for deferred maintenance associated with two of the other public parking lots in the Village. The proposed budget for parking maintenance and operations is described in detail in the Annual Report, Attachment 1.

#### Annual Report

The annual general membership meeting of the Soquel Village Parking and Business Improvement Area was held on February 18, 1999. The Annual Report, including the proposed budget and assessments for 1999-2000, was discussed at that time. The Annual Report has been prepared by the SVPBIA Advisory Board in conformance with Chapter 9.42 of the Santa Cruz County Code and State Parking and Business Improvement Area law. This report summarizes the activities of both the parking and business improvement area and provides a recommendation regarding proposed budgets and assessments for the 1999-2000 fiscal year.

#### Advisory Board

The SVPBIA Advisory Board was established to advise your Board on matters related to the Parking and Business Improvement Area. From time to time, when vacancies occur

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on the Advisory Board, your Board considers appointments based on recommendations from staff. This year it is necessary to appoint members for new terms because two members' terms expire this year. The following appointments for four year terms are recommended for your Board's approval: Kathryn A. Brechel and Judy Vierra.

#### Proposed Parkina Maintenance and Operation Charaes

The parking improvement budget for the 1999-2000 fiscal year, which is recommended by the SVPBIA Advisory Board, assumes a similar level of operation and maintenance activities as last year. At the recommendation of the Advisory Board, the proposed budget is based on the same 20 percent reduction in parking fees that was initiated last year. The assessment charges for parking maintenance and operation for the 1999-2000 fiscal year are included in Attachment 2, Exhibit A.

The Advisory Board and Redevelopment Agency staff have discussed the existing fund balance and deferred maintenance fund as well as projections of future revenues and expenses. This analysis indicates that there will be adequate levels of funding, even with the continued 20 percent reduction in assessments. The Advisory Board anticipated that assessment reductions of this magnitude cannot be continued in following years if a healthy fund balance is to be maintained; discussions regarding this important topic are expected to be included in the Advisory Board's agendas during the 1999-2000 fiscal year. The 20 percent reduction in the overall assessment this year has resulted in fees to individual businesses that are similar to those of last year. Changes that have occurred are the result of a slight increase in the overall general benefit fee and in factors on which the parking charges are based such as proximity to the new Daubenbiss parking lot, changes in square footage, and loss of several businesses in the area.

An integral part of the budget process has been to ensure an adequate deferred maintenance fund. Regardless of the continued 20 percent reduction in revenues, the contribution to the deferred maintenance fund remains the same as previous years to provide for anticipated long-term maintenance needs. The deferred maintenance budget is provided in the Annual Report, Attachment 1.

#### Conclusions and Recommendations

This report summarizes the activities of the Soquel Village Parking and Business Improvement Area for 1999-2000. The annual report of the Soquel Village Parking and Business Improvement Area Advisory Board also provides recommendations regarding the proposed budget and the recommended parking maintenance and operation charges for this coming fiscal year.

Your Board must first conduct a public hearing on the proposed assessment charges for the 1999-2000 fiscal year included in Attachment 2. At the conclusion of the public hearing,

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your Board would act on the Annual report, and then adopt the Resolution of Intention to Establish Parking improvement Charges for the 1999-2000 fiscal year, included as Attachment 2. The resolution also confirms earlier Board actions to set a final public hearing on the parking improvement charges for Tuesday, April 20, 1999 sometime after 9:00 A.M. and to direct that the required legal notices be provided to the participants in the improvement area and to the public by the Clerk of the Board.

