



**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
ANNUAL LEVY
OF THE
FISCAL YEAR 2025/26 ASSESSMENTS**

July 8, 2025

Prepared by the City of Antioch

Scott Buening, P.E.
Acting Public Works Director/City Engineer

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

Scott Buenting, P.E.
License Expires 12/31/2026

I HEREBY CERTIFY that the enclosed Engineer's Report, together with the Assessment and Assessment Diagram thereto attached, was filed with me on the _____ day of _____, 2025.

Melissa Rhodes, City Clerk
City of Antioch
Contra Costa County, CA

I HEREBY CERTIFY that the enclosed Engineer's Report, together with the Assessment and Assessment Diagram thereto attached, was approved and confirmed by the City Council of the City Antioch, California on the _____ day of _____, 2025.

Melissa Rhodes, City Clerk
City of Antioch
Contra Costa County, CA

I HEREBY CERTIFY that the enclosed Engineer's Report, together with the Assessment and Assessment Diagram thereto attached, was filed with the County Auditor of the County of Contra Costa, California on the _____ day of _____, 2025.

Melissa Rhodes, City Clerk
City of Antioch
Contra Costa County, CA

By _____

Date _____

I. INTRODUCTION

A. Preamble

In March 2001, the 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 Street 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 the Council for FY 2005-06; however, some shortfalls remain. Those shortfalls continue to be shown as paid for 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 2025/26
- 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 of City-wide
4	Downtown
5	Almond Ridge
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	Julpun Park

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 - Fiscal Year 2025/26 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	
MAINTENANCE AND SERVICES:	Total Cost	District Need	Assessments Applied
	Parks	\$209,245	\$0
	Arterial Medians and Roadside Landscaping	\$100,249	\$0
	Local Landscaping, Trails, Open Space	\$335,006	\$235,636
	Administration	\$39,427	\$39,427
SUBTOTAL:	\$683,927	\$408,864	\$275,063
535	Parcels Assessed at	\$216.00	per unit = \$115,560
413	Parcels Assessed at	\$190.00	per unit = \$78,470
283	Parcels Assessed at	\$165.00	per unit = \$46,695
207	Parcels Assessed at	\$94.00	per unit = \$19,458
131	Parcels Assessed at	\$64.00	per unit = \$8,384
112	Parcels Assessed at	\$58.00	per unit = \$6,496
TOTAL ASSESSED:			\$275,063
Ending Fiscal Year 2024/25 Fund Balance (Estimated to be Available):			\$0
GENERAL FUND PORTION OF MAINTENANCE COST:			\$408,864

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 Per Benefit Unit						
District/Zone	Subdivision	Tract	Benefit Units	Base Fee	FY 2024-25 Assessment	FY 2025-26 Assessment
1-1	California Terrace	7222	123	\$165.00	\$165.00	\$165.00
1-1	Hillcrest Subd Un 1	5653	221	\$190.00	\$190.00	\$190.00
1-1	Hillcrest Subd Un 2	6067	83	\$190.00	\$190.00	\$190.00
1-1	Hillcrest Subd Un 3	6068	61	\$190.00	\$190.00	\$190.00
1-1	Nelson Ranch I	6893	102	\$216.00	\$216.00	\$216.00
1-1	Nelson Ranch II	8850	128	\$216.00	\$216.00	\$216.00
1-1	Nelson Ranch III	8851	138	\$216.00	\$216.00	\$216.00
1-1	Northwood Downs 1	6429	81	\$58.00	\$58.00	\$58.00
1-1	Northwood Downs 2	6564	31	\$58.00	\$58.00	\$58.00
1-1	Northwood Downs 3	6565	76	\$64.00	\$64.00	\$64.00
1-1	Ridgeview Un 1	6262	48	\$190.00	\$190.00	\$190.00
1-1	Ridgeview Un 2	6264	55	\$64.00	\$64.00	\$64.00
1-1	Viera Ranch 1-1	6855	172	\$94.00	\$94.00	\$94.00
1-1	Viera Ranch 1-2	7180	116	\$165.00	\$165.00	\$165.00
1-1	Viera Ranch 1-3	7181	69	\$216.00	\$216.00	\$216.00
1-1	Viera Ranch 2-1	6925	44	\$165.00	\$165.00	\$165.00
1-1	Viera Ranch 2-2	7219	49	\$216.00	\$216.00	\$216.00
1-1	Viera Ranch 2-3	7220	49	\$216.00	\$216.00	\$216.00
1-1	Viera Ranch 3	6943	35	\$94.00	\$94.00	\$94.00

Projected FY 2025-26 District 1, Zone 1 Assessment Total: 1,681

\$275,063.00

Note: Values in the "FY 2025-26 Assessment" are for the forthcoming fiscal year.
Assessments for the previous year (FY 2024-25) are included for comparison.

