

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 2021/22 FISCAL YEAR

City of Antioch

April 13, 2021

Prepared by
City of Antioch

Director of Public Works/City Engineer
John Samuelson, P.E.

Philip Hoffmeister, Administrative Analyst II

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 _____

By _____

John Samuelson, P.E.
License Expires 6/30/21

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 _____, 2021.

Elizabeth Householder, 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 _____, 2021.

Elizabeth Householder, 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 _____, 2021.

Elizabeth Householder, 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 2021/2022
- 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**

District Number	Common Name
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 -- 2021/2022
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 1,681	
		District Need	Assessments Applied
MAINTENANCE AND SERVICES:			
Parks	\$208,523	\$208,523	\$0
Arterial Medians and Roadside	\$47,429	\$47,429	\$0
Local Landscaping, Trails, Open Space	\$300,707	\$112,626	\$188,081
Administration	\$86,982	\$0	\$86,982
SUBTOTAL:	\$643,641	\$368,578	\$275,063
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
TOTAL ASSESSED:			\$275,063
Ending FY20/21 Fund Balance (Estimated):			\$71,675
GENERAL FUND PORTION OF MAINTENANCE COST:			\$296,903

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
District 1, Zone 1
Base Assessment Allocation

Dist/Zone	Sub'd	Tract	Benefit Units	Base Fee	FY 20-21 Assmnt	FY21-22 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 21-22 Assessment" column are for the forthcoming Fiscal Year.
Assessments for the previous year (FY 20-21) are included for comparison.

Table 4
COST ESTIMATE -- 2021/2022
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 3,237		
	Total Cost	District Need	Assessments Applied
MAINTENANCE AND SERVICES:			
Parks	\$295,069	\$295,069	\$0
Arterial Medians and Roadside	\$152,917	\$152,917	\$0
Local Landscaping, Trails, Open Space	\$565,198	\$261,007	\$304,191
Administration	\$59,035	\$0	\$59,035
SUBTOTAL:	\$1,072,219	\$708,993	\$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 FY20/21 Fund Balance (Estimated):	\$165,440
GENERAL FUND PORTION OF MAINTENANCE COST:	\$543,553

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	FY20-21 Assmnt	FY21-22 Assessment
1-2	Bear Ridge Un 1	7145	93	216	216	216
1-2	Bear Ridge Un 2	7251	79	216	216	216
1-2	Country Hills	6800	243	82	82	82
1-2	Country Manor Un 1	5891	69	69	69	69
1-2	Country Manor Condos	6657	233	82	82	82
1-2	Country Manor Un 2	6178	54	69	69	69
1-2	Country Manor Un 3	6179	61	69	69	69
1-2	Country Manor Un 4	6180	71	82	82	82
1-2	Country Manor Un 5	6181	18	82	82	82
1-2	Country Manor Un 6	6256	19	82	82	82
1-2	Country Manor Un 7R	6653	101	82	82	82
1-2	Deer Park Un 1	6899	204	42	42	42
1-2	Deer Park Un 4	7569	38	216	216	216
1-2	Deer Park Un 5	7847	38	216	216	216
1-2	Deer Park Un 6	7848	34	216	216	216
1-2	Deer Park Un 7	7281	35	216	216	216
1-2	Deerfield Un 1	6732	113	27	27	27
1-2	Deerfield Un 2	6733	53	27	27	27
1-2	Deerfield Un 3	6818	138	82	82	82
1-2	Deerfield Un 4	6817	150	82	82	82
1-2	Deerfield Un 5	6908	32	42	42	42
1-2	Deerfield Un 6	7283	53	76	76	76
1-2	Deerfield Un 7	7281	67	216	216	216
1-2	Deerfield Un 8	7286	60	216	216	216
1-2	Deerfield Un 9	7284	47	158	158	158
1-2	Deerfield Un 10	7285	52	56	56	56
1-2	Deerfield Un 11	7282	71	216	216	216
1-2	Hillcrest View Apts	-	64	151.20	151	151
1-2	Ho Property Un 1	7973	41	158	158	158
1-2	Ho Property Un 2	7974	65	216	216	216
1-2	Ho Property Un 8	8230	79	216	216	216
1-2	Ho Property Un 9	8231	80	216	216	216
1-2	Ho Property Un 10	8232	54	216	216	216
1-2	Parkside Un 1	6975	158	82	82	82
1-2	Parkside Un 2	7104	101	42	42	42
1-2	Shelbourne Un 1	7019	121	42	42	42
1-2	Shelbourne Un 2	7218	89	216	216	216
1-2	Sterling Gate Un 1	6616	76	82	82	82
1-2	Sterling Gate Un 2	6928	83	82	82	82

