



# County of Santa Cruz

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## REDEVELOPMENT AGENCY

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TOM BURNS, AGENCY ADMINISTRATOR

March 13, 2001

Agenda: March 27, 2001

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

### **ADMINISTRATIVE AND ANNUAL REPORT FOR 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 2001-2002 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 24, 2001 at which time your Board will take final action to approve the parking charges for the 2001-2002 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 — business improvements and

parking maintenance and operations — are summarized below and discussed in greater detail in the Annual Report, Attachment 1.

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 five or six more years.

The SVPBIA continues to collect assessments for parking maintenance and operations, at this time maintaining a total of 151 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.

The maintenance and operational activities for the public parking spaces include landscape and irrigation maintenance, litter control, expanded trash receptacle collection 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 parking maintenance and operations costs. The budget for 2001-2002 also provides additional funds for future deferred maintenance costs. 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 12, 2001. The Annual Report, including the proposed budget and assessments for the 2000-2001 fiscal year, 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 2001-2002 fiscal year.

### Proposed Parkina Maintenance and Operation Charaes

The parking improvement budget for the 2001-2002 fiscal year, which is recommended by the SVPBIA Advisory Board, assumes a similar level of operation and maintenance activities as last year with slighter higher anticipated costs. At the recommendation of the

Advisory Board, the proposed budget is based on a continuation of this year's parking fees. The assessment charges for parking maintenance and operation for the 2001-2002 fiscal year are included in the Resolution of Intention, 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 current revenues are sufficient for the next fiscal year. However, it is anticipated that to maintain a healthy fund balance the previous years' 20 percent reduction in parking deficit fees, which was rolled back to 10 percent in the 2000-2001 fiscal year, will need to be reduced again in 2002-2003 to the 1997-1998 assessment fee level of \$75.00. Discussions regarding this important topic are expected to be included in the Advisory Board's agendas during 2001-2002. While the parking deficit fee of \$67.50 remains the same, changes that have occurred are the result of changes in square footage, and a net increase in the number of businesses in the area. The assessment fee formula and factors have remained the same.

An integral part of the budget process has been to ensure an adequate deferred maintenance fund. In consideration of anticipated increases in maintenance costs, the contribution to the deferred maintenance fund has been increased to provide for anticipated **long-term** maintenance needs. The deferred maintenance budget is provided in the Annual Report, Attachment 1.

#### New Advisory Board Members

In accordance with Chapter 9.42 of Santa Cruz County Code, the SVPBIA Advisory Board was established to advise your Board on matters related to the Parking and Business Improvement Area. Advisory Board members serve four years terms and membership is limited to business owners paying SVPBIA assessments.

The Advisory Board membership terms of David Adams of David Adams Salon, Tom Cavin of Investment Planning Group and Walter Oliveri of Aldo's Bakery end this April 1, 2001. Nominated to take their place are long standing Soquel Village business owners Tish Miller of Flower Mill Florist of Soquel, Lee Charter of Designs in Glass and Gary Ransone, Attorney.

#### Conclusions and Recommendations

This report summarizes the activities of the Soquel Village Parking and Business Improvement Area for the 2000-2001 fiscal year. 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 2001-2002 fiscal year included as Attachment 2, Exhibit A. At the conclusion of the

public hearing, your Board would act on the Annual report, and then adopt the Resolution of Intention to Establish Parking Improvement Charges for the 2001-2002 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 24, 2001 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 2001-2002 fiscal year:

1. Conduct a public hearing on the proposed Soquel Village Parking and Business Improvement Area assessment charges for the 2001-2002 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 2001-2002 Fiscal Year (Attachment 2);
4. Direct the Clerk of the Board to publish the legal notice of the Resolution of Intention to Establish Parking Improvement Charges for the 2001-2002 fiscal year;
5. Direct the Redevelopment Agency to provide the participants in the improvement area with legal notice of the Resolution of Intention to Establish Parking Improvement Charges for the 2001-2002 fiscal year; and
6. Appoint Tish Miller, Lee Charter and Gary Ransone as new Soquel Village Parking and Business Improvement Area Advisory Board members with terms ending on April 1, 2005.

