



**\*\*REVISED**

**CALL OF A SPECIAL MEETING**

Antioch City Council  
Special Meeting

Pursuant to Government Code section 54956, I hereby call the Special Meeting of the Antioch City Council. Said meeting shall be held on the following date, time and place:

**DATE:** Tuesday, April 30, 2019, 5:00 P.M. – \*6:00 P.M.  
*\*End time unknown*

**PLACE:** **\*\*Council Chambers – Open Session**  
City Hall, Third Floor Conference Room – Closed Session  
200 “H” Street  
Antioch, CA 94509

The only items of business to be considered at such special meeting shall be set forth on the Special Meeting Agenda.

Dated: April 26, 2019

  
\_\_\_\_\_  
**SEAN WRIGHT, Mayor**  
City of Antioch

Regular Meetings:  
2nd and 4th Tuesday  
of each month



Agenda prepared by:  
Office of the City Clerk  
(925) 779-7009

**\*\*REVISED**

**SPECIAL MEETING**  
**ANTIOCH CITY COUNCIL**

**Council Chambers**  
**200 "H" Street**  
**Antioch, CA 94509**

**TUESDAY**  
**APRIL 30, 2019**  
**5:00 P.M. – \*6:00 P.M.**  
**\*End time unknown**

**5:00 P.M. ROLL CALL** for Council Members

**PLEDGE OF ALLEGIANCE**

**PUBLIC COMMENTS**

**1. COUNCIL CONSENT CALENDAR**

- A. RESOLUTION APPROVING CONSOLIDATED ENGINEER'S REPORT AND DECLARING INTENTION TO LEVY AND COLLECT ASSESSMENTS FOR THE HILLCREST, CITYWIDE, DOWNTOWN, ALMONDRIDGE, LONE TREE WAY, AND EAST LONE TREE WAY LANDSCAPE MAINTENANCE DISTRICTS, AND SETTING A PUBLIC HEARING DATE (PW 500)**

*Recommended Action: It is recommended that the City Council adopt the resolution approving the Consolidated Engineer's Report and setting June 25, 2019 as the date for the Public Hearing.*

**ADJOURNMENT to Closed Session – City Hall, Third Floor Conference Room**

**CLOSED SESSION:**

- 1) CONFERENCE WITH LEGAL COUNSEL – EXISTING LITIGATION** pursuant to California Government Code section 54956.9(d)(1): Contra Costa County Flood Control and Water Conservation District v. Gary A. Eames, Contra Costa Superior Court Case No. C15-02052.

**ADJOURNMENT to Open Session to Report Out**

*The City Council meetings are accessible to those with disabilities. Auxiliary aides will be made available for persons with hearing or vision disabilities upon request in advance at (925) 779-7009 or TDD (925) 779-7081.*

Regular Meetings:  
2nd and 4th Tuesday  
of each month



Agenda prepared by:  
Office of the City Clerk  
(925) 779-7009

**\*\*REVISED**

**SPECIAL MEETING  
ANTIOCH CITY COUNCIL**

**ANNOTATED AGENDA**

**Council Chambers  
200 "H" Street  
Antioch, CA 94509**

**TUESDAY  
APRIL 30, 2019  
5:00 P.M. – \*6:00 P.M.  
\*End time unknown**

**5:01 P.M. ROLL CALL for Council Members – All Present**

**MAYOR WRIGHT OPENED THE SPECIAL MEETING IN MEMORY OF TREVOR SCHNITZIUS, SR.**

**PLEDGE OF ALLEGIANCE**

**PUBLIC COMMENTS – None**

**1. COUNCIL CONSENT CALENDAR**

- A. RESOLUTION APPROVING CONSOLIDATED ENGINEER'S REPORT AND DECLARING INTENTION TO LEVY AND COLLECT ASSESSMENTS FOR THE HILLCREST, CITYWIDE, DOWNTOWN, ALMONDRIDGE, LONE TREE WAY, AND EAST LONE TREE WAY LANDSCAPE MAINTENANCE DISTRICTS, AND SETTING A PUBLIC HEARING DATE (PW 500)**

**Reso No. 2019/66 adopted, 5/0**

*Recommended Action: It is recommended that the City Council adopt the resolution approving the Consolidated Engineer's Report and setting June 25, 2019 as the date for the Public Hearing.*

**STAFF REPORT**

**5:11 p.m. ADJOURNMENT to Closed Session – City Hall, Third Floor Conference Room**

**CLOSED SESSION:**

- 1) CONFERENCE WITH LEGAL COUNSEL – EXISTING LITIGATION** pursuant to California Government Code section 54956.9(d)(1): Contra Costa County Flood Control and Water Conservation District v. Gary A. Eames, Contra Costa Superior Court Case No. C15-02052.

**No reportable action taken**

**6:01 p.m. ADJOURNMENT to Open Session to Report Out**

**6:02 p.m. ADJOURNMENT**

*The City Council meetings are accessible to those with disabilities. Auxiliary aides will be made available for persons with hearing or vision disabilities upon request in advance at (925) 779-7009 or TDD (925) 779-7081.*



## STAFF REPORT TO THE CITY COUNCIL

**DATE:** Special Meeting of April 30, 2019

**TO:** Honorable Mayor and Members of the City Council

**SUBMITTED BY:** Phil Hoffmeister, Administrative Analyst II

**APPROVED BY:** Jon Blank, Public Works Director/City Engineer

**SUBJECT:** Resolution Approving Consolidated Engineer's Report and Declaring Intention to Levy and Collect Assessments for the Hillcrest, Citywide, Downtown, Almondridge, Lone Tree Way, and East Lone Tree Way Landscape Maintenance Districts, and Setting a Public Hearing Date (PW 500)

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### **RECOMMENDED ACTION**

It is recommended that the City Council adopt the attached Resolution which reschedules June 25<sup>th</sup>, 2019 as the new date of the Public Hearing for the Consolidated Engineer's Report and Declaring Intention to Levy and Collect Assessments for the Hillcrest, Citywide, Downtown, Almondridge, Lone Tree Way, and East Lone Tree Way Landscape Maintenance Districts.

### **FISCAL IMPACT**

Street Light and Landscape Maintenance District (SLLMD) assessment revenues for FY 2019-20 are estimated at approximately \$2,133,444 and maintenance costs are estimated at approximately \$5,080,274. After applying available SLLMD balances, \$2,004,697 will be needed from the General Fund to provide reasonable quality of life service, which is incorporated into the proposed General Fund budget for FY 2019-20.

### **DISCUSSION**

On April 23<sup>rd</sup>, 2019, Council accepted receipt of the Consolidated Engineer's Report and set the public hearing for June 11<sup>th</sup>, 2019 to consider the matter fully to levy and collect assessments. However, because of public noticing lead times, the required 45-day posting period could not be met. Therefore, the public hearing date must be changed to meet that required period.

Resolution 2019/52, which approved the submitted Engineer's Report and set a public hearing for June 11<sup>th</sup>, 2019, must be changed to set a new date for a public hearing.

The action of the Council tonight is to set a new Public Hearing date of June 25<sup>th</sup>, 2019, to consider the Consolidated Engineer's Report and Declaring Intention to Levy and Collect Assessments for the Hillcrest, Citywide, Downtown, Almondridge, Lone Tree Way, and East Lone Tree Way Landscape Maintenance Districts.



**ATTACHMENTS**

- A. Resolution
- B. Consolidated Engineer's Report
- C. Street Light and Landscape Maintenance District Boundary Map

**ATTACHMENT "A"**

**RESOLUTION NO. 2019/\*\***

**RESOLUTION OF THE CITY COUNCIL OF THE CITY OF ANTIOCH  
SETTING A NEW PUBLIC HEARING DATE OF JUNE 25, 2019 FOR THE  
CONSOLIDATED ENGINEER'S REPORT AND DECLARING THE INTENTION TO  
LEVY AND COLLECT ASSESSMENTS FOR THE HILLCREST, CITYWIDE,  
DOWNTOWN, ALMONDRIDGE, LONE TREE WAY, AND EAST LONE TREE WAY  
LANDSCAPE MAINTENANCE DISTRICTS (PW 500)**

**WHEREAS**, the City Council has ordered the formation of the Hillcrest, Citywide, Downtown, Almondridge, Lone Tree Way, and East Lone Tree Way Landscape Maintenance Districts; and

**WHEREAS**, Streets & Highway Code §22620 et seq and Proposition 218 provide the procedures for the levy of annual assessments and the formation of such assessment districts; and

**WHEREAS**, the engineer of work has filed a report with the City Clerk, setting out the matters required by state law; and

**WHEREAS**, the City Council approved the Consolidated Engineer's Report at its meeting on April 23<sup>rd</sup>, 2019; and

**WHEREAS**, the City Council approved Resolution No. 2019/52 approving that Engineer's Report and set a public hearing for June 11<sup>th</sup>, 2019; and

**WHEREAS**, since that meeting, extended lead times for publishing notice of the public hearing were identified which impacted the 45-day notification requirement; and

**WHEREAS**, setting a new public hearing date is now necessary to satisfy the noticing requirement.

**NOW, THEREFORE BE IT RESOLVED** by the City Council of the City of Antioch as follows:

The City Council hereby approves the new public hearing date for the Consolidated Engineer's Report as submitted and declares its intention to levy and collect assessments within the Hillcrest, Citywide, Downtown, Almondridge, Lone Tree Way, and East Lone Tree Way Landscape Maintenance Districts for the fiscal year 2019-2020.

1. The improvements in each District include maintenance of public landscaping, including but not limited to roadside and medians on collector streets, cul-de-sacs, landscaped trails and open space. No substantial changes are proposed to be made regarding the existing improvements, except the maintenance of new facilities that have been constructed since the last Engineer's Report.
2. The Hillcrest Landscape Maintenance District generally encompass the subdivisions abutting or in the area of Hillcrest Avenue. The Downtown District

**RESOLUTION NO. 2019/\*\***

April 30, 2019

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generally encompasses the commercial downtown area of the City. The Almondridge District generally encompasses the Almondridge subdivision. The Lone Tree Way District generally encompasses the subdivisions in the area south of Lone Tree Way. The East Lone Tree Way District generally encompasses the subdivisions in the area east of Vista Grande Drive and west of Empire Avenue. The Citywide District encompasses the remainder of the City, which is not included in one of the above-mentioned districts.

3. Reference is made to the Consolidated Engineer's Report, on file with the City Clerk, for a full and detailed description of the improvements, the boundaries of the assessment districts, and any zones therein, and the proposed assessments upon assessable lots and parcels within those districts.
4. Notice is hereby given that the City Council will conduct a public hearing on the matter of the levy and collection of assessments as described herein at 7:00 p.m. on June 25, 2019 at the City Council Chambers, City Hall, 200 "H" Street, Antioch, California. Public testimony will be allowed at this public hearing regarding the proposed levy and collection of assessments as described herein.
5. The City of Antioch is proposed to be assessed for its proportional street frontage in Downtown District 4, Zone 1.
6. Separate written protests may be filed with the City Clerk, City Hall, 200 "H" Street, P.O. Box 5007, Antioch, California, 94531-5007 at any time prior to the conclusion of the public hearing on June 25, 2019. Protests must state all grounds of objection. A protest filed by a property owner must contain the address of the affected property. The City Council will also receive oral testimony and objections.
7. The City Clerk is hereby directed to publish a public hearing notice in the Contra Costa Times, as required by law.
8. None of the proposed assessments are proposed to be increased over the amounts authorized by the ballot measure.

If any person challenges the decision of the City in this matter in court, he or she may be limited to raising only those issues that were raised at the public hearing described in this notice, or in written correspondence delivered to the City at, or prior to, the public hearing.

A copy of the Engineer's Report is available for inspection at the Community Development Department, Engineering and Development Services Division, 2<sup>nd</sup> Floor, City Hall, 200 "H" Street, Antioch, California. Written statements in favor of, or in opposition to this matter, may be filed with the City Clerk, City Hall, 200 "H" Street (P.O. Box 5007), Antioch CA 94531-5007, at any time prior to the hearing and to be heard thereon. The meeting

**RESOLUTION NO. 2019/\*\***

April 30, 2019

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facility is accessible to the handicapped. Auxiliary aides will be made available, upon request in advance, for persons with hearing or vision disabilities.