It is therefore RECOMMENDED that your Board take the following actions to establish assessment charges for the 1999-2000 fiscal year:

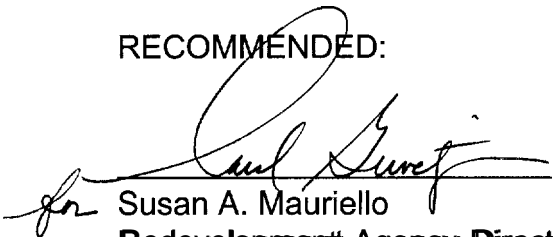
1. Conduct a public hearing on the proposed Soquel Village Parking and Business Improvement Area assessment charges for the 1999-2000 fiscal year;
2. Accept and file the Annual Report of the Soquel Village Parking and Business Improvement Area Advisory Board (Attachment 1);
3. Adopt the Resolution of Intention to Establish Parking Improvement Charges for the 1999-2000 Fiscal Year (Attachment 2); and
4. Approve the appointments of Kathryn A. Brechel and Judy Vierra to the Soquel Village Parking and Business Improvement Area Advisory Board.

Very truly yours,



Tom Burns  
 Redevelopment Agency Administrator  
 TB:ch

RECOMMENDED:



Susan A. Mauriello  
 Redevelopment Agency Director

Attachment 1: Annual Report of the Soquel Village Parking and Business Improvement Area Advisory Board  
 Attachment 2: Proposed Resolution of Intention to establish Parking Maintenance and Operation charges for the 1999-2000 Fiscal Year

cc: Soquel Village Parking and Business Improvement Area Advisory Board  
 County Counsel  
 DPW  
 RDA

## **SOQUEL VILLAGE PARKING AND BUSINESS IMPROVEMENT AREA 1998 ANNUAL REPORT**

### **I. BACKGROUND**

On December 5, 1989, at the request of business and property owners in Soquel Village, the Board of Supervisors established the Soquel Village Parking and Business Improvement Area for the purpose of providing business improvements as well as the maintenance and operation of public parking facilities. The improvement area was created as a partnership with the Redevelopment Agency to provide funds to remedy inadequate and unsafe parking and circulation conditions in Soquel Village. Since the establishment of the improvement area, more than one million dollars of Redevelopment funds have been spent to acquire and construct public parking facilities in Soquel Village. Currently, the improvement area manages 135 off-street public parking spaces and 15 on-street spaces.

Two benefit zones were established as a part of the improvement area. The business improvement benefit zone includes approximately 200 businesses in the commercial area of Soquel Village. Under the provisions of Proposition 218, an election on the continuation of the business assessment was held in 1997. A majority of business and property owners who voted in the election opted to discontinue the associated assessment. As a result, there is currently no assessment for business improvement activities in the Village.

The second benefit zone for parking maintenance and operations includes approximately 150 businesses. It is centered around the core commercial area of the Village, within the four quadrants formed at the intersection of Soquel Drive and Porter Street, where significant parking and circulation problems have been identified. Parking charges are determined in this area based on a formula which takes into account the parking needs associated with the particular type of business, the individual business' parking space deficit, the proximity of the business to public parking facilities, and other factors. The charges collected from the parking benefit zone fund the maintenance and operation of public parking facilities that benefit Soquel businesses and their clientele.

### **II. BUSINESS IMPROVEMENT BENEFIT ZONE A**

The Redevelopment Agency's contract with the Soquel Village Business Association to provide business improvement services expired on June 30, 1997. Since that time, there has been no source of ongoing revenue; business association activities have been reduced significantly. At this time, the fund balance for fiscal year 1999-2000 is projected to be \$6,890. At their January 20, 1999 meeting, the Advisory Board recommended providing funds for the continued holiday display of banners in the Village area and anticipated that unless additional activities are approved for funding, the holiday banners activity will continue for approximately three to four more years out of the fund balance. The recommended business improvement district budget is included as part of Exhibit A.

Recently, there has been some discussion among Advisory Board members as well as other Village business owners regarding the possible need to re-establish a means for addressing business issues other than those related to parking, such as business promotions, trash collection, and traffic concerns. It is anticipated that this topic will be discussed at future Advisory Board and General Membership meetings.