Total: 3237 363,226.80

Table 5
COST ESTIMATE -- 2021/2022
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 1,607		
	Total Cost	District Need	Assessments Applied
MAINTENANCE AND SERVICES:			
Parks	\$37,902	\$37,902	\$0
Arterial Medians and Roadside	\$51,781	\$51,781	\$0
Local Landscaping, Trails, Open Space	\$246,339	\$130,383	\$115,956
Administration	\$69,865	\$0	\$69,865
SUBTOTAL:	\$405,887	\$220,066	\$185,821

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

TOTAL ASSESSED:	\$185,821
Ending FY20/21 Fund Balance (Estimated):	\$21,443
GENERAL FUND PORTION OF MAINTENANCE COST:	\$198,623

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 Units	Base Fee	FY 20-21 Assmnt	FY21-22 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

Table 6
COST ESTIMATE -- 2021/2022
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	\$72,791	\$72,791	\$0
Arterial Medians and Roadside	\$51,201	\$51,201	\$0
Local Landscaping, Trails, Open Space	\$0	\$0	\$0
Administration	\$0	\$0	\$0
SUBTOTAL:	\$123,992	\$123,992	\$0
TOTAL ASSESSED:			\$0
Ending FY20/21 Fund Balance (Estimated):			\$0
GENERAL FUND PORTION OF MAINTENANCE COST:			\$123,992

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 -- 2021/2022
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	\$38,252	\$38,252	\$0
Arterial Medians and Roadside	\$10,651	\$10,651	\$0
Local Landscaping, Trails, Open Space	\$0	\$0	\$0
Administration	\$0	\$0	\$0
SUBTOTAL:	\$48,903	\$48,903	\$0
TOTAL ASSESSED:			\$0
Ending FY20/21 Fund Balance (Estimated):			\$0
GENERAL FUND PORTION OF MAINTENANCE COST:			\$48,903

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 -- 2021/2022
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 230																			
	Total Cost	District Need	Assessments Applied																		
MAINTENANCE AND SERVICES:																					
Parks	\$32,095	\$32,095	\$0																		
Arterial Medians and Roadside	\$27,852	\$27,852	\$0																		
Local Landscaping, Trails, Open Space	\$41,448	\$38,130	\$3,318																		
Administration	\$11,178	\$0	\$11,178																		
SUBTOTAL:	\$112,573	\$98,077	\$14,496																		
<table border="1" style="width: 100%; border-collapse: collapse;"> <tr> <td style="width: 10%; text-align: center;">188</td> <td style="width: 30%;">Parcels Assessed at</td> <td style="width: 10%; text-align: right;">\$66.00</td> <td style="width: 10%;">per unit =</td> <td style="width: 30%;"></td> <td style="width: 10%; text-align: right;">\$12,408</td> </tr> <tr> <td style="text-align: center;">36</td> <td>Parcels Assessed at</td> <td style="text-align: right;">\$22</td> <td>per unit =</td> <td></td> <td style="text-align: right;">\$792</td> </tr> <tr> <td style="text-align: center;">6</td> <td>Parcels Assessed at</td> <td style="text-align: right;">\$216</td> <td>per unit =</td> <td></td> <td style="text-align: right;">\$1,296</td> </tr> </table>				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
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																
TOTAL ASSESSED:				\$14,496																	
Ending FY20/21 Fund Balance (Estimated):				\$1,687																	
GENERAL FUND PORTION OF MAINTENANCE COST:				\$96,390																	

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
 District 2A, Zone 3
 Base Assessment Allocation

Dist/Zone	Sub'd	Tract	Benefit Units	Base Fee	FY 20-21 Assmnt	FY 21-22 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 -- 2021/2022
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 337	
		District Need	Assessments Applied
MAINTENANCE AND SERVICES:		Total Cost	
Parks		\$98,528	\$0
Arterial Medians and Roadside		\$68,002	\$0
Local Landscaping, Trails, Open Space		\$46,307	\$9,423
Administration		\$3,493	\$3,493
SUBTOTAL:		\$216,330	\$12,916
			\$10,260
			\$2,656
TOTAL ASSESSED:			\$12,916
Ending FY20/21 Fund Balance (Estimated):			\$143
GENERAL FUND PORTION OF MAINTENANCE COST:			\$203,271