\* \* \* \* \*

**I HEREBY CERTIFY** that the foregoing resolution was adopted by the City Council of the City of Antioch at a Special Meeting thereof; held on the 30th day of April, 2019 by the following vote:

**AYES:**

**NOES:**

**ABSTAIN:**

**ABSENT:**

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**ARNE SIMONSEN, CMC**  
**CITY CLERK OF THE CITY OF ANTIOCH**

**ATTACHMENT "B"**



**CITY OF ANTIOCH  
CONTRA COSTA COUNTY, CALIFORNIA**

**CONSOLIDATED ENGINEER'S REPORT  
FOR THE  
CITY OF ANTIOCH  
STREET LIGHT AND LANDSCAPE MAINTENANCE  
DISTRICT NUMBERS 1, 2A, 4, 5, 9, AND 10  
AND THE  
LEVY OF THE ANNUAL ASSESSMENT  
FOR THE 2019/20 FISCAL YEAR**

City of Antioch

April 23, 2019

Prepared by  
City of Antioch

Director of Public Works/City Engineer  
Jon Blank, P.E.

Philip Hoffmeister, Administrative Analyst II

Bl

STREET LIGHT AND LANDSCAPE MAINTENANCE DISTRICT  
NUMBERS 1, 2A, 4, 5, 9, AND 10  
(Pursuant to the Landscaping and Lighting Act of 1972 and Proposition 218)

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

Dated 4-18-19

By   
Jon M. Blank, P.E.  
License Expires 12/31/19

I HEREBY CERTIFY that the enclosed Engineer's Report, together with Assessment and Assessment Diagram thereto attached, was filed with me on the \_\_\_\_ day of \_\_\_\_\_, 2019.

\_\_\_\_\_  
Arne Simonsen, CMC, City Clerk  
City of Antioch  
Contra Costa County, California

I HEREBY CERTIFY that the enclosed Engineer's Report, together with Assessment and Assessment Diagram thereto attached, was approved and confirmed by the City Council of the City of Antioch, California on the \_\_\_\_ day of \_\_\_\_\_, 2019.

\_\_\_\_\_  
Arne Simonsen, CMC, City Clerk  
City of Antioch  
Contra Costa County, California

I HEREBY CERTIFY that the enclosed Engineer's Report, together with Assessment and Assessment Diagram thereto attached, was filed with the County Auditor of the County of Contra Costa, California on the \_\_\_\_ day of \_\_\_\_\_, 2019.

\_\_\_\_\_  
Arne Simonsen, CMC, City Clerk  
City of Antioch  
Contra Costa County, California

By \_\_\_\_\_

Date \_\_\_\_\_

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## I. INTRODUCTION

### A. Preamble

In March 2001, Council considered a "reorganized" Street Light and Landscape Maintenance District (SLLMD) that would have created a single citywide District, subdivided into multiple benefit zones. In accordance with Proposition 218, ballots were sent to property owners for their approval/disapproval of that reorganized district. The result of that election was a majority "No" vote defeating the proposal. At its meeting on June 26, 2001, Council voted to approve the "Existing Light and Landscape Maintenance District", and that assessments could be levied only up to the "base assessments" for each parcel as recorded in Fiscal Year (FY) 2000-2001, (Resolution 2001/63). Since June 2001, new districts and zones have been formed that established a base rate plus an inflationary adjustment equal to the San Francisco Consumer Price Index (CPI) increase for the preceding twelve-month period.

As indicated in previous Engineer's Reports, most districts and zones did not collect sufficient assessments to finance estimated maintenance costs. Shortfalls were covered by contributions by the City General Fund. In FY 2003-04 Staff presented Council options for increasing assessments to their maximum base rates to reduce those shortfalls. In June 2003, Council decided to increase assessments to their respective maximum base assessments over a 3-year period. The final increment was approved by Council for FY 2005-06; however, some shortfalls remain. Those shortfalls continue to be shown as paid by a contribution from the General Fund.

This Annual Consolidated Street Light and Landscape Maintenance Districts Engineer's Report continues with Council direction and presents maintenance costs for the existing lighting and landscaping districts and zones and assessments.

### B. Enabling Legislation

Prior to November 1996, the City of Antioch Street Light and Landscape Maintenance Districts were governed only by the Landscaping and Lighting Act of 1972 (Streets and Highways Code Section 22500, and following), which allows a municipality or other local public agency to establish a special assessment district to raise funds for installing, maintaining and servicing public lighting, landscaping, park and recreational facilities. The revenue to pay for these improvements came from special assessments levied on the land benefiting from the improvements. The local legislative body set the assessment each year after receiving an Engineer's Report and holding a public hearing. The assessments were collected as a separately stated item on the county tax bill.

During that period, the City Council took five basic steps to levy the assessment:

- Adopt a Resolution Directing Filing of Annual Engineer's Report
- Preliminarily Approve the Engineer's Report
- Adopt a Resolution of Intention to Order Improvements
- Conduct a Public Hearing
- Adopt a Resolution Confirming the Diagram and Assessment and Levying the Annual Assessment



A certified copy of the Engineer's Report and a computer data tape containing the assessment roll were then submitted to the Contra Costa County Auditor for collection of the approved assessments.

With the passage of Proposition 218 in November of 1996, additional actions were required to impose new, or increase existing, assessments. Proposition 218 also exempted "Any assessment imposed pursuant to a petition signed by persons owning all of the parcels subject to the assessment at the time the assessment is initially imposed." For the City of Antioch, the City Attorney has determined that the base amount of assessment that was in effect at the time a new development petitioned for annexation into the district is excluded from the provisions of Proposition 218.

### C. Consolidated Engineer's Report

This Consolidated Engineer's Report recommends an assessment for parcels within each of the six Districts in the City of Antioch that are subject to an assessment, up to the base amount. The recommended assessments are based on estimates of the benefits to be received by each assessable parcel for District landscaping and recreational improvements. The benefit estimates are used to apportion costs to each assessable parcel, up to the maximum amount each parcel may be assessed without exceeding the base amount.

The 1972 Act does not specify a method or formula for apportioning costs. The assessment may be apportioned by any formula or method that fairly distributes the costs among all assessable lots or parcels.

This report summarizes the proposed assessment methods and the resulting assessments recommended. The report includes the following:

- Assessment Diagram
- Description of Improvements
- Estimate of Operation and Maintenance Costs for FY 2019/2020
- Description of Assessment Methodology
- Summary of Recommended Assessments
- Assessment Roll

## II. ASSESSMENT DIAGRAM

### A. Assessment Districts

This Consolidated Engineer's Report covers each of the six Street Lighting and Landscape Maintenance Districts within the City of Antioch. Collectively, these six Districts encompass the entire area of the City that benefits from the improvements to be maintained. The Number and common name of each District is listed below:

**TABLE 1  
DISTRICT NUMBERS AND COMMON NAMES**

| District Number | Common Name          |
|-----------------|----------------------|
| 1               | Hillcrest Avenue     |
| 2A              | Antioch or City-wide |
| 4               | Downtown             |
| 5               | Almondridge          |
| 9               | Lone Tree Way        |
| 10              | East Lone Tree Way   |

District boundaries are depicted on the Assessment Diagram on file with the City of Antioch. The Assessment Diagram shows District boundaries, benefit zone boundaries, and City streets. For a description of lines and dimensions of each lot or parcel within the District, the reader is referred to the Assessor's parcel maps on file at the County Assessor's office. The Assessor's parcel maps are incorporated by reference into the Assessment Diagram. The Assessor's parcel number is adopted as the distinctive designation of each lot or parcel.

**B. Zone Boundaries**

The Districts are subdivided into one or more benefit zones. These benefit zones indicate areas within which parcels of similar use receive approximately equivalent benefits from District improvements. The dividing lines between benefit zones coincide with major arterial streets or other major facilities (i.e. canal, freeway). Refer to the Assessment Diagram for a description of the zone boundaries.

**III. DESCRIPTION OF IMPROVEMENTS**

This Section describes the public improvements to be installed, operated, serviced and maintained by the District.

District improvements are generally described as operating, servicing, maintaining, repairing and replacing the following: public landscaping, including improvements for standard City of Antioch cul-de-sacs; public medians, rights-of-way and park sites; weed abatement for publicly owned open space parcels.

**PARKS:** The cost of contract maintenance and/or City work for maintenance of the neighborhood and community parks listed in Table 2. Park improvements to be maintained include, but are not limited to, tot lots, picnic facilities, landscaping and lighting, and the cost of utilities serving the park.

**LOCAL LANDSCAPING:** Includes the costs of pruning, irrigation, maintenance planting, debris removal and clean up along the City's trails, cul-de-sac bulbs, and local and collector streets. It also includes both contract and City work associated with weed abatement and the maintenance of firebreaks. Localized landscaping



improvements including planters, trees in the public right-of-way, sound walls and entry signs are also maintained under this class of improvement.

**MAJOR MEDIAN AND ROADSIDE LANDSCAPING:** Includes the costs of pruning, irrigation, maintenance planting, debris removal and clean up along the City's arterial roadway system. Roadways included in this system are A Street, Buchanan Road, Contra Loma Boulevard, Dallas Ranch Road, Davison Drive, Deer Valley Road, Delta Fair Boulevard, East Eighteenth Street, Hillcrest Avenue, James Donlon Boulevard, L Street, Laurel Avenue, Lone Tree Way, Prewett Ranch Road, Somersville Road, West Fourth Street, West Tenth Street, and Wilbur Avenue.

**PROGRAM ADMINISTRATION:** Includes the costs of acquiring and maintaining equipment necessary to operate the program and conduct maintenance activities and the work of management staff that provide program oversight, scheduling, budgeting and coordination for special work groups.

**TABLE 2  
NEIGHBORHOOD AND COMMUNITY PARKS**

| <b>District Number</b> | <b>Common Name</b>       |
|------------------------|--------------------------|
| 1-1                    | Hillcrest Park           |
|                        | Nelson Ranch Park        |
| 1-2                    | Country Manor Park       |
|                        | Deerfield Park           |
|                        | Knoll Park               |
|                        | Prewett Community Park   |
| 1-4                    | Meadow Creek Park        |
| 2A-1                   | Contra Loma Estates Park |
|                        | Fairview Park            |
|                        | Prosserville Park        |
| 2A-2                   | City Park                |
| 2A-3                   | Jacobsen Park            |
|                        | Meadowbrook Park         |
| 2A-4                   | Harbour Park             |
|                        | Mountaire Park           |
| 2A-5                   | Chichibu Park            |
| 2A-6                   | Canal Park               |
|                        | Gentrytown Park          |
|                        | Mira Vista Park          |
|                        | Village East Park        |
| 2A-7                   | Marchetti Park           |
| 2A-8                   | Antioch Community Park   |
|                        | Mira Vista Hills Park    |
| 2A-9                   | Eagleridge Park          |

|       |                       |
|-------|-----------------------|
| 2A-10 | Markley Creek Park    |
| 4-1   | --                    |
| 5-1   | Almondridge Park      |
| 9-1   | Williamson Ranch Park |
|       | Chaparral Park        |
| 9-2   | Diablo West Park      |
| 9-3   | Hansen Park           |
|       | Dallas Ranch Park     |
| 9-4   | Heidorn Park          |
| 10    | --                    |

#### IV. COST ESTIMATES

Cost estimates for operating, maintaining, servicing, installing, repairing, replacing and upgrading lighting, landscaping, parks and recreational improvements are provided by the City of Antioch. Tables 3 through 22 present cost estimates for each benefit area.