### **III. PARKING IMPROVEMENT BENEFIT ZONE B**

#### **Activities and Recommended Budget**

Parking improvement activities consist of the maintenance and operation of 135 off-street and 15 on-street, free public parking spaces. In November of 1998, the Redevelopment Agency completed construction of the parking lot adjacent to Daubenbiss Avenue, near the intersection of Soquel Drive, providing lighting, landscaping, an additional 13 new parking spaces, and access to the new parking facilities from both Daubenbiss Avenue and Porter Street. The 1999-2000 budget recommends increased parking maintenance and operations costs associated with the new parking facility, as indicated on Exhibit A.

The proposed parking improvement budget for the 1999-2000 fiscal year assumes a similar level of operation and maintenance expenditures as was budgeted for this past year. Revenues, derived from parking assessment fees, will be similar as well. At their meeting on January 20, 1999, the Advisory Board approved continuation of the 20 percent reduction in overall parking assessment fees ~~that~~ had been initiated at the start of the 1998-1999 fiscal year. Although this action was originally introduced as a one-time measure, the reduction in fee assessments continues to be possible for one additional year because maintenance expenses have been less than anticipated over the past several years. The Advisory Board anticipates that assessment reductions of this magnitude cannot be continued in following years if a healthy fund balance is to be maintained.

#### **Long Term Budget Projections**

The Advisory Board and general business membership have worked diligently to meet the needs of the Soquel Village Parking and Business Improvement District while keeping assessments minimal for individual Soquel businesses. Thus, last year's assessment fees and this years proposed fees are reduced by 20 percent due to minimal deferred maintenance costs. With increased deferred maintenance needs projected over the next several years, the 20 percent reduction in fees will need to be reviewed in the year 2000.

An administrative goal for the improvement area has been to establish adequate deferred maintenance funding, **and as a result**, deferred maintenance reserves were established several years ago as indicated in Exhibit A. Each year, \$2,083 from the **fund** balance is reserved for deferred maintenance needs.

Expenditures totaling \$9,000 from deferred maintenance reserves are proposed for this year in

order to provide needed maintenance of two of the public lots. Given the existing fund balance and the projected revenues from future parking assessments, it appears that adequate levels of funding are available for long term operation and maintenance of the public parking facilities as long as the Board continues to craft a thoughtful balance between adequate revenues from assessments--that bear as minimal an impact on businesses as possible--and the costs necessary to maintain and operate Soquel Village's valuable parking resources.

#### Proposed Assessment Recommendations

The current maintenance and operation program for public parking in Soquel consists of adequate but minimal levels of facility maintenance and parking enforcement efforts. The proposed parking improvement budget in Exhibit A assumes a continuation of existing maintenance and operation activities for 135 off-street parking spaces and 15 on-street parking spaces.

The total amount of revenue levied from parking assessments this year is recommended to be \$15,000. Charges to most individual businesses will remain approximately the same as last year, with possible adjustments made based on the assessment formula as it applies to specific use codes such as retail, restaurant, and warehouse. The total amount of revenue from parking assessments may also be affected by minor changes resulting in new businesses and vacancies.

#### **IV. CONCLUSION**

The proposed 1999-2000 budgets for the Soquel Village Parking and Business Improvement Area are consistent with the purposes for which the improvement area was established. All of the revenues of the improvement area come from assessments of the participating businesses. There are no other sources of revenues to the Soquel Village Parking and Business Improvement Area.

## PARKING MAINTENANCE AND OPERATION BUDGET

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	BUDGET FY 98-99	ESTIMATED FY 98-99	PROPOSED FY 99-00
<b>REVENUES</b>			
beginning fund balance	\$60,525	\$60,525	\$61,475
assessments	\$15,000	\$15,000	\$15,000
interest	\$1,500	\$1,500	\$1,500
<b>TOTAL REV. AVAILABLE</b>	<b>\$77,025</b>	<b>577,025</b>	<b>\$77,975</b>
<b>EXPENDITURES</b>			
publications & printing	\$1,000	\$600	\$1,000
utilities	\$2,200	\$2,100	\$2,400
landscape maintenance	\$6,800	\$6,250	\$7,100
repairs	\$1,500	5600	51,500
enforcement	57,000	\$6,000	\$7,000
deferred maintenance expense	59,366	so	59,000
contingency	\$4,180	so	\$4,254
<b>TOTAL EXPEND.</b>	<b>532,046</b>	<b>\$15,550</b>	<b>\$32,254</b>
<b>ENDING FUND BALANCE</b>	<b>544,979</b>	<b>\$61,475</b>	<b>\$45,721</b>
<b>RESERVE FOR DEF MAINT .</b>	<b>52,083</b>	<b>\$11,449</b>	<b>\$4,532</b>
<b>AVAILABLE FUND BALANCE</b>	<b>\$42,896</b>	<b>\$50,026</b>	<b>\$41,189</b>