Table 4 COST ESTIMATE - Fiscal Year 2025/26 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	
MAINTENANCE AND SERVICES:		Total Cost	District Need Assessments Applied
	Parks	\$346,629	\$346,629 \$0
	Arterial Medians and Roadside Landscaping	\$99,609	\$99,609 \$0
	Local Landscaping, Trails, Open Space	\$335,212	\$30,389 \$304,823
	Administration	\$58,403	\$0 \$58,403
SUBTOTAL:		\$839,853	\$476,627 \$363,226
	882	Parcels Assessed at \$216.00	per unit = \$190,512
	88	Parcels Assessed at \$158.00	per unit = \$13,904
	1,290	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 Fiscal Year 2024/25 Fund Balance (Estimated to be Available):			\$0
GENERAL FUND PORTION OF MAINTENANCE COST:			\$476,627

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 Drive, Asilomar Drive, and cul-de-sac bulbs.

Miscellaneous: Open space and trails.

Table 4A District 1, Zone 2 Base Assessment Allocation Per Benefit Unit						
District/Zone	Subdivision	Tract	Benefit Units	Base Fee	FY 2024-25 Assessment	FY 2025-26 Assessment
1-2	Bear Ridge Un 1	7145	93	\$216.00	\$216.00	\$216.00
1-2	Bear Ridge Un 2	7251	79	\$216.00	\$216.00	\$216.00
1-2	Country Hills	6800	243	\$82.00	\$82.00	\$82.00
1-2	Country Manor Un 1	5891	69	\$69.00	\$69.00	\$69.00
1-2	Country Manor Condos	6657	233	\$82.00	\$82.00	\$82.00
1-2	Country Manor Un 2	6178	54	\$69.00	\$69.00	\$69.00
1-2	Country Manor Un 3	6179	61	\$69.00	\$69.00	\$69.00
1-2	Country Manor Un 4	6180	71	\$82.00	\$82.00	\$82.00
1-2	Country Manor Un 5	6181	18	\$82.00	\$82.00	\$82.00
1-2	Country Manor Un 6	6256	19	\$82.00	\$82.00	\$82.00
1-2	Country Manor Un 7R	6653	101	\$82.00	\$82.00	\$82.00
1-2	Deer Park Un 1	6899	204	\$42.00	\$42.00	\$42.00
1-2	Deer Park Un 4	7569	38	\$216.00	\$216.00	\$216.00
1-2	Deer Park Un 5	7847	38	\$216.00	\$216.00	\$216.00
1-2	Deer Park Un 6	7848	34	\$216.00	\$216.00	\$216.00
1-2	Deer Park Un 7	7281	35	\$216.00	\$216.00	\$216.00
1-2	Deerfield Un 1	6732	113	\$27.00	\$27.00	\$27.00
1-2	Deerfield Un 2	6733	53	\$27.00	\$27.00	\$27.00
1-2	Deerfield Un 3	6818	138	\$82.00	\$82.00	\$82.00
1-2	Deerfield Un 4	6817	150	\$82.00	\$82.00	\$82.00
1-2	Deerfield Un 5	6908	32	\$42.00	\$42.00	\$42.00
1-2	Deerfield Un 6	7283	53	\$76.00	\$76.00	\$76.00
1-2	Deerfield Un 7	7281	67	\$216.00	\$216.00	\$216.00
1-2	Deerfield Un 8	7286	60	\$216.00	\$216.00	\$216.00
1-2	Deerfield Un 9	7284	47	\$158.00	\$158.00	\$158.00
1-2	Deerfield Un 10	7285	52	\$56.00	\$56.00	\$56.00
1-2	Deerfield Un 11	7282	71	\$216.00	\$216.00	\$216.00
1-2	Hillcrest View Apts	-	64	\$151.20	\$151.20	\$151.20
1-2	Ho Property Un 1	7973	41	\$158.00	\$158.00	\$158.00
1-2	Ho Property Un 2	7974	65	\$216.00	\$216.00	\$216.00
1-2	Ho Property Un 8	8230	79	\$216.00	\$216.00	\$216.00
1-2	Ho Property Un 9	8231	80	\$216.00	\$216.00	\$216.00
1-2	Ho Property Un 10	8232	54	\$216.00	\$216.00	\$216.00
1-2	Parkside Un 1	6975	158	\$82.00	\$82.00	\$82.00
1-2	Parkside Un 2	7104	101	\$42.00	\$42.00	\$42.00
1-2	Shelbourne Un 1	7019	121	\$42.00	\$42.00	\$42.00
1-2	Shelbourne Un 2	7218	89	\$216.00	\$216.00	\$216.00
1-2	Sterling Gate Un 1	6616	76	\$82.00	\$82.00	\$82.00
1-2	Sterling Gate Un 2	6928	83	\$82.00	\$82.00	\$82.00
Projected FY 2025-26 District 1, Zone 2 Assessment Total:			3,237			\$363,226.80

Note: Values in the "FY 2025-26 Assessment" are for the forthcoming fiscal year.
Assessments for the previous year (FY 2024-25) are included for comparison.