**Table 3**  
**COST ESTIMATE -- 2019/2020**  
**District 1, Zone 1 -- Hillcrest Avenue District**

The following schedule shows the allocation of costs to be spread to this District/Zone (254-4541)

|  |                                      | Base Rate Benefit Units<br>1,681 |                        |
|--|--------------------------------------|----------------------------------|------------------------|
|  |                                      | District<br>Need                 | Assessments<br>Applied |
| <b>MAINTENANCE AND SERVICES:</b>                 |                                      | <b>Total Cost</b>                |                        |
| Parks  | \$183,951                            | \$183,951                        | \$0                    |
| Arterial Medians and Roadside                    | \$36,920                             | \$36,920                         | \$0                    |
| Local Landscaping, Trails, Open Space            | \$277,302                            | \$82,881                         | \$194,421              |
| Administration                                   | \$80,642                             | \$0                              | \$80,642               |
| <b>SUBTOTAL:</b>                                 | <b>\$578,815</b>                     | <b>\$303,752</b>                 | <b>\$275,063</b>       |
| 535  | Parcels Assessed at \$216 per unit = |                                  | \$115,560              |
| 413  | Parcels Assessed at \$190 per unit = |                                  | \$78,470               |
| 283  | Parcels Assessed at \$165 per unit = |                                  | \$46,695               |
| 207  | Parcels Assessed at \$94 per unit =  |                                  | \$19,458               |
| 131  | Parcels Assessed at \$64 per unit =  |                                  | \$8,384                |
| 112  | Parcels Assessed at \$58 per unit =  |                                  | \$6,496                |
| <b>TOTAL ASSESSED:</b>                           |                                      |                                  | <b>\$275,063</b>       |
| Ending FY18/19 Fund Balance (Estimated):         |                                      |                                  | \$170,847              |
| <b>GENERAL FUND PORTION OF MAINTENANCE COST:</b> |                                      |                                  | <b>\$132,905</b>       |

**District/Zone Benefits:**

Parks: Hillcrest, Nelson Ranch

Arterial Landscaping: Hillcrest Avenue

Roadway Landscaping: Larkspur Drive, Wild Horse Road and cul-de-sac bulbs

Miscellaneous: Open space and trails

| Table 3A<br>District 1, Zone 1<br>Base Assessment Allocation |                     |       |                  |          |                    |                       |
|--|---------------------|-------|------------------|----------|--------------------|-----------------------|
| Dist/Zone  | Sub'd               | Tract | Benefit<br>Units | Base Fee | FY 18-19<br>Assmnt | FY19-20<br>Assessment |
| 1-1  | California Terrace  | 7222  | 123              | 165      | 165                | 165                   |
| 1-1  | Hillcrest Subd Un 1 | 5653  | 221              | 190      | 190                | 190                   |
| 1-1  | Hillcrest Subd Un 2 | 6067  | 83               | 190      | 190                | 190                   |
| 1-1  | Hillcrest Subd Un 3 | 6068  | 61               | 190      | 190                | 190                   |
| 1-1  | Nelson Ranch I      | 6893  | 102              | 216      | 216                | 216                   |
| 1-1  | Nelson Ranch II     | 8850  | 128              | 216      | 216                | 216                   |
| 1-1  | Nelson Ranch III    | 8851  | 138              | 216      | 216                | 216                   |
| 1-1  | Northwood Downs 1   | 6429  | 81               | 58       | 58                 | 58                    |
| 1-1  | Northwood Downs 2   | 6564  | 31               | 58       | 58                 | 58                    |
| 1-1  | Northwood Downs 3   | 6565  | 76               | 64       | 64                 | 64                    |
| 1-1  | Ridgeview Un 1      | 6262  | 48               | 190      | 190                | 190                   |
| 1-1  | Ridgeview Un 2      | 6264  | 55               | 64       | 64                 | 64                    |
| 1-1  | Viera Ranch 1-1     | 6855  | 172              | 94       | 94                 | 94                    |
| 1-1  | Viera Ranch 1-2     | 7180  | 116              | 165      | 165                | 165                   |
| 1-1  | Viera Ranch 1-3     | 7181  | 69               | 216      | 216                | 216                   |
| 1-1  | Viera Ranch 2-1     | 6925  | 44               | 165      | 165                | 165                   |
| 1-1  | Viera Ranch 2-2     | 7219  | 49               | 216      | 216                | 216                   |
| 1-1  | Viera Ranch 2-3     | 7220  | 49               | 216      | 216                | 216                   |
| 1-1  | Viera Ranch 3       | 6943  | 35               | 94       | 94                 | 94                    |
| Total:   |                     |       | 1,681            |          |                    | 275,063               |

Note: Values in the "FY 19-20 Assessment" column are for the forthcoming Fiscal Year.  
Assessments for the previous year (FY 18-19) are included for comparison.



| Table 4<br>COST ESTIMATE -- 2019/2020<br>District 1, Zone 2 -- Hillcrest Avenue District                                       |            |                                  |                        |
|--|------------|----------------------------------|------------------------|
| The following schedule shows the allocation of costs to be spread to this District/Zone (254-4542)                             |            |                                  |                        |
|  |            | Base Rate Benefit Units<br>3,237 |                        |
| MAINTENANCE AND SERVICES:<br>Parks<br>Arterial Medians and Roadside<br>Local Landscaping, Trails, Open Space<br>Administration | Total Cost | District<br>Need                 | Assessments<br>Applied |
|  | \$260,230  | \$260,230                        | \$0                    |
|  | \$119,035  | \$119,035                        | \$0                    |
|  | \$377,438  | \$67,861                         | \$309,577              |
|  | \$53,649   | \$0                              | \$53,649               |
|  |            |                                  |                        |
| SUBTOTAL:  | \$810,352  | \$447,126                        | \$363,226              |
|  |            |                                  |                        |
| 882 Parcels Assessed at \$216.00 per unit =  |            |                                  | \$190,512              |
| 88 Parcels Assessed at \$158.00 per unit =   |            |                                  | \$13,904               |
| 1290 Parcels Assessed at \$82.00 per unit =  |            |                                  | \$105,780              |
| 53 Parcels Assessed at \$76.00 per unit =  |            |                                  | \$4,028                |
| 184 Parcels Assessed at \$69.00 per unit =   |            |                                  | \$12,696               |
| 52 Parcels Assessed at \$56.00 per unit =  |            |                                  | \$2,912                |
| 64 Parcels Assessed at \$151.20 per unit =   |            |                                  | \$9,676                |
| 458 Parcels Assessed at \$42.00 per unit =   |            |                                  | \$19,236               |
| 166 Parcels Assessed at \$27.00 per unit =   |            |                                  | \$4,482                |
| TOTAL ASSESSED:  |            |                                  | \$363,226              |
| Ending FY18/19 Fund Balance (Estimated):   |            |                                  | \$173,323              |
| GENERAL FUND PORTION OF MAINTENANCE COST:  |            |                                  | \$273,803              |

**District/Zone Benefits:**

Parks: Country Manor, Deerfield Mini, Knoll, Prewett Water Park

Arterial Landscaping: Hillcrest Avenue, Lone Tree Way and Deer Valley Road

Roadway Landscaping: Via Dora, Country Hills, Asilomar Drive and cul-de-sac bulbs

Miscellaneous: open space and trails

Table 4A  
District 1, Zone 2  
Base Assessment Allocation

| Dist/Zone | Sub'd                | Tract | Benefit Units | Base Fee | FY 18-19 Assmnt | FY19-20 Assessment |
|-----------|----------------------|-------|---------------|----------|-----------------|--------------------|
| 1-2       | Bear Ridge Un 1      | 7145  | 93            | 216      | 216.00          | 216.00             |
| 1-2       | Bear Ridge Un 2      | 7251  | 79            | 216      | 216.00          | 216.00             |
| 1-2       | Country Hills        | 6800  | 243           | 82       | 82.00           | 82.00              |
| 1-2       | Country Manor Un 1   | 5891  | 69            | 69       | 69.00           | 69.00              |
| 1-2       | Country Manor Condos | 6657  | 233           | 82       | 82.00           | 82.00              |
| 1-2       | Country Manor Un 2   | 6178  | 54            | 69       | 69.00           | 69.00              |
| 1-2       | Country Manor Un 3   | 6179  | 61            | 69       | 69.00           | 69.00              |
| 1-2       | Country Manor Un 4   | 6180  | 71            | 82       | 82.00           | 82.00              |
| 1-2       | Country Manor Un 5   | 6181  | 18            | 82       | 82.00           | 82.00              |
| 1-2       | Country Manor Un 6   | 6256  | 19            | 82       | 82.00           | 82.00              |
| 1-2       | Country Manor Un 7R  | 6653  | 101           | 82       | 82.00           | 82.00              |
| 1-2       | Deer Park Un 1       | 6899  | 204           | 42       | 42              | 42.00              |
| 1-2       | Deer Park Un 4       | 7569  | 38            | 216      | 216.00          | 216.00             |
| 1-2       | Deer Park Un 5       | 7847  | 38            | 216      | 216.00          | 216.00             |
| 1-2       | Deer Park Un 6       | 7848  | 34            | 216      | 216.00          | 216.00             |
| 1-2       | Deer Park Un 7       | 7281  | 35            | 216      | 216.00          | 216.00             |
| 1-2       | Deerfield Un 1       | 6732  | 113           | 27       | 27              | 27.00              |
| 1-2       | Deerfield Un 2       | 6733  | 53            | 27       | 27              | 27.00              |
| 1-2       | Deerfield Un 3       | 6818  | 138           | 82       | 82.00           | 82.00              |
| 1-2       | Deerfield Un 4       | 6817  | 150           | 82       | 82.00           | 82.00              |
| 1-2       | Deerfield Un 5       | 6908  | 32            | 42       | 42              | 42.00              |
| 1-2       | Deerfield Un 6       | 7283  | 53            | 76       | 76.00           | 76.00              |
| 1-2       | Deerfield Un 7       | 7281  | 67            | 216      | 216.00          | 216.00             |
| 1-2       | Deerfield Un 8       | 7286  | 60            | 216      | 216.00          | 216.00             |
| 1-2       | Deerfield Un 9       | 7284  | 47            | 158      | 158.00          | 158.00             |
| 1-2       | Deerfield Un 10      | 7285  | 52            | 56       | 56              | 56.00              |
| 1-2       | Deerfield Un 11      | 7282  | 71            | 216      | 216.00          | 216.00             |
| 1-2       | Hillcrest View Apts  | -     | 64            | 151.20   | 151.20          | 151.20             |
| 1-2       | Ho Property Un 1     | 7973  | 41            | 158      | 158.00          | 158.00             |
| 1-2       | Ho Property Un 2     | 7974  | 65            | 216      | 216.00          | 216.00             |
| 1-2       | Ho Property Un 8     | 8230  | 79            | 216      | 216.00          | 216.00             |
| 1-2       | Ho Property Un 9     | 8231  | 80            | 216      | 216.00          | 216.00             |
| 1-2       | Ho Property Un 10    | 8232  | 54            | 216      | 216.00          | 216.00             |
| 1-2       | Parkside Un 1        | 6975  | 158           | 82       | 82.00           | 82.00              |
| 1-2       | Parkside Un 2        | 7104  | 101           | 42       | 42              | 42.00              |
| 1-2       | Shelbourne Un 1      | 7019  | 121           | 42       | 42              | 42.00              |
| 1-2       | Shelbourne Un 2      | 7218  | 89            | 216      | 216.00          | 216.00             |
| 1-2       | Sterling Gate Un 1   | 6616  | 76            | 82       | 82.00           | 82.00              |
| 1-2       | Sterling Gate Un 2   | 6928  | 83            | 82       | 82.00           | 82.00              |

Total: 3237 363,226.80



Table 5  
COST ESTIMATE -- 2019/2020  
District 1, Zone 4 -- Hillcrest Avenue District

The following schedule shows the allocation of costs to be spread to this District/Zone (254-4544)

|  |   | Base Rate Benefit Units<br>1,607 |                        |
|--|---|----------------------------------|------------------------|
|  |   | District<br>Need                 | Assessments<br>Applied |
| <b>MAINTENANCE AND SERVICES:</b>                 |   | <b>Total Cost</b>                |                        |
| Parks  | \$33,431                                | \$33,431                         | \$0                    |
| Arterial Medians and Roadside                    | \$40,307                                | \$40,307                         | \$0                    |
| Local Landscaping, Trails, Open Space            | \$191,500                               | \$69,788                         | \$121,712              |
| Administration                                   | \$64,109                                | \$0                              | \$64,109               |
| <b>SUBTOTAL:</b>                                 | <b>\$329,347</b>                        | <b>\$143,526</b>                 | <b>\$185,821</b>       |
|  |   |                                  |                        |
| 350  | Parcels Assessed at \$193.00 per unit = |                                  | \$67,550               |
| 119  | Parcels Assessed at \$167.00 per unit = |                                  | \$19,873               |
| 344  | Parcels Assessed at \$216.00 per unit = |                                  | \$74,304               |
| 117  | Parcels Assessed at \$44.00 per unit =  |                                  | \$5,148                |
| 225  | Parcels Assessed at \$38.00 per unit =  |                                  | \$8,550                |
| 452  | Parcels Assessed at \$23.00 per unit =  |                                  | \$10,396               |
| <b>TOTAL ASSESSED:</b>                           |   |                                  | <b>\$185,821</b>       |
|  |   |                                  |                        |
| Ending FY18/19 Fund Balance (Estimated):         |   |                                  | \$52,782               |
| <b>GENERAL FUND PORTION OF MAINTENANCE COST:</b> |   |                                  | <b>\$90,744</b>        |