Very truly yours,

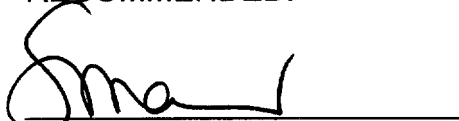


Tom Burns

Redevelopment Agency Administrator

TB: rmcb

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 2001-2002 Fiscal Year

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

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## **SOQUEL VILLAGE PARKING AND BUSINESS IMPROVEMENT AREA 1999/2000 FISCAL YEAR 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 15 1 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 2 18, 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 115 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. The ending fund balance for fiscal year 1999-2000 is \$9223. At their February 12, 2001 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 would continue for approximately five or six more years out of the fund balance. The recommended business improvement district budget, which provides on-going banner services, is included as part of Exhibit A.

There has been ongoing 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, traffic concerns and the effect that large business development in the surrounding areas may have on the Village. Leading business owners are now in the process of recruiting members to form a private business association to address these important Village issues.

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

#### Activities and Recommended Budget

Parking improvement activities consist of the maintenance and operation of 15 1 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 200 1-2002 budget recommends a slight increase in parking maintenance and operations costs for all parking facilities, as indicated on Exhibit A.

#### 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.

For this year to meet the increased costs associated with the new parking facility, as well as projected overall increases in maintenance expenses, the previous years' 20 percent reduction in overall parking assessment fees was reduced to 10%. In addition, the Advisory Board anticipated that to maintain adequate fund balances the remaining 10% reduction may need to end in the 200 1-2002 fiscal year and return to the 1997- 1998 assessment fee levels.

However, this year's increase in assessment fee revenues have more than compensated for slight increases in overall maintenance and operation costs. The proposed parking improvement budget for the 200 1-2002 fiscal year assumes a similar level of expenditures as was budgeted for this year. Therefore, at their meeting on February 12, 2001 the Advisory Board recommended that assessment fees remain the same for the 200 1-2002 fiscal year.

An administrative goal for the improvement area has been to establish adequate deferred maintenance funding. As a result, deferred maintenance reserves were established several years ago with a set aside of \$2,083 each year from the fund balance. This year, however, because of the projected overall increases in parking space and related maintenance expenses, the Advisory Board recommended that the deferred maintenance reserves be increased to \$3,000 each year beginning in the 2001-2002 fiscal year as indicated on Exhibit A.

Expenditures totaling \$3,000 from deferred maintenance reserves are proposed for the 2001-2002 fiscal 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.

#### 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 on Exhibit A assumes a continuation of existing maintenance and operation activities for 15 off-street parking spaces and 15 on-street parking spaces.

The total amount of revenue levied from parking assessments for the 2001-2002 fiscal year is recommended to be the same as last year, \$18,157. Charges to most individual businesses will remain about the same 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 2001-2002 fiscal year 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.



## Exhibit A

**PARKING MAINTENANCE AND OPERATION BUDGET**

	FY 99-00 ACTUAL	FY 00-01 BUDGET	E/A	FY 01-02 PROPOSED
<b>RESERVES</b>				
Beginning Operating Reserve	\$53,452	\$53,450	\$50,792	\$48,559
Beginning Deferred Maintenance Reserve	\$13,532	\$13,532	\$12,780	\$8,863
Beginning Total Reserves	\$66,984	\$66,982	\$63,572	\$57,422
<b>OPERATING BUDGET</b>				
Beginning Operating Reserve	\$53,452	\$53,450	\$50,792	\$48,559
Revenues (assessment fees and interest)	\$18,976	\$16,500	\$20,000	\$20,000
Parking Lot operating costs	(\$18,911)	(\$17,500)	(\$19,500)	(\$19,500)
Legal notice publications	(\$642)	(\$1,000)	(\$650)	(\$1,000)
Annual Deferred Maintenance Contribution	<b>(\$2,083)</b>	<b>(\$2,083)</b>	<b>(\$2,083)</b>	<b>(\$3,000)</b>
Ending Operating Reserve	\$50,792	\$49,367	\$48,559	\$45,059
<b>DEFERRED MAINTENANCE BUDGET</b>				
Beginning Deferred Maintenance Reserve	\$13,532	\$13,532	\$12,780	\$8,863
Annual Deferred Maintenance Contribution	\$2,083	\$2,083	\$2,083	\$3,000
Annual Deferred Maintenance Expense	(\$2,835)	<b>(\$9,000)</b>	<b>(\$6,000)</b>	<b>(\$3,000)</b>
Ending Deferred Maintenance Reserve	\$12,780	\$6,615	\$8,863	\$8,863