• includes annual contribution of 52,083

## SUMMARY OF DEFERRED MAINTENANCE RESERVES

	BUDGET FY 98-99	ESTIMATED FY 98-99	PROPOSED FY -99-00
Begin. Def. Maint. Reserves	\$9,366	\$9,366	\$11,449
Annual D.M. Contribution	\$2,083	\$2,083	\$2,083
Annual Expenditures	59,366	so	\$9,000
<b>Ending D.M. Reserves</b>	<b>\$2,083</b>	<b>\$11,449</b>	<b>\$4,532</b>

## BUSINESS IMPROVEMENT BUDGET

	BUDGET FY 98-99	ESTIMATED FY 98-99	PROPOSED FY 99-00
<b>REVENUES</b>			
beginning fund balance	\$10,160	\$10,160	\$8,590
assessments	\$0	\$0	\$0
interest	\$200	\$200	\$150
<b>-TOTAL REVENUE AVAILABLE</b>	<b>\$10,360</b>	<b>\$10,360</b>	<b>\$8,740</b>
<b>EXPENDITURES</b>			
banner maintenance	\$3,000	\$1,770	\$1,850
contingencies	\$1,800	so	so
<b>TOTAL EXPENDITURES</b>	<b>\$4,800</b>	<b>\$1,770</b>	<b>\$1,850</b>
<b>AVAILABLE FUND BALANCE .</b>	<b>\$5,560</b>	<b>\$8,590</b>	<b>\$6,890</b>

• held for banner maintenance in future years



## ATTACHMENT 2

BEFORE THE BOARD OF SUPERVISORS  
OF THE COUNTY OF SANTA CRUZ, STATE OF CALIFORNIA

RESOLUTION NO. \_\_\_\_\_

On the motion of Supervisor  
duly seconded by Supervisor  
the following resolution is adopted:

RESOLUTION OF INTENTION TO ESTABLISH ANNUAL PARKING MAINTENANCE  
AND OPERATION CHARGES FOR ZONE B OF THE SOQUEL VILLAGE PARKING AND  
BUSINESS IMPROVEMENT AREA FOR FISCAL YEAR 1999-2000

WHEREAS, on December 12, 1989, the Board of Supervisors adopted an ordinance, Chapter 9.42 of the Santa Cruz County Code establishing a Parking and Business Improvement Area in Soquel Village under the provisions of the Parking and Business Improvement Area Law of 1979, as amended being Part 6 Division 18 of the Streets and Highways Code ~~S~~36500 through 3658 1 of said Streets and Highways Code of the State of California; and

WHEREAS Chapter 9.42 of the Santa Cruz County Code provides for parking maintenance and operation charges according to the benefits received from Benefit Zone B of the parking and business improvement area as described in Section 9.42.060; and

WHEREAS the annual report of the Advisory Board to the Soquel Village Parking and Business Improvement Area is on file with the Clerk of the Board pursuant to Section 9.42.071; and

WHEREAS the proposed improvements and activities of Zone B of the Improvement Area for fiscal year 1999-2000 generally include parking facility maintenance, operation and enforcement; and,

WHEREAS the annual report provides a full description of the improvements and activities to be provided for fiscal year 1999-2000, and the proposed charges to be levied upon the businesses within the Area for 1998-99; and

WHEREAS pursuant to State and County Law the required mailed and advertised notice has been provided and a public meeting on the proposed charges has been conducted on March 23, 1999; and