**District/Zone Benefits:**

Parks: Meadow Creek Estates

Arterial Landscaping: Hillcrest Avenue and Lone Tree Way

Roadway Landscaping: Laurel Road, Country Hills Drive and cul-de-sac bulbs

Miscellaneous: Open space and trails

Table 5A  
District 1, Zone 4  
Base Assessment Allocation

| Dist/Zone | Sub'd             | Tract | Benefit<br>Units | Base Fee | FY 18-19<br>Assmnt | FY19-20<br>Assessment |
|-----------|-------------------|-------|------------------|----------|--------------------|-----------------------|
| 1-4       | Canada Hills Un 1 | 6898  | 147              | 23       | 23                 | 23                    |
| 1-4       | Canada Hills Un 2 | 7130  | 99               | 23       | 23                 | 23                    |
| 1-4       | Canada Hills Un 3 | 7341  | 111              | 38       | 38                 | 38                    |
| 1-4       | Canada Hills Un 4 | 7458  | 47               | 193      | 193                | 193                   |
| 1-4       | Canada Hills Un 5 | 7761  | 40               | 193      | 193                | 193                   |
| 1-4       | Canada Hills Un 6 | 7460  | 81               | 193      | 193                | 193                   |
| 1-4       | Canada Hills Un 7 | 7459  | 122              | 193      | 193                | 193                   |
| 1-4       | Hidden Glen Un1   | 6909  | 89               | 23       | 23                 | 23                    |
| 1-4       | Hidden Glen Un 2  | 7505  | 81               | 216      | 216                | 216                   |
| 1-4       | Hidden Glen Un 3  | 8387  | 75               | 216      | 216                | 216                   |
| 1-4       | Hidden Glen Un 4  | 8388  | 126              | 216      | 216                | 216                   |
| 1-4       | Meadow Crk Est. 1 | 6930  | 117              | 23       | 23                 | 23                    |
| 1-4       | Meadow Crk Est. 2 | 7123  | 114              | 38       | 38                 | 38                    |
| 1-4       | Meadow Crk Est. 3 | 7124  | 117              | 44       | 44                 | 44                    |
| 1-4       | Meadow Crk Est. 4 | 7125  | 119              | 167      | 167                | 167                   |
| 1-4       | Meadow Crk Est. 5 | 7867  | 60               | 193      | 193                | 193                   |
| 1-4       | Viera Ranch 2-2   | 7219  | 18               | 216      | 216                | 216                   |
| 1-4       | Viera Ranch 2-3   | 7220  | 44               | 216      | 216                | 216                   |
| Total:    |                   |       | 1,607            |          |                    | 185,821               |

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**Table 6**  
**COST ESTIMATE -- 2019/2020**  
**District 2A, Zone 1 -- Citywide District**

The following schedule shows the allocation of costs to be spread to this District/Zone (256-4561)

|  |                  | Base Rate Benefit Units |                     |
|--|------------------|-------------------------|---------------------|
|  |                  | 0                       |                     |
| MAINTENANCE AND SERVICES:                        | Total Cost       | District Need           | Assessments Applied |
|  |                  |                         |                     |
| Parks  | \$64,220         | \$64,220                | \$0                 |
| Arterial Medians and Roadside                    | \$39,856         | \$39,856                | \$0                 |
| Local Landscaping, Trails, Open Space            | \$0              | \$0                     | \$0                 |
| Administration                                   | \$0              | \$0                     | \$0                 |
| <b>SUBTOTAL:</b>                                 | <b>\$104,076</b> | <b>\$104,076</b>        | <b>\$0</b>          |
| <b>TOTAL ASSESSED:</b>                           |                  |                         | <b>\$0</b>          |
| Ending FY18/19 Fund Balance (Estimated):         |                  |                         | \$0                 |
| <b>GENERAL FUND PORTION OF MAINTENANCE COST:</b> |                  |                         | <b>\$104,076</b>    |

***District/Zone Benefits:***

Parks: Contra Loma, Fairview, Prosserville

Arterial Somersville Road, L Street, Fourth Street, West Tenth Street

Roadway Landscaping: Sycamore Drive, G Street and cul-de-sac bulbs

Miscellaneous: open space and trails

**Table 7**  
**COST ESTIMATE -- 2019/2020**  
**District 2A, Zone 2 -- Citywide District**

The following schedule shows the allocation of costs to be spread to this District/Zone (256-4562)

|   |            | Base Rate Benefit Units |          |
|---|------------|-------------------------|----------|
|   |            | 0                       |          |
| MAINTENANCE AND SERVICES:                 | Total Cost | District Need           | Assessed |
|   |            |                         |          |
| Parks                                     | \$33,771   | \$33,771                | \$0      |
| Arterial Medians and Roadside             | \$8,291    | \$8,291                 | \$0      |
| Local Landscaping, Trails, Open Space     | \$0        | \$0                     | \$0      |
| Administration                            | \$0        | \$0                     | \$0      |
| SUBTOTAL:                                 | \$42,062   | \$42,062                | \$0      |
| TOTAL ASSESSED:                           |            |                         | \$0      |
| Ending FY18/19 Fund Balance (Estimated):  |            |                         | \$0      |
| GENERAL FUND PORTION OF MAINTENANCE COST: |            |                         | \$42,062 |

**District/Zone Benefits:**

Parks: City Park

Arterial: A Street

Roadway Landscaping: Merrill Drive, G Street and Cavallo Road roadside and cul-de-sac bulbs

Miscellaneous: open space and trails

**Table 8**  
**COST ESTIMATE -- 2019/2020**  
**District 2A, Zone 3 -- Citywide District**

The following schedule shows the allocation of costs to be spread to this District/Zone (256-4563)

|  |                 | Base Rate Benefit Units<br>230 |                        |
|--|-----------------|--------------------------------|------------------------|
|  |                 | District<br>Need               | Assessments<br>Applied |
| <b>MAINTENANCE AND SERVICES:</b>                 |                 | <b>Total Cost</b>              |                        |
| Parks  | \$28,338        | \$28,338                       | \$0                    |
| Arterial Medians and Roadside                    | \$21,681        | \$21,681                       | \$0                    |
| Local Landscaping, Trails, Open Space            | \$27,530        | \$23,831                       | \$3,699                |
| Administration                                   | \$10,797        | \$0                            | \$10,797               |
| <b>SUBTOTAL:</b>                                 | <b>\$88,346</b> | <b>\$73,850</b>                | <b>\$14,496</b>        |
| 188 Parcels Assessed at \$66.00 per unit =       |                 |                                | \$12,408               |
| 36 Parcels Assessed at \$22 per unit =           |                 |                                | \$792                  |
| 6 Parcels Assessed at \$216 per unit =           |                 |                                | \$1,296                |
| <b>TOTAL ASSESSED:</b>                           |                 |                                | <b>\$14,496</b>        |
| Ending FY18/19 Fund Balance (Estimated):         |                 |                                | \$18,157               |
| <b>GENERAL FUND PORTION OF MAINTENANCE COST:</b> |                 |                                | <b>\$55,693</b>        |

***District/Zone Benefits:***

Parks: Jacobsen, Meadowbrook

Arterial: East 18th Street and Wilbur Avenue

Roadway Landscaping: Cavallo Road and cul-de-sac bulbs

Miscellaneous: open space and trails



| Table 8A<br>District 2A, Zone 3<br>Base Assessment Allocation |                 |       |                  |          |                    |                       |
|---|-----------------|-------|------------------|----------|--------------------|-----------------------|
| Dist/Zone   | Sub'd           | Tract | Benefit<br>Units | Base Fee | FY 18-19<br>Assmnt | FY19-20<br>Assessment |
| 2A-3  | Lakeshore Apt.  | 6770  | 188              | 66       | 66                 | 66                    |
| 2A-3  | Terrace Gardens | 5582  | 36               | 22       | 22                 | 22                    |
| 2A-3  | Bermuda Way     | 8848  | 6                | 216      | 216                | 216                   |
| Total:  |                 |       | 230              |          |                    | 14,496                |

**Table 9**  
**COST ESTIMATE -- 2019/2020**  
**District 2A, Zone 4 -- Citywide District**

The following schedule shows the allocation of costs to be spread to this District/Zone (256-4564)

|  |                  | Base Rate Benefit Units<br>337 |                        |
|--|------------------|--------------------------------|------------------------|
|  |                  | District<br>Need               | Assessments<br>Applied |
| <b>MAINTENANCE AND SERVICES:</b>                 |                  | <b>Total Cost</b>              |                        |
| Parks  | \$86,915         | \$86,915                       | \$0                    |
| Arterial Medians and Roadside                    | \$52,935         | \$52,935                       | \$0                    |
| Local Landscaping, Trails, Open Space            | \$90,631         | \$81,089                       | \$9,542                |
| Administration                                   | \$3,374          | \$0                            | \$3,374                |
| <b>SUBTOTAL:</b>                                 | <b>\$233,855</b> | <b>\$220,939</b>               | <b>\$12,916</b>        |
| 171 Parcels Assessed at \$60 per unit =          |                  |                                | \$10,260               |
| 166 Parcels Assessed at \$16 per unit =          |                  |                                | \$2,656                |
| <b>TOTAL ASSESSED:</b>                           |                  |                                | <b>\$12,916</b>        |
| Ending FY18/19 Fund Balance (Estimated):         |                  |                                | \$15,563               |
| <b>GENERAL FUND PORTION OF MAINTENANCE COST:</b> |                  |                                | <b>\$205,376</b>       |

***District/Zone Benefits:***

Parks: Harbour, Mountaire

Arterial: Lone Tree Way, Davison Drive and Hillcrest Avenue

Roadway Landscaping: Cul-de-sac bulbs

Miscellaneous: open space and trails

| Table 9A<br>District 2A, Zone 4<br>Base Assessment Allocation |                        |       |                  |          |                    |                       |
|---|------------------------|-------|------------------|----------|--------------------|-----------------------|
| Dist/Zone   | Sub'd                  | Tract | Benefit<br>Units | Base Fee | FY 18-19<br>Assmnt | FY19-20<br>Assessment |
| 2A-4  | Hillcrest Estates      | 5494  | 54               | 60       | 60                 | 60                    |
| 2A-4  | Hillcrest Estates Un 2 | 6184  | 53               | 60       | 60                 | 60                    |
| 2A-4  | Brookside Estates      | 7155  | 166              | 16       | 16                 | 16                    |
| 2A-4  | Shelbourne Un 3        | 7294  | 64               | 60       | 60                 | 60                    |
| Total:  |                        |       | 337              |          |                    | 12,916                |



**Table 10**  
**COST ESTIMATE -- 2019/2020**  
**District 2A, Zone 5 -- Citywide District**

The following schedule shows the allocation of costs to be spread to this District/Zone (256-4565)

|  |                  | Base Rate Benefit Units<br>13 |                        |
|--|------------------|-------------------------------|------------------------|
|  |                  | District<br>Need              | Assessments<br>Applied |
| <b>MAINTENANCE AND SERVICES:</b>                 |                  | <b>Total Cost</b>             |                        |
| Parks  | \$42,121         | \$42,121                      | \$0                    |
| Arterial Medians and Roadside                    | \$55,295         | \$55,295                      | \$0                    |
| Local Landscaping, Trails, Open Space            | \$47,707         | \$47,707                      | \$0                    |
| Administration                                   | \$15,859         | \$14,367                      | \$1,492                |
| <b>SUBTOTAL:</b>                                 | <b>\$160,982</b> | <b>\$159,490</b>              | <b>\$1,492</b>         |
| 4 Parcels Assessed at \$139 per unit =           |                  |                               | \$556                  |
| 9 Parcels Assessed at \$104 per unit =           |                  |                               | \$936                  |
| <b>TOTAL ASSESSED:</b>                           |                  |                               | <b>\$1,492</b>         |
| Ending FY18/19 Fund Balance (Estimated):         |                  |                               | \$27,555               |
| <b>GENERAL FUND PORTION OF MAINTENANCE COST:</b> |                  |                               | <b>\$131,935</b>       |

***District/Zone Benefits:***

Parks: Chichibu

Arterial: Lone Tree Way, James Donlon Boulevard, Contra Loma Boulevard

Roadway Landscaping: Cul-de-sac bulbs

Miscellaneous: open space and trails

| Table 10A<br>District 2A, Zone 5<br>Base Assessment Allocation |               |       |                  |          |                    |                       |
|--|---------------|-------|------------------|----------|--------------------|-----------------------|
| Dist/Zone  | Sub'd         | Tract | Benefit<br>Units | Base Fee | FY 18-19<br>Assmnt | FY19-20<br>Assessment |
| 2A-5   | Wilhelm Sub'd | 7121  | 4                | 139      | 139                | 139                   |
| 2A-5   | Wilhelm Sub'd | 7412  | 9                | 104      | 104                | 104                   |
| Total:   |               |       | 13               |          |                    | 1,492                 |