Table 5				
COST ESTIMATE - Fiscal Year 2025/26				
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		
MAINTENANCE AND SERVICES:	Total Cost	District Need	Assessments Applied	
	Parks	\$41,193	\$41,193	\$0
	Arterial Medians and Roadside Landscaping	\$107,832	\$107,832	\$0
	Local Landscaping, Trails, Open Space	\$377,666	\$219,058	\$158,608
	Administration	\$27,213	\$0	\$27,213
	SUBTOTAL:	\$553,904	\$368,083	\$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 Fiscal Year 2024/25 Fund Balance (Estimated to be Available):				\$0
GENERAL FUND PORTION OF MAINTENANCE COST:				\$368,083

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 Per Benefit Unit

District/Zone	Subdivision	Tract	Benefit Units	Base Fee	FY 2024-25 Assessment	FY 2025-26 Assessment
1-4	Canada Hills Un 1	6898	147	\$23.00	\$23.00	\$23.00
1-4	Canada Hills Un 2	7130	99	\$23.00	\$23.00	\$23.00
1-4	Canada Hills Un 3	7341	111	\$38.00	\$38.00	\$38.00
1-4	Canada Hills Un 4	7458	47	\$193.00	\$193.00	\$193.00
1-4	Canada Hills Un 5	7761	40	\$193.00	\$193.00	\$193.00
1-4	Canada Hills Un 6	7460	81	\$193.00	\$193.00	\$193.00
1-4	Canada Hills Un 7	7459	122	\$193.00	\$193.00	\$193.00
1-4	Hidden Glen Un 1	6909	89	\$23.00	\$23.00	\$23.00
1-4	Hidden Glen Un 2	7505	81	\$216.00	\$216.00	\$216.00
1-4	Hidden Glen Un 3	8387	75	\$216.00	\$216.00	\$216.00
1-4	Hidden Glen Un 4	8388	126	\$216.00	\$216.00	\$216.00
1-4	Meadow Crk Est. 1	6930	117	\$23.00	\$23.00	\$23.00
1-4	Meadow Crk Est. 2	7123	114	\$38.00	\$38.00	\$38.00
1-4	Meadow Crk Est. 3	7124	117	\$44.00	\$44.00	\$44.00
1-4	Meadow Crk Est. 4	7125	119	\$167.00	\$167.00	\$167.00
1-4	Meadow Crk Est. 5	7867	60	\$193.00	\$193.00	\$193.00
1-4	Viera Ranch 2-2	7219	18	\$216.00	\$216.00	\$216.00
1-4	Viera Ranch 2-3	7220	44	\$216.00	\$216.00	\$216.00

Projected FY 2025-26 District 1, Zone 4 Assessment Total: 1,607

\$185,821

Note: Values in the "FY 2025-26 Assessment" are for the forthcoming fiscal year.
Assessments for the previous year (FY 2024-25) are included for comparison.

Table 6 COST ESTIMATE - Fiscal Year 2025/26 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	\$67,912	\$0
	Arterial Medians and Roadside Landscaping	\$28,300	\$0
	Local Landscaping, Trails, Open Space	\$0	\$0
	Administration	\$69,310	\$0
	SUBTOTAL:	\$165,522	\$0
TOTAL ASSESSED:			\$0
Ending Fiscal Year 2024/25 Fund Balance (Estimated to be Available):			\$0
GENERAL FUND PORTION OF MAINTENANCE COST:			\$165,522

District/Zone Benefits:

Parks: Contra Loma, Fairview, Prosserville.

Arterial Landscaping: 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 - Fiscal Year 2025/26 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	Assessments Applied
	Parks	\$48,436	\$0
	Arterial Medians and Roadside Landscaping	\$15,788	\$0
	Local Landscaping, Trails, Open Space	\$0	\$0
	Administration	\$42,041	\$0
	SUBTOTAL:	\$106,265	\$0
TOTAL ASSESSED:			\$0
Ending Fiscal Year 2024/25 Fund Balance (Estimated to be Available):			\$0
GENERAL FUND PORTION OF MAINTENANCE COST:			\$106,265

District/Zone Benefits:

Parks: City Park.

Arterial Landscaping: A Street.

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

Miscellaneous: Open space and trails.

Table 8 COST ESTIMATE - Fiscal Year 2025/26 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 624	
		District Need	Assessments Applied
MAINTENANCE AND SERVICES:		Total Cost	
Parks		\$83,666	\$0
Arterial Medians and Roadside Landscaping		\$18,252	\$0
Local Landscaping, Trails, Open Space		\$48,135	\$667
Administration		\$73,401	\$73,401
SUBTOTAL:		\$223,454	\$74,068
188	Parcels Assessed at \$66.00 per unit =		\$12,408
36	Parcels Assessed at \$22.00 per unit =		\$792
6	Parcels Assessed at \$216.00 per unit =		\$1,296
394	Parcels Assessed at \$151.20 per unit =		\$59,572
TOTAL ASSESSED:			\$74,068
Ending Fiscal Year 2024/25 Fund Balance (Estimated to be Available):			\$0
GENERAL FUND PORTION OF MAINTENANCE COST:			\$149,386

District/Zone Benefits:

Parks: Jacobsen, Meadowbrook.

Arterial Landscaping: East Street and Wilbur Avenue.

Roadway Landscaping: Laurel Road, Cavallo Road and cul-de-sac bulbs.

Miscellaneous: Open space and trails.