NOW THEREFORE, the Board of Supervisors of Santa Cruz County hereby binds, determines, declares and resolves its intention to establish annual parking maintenance and operation charges for the Soquel Village Parking and Business Improvement Area for fiscal year 1999-2000 as listed in Exhibit A attached hereto and made a part of this resolution by reference; and

FURTHER, the Board of Supervisors hereby resolves to include within those charges, as required by County Code 9.42.060 (B)(2)(h), an Annual Space Deficit Fee of \$60 per parking space; and

FURTHER, the Board of Supervisors hereby sets a second public hearing, at which written and oral testimony will be taken regarding the above actions, for Tuesday, April 20, 1999 on the Board of Supervisors agenda (which begins at 9:00a.m.) in the Board of Supervisors Chambers. The Clerk of the Board is directed to give the notice on the time, place and date of said hearing as prescribed by law.

PASSED AND ADOPTED by the Board of Supervisors of the County of Santa Cruz, State of California, this day \_\_\_\_\_, 1999, by the following vote:

AYES: SUPERVISORS

NOES: SUPERVISORS

ABSENT: SUPERVISORS

CHAIRPERSON OF THE BOARD OF SUPERVISORS \_\_\_\_\_

ATTEST: \_\_\_\_\_  
Clerk of said Board

Approved as to form:

*Asst. County Counsel*  
\_\_\_\_\_  
Asst. County Counsel

Distribution: Auditor  
County Counsel  
Treasurer/Tax Collector  
Redevelopment Department

reso99

PARKING OPERATION AND MAINTENANCE CHARGE AREA		Total	Total	Variance
\$15,486 with \$60 Deficit Fee		Parking	Parking	99/2000
BUSINESS	SITUS ADDRESS	Fee 98-99	Fee 99-2000	from 98/99
AAA Video Express	4641 Soquel	\$56	\$61	5
Adelita's Taqueria	4637 Soquel	\$56	\$61	5
Aldos - Rest.	4628 Soquel	\$346	\$365	19
Aldos - Warehouse	4628 Soquel	\$545	\$293	(252)
Alford, Jeff Attorney	2805 Porter	\$7	\$8	1
Antiques & Collectibles	4635A Soquel	\$42	\$46	4
Applied Physics Systems	4701 Soquel Dr. H	\$7	\$8	1
Bagelry, The - Rest.	4763 Soquel	\$173	\$152	(21)
Bagelry, The - Warehouse	4763 Soquel	\$7	\$8	1
Bay Briar Shoppe	2910 Daubenbiss Ave	\$331	\$336	5
Biotic Resources Group	2715 Porter, #201,202	\$0	\$45	45
Bridae Studio of Santa Cruz	2825 Porter, B	\$415	\$422	7
Business World	4630 Soquel, Suite #9 (not #10)	\$59	\$45	(14)
Buoye, Kathleen DDS	3065 Porter #107	\$28	\$31	3
Butler, Katherine MSW	2715 Porter, #205	\$14	\$15	1
Card, Kathleen Attorney	2805 Porter	\$7	\$8	1
Casual Cuts Salon & Store	4635 Soquel	\$101	\$106	5
Chapler Communications	4630 Soquel, Suite #1	\$0	\$60	60
Charter & Company	2815 Porter	\$14	\$15	1
Consolidated Tire Warehouse	4665 Soquel Dr	\$7	\$8	1
Corporate Events (and CABBI)	2715 Porter St., #104 & #105	\$24	\$25	1
Crooks, Mary Lee Attorney	4630 Soquel, Suite 4	\$118	\$121	3
Curtis Collectibles	4620 Soquel	\$296	\$301	5
Cypress Chiropractic	3065 Porter St #104	\$28	\$31	3
Daisy Program	4618 Soquel Dr	\$0	\$301	301
D'Anna's Deli	2841 Porter	\$346	\$365	19
DeLaveaga Properties Real Estate	3019 Porter	\$49	\$52	3
Designs in Glass/SGO	2815 Porter Street	\$14	\$15	1
Dow, Alan	3025 Porter	\$20	\$21	1
Ducote Keith A., Attorney at Law	4701 Soquel #E	\$14	\$8	(6)
Duran's Upholstry	4631 Soquel #D	\$14	\$15	1
Ebright & Associates	2715 Porter #207	\$14	\$15	1
Evans & O'Brien Mobile Homes	3013 Porter	\$82	\$83	1
Evelyn's Beauty Salon	2730 Daubenbiss	\$223	\$226	3