Table 11  
COST ESTIMATE -- 2019/2020  
District 2A, Zone 6 -- Citywide District

The following schedule shows the allocation of costs to be spread to this District/Zone (256-4566)

|  |                                      | Base Rate Benefit Units<br>274 |                        |
|--|--------------------------------------|--------------------------------|------------------------|
|  |                                      | District<br>Need               | Assessments<br>Applied |
| <b>MAINTENANCE AND SERVICES:</b>                 |                                      | <b>Total Cost</b>              |                        |
| Parks  | \$202,724                            | \$202,724                      | \$0                    |
| Arterial Medians and Roadside                    | \$67,099                             | \$67,099                       | \$0                    |
| Local Landscaping, Trails, Open Space            | \$75,855                             | \$52,334                       | \$23,521               |
| Administration                                   | \$5,061                              | \$0                            | \$5,061                |
| <b>SUBTOTAL:</b>                                 | <b>\$350,739</b>                     | <b>\$322,157</b>               | <b>\$28,582</b>        |
|  |                                      |                                |                        |
| 148  | Parcels Assessed at \$139 per unit = |                                | \$20,572               |
| 18   | Parcels Assessed at \$103 per unit = |                                | \$1,854                |
| 108  | Parcels Assessed at \$57 per unit =  |                                | \$6,156                |
| <b>TOTAL ASSESSED:</b>                           |                                      |                                | <b>\$28,582</b>        |
|  |                                      |                                |                        |
| Ending FY18/19 Fund Balance (Estimated):         |                                      |                                | \$6,590                |
| <b>GENERAL FUND PORTION OF MAINTENANCE COST:</b> |                                      |                                | <b>\$315,567</b>       |

**District/Zone Benefits:**

Parks: Canal, Gentrytown, Mira Vista, Village East

Arterial: Somersville Road, Buchanan Road, James Donlon Boulevard, Contra Loma Boulevard

Roadway Landscaping: Putnam Street, Johnson Drive and Cul-de-sac bulbs

Miscellaneous: open space and trails

| Table 11A<br>District 2A, Zone 6<br>Base Assessment Allocation |                   |       |                  |          |                    |                       |
|--|-------------------|-------|------------------|----------|--------------------|-----------------------|
| Dist/Zone  | Sub'd             | Tract | Benefit<br>Units | Base Fee | FY 18-19<br>Assmnt | FY19-20<br>Assessment |
| 2A-6   | California Gables | 7105  | 148              | 139      | 139                | 139                   |
| 2A-6   | Centennial Park   | 6812  | 108              | 57       | 57                 | 57                    |
| 2A-6   | Mira Vista Un 11  | 7034  | 18               | 103      | 103                | 103                   |
| Total:   |                   |       | 274              |          |                    | 28,582                |

**Table 12**  
**COST ESTIMATE -- 2019-2020**  
**District 2A, Zone 7 -- Citywide District**

The following schedule shows the allocation of costs to be spread to this District/Zone (256-4567)

|  |                 | Base Rate Benefit Units |                 |
|--|-----------------|-------------------------|-----------------|
|  |                 | 0                       |                 |
|  |                 | District                | Assesments      |
|  |                 | Need                    | Applied         |
| <b>MAINTENANCE AND SERVICES:</b>                 |                 | <b>Total Cost</b>       |                 |
| Parks  | \$34,271        | \$34,271                | \$0             |
| Arterial Medians and Roadside                    | \$22,028        | \$22,028                | \$0             |
| Local Landscaping, Trails, Open Space            | \$0             | \$0                     | \$0             |
| Administration                                   | \$0             | \$0                     | \$0             |
| <b>SUBTOTAL:</b>                                 | <b>\$56,299</b> | <b>\$56,299</b>         | <b>\$0</b>      |
| <b>TOTAL ASSESSED:</b>                           |                 |                         | <b>\$0</b>      |
| Ending FY18/19 Fund Balance (Estimated):         |                 |                         | <b>\$0</b>      |
| <b>GENERAL FUND PORTION OF MAINTENANCE COST:</b> |                 |                         | <b>\$56,299</b> |

***District/Zone Benefits:***

Parks: Marchetti

Arterial: Somersville Road, Delta Fair Boulevard

Roadway Landscaping: None

Miscellaneous: open space and trails

**Table 13**  
**COST ESTIMATE -- 2019/2020**  
**District 2A, Zone 8 -- Citywide District**

The following schedule shows the allocation of costs to be spread to this District/Zone (256-4568)

|  |   | Base Rate Benefit Units<br>426 |                        |
|--|---|--------------------------------|------------------------|
|  |   | District<br>Need               | Assessments<br>Applied |
| <b>MAINTENANCE AND SERVICES:</b>                 |   | <b>Total Cost</b>              |                        |
| Parks  | \$347,838                               | \$347,838                      | \$0                    |
| Arterial Medians and Roadside                    | \$40,119                                | \$40,119                       | \$0                    |
| Local Landscaping, Trails, Open Space            | \$59,290                                | \$9,830                        | \$49,460               |
| Administration                                   | \$25,306                                | \$0                            | \$25,306               |
| <b>SUBTOTAL:</b>                                 | <b>\$472,553</b>                        | <b>\$397,787</b>               | <b>\$74,766</b>        |
|  |   |                                |                        |
| 261  | Parcels Assessed at \$216.00 per unit = |                                | \$56,376               |
| 120  | Parcels Assessed at \$129 per unit =    |                                | \$15,480               |
| 5  | Parcels Assessed at \$118 per unit =    |                                | \$590                  |
| 40   | Parcels Assessed at \$58 per unit =     |                                | \$2,320                |
| <b>TOTAL ASSESSED:</b>                           |   |                                | <b>\$74,766</b>        |
|  |   |                                |                        |
| Ending FY18/19 Fund Balance (Estimated):         |   |                                | \$52,609               |
| <b>GENERAL FUND PORTION OF MAINTENANCE COST:</b> |   |                                | <b>\$345,178</b>       |

***District/Zone Benefits:***

Parks: Mira Vista Hills, Antioch Community Park

Arterial: James Donlon Boulevard

Roadway Landscaping: Cul-de-sac bulbs

Miscellaneous: open space and trails



Table 13A  
District 2A, Zone 8  
Base Assessment Allocation

| Dist/Zone | Sub'd                   | Tract | Benefit<br>Units | Base Fee | FY 18-19<br>Assmnt | FY19-20<br>Assessment |
|-----------|-------------------------|-------|------------------|----------|--------------------|-----------------------|
| 2A-8      | Mira Vista Hills        | 4420  | 5                | 118      | 118                | 118                   |
| 2A-8      | Mira Vista Hills, Un 10 | 6472  | 78               | 129      | 129                | 129                   |
| 2A-8      | Mira Vista Hills, Un 12 | 6744  | 40               | 58       | 58                 | 58                    |
| 2A-8      | Mira Vista Hills, Un 13 | 6708  | 95               | 216      | 216                | 216                   |
| 2A-8      | Mira Vista Hills, Un 14 | 6824  | 42               | 129      | 129                | 129                   |
| 2A-8      | Mira Vista Hills, Un 15 | 6920  | 79               | 216      | 216                | 216                   |
| 2A-8      | Mira Vista Hills, Un 16 | 6921  | 87               | 216      | 216                | 216                   |

Total: 426 74,766.00

**Table 14**  
**COST ESTIMATE -- 2019/2020**  
**District 2A, Zone 9 -- Citywide District**

The following schedule shows the allocation of costs to be spread to this District/Zone (256-4569)

|  |                                      | Base Rate Benefit Units<br>1,379 |                        |
|--|--------------------------------------|----------------------------------|------------------------|
|  |                                      | District<br>Need                 | Assessments<br>Applied |
| <b>MAINTENANCE AND SERVICES:</b>                 |                                      | <b>Total Cost</b>                |                        |
| Parks  | \$36,103                             | \$36,103                         | \$0                    |
| Arterial Medians and Roadside                    | \$72,248                             | \$72,248                         | \$0                    |
| Local Landscaping, Trails, Open Space            | \$116,400                            | \$24,027                         | \$92,373               |
| Administration                                   | \$23,619                             | \$0                              | \$23,619               |
| <b>SUBTOTAL:</b>                                 | <b>\$248,370</b>                     | <b>\$132,378</b>                 | <b>\$115,992</b>       |
|  |                                      |                                  |                        |
| 68   | Parcels Assessed at \$144 per unit = |                                  | \$9,792                |
| 174  | Parcels Assessed at \$135 per unit = |                                  | \$23,490               |
| 442  | Parcels Assessed at \$108 per unit = |                                  | \$47,736               |
| 122  | Parcels Assessed at \$107 per unit = |                                  | \$13,054               |
| 34   | Parcels Assessed at \$74 per unit =  |                                  | \$2,516                |
| 539  | Parcels Assessed at \$36 per unit =  |                                  | \$19,404               |
| <b>TOTAL ASSESSED:</b>                           |                                      |                                  | <b>\$115,992</b>       |
| Ending FY18/19 Fund Balance (Estimated):         |                                      |                                  | \$83,840               |
| <b>GENERAL FUND PORTION OF MAINTENANCE COST:</b> |                                      |                                  | <b>\$48,538</b>        |

***District/Zone Benefits:***

Parks: Eaglesridge

Arterial: Lone Tree Way, Deer Valley Road

Roadway Landscaping: Ridgerock Drive, Asilomar, Country Hills Drive and cul-de-sac bulbs

Miscellaneous: Open space and trails



Table 14A  
District 2A, Zone 9  
Base Assessment Allocation

| Dist/Zone | Sub'd                | Tract | Benefit<br>Units | Base<br>Assmnt | FY 18-19<br>Assmnt | FY19-20<br>Assessment |
|-----------|----------------------|-------|------------------|----------------|--------------------|-----------------------|
| 2A-9      | Eagles Ridge Un 1    | 5614  | 116              | 36             | 36                 | 36                    |
| 2A-9      | Eagles Ridge Un 2    | 6162  | 151              | 36             | 36                 | 36                    |
| 2A-9      | Eagles Ridge Un 3    | 6163  | 122              | 36             | 36                 | 36                    |
| 2A-9      | Eagles Ridge Un 4    | 6164  | 150              | 36             | 36                 | 36                    |
| 2A-9      | Deer Park Un 2       | 7290  | 68               | 144            | 144                | 144                   |
| 2A-9      | Deer Park Un 3       | 7291  | 94               | 135            | 135                | 135                   |
| 2A-9      | Lone Tree Est. Un 1  | 7079  | 122              | 107            | 107                | 107                   |
| 2A-9      | Lone Tree Est. Un 1A | 7880  | 5                | 108            | 108                | 108                   |
| 2A-9      | Lone Tree Est. Un 2  | 7691  | 80               | 135            | 135                | 135                   |
| 2A-9      | Lone Tree Est. Un 3  | 7900  | 75               | 108            | 108                | 108                   |
| 2A-9      | Lone Tree Est. Un 4  | 8020  | 46               | 108            | 108                | 108                   |
| 2A-9      | Lone Tree Est. Un 5  | 8120  | 62               | 108            | 108                | 108                   |
| 2A-9      | Lone Tree Est. Un 6  | 8366  | 99               | 108            | 108                | 108                   |
| 2A-9      | Ho Sub'd, Un 3       | 7999  | 34               | 74             | 74                 | 74                    |
| 2A-9      | Ho Sub'd, Un 4       | 8025  | 47               | 108            | 108                | 108                   |
| 2A-9      | Ho Sub'd, Un 5       | 8045  | 61               | 108            | 108                | 108                   |
| 2A-9      | Ho Sub'd, Un 6       | 8102  | 47               | 108            | 108                | 108                   |

Total: 1,379 115,992

Table 15  
COST ESTIMATE -- 2019/2020  
District 2A, Zone 10 -- Citywide District