**BUSINESS IMPROVEMENT BUDGET**

	FY 99-00 ACTUAL	FY 00-01 BUDGET	E/A	FY 01-02 PROPOSED
<b>REVENUES</b>				
beginning fund balance	\$9,223	\$9,223	\$9,223	\$8,289
assessments	\$0	\$0	\$0	\$0
interest	\$496	\$150	\$566	\$150
TOTAL REVENUE AVAILABLE	\$9,719	\$9,373	\$9,789	\$8,439
<b>EXPENDITURES</b>				
banner maintenance	(\$1,500)	<b>(\$1,850)</b>	<b>(\$1,500)</b>	<b>(\$1,850)</b>
contingencies	\$0	<b>\$0</b>	<b>\$0</b>	\$0
TOTAL EXPENDITURES	(\$1,500)	<b>(\$1,850)</b>	<b>(\$1,500)</b>	<b>(\$1,850)</b>
<b>AVAILABLE FUND BALANCE *</b>	\$8,219	\$7,523	\$8,289	\$6,589

\* 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 2001-2002**

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 \$36500 through \$3658 1 of said Streets and Highways Code of the State of California;

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;

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;

WHEREAS the proposed improvements and activities of Zone B of the Improvement Area for fiscal year 2001-2002 generally include parking facility maintenance, operation and enforcement;

WHEREAS the annual report provides a full description of the improvements and activities to be provided for fiscal year 2001-2002, and the proposed charges to be levied upon the businesses within the Area for the fiscal year 2001-2002;

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 27, 2001; 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 2001-2002 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 \$67.50 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 24, 2001 on the Board of Supervisors agenda (which begins at 9:00 a.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 \_\_\_\_\_, 2001, by the following vote:

AYES:

NOES:

ABSENT:

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

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

Approved as to form:

Jan M. Scott  
County Counsel

Distribution: Auditor-Controller  
County Counsel  
Treasurer/Tax Collector  
Redevelopment Department