Table 8A District 2A, Zone 3 Base Assessment Allocation Per Benefit Unit						
District/Zone	Subdivision	Tract	Benefit Units	Base Fee	FY 2024-25 Assessment	FY 2025-26 Assessment
2A-3	Lakeshore Apt.	6770	188	\$66.00	\$66.00	\$66.00
2A-3	Terrace Gardens	5582	36	\$22.00	\$22.00	\$22.00
2A-3	Bermuda Way	8848	6	\$216.00	\$216.00	\$216.00
2A-3	AMCal	8848	394	\$151.20	\$151.20	\$151.20
Projected FY 2025-26 District 2A, Zone 3 Assessment Total:			624			\$74,068

Note: Values in the "FY 2025-26 Assessment" are for the forthcoming fiscal year.
Assessments for the previous year (FY 2024-25) are included for comparison.

Table 9 COST ESTIMATE - Fiscal Year 2025/26 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	
MAINTENANCE AND SERVICES:	Total Cost	District Need	Assessments Applied
	Parks	\$85,088	\$85,088
	Arterial Medians and Roadside Landscaping	\$64,107	\$64,107
	Local Landscaping, Trails, Open Space	\$260,911	\$260,911
	Administration	\$38,859	\$25,943
			\$12,916
SUBTOTAL:	\$448,965	\$436,049	\$12,916
171	Parcels Assessed at	\$60.00	per unit =
166	Parcels Assessed at	\$16.00	per unit =
TOTAL ASSESSED:			\$12,916
Ending Fiscal Year 2024/25 Fund Balance (Estimated to be Available):			\$0
GENERAL FUND PORTION OF MAINTENANCE COST:			\$436,049

District/Zone Benefits:

Parks: Harbour, Mountaire.

Arterial Landscaping: 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 Per Benefit Unit						
District/Zone	Subdivision	Tract	Benefit Units	Base Fee	FY 2024-25 Assessment	FY 2025-26 Assessment
2A-4	Hillcrest Estates	5494	54	\$60.00	\$60.00	\$60.00
2A-4	Hillcrest Estates Un 2	6184	53	\$60.00	\$60.00	\$60.00
2A-4	Brookside Estates	7155	166	\$16.00	\$16.00	\$16.00
2A-4	Shelbourne Un 3	7294	64	\$60.00	\$60.00	\$60.00
Projected FY 2025-26 District 2A, Zone 4 Assessment Total:			337			\$12,916

Note: Values in the "FY 2025-26 Assessment" are for the forthcoming fiscal year.
Assessments for the previous year (FY 2024-25) are included for comparison.

Table 10 COST ESTIMATE - Fiscal Year 2025/26 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	
MAINTENANCE AND SERVICES:	Total Cost	District Need	Assessments Applied
	Parks	\$56,041	\$56,041 \$0
	Arterial Medians and Roadside Landscaping	\$29,631	\$29,631 \$0
	Local Landscaping, Trails, Open Space	\$180,072	\$180,072 \$0
	Administration	\$42,098	\$40,606 \$1,492
	SUBTOTAL:	\$307,842	\$306,350 \$1,492
4 Parcels Assessed at \$139.00 per unit =		\$556	
9 Parcels Assessed at \$104.00 per unit =		\$936	
TOTAL ASSESSED:			\$1,492
Ending Fiscal Year 2024/25 Fund Balance (Estimated to be Available):			\$0
GENERAL FUND PORTION OF MAINTENANCE COST:			\$306,350

District/Zone Benefits:

Parks: Chichibu.

Arterial Landscaping: 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 Per Benefit Unit						
District/Zone	Subdivision	Tract	Benefit Units	Base Fee	FY 2024-25 Assessment	FY 2025-26 Assessment
2A-5	Wilhelm Sub'd	7121	4	\$139.00	\$139.00	\$139.00
2A-5	Wilhelm Sub'd	7412	9	\$104.00	\$104.00	\$104.00
Projected FY 2025-26 District 2A, Zone 5 Assessment Total:			13			\$1,492

Note: Values in the "FY 2025-26 Assessment" are for the forthcoming fiscal year.
Assessments for the previous year (FY 2024-25) are included for comparison.

Table 11 COST ESTIMATE - Fiscal Year 2025/26 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	
MAINTENANCE AND SERVICES:	Total Cost	District Need	Assessments Applied
	Parks	\$237,084	\$237,084 \$0
	Arterial Medians and Roadside Landscaping	\$27,905	\$27,905 \$0
	Local Landscaping, Trails, Open Space	\$89,987	\$89,987 \$0
	Administration	\$53,914	\$25,332 \$28,582
SUBTOTAL:	\$408,890	\$380,308	\$28,582
148	Parcels Assessed at	\$139.00	per unit = \$20,572
18	Parcels Assessed at	\$103.00	per unit = \$1,854
108	Parcels Assessed at	\$57.00	per unit = \$6,156
TOTAL ASSESSED:			\$28,582
Ending Fiscal Year 2024/25 Fund Balance (Estimated to be Available):			\$0
GENERAL FUND PORTION OF MAINTENANCE COST:			\$380,308

District/Zone Benefits:

Parks: Canal, Gentrytown, Mira Vista, Village East.