The following schedule shows the allocation of costs to be spread to this District/Zone (256-4572)

|   |            | Base Rate Benefit Units |                     |
|---|------------|-------------------------|---------------------|
|   |            | 286 Residential         | 4 Commercial        |
| MAINTENANCE AND SERVICES:                                   | Total Cost | District Need           | Assessments Applied |
|   |            |                         |                     |
| Parks   | \$27,146   | \$27,146                | \$0                 |
| Arterial Medians and Roadside                               | \$18,846   | \$18,846                | \$0                 |
| Local Landscaping, Trails, Open Space                       | \$157,994  | \$9,074                 | \$148,920           |
| Channel Maintenance   | \$10,000   | \$0                     | \$10,000            |
| Administration  | \$0        | \$0                     | \$0                 |
| SUBTOTAL:   | \$213,986  | \$55,066                | \$158,920           |
|   |            |                         |                     |
| 286 Parcels Assessed at \$548.00 per unit =                 |            |                         | \$156,728           |
| 1 Commercial Parcel Assessed at \$548.00 per benefit unit = |            |                         | \$2,192             |
| TOTAL ASSESSED:   |            |                         | \$158,920           |
| Ending FY18/19 Fund Balance (Estimated):                    |            |                         | \$81,655            |
| GENERAL FUND PORTION OF MAINTENANCE COST:                   |            |                         | \$0                 |

**District/Zone Benefits:**

Parks: Markley Creek

Arterial: James Donlan, Somersville

Roadway Landscaping: cul-de-sac bulbs

| Table 15A<br>District 2A, Zone 10<br>Base Assessment Allocation |                          |       |                  |             |                    |                      |
|---|--------------------------|-------|------------------|-------------|--------------------|----------------------|
| Dist/Zone   | Sub'd                    | Tract | Benefit<br>Units | Base<br>Fee | FY 18-19<br>Assmnt | FY19-20<br>Assesment |
| 2A-10   | Black Diamond Ranch Un 1 | 7487  | 58               | 675.31      | 478.00             | 548.00               |
| 2A-10   | Black Diamond Ranch Un 2 | 8585  | 117              | 675.31      | 478.00             | 548.00               |
| 2A-10   | Black Diamond Ranch Un 3 | 8586  | 111              | 675.31      | 478.00             | 548.00               |
| 2A-10   | Commerical Parcel        | -     | 4                | 675.31      | 478.00             | 548.00               |
| Total:  |                          |       | 290              |             |                    | 158,920              |

Table 16  
COST ESTIMATE -- 2019/2020  
District 4, Zone 1 -- Downtown District

The following schedule shows the allocation of costs to be spread to this District/Zone (252-4521)

|                                       | Base Rate Benefit Units |               |                     |
|---------------------------------------|-------------------------|---------------|---------------------|
|                                       | 0                       |               |                     |
| MAINTENANCE AND SERVICES:             | Total Cost              | District Need | Assessments Applied |
| Parks                                 | \$0                     | \$0           | \$0                 |
| Arterial Medians and Roadside         | \$0                     | \$0           | \$0                 |
| Local Landscaping, Trails, Open Space | \$105,283               | \$105,283     | \$0                 |
| Administration                        | \$0                     | \$0           | \$0                 |
| SUBTOTAL:                             | \$105,283               | \$105,283     | \$0                 |

TOTAL ASSESSED: \$0

Ending FY18/19 Fund Balance (Estimated): \$28,291  
GENERAL FUND PORTION OF MAINTENANCE COST: \$76,992

***District/Zone Benefits:***

Roadway Landscaping: Waldie Plaza, Rivertown Promenade, public parking lots, A Street extension, train station

Table 17  
COST ESTIMATE -- 2019/2020  
District 5, Zone 1 -- Almondridge District

The following schedule shows the allocation of costs to be spread to this District/Zone (253-4531)

|   |           | Base Rate Benefit Units<br>560 |                        |
|---|-----------|--------------------------------|------------------------|
|   |           | District<br>Need               | Assessments<br>Applied |
| MAINTENANCE AND SERVICES:                   |           | Total Cost                     |                        |
| Parks                                       | \$57,486  | \$2,559                        | \$54,927               |
| Arterial Medians and Roadside               | \$0       | \$0                            | \$0                    |
| Local Landscaping, Trails, Open Space       | \$46,993  | \$0                            | \$46,993               |
| Administration                              | \$0       | \$0                            | \$0                    |
| SUBTOTAL:                                   | \$104,479 | \$2,559                        | \$101,920              |
| 560 Parcels Assessed at \$182.00 per unit = |           |                                | \$101,920              |
| TOTAL ASSESSED:                             |           |                                | \$101,920              |
| Ending FY18/19 Fund Balance (Estimated):    |           |                                | \$89,940               |
| GENERAL FUND PORTION OF MAINTENANCE COST:   |           |                                | \$0                    |

**District/Zone Benefits:**

Parks: Almondridge

Arterial: None

Roadway Landscaping: Viera Avenue, Willow Avenue and cul-de-sac bulbs

Miscellaneous: open space and trails

| Table 17A<br>District 5, Zone 1<br>Base Assessment Allocation |                   |       |                  |          |                    |                       |
|---|-------------------|-------|------------------|----------|--------------------|-----------------------|
| Dist/Zone   | Sub'd             | Tract | Benefit<br>Units | Base Fee | FY 18-19<br>Assmnt | FY19-20<br>Assessment |
| 5-1   | Almondridge West  | 6621  | 25               | 190      | 182                | 182.00                |
| 5-1   | Almondridge Un 1  | 6109  | 93               | 190      | 182                | 182.00                |
| 5-1   | Almondridge Un 2  | 6454  | 35               | 190      | 182                | 182.00                |
| 5-1   | Almondridge Un 3  | 6788  | 50               | 190      | 182                | 182.00                |
| 5-1   | Almondridge Un 4  | 6869  | 52               | 190      | 182                | 182.00                |
| 5-1   | Almondridge Un 5  | 7190  | 96               | 190      | 182                | 182.00                |
| 5-1   | Almondridge Un 6  | 7411  | 48               | 190      | 182                | 182.00                |
| 5-1   | Almondridge Un 9  | 7673  | 35               | 190      | 182                | 182.00                |
| 5-1   | Almondridge Un 11 | 7901  | 25               | 190      | 182                | 182.00                |
| 5-1   | Almondridge Un 12 | 8065  | 4                | 190      | 182                | 182.00                |
| 5-1   | Oakley Knolls     | 8501  | 16               | 216      | 182                | 182.00                |
| 5-1   | Almondridge East  | 8880  | 81               | 216      | 182                | 182.00                |
| Total:  |                   |       | 560              |          |                    | 101,920               |



**Table 18**  
**COST ESTIMATE -- 2019/2020**  
**District 9, Zone 1 -- Lone Tree District**

The following schedule shows the allocation of costs to be spread to this District/Zone (251-4511)

|  |                  | Base Rate Benefit Units<br>1,200 |                        |
|--|------------------|----------------------------------|------------------------|
|  |                  | District<br>Need                 | Assessments<br>Applied |
| <b>MAINTENANCE AND SERVICES:</b>                 |                  | <b>Total Cost</b>                |                        |
| Parks  | \$60,208         | \$60,208                         | \$0                    |
| Arterial Medians and Roadside                    | \$44,100         | \$38,706                         | \$5,394                |
| Local Landscaping, Trails, Open Space            | \$127,490        | \$0                              | \$127,490              |
| Administration                                   | \$15,116         | \$0                              | \$15,116               |
| <b>SUBTOTAL:</b>                                 | <b>\$246,914</b> | <b>\$98,914</b>                  | <b>\$148,000</b>       |
| 575 Parcels Assessed at \$140 per unit =         |                  |                                  | \$80,500               |
| 625 Parcels Assessed at \$108 per unit =         |                  |                                  | \$67,500               |
| <b>TOTAL ASSESSED:</b>                           |                  |                                  | <b>\$148,000</b>       |
| Ending FY18/19 Fund Balance (Estimated):         |                  |                                  | \$46,043               |
| <b>GENERAL FUND PORTION OF MAINTENANCE COST:</b> |                  |                                  | <b>\$52,871</b>        |

**District/Zone Benefits:**

Parks: Chapparral, Williamson Ranch

Arterial: Hillcrest Avenue, Lone Tree Way, Deer Valley Road, Prewett Ranch

Roadway Landscaping: Lone Tree Way, Deer Valley Road, Dallas Ranch Road, Prewett Ranch Road

Miscellaneous: open space and trails



Table 18A  
District 9, Zone 1  
Base Assessment Allocation

| Dist/Zone | Sub'd              | Tract | Benefit<br>Units | Base Fee | FY 18-19<br>Assmnt | FY19-20<br>Assessment |
|-----------|--------------------|-------|------------------|----------|--------------------|-----------------------|
| 9-1       | Diablo East Un 1   | 7121  | 177              | 108      | 108                | 108                   |
| 9-1       | Diablo East Un 2   | 7400  | 44               | 108      | 108                | 108                   |
| 9-1       | Diablo East Un 3   | 7401  | 21               | 140      | 140                | 140                   |
| 9-1       | Diablo East Un 4   | 8038  | 39               | 140      | 140                | 140                   |
| 9-1       | Diablo East Un 5   | 8052  | 39               | 140      | 140                | 140                   |
| 9-1       | Diablo East Un 6   | 8079  | 34               | 140      | 140                | 140                   |
| 9-1       | Diablo East Un 7   | 8122  | 52               | 140      | 140                | 140                   |
| 9-1       | Diablo East Un 8   | 8164  | 77               | 140      | 140                | 140                   |
| 9-1       | Diablo East Un 9   | 8191  | 71               | 140      | 140                | 140                   |
| 9-1       | Williamson Ranch 1 | 7114  | 20               | 108      | 108                | 108                   |
| 9-1       | Williamson Ranch 2 | 7258  | 166              | 108      | 108                | 108                   |
| 9-1       | Williamson Ranch 3 | 7587  | 86               | 108      | 108                | 108                   |
| 9-1       | Williamson Ranch 4 | 7606  | 93               | 108      | 108                | 108                   |
| 9-1       | Williamson Ranch 5 | 7618  | 39               | 108      | 108                | 108                   |
| 9-1       | Williamson Ranch 6 | 7619  | 75               | 140      | 140                | 140                   |
| 9-1       | Williamson Ranch 7 | 7620  | 82               | 140      | 140                | 140                   |
| 9-1       | Williamson Ranch 8 | 7826  | 85               | 140      | 140                | 140                   |

Total: 1,200 148,000

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Table 19  
COST ESTIMATE -- 2019/2020  
District 9, Zone 2 -- Lone Tree Way District

The following schedule shows the allocation of costs to be spread to this District/Zone (251-4512)

|  |   | Base Rate Benefit Units<br>2,024 |                        |
|--|---|----------------------------------|------------------------|
|  |   | District<br>Need                 | Assessments<br>Applied |
| <b>MAINTENANCE AND SERVICES:</b>                 |   | <b>Total Cost</b>                |                        |
| Parks  | \$27,811                                | \$27,811                         | \$0                    |
| Medians and Roadside                             | \$52,864                                | \$52,864                         | \$0                    |
| Local Landscaping, Trails, Open Space            | \$188,283                               | \$60,426                         | \$127,857              |
| Administration                                   | \$69,305                                | \$0                              | \$69,305               |
| <b>SUBTOTAL:</b>                                 | <b>\$338,263</b>                        | <b>\$141,101</b>                 | <b>\$197,162</b>       |
|  |   |                                  |                        |
| 229  | Parcels Assessed at \$216.00 per unit = |                                  | \$49,464               |
| 1149   | Parcels Assessed at \$93.00 per unit =  |                                  | \$106,857              |
| 29   | Parcels Assessed at \$88.00 per unit =  |                                  | \$2,552                |
| 45   | Parcels Assessed at \$83.00 per unit =  |                                  | \$3,735                |
| 38   | Parcels Assessed at \$216.00 per unit = |                                  | \$8,208                |
| 460  | Parcels Assessed at \$51.00 per unit =  |                                  | \$23,460               |
| 74   | Parcels Assessed at \$39.00 per unit =  |                                  | \$2,886                |
| <b>TOTAL ASSESSED:</b>                           |   |                                  | <b>\$197,162</b>       |
|  |   |                                  |                        |
| Ending FY18/19 Fund Balance (Estimated):         |   |                                  | \$68,443               |
| <b>GENERAL FUND PORTION OF MAINTENANCE COST:</b> |   |                                  | <b>\$72,658</b>        |

**District/Zone Benefits:**

Parks: Diablo West

Arterial: Lone Tree Way, Deer Valley Road, Dallas Ranch Road, Prewett Ranch Road

Roadway Landscaping: Lone Tree Way, Deer Valley Road, Dallas Ranch Road, Prewett Ranch Road