ResoIntent.wpd

PARKING OPERATION AND	Space	General	Total	Total	Variance
MAINTENANCE CHARGE AREA	Deficit	Benefit	Parking	Parking	2001/02
\$16,157 with \$67.50 Deficit Fee	Fee	Fee	Fee	Fee	from
BUSINESS	2001/02	2001/02	2000/01	2001/02	2000/01
AAA Video Express	0	77	\$78	\$77	(1)
Adams, David Salon	51	77	\$129	\$128	(1)
Adelita's Taqueria	0	77	\$78	\$77	(1)
Advantage Driving School	10	39	\$39	\$49	10
Aldos - Rest.	270	309	\$446	\$579	133
Aldos - Warehouse	17	48	\$336	\$65	(271)
Alford, Jeff Attorney	0	10	\$10	\$10	0
Alternative Health Care Center	10	39	\$0	\$49	49
America Forever Antiques	0	58	\$0	\$58	58
Applied Physics Systems	0	10	\$10	\$10	0
Bagelry, The - Rest.	34	154	\$189	\$188	(1)
Bagelry, The - Warehouse	0	10	\$10	\$10	0
Bay Briar Shoppe	309	77	\$387	\$386	(1)
Bombshell Skin Body Beauty	64	39	\$0	\$103	103
Bouget, Marie & Howes, Stephen J	24	19	\$0	\$43	43
Bridge Studio of Santa Cruz	287	77	\$422	\$364	(58)
Buoye, Kathleen DDS	10	39	\$39	\$49	10
/Butler, Katherine LMGCT	0	19	\$0	\$19	19
Cavin, Thomas F.	0	10	\$0	\$10	10
Chapler Communications	51	19	\$70	\$70	0
Charter & Company	0	19	\$19	\$19	0
Cohen, Bruce M.	0	10	\$0	\$10	10
Consolidated Tire Warehouse	0	19	\$10	\$19	9
Corporate Events	0	19	\$10	\$19	9
Crooks, Mary Lee Attorney	74	39	\$140	\$113	(27)
Curtis Collectibles	270	77	\$348	\$347	(1)
Cypress Chiropractic	0	58	\$58	\$58	0
D'Anna's Deli	118	309	\$429	\$427	(2)
DeLaveaga Properties Real Estate	24	39	\$63	\$63	0
Designs in Glass/SGO	0	19	\$19	\$19	0
Dow, Alan	7	19	\$26	\$26	0
Ducote, Keith A., Attorney at Law	0	10	\$10	\$10	0
Duran's Upholstry	23	19	\$19	\$42	23
Ervision Media	10	19	\$19	\$29	10
Evans & O'Brien Mobile Homes	76	19	\$95	\$95	0
Evergreen Landscape	0	10	\$0	\$10	10
Faulkner MFCC & Simpson KCSW	0	39	\$19	\$39	20
Faygenholtz, Arthur DC	14	19	\$33	\$33	0
Firstwave Events	0	58	\$0	\$58	58
Fletcher, MA & Morrison MFCC	0	19	\$19	\$19	0
Flower, MillFlorist	371	116	\$487	\$487	0
Folger & Burt	0	19	\$19	\$19	0
Frogley, Colin DC	76	58	\$134	\$134	0
Galli Gear Uniforms	135	39	\$174	\$174	0
Goff Construction	0	19	\$19	\$19	0
Golden Buddha	506	1,080	\$1,593	\$1,586	(7)
Graves, Stephen & Associates	34	19	\$53	\$53	0
Hairy Chair Stylists	115	77	\$193	\$192	(1)

<b>PARKING OPERATION AND MAINTENANCE CHARGE AREA</b>	<b>Space Deficit</b>	<b>General Benefit</b>	<b>Total Parking</b>	<b>Total Parking</b>	<b>Variance 2001/02 from 2000/01</b>
<b>\$18,157 with \$67.50 Deficit Fee</b>	<b>Fee</b>	<b>Fee</b>	<b>Fee</b>	<b>Fee</b>	
<b>BUSINESS</b>	<b>2001/02</b>	<b>2001/02</b>	<b>2000/01</b>	<b>2001/02</b>	<b>2000/01</b>
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Horten-Kroeber, Anita MA	0	10	\$10	\$10	0
Hoyt, House, Randy Wanda Attorney	362 0	43	\$30	\$405 \$39	405 0
International Calif Minina Journal	7	19	\$0	\$26	26
Investment Planning	0	10	\$10	\$10	0
J J's Saloon	146	463	\$612	\$609	(3)
Jacks Market	0	116	\$116	\$116	0
Johnson, Judith Attorney	0	10	\$10	\$10	0
Just Realty	62	19	\$10	\$81	71
Katis, Joan M, CPA	0	19	\$19	\$19	0
Keily and Company Appraisals	74	39	\$140	\$113	(27)
Kernan, Nancy Attomev	74	39	\$140	\$113	(27)
Lee & Associates	0	77	\$78	\$77	(1)
Lemmer, Thomas DPM	0	77	\$61	\$77	16
Lighten Up Hyponsis Center	0	10	\$0	\$10	10
Local Shopper, The	0	10	\$10	\$10	0
Matlow, Robert Phd	0	19	\$19	\$19	0
McSpadden, Jim Paintina Contractor	0	19	\$19	\$19	0
Miller, Judy Ceramic Retail	0	39	\$39	\$39	0
Miller] Judy Ceramic Studio	0	10	\$10	\$10	0
Ming's Restaurant of Soquel	489	617	\$1,110	\$1,106	(4)
Miracle Ear Hearina Aid Center	76	58	\$134	\$134	0
Monterey Bay Investment Corp	0	19	\$19	\$19	0
Monterey Bay Resources	0	19	\$19	\$19	0
Mykland Publishing	0	10	\$19	\$10	(9)
Nga Studio, Elizabeth	0	10	\$10	\$10	0
Octagon Records	68	19	\$0	\$87	87
Paper Mill Printers	10	39	\$39	\$49	10
Peggy's Answering & Mail Service	0	77	\$78	\$77	(1)
Play It Again Sports, Retail	169	270	\$441	\$439	(2)
Play It Again Sports, Warehouse	0	39	\$39	\$39	0
Poron Gallery, Dora	270	77	\$348	\$347	(1)
Priest, R.J. Finishing Studio	0	10	\$10	\$10	0
Professionals, The	14	19	\$33	\$33	0
Pumpkin Patch - Retail	169	39	\$208	\$208	0
Pumpkin Patch - Warehouse	253	29	\$282	\$282	0
Rarsone Construction	0	10	\$10	\$10	0
Rarsone, Gary Attorney	62	19	\$10	\$81	71
Regan, Ray Attorney	62	19	\$10	\$81	71
Rhapsody Beauty Salon	219	39	\$258	\$258	0
Ryan Family & Sports Chiropractic	10	19	\$19	\$29	10
Saber Publishing	0	10	\$10	\$10	0
Santa Cruz Therapy Association	0	39	\$39	\$39	0
Schaefer Floor Coverings	101	58	\$159	\$159	0
Seams Sew Right	7	10	\$17	\$17	0
Seema Designs	14	19	\$33	\$33	0
Sir Froggy's Pub	14	231	\$247	\$245	(2)
Sisters Act	91	116	\$342	\$207	(135)
Soquel Lock and Key Corp	0	39	\$19	\$39	20