Arterial Landscaping: 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 Per Benefit Unit						
District/Zone	Subdivision	Tract	Benefit Units	Base Fee	FY 2024-25 Assessment	FY 2025-26 Assessment
2A-6	California Gables	7105	148	\$139.00	\$139.00	\$139.00
2A-6	Centennial Park	6812	108	\$57.00	\$57.00	\$57.00
2A-6	Mira Vista Un 11	7034	18	\$103.00	\$103.00	\$103.00
Projected FY 2025-26 District 2A, Zone 6 Assessment Total:			274			\$28,582

Note: Values in the "FY 2025-26 Assessment" are for the forthcoming fiscal year.
Assessments for the previous year (FY 2024-25) are included for comparison.

Table 12 COST ESTIMATE - Fiscal Year 2025/26 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: Parks Arterial Medians and Roadside Landscaping Local Landscaping, Trails, Open Space Administration	Total Cost	District Need	Assessments Applied
	\$30,271	\$30,271	\$0
	\$0	\$0	\$0
	\$0	\$0	\$0
	\$21,304	\$21,304	\$0
	\$51,575	\$51,575	\$0
SUBTOTAL:			\$0
TOTAL ASSESSED:			
Ending Fiscal Year 2024/25 Fund Balance (Estimated to be Available):			\$0
GENERAL FUND PORTION OF MAINTENANCE COST:			\$51,575

District/Zone Benefits:

Parks: Marchetti.

Arterial Landscaping: Somersville Road and Delta Fair Boulevard.

Roadway Landscaping: None.

Miscellaneous: Open space and trails.

Table 13				
COST ESTIMATE - Fiscal Year 2025/26				
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		
MAINTENANCE AND SERVICES:	Total Cost	District Need	Assessments Applied	
	Parks	\$252,944	\$252,944	\$0
	Arterial Medians and Roadside Landscaping	\$50,647	\$50,647	\$0
	Local Landscaping, Trails, Open Space	\$107,475	\$107,475	\$0
	Administration	\$89,990	\$15,224	\$74,766
	SUBTOTAL:	\$501,056	\$426,290	\$74,766
261	Parcels Assessed at	\$216.00	per unit =	\$56,376
120	Parcels Assessed at	\$129.00	per unit =	\$15,480
5	Parcels Assessed at	\$118.00	per unit =	\$590
40	Parcels Assessed at	\$58.00	per unit =	\$2,320
TOTAL ASSESSED:				\$74,766
Ending Fiscal Year 2024/25 Fund Balance (Estimated to be Available):				\$0
GENERAL FUND PORTION OF MAINTENANCE COST:				\$426,290

District/Zone Benefits:

Parks: Mira Vista Hills, Antioch Community Park.

Arterial Landscaping: James Donlon Boulevard.

Roadway Landscaping: Cul-de-sac bulbs.

Miscellaneous: Open space and trails.

Table 13A District 2A, Zone 8 Base Assessment Allocation Per Benefit Unit						
District/Zone	Subdivision	Tract	Benefit Units	Base Fee	FY 2024-25 Assessment	FY 2025-26 Assessment
2A-8	Mira Vista Hills	4420	5	\$118.00	\$118.00	\$118.00
2A-8	Mira Vista Hills, Un 10	6472	78	\$129.00	\$129.00	\$129.00
2A-8	Mira Vista Hills, Un 12	6744	40	\$58.00	\$58.00	\$58.00
2A-8	Mira Vista Hills, Un 13	6708	95	\$216.00	\$216.00	\$216.00
2A-8	Mira Vista Hills, Un 14	6824	42	\$129.00	\$129.00	\$129.00
2A-8	Mira Vista Hills, Un 15	6920	79	\$216.00	\$216.00	\$216.00
2A-8	Mira Vista Hills, Un 16	6921	87	\$216.00	\$216.00	\$216.00
Projected FY 2025-26 District 2A, Zone 8 Assessment Total:			426			\$74,766

Note: Values in the "FY 2025-26 Assessment" are for the forthcoming fiscal year.
Assessments for the previous year (FY 2024-25) are included for comparison.

Table 14 COST ESTIMATE - Fiscal Year 2025/26 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	
MAINTENANCE AND SERVICES:	Total Cost	District Need	Assessments Applied
	Parks	\$53,435	\$0
	Arterial Medians and Roadside Landscaping	\$66,959	\$0
	Local Landscaping, Trails, Open Space	\$173,382	\$82,416
	Administration	\$33,576	\$33,576
	SUBTOTAL:	\$327,352	\$115,992
68	Parcels Assessed at	\$144.00	per unit = \$9,792
174	Parcels Assessed at	\$135.00	per unit = \$23,490
442	Parcels Assessed at	\$108.00	per unit = \$47,736
122	Parcels Assessed at	\$107.00	per unit = \$13,054
34	Parcels Assessed at	\$74.00	per unit = \$2,516
539	Parcels Assessed at	\$36.00	per unit = \$19,404
TOTAL ASSESSED:			\$115,992
Ending Fiscal Year 2024/25 Fund Balance (Estimated to be Available):			\$0
GENERAL FUND PORTION OF MAINTENANCE COST:			\$211,360

District/Zone Benefits:

Parks: Eaglesridge.