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
 District 2A, Zone 4
 Base Assessment Allocation

Dist/Zone	Sub'd	Tract	Benefit Units	Base Fee	FY 20-21 Assmnt	FY 21-22 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 -- 2021/2022
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 13	
	Total Cost	District Need	Assessments Applied
MAINTENANCE AND SERVICES:			
Parks	\$47,752	\$47,752	\$0
Arterial Medians and Roadside	\$71,034	\$71,034	\$0
Local Landscaping, Trails, Open Space	\$72,897	\$72,897	\$0
Administration	\$16,418	\$14,926	\$1,492
SUBTOTAL:	\$208,101	\$206,609	\$1,492
			\$556
4 Parcels Assessed at \$139 per unit =			\$936
9 Parcels Assessed at \$104 per unit =			
TOTAL ASSESSED:			\$1,492
Ending FY20/21 Fund Balance (Estimated):			\$4,248
GENERAL FUND PORTION OF MAINTENANCE COST:			\$202,361

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
 District 2A, Zone 5
 Base Assessment Allocation

Dist/Zone	Sub'd	Tract	Benefit Units	Base Fee	FY 20-21 Assmnt	FY 21/22 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 -- 2021/2022
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 274																
		District Need	Assessments Applied															
MAINTENANCE AND SERVICES:																		
Parks	\$230,704	\$230,704	\$0															
Arterial Medians and Roadside	\$86,198	\$86,198	\$0															
Local Landscaping, Trails, Open Space	\$62,110	\$38,768	\$23,342															
Administration	\$5,240	\$0	\$5,240															
SUBTOTAL:	\$384,252	\$355,670	\$28,582															
<table border="1" style="width: 100%; border-collapse: collapse;"> <tr> <td style="text-align: right;">148</td> <td>Parcels Assessed at</td> <td style="text-align: right;">\$139</td> <td>per unit =</td> <td style="text-align: right;">\$20,572</td> </tr> <tr> <td style="text-align: right;">18</td> <td>Parcels Assessed at</td> <td style="text-align: right;">\$103</td> <td>per unit =</td> <td style="text-align: right;">\$1,854</td> </tr> <tr> <td style="text-align: right;">108</td> <td>Parcels Assessed at</td> <td style="text-align: right;">\$57</td> <td>per unit =</td> <td style="text-align: right;">\$6,156</td> </tr> </table>				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
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														
TOTAL ASSESSED:			\$28,582															
Ending FY20/21 Fund Balance (Estimated):			\$674															
GENERAL FUND PORTION OF MAINTENANCE COST:			\$354,996															

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
 District 2A, Zone 6
 Base Assessment Allocation

Dist/Zone	Sub'd	Tract	Benefit Units	Base Fee	FY 20-21 Assmnt	FY 21-22 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 -- 2021/2022
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	
MAINTENANCE AND SERVICES:	Total Cost	District Need	Assements Applied
Parks	\$38,772	\$38,772	\$0
Arterial Medians and Roadside	\$28,298	\$28,298	\$0
Local Landscaping, Trails, Open Space	\$0	\$0	\$0
Administration	\$0	\$0	\$0
SUBTOTAL:	\$67,070	\$67,070	\$0
TOTAL ASSESSED:			\$0
Ending FY20/21 Fund Balance (Estimated):			\$0
GENERAL FUND PORTION OF MAINTENANCE COST:			\$67,070

District/Zone Benefits:

Parks: Marchetti

Arterial: Somersville Road, Delta Fair Boulevard

Roadway Landscaping: None

Miscellaneous: open space and trails

Table 13
COST ESTIMATE -- 2021/2022
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 426																									
	Total Cost	District Need	Assessments Applied																								
MAINTENANCE AND SERVICES:																											
Parks	\$394,303	\$394,303	\$0																								
Arterial Medians and Roadside	\$51,539	\$51,539	\$0																								
Local Landscaping, Trails, Open Space	\$118,288	\$69,722	\$48,566																								
Administration	\$26,200	\$0	\$26,200																								
SUBTOTAL:	\$590,330	\$515,564	\$74,766																								
<table border="1" style="width: 100%; border-collapse: collapse;"> <tr> <td style="width: 10%; text-align: center;">261</td> <td style="width: 30%;">Parcels Assessed at</td> <td style="width: 10%; text-align: right;">\$216.00</td> <td style="width: 10%;">per unit =</td> <td style="width: 30%;"></td> <td style="width: 10%; text-align: right;">\$56,376</td> </tr> <tr> <td style="text-align: center;">120</td> <td>Parcels Assessed at</td> <td style="text-align: right;">\$129</td> <td>per unit =</td> <td></td> <td style="text-align: right;">\$15,480</td> </tr> <tr> <td style="text-align: center;">5</td> <td>Parcels Assessed at</td> <td style="text-align: right;">\$118</td> <td>per unit =</td> <td></td> <td style="text-align: right;">\$590</td> </tr> <tr> <td style="text-align: center;">40</td> <td>Parcels Assessed at</td> <td style="text-align: right;">\$58</td> <td>per unit =</td> <td></td> <td style="text-align: right;">\$2,320</td> </tr> </table>				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
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																						
TOTAL ASSESSED:				\$74,766																							
Ending FY20/21 Fund Balance (Estimated):				\$6,033																							
GENERAL FUND PORTION OF MAINTENANCE COST:				\$509,531																							

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 Units	Base Fee	FY 20-21 Assmnt	FY21-22 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 -- 2021/2022
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 1,379	
		District Need	Assessments Applied
MAINTENANCE AND SERVICES:			
Parks	\$40,916	\$40,916	\$0
Arterial Medians and Roadside	\$92,813	\$92,813	\$0
Local Landscaping, Trails, Open Space	\$140,372	\$48,833	\$91,539
Administration	\$24,453	\$0	\$24,453
SUBTOTAL:	\$298,554	\$182,562	\$115,992

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

TOTAL ASSESSED: **\$115,992**

Ending FY20/21 Fund Balance (Estimated): **\$30,457**

GENERAL FUND PORTION OF MAINTENANCE COST: **\$152,105**

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 Units	Base Assmnt	FY 20-21 Assmnt	FY21-22 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 -- 2021/2022
 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 295	
		District Need	Assessments Applied
MAINTENANCE AND SERVICES:		Total Cost	
Parks		\$30,771	\$0
Arterial Medians and Roadside		\$24,210	\$0
Local Landscaping, Trails, Open Space		\$224,903	\$151,660
Channel Maintenance		\$10,000	\$10,000
Administration		\$0	\$0
SUBTOTAL:		\$289,884	\$161,660
295 Parcels Assessed at		\$548.00 per unit =	\$161,660
TOTAL ASSESSED:			\$161,660
Ending FY20/21 Fund Balance (Estimated):			\$177,296
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
 District 2A, Zone 10
 Base Assessment Allocation

Dist/Zone	Sub'd	Tract	Benefit Units	Base Fee	FY 20-21 Assmnt	FY21-22 Assesment
2A-10	Black Diamond Ranch Un 1	7487	58	709.48	548	548
2A-10	Black Diamond Ranch Un 2	8585	117	709.48	548	548
2A-10	Black Diamond Ranch Un 3	8586	111	709.48	548	548
2A-10	Black Diamond Ranch Un 4	9370	9	709.48	-	548
Total:			295			161,660

Table 16
COST ESTIMATE -- 2021/2022
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		
	Total Cost	District Need	Assessments Applied
MAINTENANCE AND SERVICES:			
Parks	\$0	\$0	\$0
Arterial Medians and Roadside	\$0	\$0	\$0
Local Landscaping, Trails, Open Space	\$155,746	\$155,746	\$0
Administration	\$2,794	\$2,794	\$0
SUBTOTAL:	\$158,540	\$158,540	\$0
TOTAL ASSESSED:			\$0
Ending FY20/21 Fund Balance (Estimated):			\$544
GENERAL FUND PORTION OF MAINTENANCE COST:			\$157,996
<i>District/Zone Benefits:</i>			
Roadway Landscaping: Waldie Plaza, Rivertown Promenade, public parking lots, A Street extension, train station			