<b>PARKING OPERATION AND MAINTENANCE CHARGE AREA</b>	<b>Space Deficit</b>	<b>General Benefit</b>	<b>Total Parking</b>	<b>Total Parking</b>	<b>Variance 2001/02 from 2000/01</b>
<b>\$18,157 with \$67.50 Deficit Fee</b>	<b>Fee</b>	<b>Fee</b>	<b>Fee</b>	<b>Fee</b>	
<b>BUSINESS</b>	<b>2001/02</b>	<b>2001/02</b>	<b>2000/01</b>	<b>2001/02</b>	<b>2000/01</b>
Soquel Speed Wash	0	116	\$116	\$116	0
Soquel Tax Service	14	10	\$24	\$24	0
Soquel Village Antiques	0	424	\$427	\$424	(3)
Spilman	0	19	\$0	\$19	19
I Stand Out Design	51	19	\$70	\$70	0
Star of Siam	127	386	\$515	\$513	(2)
Sunrise Cafe	209	309	\$520	\$518	(2)
Sunset Realty & Grau Development	34	39	\$191	\$73	(118)
Surfside Signs	68	39	\$107	\$107	0
Tortilla Flats	405	463	\$871	\$868	(3)
Toy Box Hair Salon, The	0	77	\$78	\$77	(1)
Ugly Mug	608	617	\$1,229	\$1,225	(4)
Urfer, Donald C & Associates	0	39	\$39	\$39	0
Village Diner	139	309	\$450	\$448	(2)
Vintage Textiles	0	- d - i t -	\$0	\$19	19
Vision Recycling	74	19	\$120	\$93	(27)
Vitcov, Shirley, M.A.	0	10	\$10	\$10	0
Wells, J'D, Law Offices	0	29	\$29	\$29	0
Wood, Barbara MFCC	0	19	\$0	\$19	19
Xerox Corporation	0	10	\$10	\$10	0
Xerox Sales	34	19	\$0	\$53	7
Zalona, M & Witney, B LMFC	0	19	\$19	\$19	0
Zen Bei Butoku-Kai	213	14	\$228	\$227	(1)
Zen Bei Butoku-Kai	687	96	\$784	\$783	m
Zia Designs	10	19	\$19	\$29	10