Arterial Landscaping: 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 Per Benefit Unit						
District/Zone	Subdivision	Tract	Benefit Units	Base Fee	FY 2024-25 Assessment	FY 2025-26 Assessment
2A-9	Eagles Ridge Un 1	5614	116	\$36.00	\$36.00	\$36.00
2A-9	Eagles Ridge Un 2	6162	151	\$36.00	\$36.00	\$36.00
2A-9	Eagles Ridge Un 3	6163	122	\$36.00	\$36.00	\$36.00
2A-9	Eagles Ridge Un 4	6164	150	\$36.00	\$36.00	\$36.00
2A-9	Deer Park Un 2	7290	68	\$144.00	\$144.00	\$144.00
2A-9	Deer Park Un 3	7291	94	\$135.00	\$135.00	\$135.00
2A-9	Lone Tree Est. Un 1	7079	122	\$107.00	\$107.00	\$107.00
2A-9	Lone Tree Est. Un 1A	7880	5	\$108.00	\$108.00	\$108.00
2A-9	Lone Tree Est. Un 2	7691	80	\$135.00	\$135.00	\$135.00
2A-9	Lone Tree Est. Un 3	7900	75	\$108.00	\$108.00	\$108.00
2A-9	Lone Tree Est. Un 4	8020	46	\$108.00	\$108.00	\$108.00
2A-9	Lone Tree Est. Un 5	8120	62	\$108.00	\$108.00	\$108.00
2A-9	Lone Tree Est. Un 6	8366	99	\$108.00	\$108.00	\$108.00
2A-9	Ho Sub'd, Un 3	7999	34	\$74.00	\$74.00	\$74.00
2A-9	Ho Sub'd, Un 4	8025	47	\$108.00	\$108.00	\$108.00
2A-9	Ho Sub'd, Un 5	8045	61	\$108.00	\$108.00	\$108.00
2A-9	Ho Sub'd, Un 6	8102	47	\$108.00	\$108.00	\$108.00
Projected FY 2025-26 District 2A, Zone 9 Assessment Total:						1,379 \$115,992

Note: Values in the "FY 2025-26 Assessment" are for the forthcoming fiscal year.
Assessments for the previous year (FY 2024-25) are included for comparison.

Table 15 COST ESTIMATE - Fiscal Year 2025/26 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		\$32,579	\$0
Arterial Medians and Roadside Landscaping		\$32,117	\$1,015
Local Landscaping, Trails, Open Space		\$77,107	\$77,107
Channel Maintenance		\$7,158	\$7,158
Administration		\$10,300	\$10,300
SUBTOTAL:		\$159,261	\$95,580
295 Parcels Assessed at \$324.00 per unit =			\$95,580
TOTAL ASSESSED:			\$95,580
Ending Fiscal Year 2024/25 Fund Balance (Estimated to be Available):			\$0
GENERAL FUND PORTION OF MAINTENANCE COST:			\$63,681

District/Zone Benefits:

Parks: Markley Creek.

Arterial Landscaping: James Donian, Somersville.

Roadway Landscaping: Cul-de-sac bulbs.

Table 15A District 2A, Zone 10 Base Assessment Allocation Per Benefit Unit						
District/Zone	Subdivision	Tract	Benefit Units	Base Fee	FY 2024-25 Assessment	FY 2025-26 Assessment
2A-10	Black Diamond Ranch Un 1	7487	58	\$737.86	\$324.00	\$324.00
2A-10	Black Diamond Ranch Un 2	8585	117	\$737.86	\$324.00	\$324.00
2A-10	Black Diamond Ranch Un 3	8586	111	\$737.86	\$324.00	\$324.00
2A-10	Black Diamond Ranch Un 4	9370	9	\$737.86	\$324.00	\$324.00
Projected FY 2025-26 District 2A, Zone 10 Assessment Total:			295			\$95,580

Note: Values in the "FY 2025-26 Assessment" are for the forthcoming fiscal year.
Assessments for the previous year (FY 2024-25) are included for comparison.

Table 16 COST ESTIMATE - Fiscal Year 2025/26 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
	Arterial Medians and Roadside Landscaping	\$15,842	\$0
	Local Landscaping, Trails, Open Space	\$186,602	\$0
	Administration	\$1,307	\$0
SUBTOTAL:	\$203,751	\$203,751	\$0
TOTAL ASSESSED:			\$0
Ending Fiscal Year 2024/25 Fund Balance (Estimated to be Available):			\$0
GENERAL FUND PORTION OF MAINTENANCE COST:			\$203,751

District/Zone Benefits:

Parks: None.

Arterial Landscaping: None.

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

Table 17 COST ESTIMATE - Fiscal Year 2025/26 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	
MAINTENANCE AND SERVICES:	Total Cost	District Need	Assessments Applied
	Parks	\$94,657	\$49,962
	Arterial Medians and Roadside Landscaping	\$29,405	\$44,695
	Local Landscaping, Trails, Open Space	\$53,944	\$0
	Administration	\$10,283	\$53,944
SUBTOTAL:	\$188,289	\$79,367	\$10,283
463	Parcels Assessed at	\$190.00	per unit =
97	Parcels Assessed at	\$216.00	per unit =
TOTAL ASSESSED:			\$87,970
			\$20,952
			\$108,922
Ending Fiscal Year 2024/25 Fund Balance (Estimated to be Available):			\$0
GENERAL FUND PORTION OF MAINTENANCE COST:			\$79,367

District/Zone Benefits:

Parks: Almondridge.