Table 17
COST ESTIMATE -- 2021/2022
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 560		
	Total Cost	District Need	Assessments Applied
MAINTENANCE AND SERVICES:			
Parks	\$65,176	\$65,176	\$0
Arterial Medians and Roadside	\$0	\$0	\$0
Local Landscaping, Trails, Open Space	\$107,066	\$8,639	\$98,427
Administration	\$3,493	\$0	\$3,493
SUBTOTAL:	\$175,735	\$73,815	\$101,920
560 Parcels Assessed at \$182.00 per unit =			\$101,920
TOTAL ASSESSED:			\$101,920
Ending FY20/21 Fund Balance (Estimated):			\$65,450
GENERAL FUND PORTION OF MAINTENANCE COST:			\$8,365

District/Zone Benefits:

Parks: Almondridge

Arterial: None

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

Miscellaneous: open space and trails

Table 18
COST ESTIMATE -- 2021/2022
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 1,200		
	Total Cost	District Need	Assessments Applied
MAINTENANCE AND SERVICES:			
Parks	\$68,240	\$68,240	\$0
Arterial Medians and Roadside	\$56,653	\$56,653	\$0
Local Landscaping, Trails, Open Space	\$142,198	\$13,341	\$128,857
Administration	\$19,143	\$0	\$19,143
SUBTOTAL:	\$286,234	\$138,234	\$148,000
	575 Parcels Assessed at \$140 per unit =		\$80,500
	625 Parcels Assessed at \$108 per unit =		\$67,500
TOTAL ASSESSED:			\$148,000
Ending FY20/21 Fund Balance (Estimated):			\$73,557
GENERAL FUND PORTION OF MAINTENANCE COST:			\$64,677

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 Units	Base Fee	FY 20-21 Assmnt	FY21-22 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

Table 19
COST ESTIMATE -- 2021/2022
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 2,024		
	Total Cost	District Need	Assessments Applied
MAINTENANCE AND SERVICES:			
Parks	\$31,529	\$31,529	\$0
Medians and Roadside	\$67,912	\$67,912	\$0
Local Landscaping, Trails, Open Space	\$281,630	\$159,713	\$121,917
Administration	\$75,245	\$0	\$75,245
SUBTOTAL:	\$456,316	\$259,154	\$197,162

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

TOTAL ASSESSED:	\$197,162
Ending FY20/21 Fund Balance (Estimated):	\$18,905
GENERAL FUND PORTION OF MAINTENANCE COST:	\$240,249

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 20-21 Assmnt	FY21-22 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 -- 2021/2022
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 1,953		
	Total Cost	District Need	Assessments Applied
MAINTENANCE AND SERVICES:			
Parks	\$75,785	\$75,785	\$0
Arterial Medians and Roadside	\$37,239	\$37,239	\$0
Local Landscaping, Trails, Open Space	\$254,078	\$105,759	\$148,319
Administration	\$67,350	\$0	\$67,350
SUBTOTAL:	\$434,452	\$218,783	\$215,669

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

TOTAL ASSESSED: **\$215,669**

Ending FY20/21 Fund Balance (Estimated) **\$22,610**
GENERAL FUND PORTION OF MAINTENANCE COST: **\$196,173**

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 Units	Base Fee	FY 20-21 Assmnt	FY21-22 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

Table 21
COST ESTIMATE -- 2021/2022
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 435							
	Total Cost	District Need	Assessments Applied					
MAINTENANCE AND SERVICES:								
Parks	\$22,743	\$22,743	\$0					
Arterial Medians and Roadside	\$21,221	\$21,221	\$0					
Local Landscaping, Trails, Open Space	\$76,789	\$4,157	\$72,632					
Administration	\$3,493	\$0	\$3,493					
SUBTOTAL:	\$124,246	\$48,121	\$76,125					
<table border="1" style="width: 100%; border-collapse: collapse;"> <tr> <td style="width: 40%; text-align: center;">435</td> <td style="width: 20%;">Parcels Assessed at</td> <td style="width: 20%; text-align: right;">\$175.00</td> <td style="width: 20%;">per unit =</td> <td style="width: 10%; text-align: right;">\$76,125</td> </tr> </table>			435	Parcels Assessed at	\$175.00	per unit =	\$76,125	
435	Parcels Assessed at	\$175.00	per unit =	\$76,125				
TOTAL ASSESSED:			\$76,125					
Ending FY20/21 Fund Balance (Estimated):			\$51,168					
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

Table 21A
 District 9, Zone 4
 Base Assessment Allocation

Dist/Zone	Sub'd	Tract	Benefit Units	Base Fee	FY 20-21 Assmnt	FY21-22 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 -- 2021/2022
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)