Miscellaneous: open space and trails

Table 19A  
District 9, Zone 2  
Base Assessment Allocation

| Dist/Zone | Sub'd                | Tract | Benefit Units | Base Fee | FY 18-19 Assmnt | FY19-20 Assessment |
|-----------|----------------------|-------|---------------|----------|-----------------|--------------------|
| 9-2       | Black Dia. Knolls 1  | 7201  | 29            | 51       | 51              | 51                 |
| 9-2       | Black Dia. Knolls 2  | 7498  | 45            | 51       | 51              | 51                 |
| 9-2       | Black Dia. Knolls 3  | 7554  | 28            | 51       | 51              | 51                 |
| 9-2       | Black Dia. Knolls 4  | 7592  | 36            | 51       | 51              | 51                 |
| 9-2       | Black Dia. Knolls 5  | 7499  | 64            | 51       | 51              | 51                 |
| 9-2       | Black Dia. Knolls 6  | 7593  | 24            | 51       | 51              | 51                 |
| 9-2       | Black Dia. Knolls 7  | 7594  | 31            | 93       | 93              | 93                 |
| 9-2       | Black Dia. Knolls 8  | 7825  | 26            | 83       | 83              | 83                 |
| 9-2       | Black Dia. Knolls 9  | 8008  | 19            | 83       | 83              | 83                 |
| 9-2       | Black Dia. Knolls 10 | 7824  | 29            | 88       | 88              | 88                 |
| 9-2       | Black Dia. Knolls 11 | 7500  | 48            | 93       | 93              | 93                 |
| 9-2       | Black Dia. Knolls 12 | 7823  | 26            | 93       | 93              | 93                 |
| 9-2       | Black Dia. Knolls 13 | 7822  | 32            | 93       | 93              | 93                 |
| 9-2       | Black Dia. Knolls 14 | 8110  | 43            | 93       | 93              | 93                 |
| 9-2       | Black Dia. Knolls 15 | 8181  | 53            | 93       | 93              | 93                 |
| 9-2       | Black Dia. Knolls 16 | 8182  | 42            | 93       | 93              | 93                 |
| 9-2       | Black Dia. Knolls 17 | 8183  | 45            | 93       | 93              | 93                 |
| 9-2       | Black Dia. Knolls 18 | 8324  | 56            | 93       | 93              | 93                 |
| 9-2       | Black Dia. Knolls 19 | 8325  | 89            | 93       | 93              | 93                 |
| 9-2       | Black Dia. Knolls 20 | 8326  | 64            | 93       | 93              | 93                 |
| 9-2       | Black Dia. Knolls 21 | 8466  | 49            | 216      | 216             | 216                |
| 9-2       | Black Dia. Knolls 22 | 8467  | 64            | 216      | 216             | 216                |
| 9-2       | Black Dia. Knolls 23 | 8525  | 27            | 216      | 216             | 216                |
| 9-2       | Black Dia. Knolls 24 | 8526  | 89            | 216      | 216             | 216                |
| 9-2       | Black Dia. Knolls 25 | 8528  | 38            | 216      | 216             | 216                |
| 9-2       | Diablo West Un 1     | 7128  | 74            | 39       | 39              | 39                 |
| 9-2       | Diablo West Un 2     | 7469  | 119           | 51       | 51              | 51                 |
| 9-2       | Diablo West Un 3     | 7616  | 115           | 51       | 51              | 51                 |
| 9-2       | Diablo West Un 4     | 8243  | 71            | 93       | 93              | 93                 |
| 9-2       | Diablo West Un 5     | 8244  | 56            | 93       | 93              | 93                 |
| 9-2       | Diablo West Un 6     | 8245  | 81            | 93       | 93              | 93                 |
| 9-2       | Diablo West Un 7     | 8312  | 99            | 93       | 93              | 93                 |
| 9-2       | Diablo West Un 8     | 8313  | 46            | 93       | 93              | 93                 |
| 9-2       | Diablo West Un 9     | 8314  | 106           | 93       | 93              | 93                 |
| 9-2       | Lone Tree Glen       | 7275  | 161           | 93       | 93              | 93                 |
| Total:    |                      |       | 2,024         |          |                 | 197,162            |

**Table 20**  
**COST ESTIMATE -- 2019/2020**  
**District 9, Zone 3 -- Lone Tree Way District**

The following schedule shows the allocation of costs to be spread to this District/Zone (251-4513)

|  |   | Base Rate Benefit Units<br>1,953 |                        |
|--|---|----------------------------------|------------------------|
|  |   | District<br>Need                 | Assessments<br>Applied |
| <b>MAINTENANCE AND SERVICES:</b>                 |   |                                  |                        |
| Parks  | \$66,862                                | \$66,862                         | \$0                    |
| Arterial Medians and Roadside                    | \$28,988                                | \$22,198                         | \$6,790                |
| Local Landscaping, Trails, Open Space            | \$147,199                               | \$0                              | \$147,199              |
| Administration                                   | \$61,680                                | \$0                              | \$61,680               |
| <b>SUBTOTAL:</b>                                 | <b>\$304,729</b>                        | <b>\$89,060</b>                  | <b>\$215,669</b>       |
|  |   |                                  |                        |
| 129  | Parcels Assessed at \$216.00 per unit = |                                  | \$27,864               |
| 860  | Parcels Assessed at \$139.00 per unit = |                                  | \$119,540              |
| 519  | Parcels Assessed at \$95.00 per unit =  |                                  | \$49,305               |
| 120  | Parcels Assessed at \$93.00 per unit =  |                                  | \$11,160               |
| 25   | Parcels Assessed at \$216.00 per unit = |                                  | \$5,400                |
| 300  | Parcels Assessed at \$8.00 per unit =   |                                  | \$2,400                |
|  |   |                                  |                        |
| <b>TOTAL ASSESSED:</b>                           |   |                                  | <b>\$215,669</b>       |
|  |   |                                  |                        |
| Ending FY18/19 Fund Balance (Estimated):         |   |                                  | \$175,893              |
| <b>GENERAL FUND PORTION OF MAINTENANCE COST:</b> |   |                                  | <b>\$0</b>             |

***District/Zone Benefits:***

Parks: Hansen and Dallas Ranch Park

Arterial: Lone Tree Way, Dallas Ranch Road

Roadway Landscaping: Prewett Ranch Road, Golf Course Road, Frederickson Lane and cul-de-sac bulbs

Miscellaneous: Open space and trails



Table 20A  
District 9, Zone 3  
Base Assessment Allocation

| Dist/Zone | Sub'd                 | Tract | Benefit<br>Units | Base Fee | FY 18-19<br>Assmnt | FY19-20<br>Assessment |
|-----------|-----------------------|-------|------------------|----------|--------------------|-----------------------|
| 9-3       | Black Dia. Est. Un 1  | 7515  | 31               | 95       | 95                 | 95                    |
| 9-3       | Black Dia. Est. Un 2  | 7644  | 41               | 139      | 139                | 139                   |
| 9-3       | Black Dia. Est. Un 3  | 8064  | 54               | 139      | 139                | 139                   |
| 9-3       | Black Dia. Est. Un 4  | 8194  | 64               | 139      | 139                | 139                   |
| 9-3       | Black Dia. Est. Un 5  | 8076  | 55               | 139      | 139                | 139                   |
| 9-3       | Black Dia. Est. Un 6  | 8317  | 56               | 139      | 139                | 139                   |
| 9-3       | Black Dia. Est. Un 7  | 8318  | 73               | 139      | 139                | 139                   |
| 9-3       | Black Dia. Est. Un 8  | 8319  | 47               | 216      | 216                | 216                   |
| 9-3       | Black Dia. Est. Un 9  | 8320  | 49               | 216      | 216                | 216                   |
| 9-3       | Black Dia. Est. Un 10 | 8472  | 33               | 216      | 216                | 216                   |
| 9-3       | Black Dia. Est. Un 11 | 8567  | 25               | 216      | 216                | 216                   |
| 9-3       | Dallas Ranch Un 1     | 7380  | 58               | 95       | 95                 | 95                    |
| 9-3       | Dallas Ranch Un 2     | 7859  | 50               | 95       | 95                 | 95                    |
| 9-3       | Dallas Ranch Un 3     | 7860  | 34               | 95       | 95                 | 95                    |
| 9-3       | Dallas Ranch Un 4     | 7198  | 138              | 95       | 95                 | 95                    |
| 9-3       | Dallas Ranch Un 5     | 7376  | 122              | 95       | 95                 | 95                    |
| 9-3       | Dallas Ranch Un 6     | 7966  | 45               | 95       | 95                 | 95                    |
| 9-3       | Dallas Ranch Un 7     | 7377  | 187              | 139      | 139                | 139                   |
| 9-3       | Dallas Ranch Un 8     | 7378  | 54               | 139      | 139                | 139                   |
| 9-3       | Dallas Ranch Un 9     | 8107  | 34               | 139      | 139                | 139                   |
| 9-3       | Dallas Ranch Un 10    | 8108  | 63               | 139      | 139                | 139                   |
| 9-3       | Dallas Ranch Un 11    | 8109  | 120              | 93       | 93                 | 93                    |
| 9-3       | Diamond Ridge Un 1    | 7317  | 179              | 8        | 8                  | 8                     |
| 9-3       | Diamond Ridge Un 2    | 7536  | 86               | 8        | 8                  | 8                     |
| 9-3       | Diamond Ridge Un 3    | 7537  | 41               | 95       | 95                 | 95                    |
| 9-3       | Diamond Ridge Un 4    | 7627  | 35               | 8        | 8                  | 8                     |
| 9-3       | Sandhill I            | 8247  | 75               | 139      | 139                | 139                   |
| 9-3       | Sandhill II           | 8410  | 104              | 139      | 139                | 139                   |
| Total:    |                       |       | 1,953            |          |                    | 215,669               |

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Table 21  
COST ESTIMATE -- 2019/2020  
District 9, Zone 4 -- Lone Tree Way District

The following schedule shows the allocation of costs to be spread to this District/Zone (251-4514)

|   |           | Base Rate Benefit Units<br>435 |                        |
|---|-----------|--------------------------------|------------------------|
|   |           | District<br>Need               | Assessments<br>Applied |
| MAINTENANCE AND SERVICES:                   |           | Total Cost                     |                        |
| Parks                                       | \$20,063  | \$20,063                       | \$0                    |
| Arterial Medians and Roadside               | \$16,519  | \$16,519                       | \$0                    |
| Local Landscaping, Trails, Open Space       | \$81,819  | \$13,694                       | \$68,125               |
| Administration                              | \$8,000   | \$0                            | \$8,000                |
| SUBTOTAL:                                   | \$126,401 | \$50,276                       | \$76,125               |
| 435 Parcels Assessed at \$175.00 per unit = |           |                                | \$76,125               |
| TOTAL ASSESSED:                             |           |                                | \$76,125               |
| Ending FY18/19 Fund Balance (Estimated):    |           |                                | \$62,271               |
| GENERAL FUND PORTION OF MAINTENANCE COST:   |           |                                | \$0                    |

**District/Zone Benefits:**

Park: Heidorn  
Arterial: Lone Tree Way, Hillcrest Avenue  
Roadway Landscaping: Vista Grande Drive and cul-de-sac bulbs  
Miscellaneous: Open space and trails

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| Table 21A<br>District 9, Zone 4<br>Base Assessment Allocation |                       |       |                  |          |                    |                       |
|---|-----------------------|-------|------------------|----------|--------------------|-----------------------|
| Dist/Zone   | Sub'd                 | Tract | Benefit<br>Units | Base Fee | FY 18-19<br>Assmnt | FY19-20<br>Assessment |
| 9-4   | Meadow Crk. Village 1 | 7862  | 55               | 216      | 175                | 175                   |
| 9-4   | Meadow Crk. Village 2 | 7947  | 77               | 216      | 175                | 175                   |
| 9-4   | Meadow Crk. Village 3 | 7967  | 108              | 216      | 175                | 175                   |
| 9-4   | Meadow Crk. Village 4 | 7971  | 98               | 216      | 175                | 175                   |
| 9-5   | Meadow Crk. Village 5 | 7897  | 97               | 216      | 175                | 175                   |
| Total:  |                       |       | 435              |          |                    | 76,125                |