Arterial Landscaping: None.

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

Miscellaneous: Open space and trails.

Table 17A District 5, Zone 1 Base Assessment Allocation Per Benefit Unit						
District/Zone	Subdivision	Tract	Benefit Units	Base Fee	FY 2024-25 Assessment	FY 2025-26 Assessment
5-1	Almondridge West	6621	25	\$190.00	\$190.00	\$190.00
5-1	Almondridge Un 1	6109	93	\$190.00	\$190.00	\$190.00
5-1	Almondridge Un 2	6454	35	\$190.00	\$190.00	\$190.00
5-1	Almondridge Un 3	6788	50	\$190.00	\$190.00	\$190.00
5-1	Almondridge Un 4	6869	52	\$190.00	\$190.00	\$190.00
5-1	Almondridge Un 5	7190	96	\$190.00	\$190.00	\$190.00
5-1	Almondridge Un 6	7411	48	\$190.00	\$190.00	\$190.00
5-1	Almondridge Un 9	7673	35	\$190.00	\$190.00	\$190.00
5-1	Almondridge Un 11	7901	25	\$190.00	\$190.00	\$190.00
5-1	Almondridge Un 12	8065	4	\$190.00	\$190.00	\$190.00
5-1	Oakley Knolls	8501	16	\$216.00	\$216.00	\$216.00
5-1	Almondridge East	8880	81	\$216.00	\$216.00	\$216.00
Projected FY 2025-26 District 5, Zone 1 Assessment Total:			560			\$108,922

Note: Values in the "FY 2025-26 Assessment" are for the forthcoming fiscal year.
Assessments for the previous year (FY 2024-25) are included for comparison.

Table 18 COST ESTIMATE - Fiscal Year 2025/26 District 9, Zone 1 - Lone Tree Way District			
The following schedule shows the allocation of costs to be spread to this District/Zone (251-4511)			
		Base Rate Benefit Units 1,200	
MAINTENANCE AND SERVICES:	Total Cost	District Need	Assessments Applied
	Parks	\$99,549	\$99,549 \$0
	Arterial Medians and Roadside Landscaping	\$61,113	\$61,113 \$0
	Local Landscaping, Trails, Open Space	\$142,239	\$16,793 \$125,446
	Administration	\$22,554	\$0 \$22,554
	SUBTOTAL:	\$325,455	\$177,455 \$148,000
575 Parcels Assessed at \$140.00 per unit =		\$80,500	
625 Parcels Assessed at \$108.00 per unit =		\$67,500	
TOTAL ASSESSED:			\$148,000
Ending Fiscal Year 2024/25 Fund Balance (Estimated to be Available):			\$0
GENERAL FUND PORTION OF MAINTENANCE COST:			\$177,455

District/Zone Benefits:

Parks: Chapparal, Williamson Ranch.

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

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 Per Benefit Unit						
District/Zone	Subdivision	Tract	Benefit Units	Base Fee	FY 2024-25 Assessment	FY 2025-26 Assessment
9-1	Diablo East Un 1	7121	177	\$108.00	\$108.00	\$108.00
9-1	Diablo East Un 2	7400	44	\$108.00	\$108.00	\$108.00
9-1	Diablo East Un 3	7401	21	\$140.00	\$140.00	\$140.00
9-1	Diablo East Un 4	8038	39	\$140.00	\$140.00	\$140.00
9-1	Diablo East Un 5	8052	39	\$140.00	\$140.00	\$140.00
9-1	Diablo East Un 6	8079	34	\$140.00	\$140.00	\$140.00
9-1	Diablo East Un 7	8122	52	\$140.00	\$140.00	\$140.00
9-1	Diablo East Un 8	8164	77	\$140.00	\$140.00	\$140.00
9-1	Diablo East Un 9	8191	71	\$140.00	\$140.00	\$140.00
9-1	Williamson Ranch 1	7114	20	\$108.00	\$108.00	\$108.00
9-1	Williamson Ranch 2	7258	166	\$108.00	\$108.00	\$108.00
9-1	Williamson Ranch 3	7587	86	\$108.00	\$108.00	\$108.00
9-1	Williamson Ranch 4	7606	93	\$108.00	\$108.00	\$108.00
9-1	Williamson Ranch 5	7618	39	\$108.00	\$108.00	\$108.00
9-1	Williamson Ranch 6	7619	75	\$140.00	\$140.00	\$140.00
9-1	Williamson Ranch 7	7620	82	\$140.00	\$140.00	\$140.00
9-1	Williamson Ranch 8	7826	85	\$140.00	\$140.00	\$140.00
Projected FY 2025-26 District 9, Zone 1 Assessment Total:						1,200 \$148,000

Note: Values in the "FY 2025-26 Assessment" are for the forthcoming fiscal year.
Assessments for the previous year (FY 2024-25) are included for comparison.