MAINTENANCE AND SERVICES:	Base Rate Benefit Units 874.5		
	Total Cost	District Need	Assessments Applied
Parks	\$0	\$0	\$0
Arterial Medians and Roadside	\$18,198	\$18,198	\$0
Local Landscaping, Trails, Open Space	\$265,682	\$102,896	\$162,786
Channel Maintenance	\$60,000	\$0	\$60,000
Administration	\$0	\$0	\$0
SUBTOTAL:	\$343,880	\$121,094	\$222,786

676 Parcels Assessed at	\$278.00	per unit =	\$187,928
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

TOTAL ASSESSED: **\$222,786**

Ending FY20/21 Fund Balance (Estimated): **\$158,742**

GENERAL FUND PORTION OF MAINTENANCE COST: **\$0**

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
District 10
Base Assessment Allocation

Dist/Zone	Sub'd	Tract	Benefit Units	Base Fee	FY 20-21 Assmnt	FY21-22 Assessment
10-1	Sand Creek Ranch 1	8114	57	569.15	278	278
10-1	Sand Creek Ranch 2	8958	27	569.15	278	278
10-1	Sand Creek Ranch 4	8640	97	569.15	278	278
10-1	Sand Creek Ranch 5	8885	42	569.15	278	278
10-1	Sand Creek Ranch 6	8886	31	569.15	278	278
10-1	Sand Creek Ranch 7	8948	52	569.15	278	278
10-1	Sand Creek Ranch 8	8951	156	569.15	278	278
10-1	Park Ridge 1	8846	90	569.15	-	278
10-1	Park Ridge 2	9485	58	569.15	-	278
10-1	Park Ridge 3	9517	66	569.15	-	278
10-1	Multi-Family Apts	-	152	397.53	190	190
10-1	Commercial parcel	-	12.6	330.05	157	157
10-1	Business Park	-	33.9	256.71	118	118
Total:			874.5			222,786

Table 23

Summary of Costs, Benefits and Assessments by Zone -- Fiscal Year 2021/2022

District/ Zone	Benefit Units	Ending Bal FY20/21	Est. Cost of Maintenance	Estimated Assessments	Zone Deficit	Assessment per BU
1-1	1,681	\$71,675	\$643,641	\$275,063	(\$296,903)	\$58 to \$216
1-2	3,237	\$165,440	\$1,072,219	\$363,226	(\$543,553)	\$27 to \$216
1-4	1,607	\$21,443	\$405,887	\$185,821	(\$198,623)	\$23 to \$216
2A-1	0	\$0	\$123,992	\$0	(\$123,992)	\$0
2A-2	0	\$0	\$48,903	\$0	(\$48,903)	\$0
2A-3	230	\$1,687	\$112,573	\$14,496	(\$96,390)	\$22 to \$216
2A-4	337	\$143	\$216,330	\$12,916	(\$203,271)	\$16 to \$60
2A-5	13	\$4,248	\$208,101	\$1,492	(\$202,361)	\$104 to \$139
2A-6	274	\$674	\$384,252	\$28,582	(\$354,996)	\$57 to \$139
2A-7	0	\$0	\$67,070	\$0	(\$67,070)	\$0
2A-8	426	\$6,033	\$590,330	\$74,766	(\$509,531)	\$58 to \$216
2A-9	1,379	\$30,457	\$298,554	\$115,992	(\$152,105)	\$36 to \$144
2A-10	295	\$177,296	\$289,884	\$161,660	\$0	\$548
4-1	0	\$544	\$158,540	\$0	(\$157,996)	\$0
5-1	560	\$65,450	\$175,735	\$101,920	(\$8,365)	\$182
9-1	1,200	\$73,557	\$286,234	\$148,000	(\$64,677)	\$108 to \$140
9-2	2,024	\$18,905	\$456,316	\$197,162	(\$240,249)	\$39 to \$216
9-3	1,953	\$22,610	\$434,452	\$215,669	(\$196,173)	\$8 to \$216
9-4	435	\$51,168	\$124,246	\$76,125	\$0	\$175
10-1	874.5	\$158,742	\$343,880	\$222,786	\$0	\$118 to \$278
Totals		\$870,072	\$6,441,139	\$2,195,676	(\$3,465,158)	

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.