**Table 22**  
**COST ESTIMATE -- 2019/2020**

**District 10, Zone 1 -- East Lone Tree Way District**

The following schedule shows the allocation of costs to be spread to this District/Zone (259-4591)

|  |                     | Base Rate Benefit Units<br>660.5 |                        |
|--|---------------------|----------------------------------|------------------------|
|  |                     | District<br>Need                 | Assessments<br>Applied |
| <b>MAINTENANCE AND SERVICES:</b>                 |                     |                                  |                        |
| Parks  | \$0                 | \$0                              | \$0                    |
| Arterial Medians and Roadside                    | \$14,165            | \$1,129                          | \$13,036               |
| Local Landscaping, Trails, Open Space            | \$130,258           | \$0                              | \$130,258              |
| Channel Maintenance                              | \$20,000            | \$0                              | \$20,000               |
| Administration                                   | \$0                 | \$0                              | \$0                    |
| <b>SUBTOTAL:</b>                                 | <b>\$164,423</b>    | <b>\$1,129</b>                   | <b>\$163,294</b>       |
|  |                     |                                  |                        |
| 462 Parcels Assessed at                          | \$278.00 per unit = |                                  | \$128,436              |
| 152 Multi Family Res                             | \$190.00 per unit = |                                  | \$28,880               |
| 12.6 Comm. Parcel                                | \$157.00 per unit = |                                  | \$1,978                |
| 33.9 Bus. Park parcel                            | \$118.00 per unit = |                                  | \$4,000                |
| <b>TOTAL ASSESSED:</b>                           |                     |                                  | <b>\$163,294</b>       |
|  |                     |                                  |                        |
| Ending FY18/19 Fund Balance (Estimated):         |                     |                                  | \$83,321               |
| <b>GENERAL FUND PORTION OF MAINTENANCE COST:</b> |                     |                                  | <b>\$0</b>             |

**District/Zone Benefits:**

Park: None

Arterial: Lone Tree Way

Roadway Landscaping: Country Hills Drive, Canada Valley Road, Vista Grande, and cul de sacs

Miscellaneous: Open space and trails

| Table 22A<br>District 10<br>Base Assessment Allocation |                    |       |                  |             |                    |                       |
|--|--------------------|-------|------------------|-------------|--------------------|-----------------------|
| Dist/Zone  | Sub'd              | Tract | Benefit<br>Units | Base<br>Fee | FY 18-19<br>Assmnt | FY19-20<br>Assessment |
| 10-1   | Sand Creek Ranch 1 | 8114  | 57               | 541.74      | 204.78             | 278.00                |
| 10-1   | Sand Creek Ranch 2 | 8958  | 27               | 541.74      | 204.78             | 278.00                |
| 10-1   | Sand Creek Ranch 4 | 8640  | 97               | 541.74      | 204.78             | 278.00                |
| 10-1   | Sand Creek Ranch 5 | 8885  | 42               | 541.74      | 204.78             | 278.00                |
| 10-1   | Sand Creek Ranch 6 | 8886  | 31               | 541.74      | 204.78             | 278.00                |
| 10-1   | Sand Creek Ranch 7 | 8948  | 52               | 541.74      | 204.78             | 278.00                |
| 10-1   | Sand Creek Ranch 8 | 8951  | 156              | 541.74      | 204.78             | 278.00                |
| 10-1   | Multi-Family Apts  | -     | 152              | 378.38      | 117.26             | 190.00                |
| 10-1   | Commercial parcel  | -     | 12.6             | 314.15      | 82.86              | 157.00                |
| 10-1   | Business Park      | -     | 33.9             | 244.34      | 43.86              | 118.00                |
| Total:   |                    |       | 660.5            |             |                    | 163,294               |

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Table 23

## Summary of Costs, Benefits and Assessments by Zone -- Fiscal Year 2019/2020

| District/<br>Zone | Benefit<br>Units | Ending Bal<br>FY18/19 | Est. Cost<br>of Maintenance | Estimated<br>Assessments | Zone<br>Deficit | Assessment<br>per BU |
|-------------------|------------------|-----------------------|-----------------------------|--------------------------|-----------------|----------------------|
| 1-1               | 1,681            | \$170,847             | \$578,815                   | \$275,063                | (\$132,905)     | \$58 to \$216        |
| 1-2               | 3,237            | \$173,323             | \$810,352                   | \$363,226                | (\$273,803)     | \$27 to \$216        |
| 1-4               | 1,607            | \$52,782              | \$329,347                   | \$185,821                | (\$90,744)      | \$23 to \$216        |
| 2A-1              | 0                | \$0                   | \$104,076                   | \$0                      | (\$104,076)     | \$0                  |
| 2A-2              | 0                | \$0                   | \$42,062                    | \$0                      | (\$42,062)      | \$0                  |
| 2A-3              | 230              | \$18,157              | \$88,346                    | \$14,496                 | (\$55,693)      | \$22 to \$216        |
| 2A-4              | 337              | \$15,563              | \$233,855                   | \$12,916                 | (\$205,376)     | \$16 to \$60         |
| 2A-5              | 13               | \$27,555              | \$160,982                   | \$1,492                  | (\$131,935)     | \$104 to \$139       |
| 2A-6              | 274              | \$6,590               | \$350,739                   | \$28,582                 | (\$315,567)     | \$57 to \$139        |
| 2A-7              | 0                | \$0                   | \$56,299                    | \$0                      | (\$56,299)      | \$0                  |
| 2A-8              | 426              | \$52,609              | \$472,553                   | \$74,766                 | (\$345,178)     | \$58 to \$216        |
| 2A-9              | 1,379            | \$83,840              | \$248,370                   | \$115,992                | (\$48,538)      | \$36 to \$144        |
| 2A-10             | 290              | \$81,655              | \$213,986                   | \$158,920                | \$0             | \$548                |
| 4-1               | 0                | \$28,291              | \$105,283                   | \$0                      | (\$76,992)      | \$0                  |
| 5-1               | 560              | \$89,940              | \$104,479                   | \$101,920                | \$0             | \$182                |
| 9-1               | 1,200            | \$46,043              | \$246,914                   | \$148,000                | (\$52,871)      | \$108 to \$140       |
| 9-2               | 2,024            | \$68,443              | \$338,263                   | \$197,162                | (\$72,658)      | \$39 to \$216        |
| 9-3               | 1,953            | \$175,893             | \$304,729                   | \$215,669                | \$0             | \$8 to \$216         |
| 9-4               | 435              | \$62,271              | \$126,401                   | \$76,125                 | \$0             | \$175                |
| 10-1              | 660.5            | \$83,321              | \$164,423                   | \$163,294                | \$0             | \$118 to \$278       |
| Totals            |                  | \$1,237,123           | \$5,080,274                 | \$2,133,444              | (\$2,004,697)   |                      |

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## V. ASSESSMENT METHODS

Proposition 218 provides that assessments imposed by petition signed by persons owning all of the parcels subject to assessment are exempt from the requirements of Prop. 218 insofar as the amount of such assessments are not increased over the amount in effect at the time of the petition. These assessments are known as the "base amount" or "base assessments".

A large number of parcels fall within this situation and have base assessments in place. Those parcels are the subjects of this Engineer's Report. The base assessment amounts vary, depending upon when the petition was filed with the City and the scope of improvements in place at the time that were being maintained by assessment. In preparing this Report, the Engineer determined the maximum base assessment that is assessable against each parcel, the improvements that are being maintained within the benefit zone, the cost of maintaining the improvements, and the total amount generated by the relevant base assessments. In instances where the cost of maintaining the improvements is less than the maximum assessable amount, the base assessments were proportionally reduced.

The assessment method suggested was to increase assessments to the maximum base rates over a 3-year period beginning in Fiscal Year 2003-04. The final increment was reached in FY 2005-06. Allocation of assessments has been applied first to administration costs; followed by local landscaping, trails, and open space; and finally arterials medians and roadside landscaping. Park costs continue to be shown; however, they also are shown as being paid by those districts and zones that can afford it. Remaining costs are shown as a contribution from the General Fund.

## VI. SUMMARY OF ASSESSMENTS

The methods described in Section V are applied to estimate the benefits received by each assessable parcel, in every District and benefit zone, from the improvements described in this report.

Table 23, Summary of Costs, Benefits and Assessments by Zone, presents a summary of assessments for each District and benefit zone.

## VII. ASSESSMENT ROLL

The Assessment Roll is a listing of all assessable parcels of land within the District. Because of its large size, the Assessment Roll is presented under separate cover and is incorporated by reference into this report. The Assessment Roll can be inspected at the office of the City Engineer during regular working hours.

The Assessment Roll lists each parcel in the District by its distinctive designation, the Assessor's Parcel Number, and includes the Assessment amount for each parcel.



# Street Light and Landscape Maintenance Districts

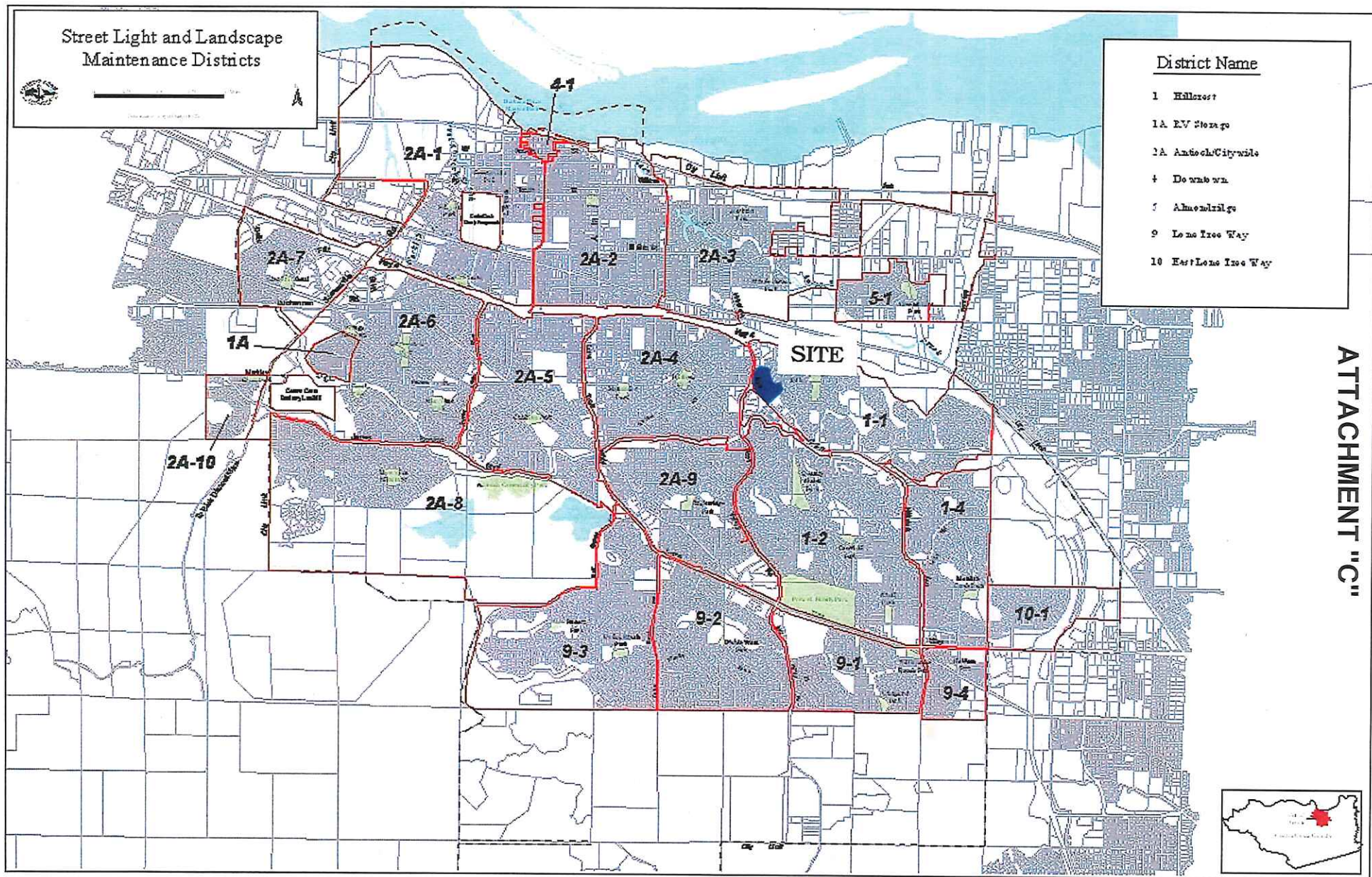


Scale: 1 inch = 1 mile



## District Name

- 1 Hallcrest
- 1A EV Storage
- 2A Antioch Citywide
- 4 Downtown
- 5 Alameda Ridge
- 9 Lone Tree Way
- 10 East Lone Tree Way



ATTACHMENT "C"