PARKING OPERATION AND MAINTENANCE CHARGE AREA		Total	Total	Variance
\$15,486 with \$60 Deficit Fee		Parking	Parking	99/2000
BUSINESS	SITUS ADDRESS	Fee 98-99	Fee 99-2000	from 98/99
Fletcher MA & Morrison MFCC	2715 Porter, #204	\$14	\$15	1
Faygenholtz, Arthur DC	3015 Porter	\$26	\$27	1
Flower Mill Florist	4600 Soquel Dr.	\$475	\$482	7
Folger & Burt	4635 W. Walnut Street	\$14	\$15	1
Frogley, Colin DC	4769 Soquel	\$110	\$114	4
Fun and Fancy Gifts	4631 Soquel	\$74	\$75	1
Goff Construction	2715 Porter #102	\$31	\$32	1
Golden Buddha	4610 Soquel	\$1,391	\$1,457	66
Graves, Stephen & Associates	4630 Soquel #8	\$44	\$45	1
Green Point Mortgage	3065 Porter #103	\$14	\$15	1
Hairy Chair Stylists	4716 Soquel	\$158	\$163	5
Hat-ten-Kroeber, MA	4701 Soquel #D	\$14	\$8	(6)
House, Wanda Attorney	4630C W. Walnut Street	\$28	\$31	3
Investment Planning	2805 Porter	\$7	\$8	1
J J's Saloon	4714 Soquel	\$469	\$497	28
Jacks Market	4623 Soquel	\$56	\$92	36
Johnson, Judith Attorney	2805 Porter Street	\$7	\$8	1
Just Realty	2805 Porter Street	SO	\$8	8
Katis, Joan M, CPA	2745 Porter Street	\$0	\$15	15
Kelly and Company Appraisals	4630 Soquel, Suite 10	\$118	\$121	3
Lemmer, Thomas DPM	4765 Soquel	\$56	\$61	5
Len Roach Mercedes'	3020 Porter	\$32	\$34	2
Local Shopper, The (Bill Weber Enterprises)	4701 Soquel #C	\$14	\$8	(6)
Lombardi, Barry L Ins.	2825 Porter, A	\$148	\$151	3
Matlow, Robert Phd	2715 Porter #106	\$30	\$31	1
Miller, Judy Ceramic Retail	2735 Porter	\$28	\$31	3
Miller, Judy Ceramic Studio	2735 Porter	\$7	\$8	1
Ming's Restaurant of Soquel	4720 Soquel	\$887	\$925	38
Miracle Ear Hearing Aid Center	4767 Soquel	\$110	\$114	4
Monterey Bay Investment Corp	2715 Porter # 103	\$30	\$31	1
Monterey Bay Resources	2715 Porter #101	\$0	\$28	28
Nichols, Martin R Esq.	4630 Soquel, Suite 3	\$118	\$121	3
Paper Mill Printers	3065 Porter St. #101	\$28	\$31	3
Peggy's Answering & Mail Service	2860 Porter	\$56	\$61	5
Play It Again Sports, Retail	4770 Soquel	\$376	\$364	(12)

PARKING OPERATION AND MAINTENANCE CHARGE AREA				Total		Total		Variance	
\$15,486 with \$60 Deficit Fee				Parking		Parking		99/2000	
BUSINESS				Fee 98-99		Fee 99-2000		from 98/99	
SITUS ADDRESS									
Play It Again Sports, Warehouse	4770 Soquel			\$28		\$31		3	
Professionals, The	3035 Porter			\$26		\$27		1	
Pumpkin Patch - Retail	2831 Daubenbiss			\$206		\$181		(25)	
Pumpkin Patch - Warehouse	2831 Daubenbiss			\$499		\$248		(251)	
Ransone Construction	2805 Porter			\$7		\$8		1	
Ransone, Gary Esq.	2805 Porter			\$7		\$8		1	
Ross & Sons Automotive	4631 Soquel			\$7		\$8		1	
Rousch, Michelle CMT	2715 Porter, #206			\$14		\$15		1	
San Francisco Chronicle	2745 Porter			\$7		\$8		1	
Santa Cruz Therapy Association	2715 Porter #212 (#208, 210,211)			\$58		\$121		63	
Schaefer Floor Coverings	2800 Daubenbiss			\$222		\$136		(86)	
Schools Plus	4630 Soquel Dr, Suite 8C			\$0		\$38		38	
Shugart, Al, International	2820 Daubenbiss			\$0		\$152		152	
Seams Sew Right	3025 Porter			\$13		\$14		1	
Sir Froggy's Pub	4771 Soquel			\$181		\$196		15	
Sisters Act	2841 Porter, A			\$325		\$332		7	
Soquel Lock and Key Corp	4665 Soquel Dr			\$14		\$15		1	
Soquel Speed Wash	2880 Porter			\$85		\$92		7	
Soquel Tax Service	3029 Porter St			\$19		\$20		1	
Soquel Village Antiques (Comerica)	4700 Soquel Dr			\$0		\$337		337	
Soquel Village Pizza & BBQ	4724 Soquel Dr.			\$350		\$369		19	
Stand Out Design	4630 Soquel Dr., Suite #2			\$0		\$60		60	
Star of Siam	3005 Porter St.			\$395		\$419		24	
Sterling Transportation	4701 Soquel #B			\$7		\$8		1	
Studio Six 2	3065 Porter St. #200			\$14		\$15		1	
Surfside Signs	3040 Porter Street			\$88		\$91		3	
Sunrise Coffee Shop	4718 Soquel Dr			\$412		\$431		19	
Sunset Realty & DeBernardo Consulting	4630 Soquel Dr. #11			\$148		\$151		3	
Torr Auto Tech	4665 Soquel Dr			\$4		\$4		(0)	
Tortilla Flats	4616 Soquel			\$699		\$727		28	
ToucanEd Publications	3017 Porter			\$26		\$27		1	
Toy Box Hair Salon, The	2870 Porter			\$56		\$61		5	
True Color Fabric Dyeing	4631 Soquel Dr B			\$14		\$15		1	
Tuosto Insurance Services	3027 Porter St			\$14		\$20		6	
Turning Point, The	2715 Porter Street			\$14		\$15		1	

PARKING OPERATION AND MAINTENANCE CHARGE AREA					
\$15,486 with \$60 Deficit Fee		Total	Total	Variance	
		Parking	Parking	99/2000	
BUSINESS	SITUS ADDRESS	Fee 98-99	Fee 99-2000	from 98/99	
Ugly Mug	4640 Soquel	\$992	\$1,030 --	38	
Urfer, Donald C & Associates	2715 Porter	\$28	\$31	3	
Vision Recycling	4630 Soquel Suite 5	\$104	\$105	1	
Vintage Textiles	4631 Soquel	\$7	\$8	1	
Wells, J D, Esq.	2820 Porter	\$14	\$23	9	
Whole Foods Marketing	4605 Walnut	\$113	\$61	(52)	
Xerox Corporation	2745 Porter D	\$7	\$8	1	
Zalona, Mark LM FCC	2715 Porter, #206	\$14	\$15	1	
Zen Bei Butoku-Kai	4626 Soquel	\$682	\$688	6	
Zen Bei Butoku-Kai	4626 Soquel	\$391	\$201	(190)	
Zia Designs	3065 Porter St, #102	\$0	\$15	15	
<u>TOTAL</u>		<u>15486</u>	<u>15486</u>	<u>0</u>	