Table 19 COST ESTIMATE - Fiscal Year 2025/26 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	
MAINTENANCE AND SERVICES:		Total Cost	District Need
			Assessments Applied
	Parks	\$44,320	\$44,320
	Arterial Medians and Roadside Landscaping	\$132,901	\$132,901
	Local Landscaping, Trails, Open Space	\$299,347	\$137,011
	Administration	\$34,826	\$0
SUBTOTAL:		\$511,394	\$314,232
229	Parcels Assessed at	\$216.00	per unit = \$49,464
1,149	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 Fiscal Year 2024/25 Fund Balance (Estimated to be Available):			\$0
GENERAL FUND PORTION OF MAINTENANCE COST:			\$314,232

District/Zone Benefits:

Parks: Diablo West.

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

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

Miscellaneous: Open space and trails.

Table 19A District 9, Zone 2 Base Assessment Allocation Per Benefit Unit						
District/Zone	Subdivision	Tract	Benefit Units	Base Fee	FY 2024-25 Assessment	FY 2025-26 Assessment
9-2	Bear Ridge Un 1	7145	29	\$51.00	\$51.00	\$51.00
9-2	Bear Ridge Un 2	7251	45	\$51.00	\$51.00	\$51.00
9-2	Country Hills	6800	28	\$51.00	\$51.00	\$51.00
9-2	Country Manor Un 1	5891	36	\$51.00	\$51.00	\$51.00
9-2	Country Manor Condos	6657	64	\$51.00	\$51.00	\$51.00
9-2	Country Manor Un 2	6178	24	\$51.00	\$51.00	\$51.00
9-2	Country Manor Un 3	6179	31	\$93.00	\$93.00	\$93.00
9-2	Country Manor Un 4	6180	26	\$83.00	\$83.00	\$83.00
9-2	Country Manor Un 5	6181	19	\$83.00	\$83.00	\$83.00
9-2	Country Manor Un 6	6256	29	\$88.00	\$88.00	\$88.00
9-2	Country Manor Un 7R	6653	48	\$93.00	\$93.00	\$93.00
9-2	Deer Park Un 1	6899	26	\$93.00	\$93.00	\$93.00
9-2	Deer Park Un 4	7569	32	\$93.00	\$93.00	\$93.00
9-2	Deer Park Un 5	7847	43	\$93.00	\$93.00	\$93.00
9-2	Deer Park Un 6	7848	53	\$93.00	\$93.00	\$93.00
9-2	Deer Park Un 7	7281	42	\$93.00	\$93.00	\$93.00
9-2	Deerfield Un 1	6732	45	\$93.00	\$93.00	\$93.00
9-2	Deerfield Un 2	6733	56	\$93.00	\$93.00	\$93.00
9-2	Deerfield Un 3	6818	89	\$93.00	\$93.00	\$93.00
9-2	Deerfield Un 4	6817	64	\$93.00	\$93.00	\$93.00
9-2	Deerfield Un 5	6908	49	\$216.00	\$216.00	\$216.00
9-2	Deerfield Un 6	7283	64	\$216.00	\$216.00	\$216.00
9-2	Deerfield Un 7	7281	27	\$216.00	\$216.00	\$216.00
9-2	Deerfield Un 8	7286	89	\$216.00	\$216.00	\$216.00
9-2	Deerfield Un 9	7284	38	\$216.00	\$216.00	\$216.00
9-2	Deerfield Un 10	7285	74	\$39.00	\$39.00	\$39.00
9-2	Deerfield Un 11	7282	119	\$51.00	\$51.00	\$51.00
9-2	Hillcrest View Apts	-	115	\$51.00	\$51.00	\$51.00
9-2	Ho Property Un 1	7973	71	\$93.00	\$93.00	\$93.00
9-2	Ho Property Un 2	7974	56	\$93.00	\$93.00	\$93.00
9-2	Ho Property Un 8	8230	81	\$93.00	\$93.00	\$93.00
9-2	Ho Property Un 9	8231	99	\$93.00	\$93.00	\$93.00
9-2	Ho Property Un 10	8232	46	\$93.00	\$93.00	\$93.00
9-2	Parkside Un 1	6975	106	\$93.00	\$93.00	\$93.00
9-2	Sterling Gate Un 2	6928	161	\$93.00	\$93.00	\$93.00
Projected FY 2025-26 District 9, Zone 2 Assessment Total:					2,024	\$197,162

Note: Values in the "FY 2025-26 Assessment" are for the forthcoming fiscal year.
Assessments for the previous year (FY 2024-25) are included for comparison.

Table 20 COST ESTIMATE - Fiscal Year 2025/26 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	
MAINTENANCE AND SERVICES:	Total Cost	District Need	Assessments Applied
	Parks	\$92,641	\$92,641
	Arterial Medians and Roadside Landscaping	\$114,010	\$114,010
	Local Landscaping, Trails, Open Space	\$275,409	\$110,984
	Administration	\$51,244	\$0
		\$51,244	\$51,244
SUBTOTAL:	\$533,304	\$317,635	\$215,669
129	Parcels Assessed at	\$216.00	per unit =
860	Parcels Assessed at	\$139.00	per unit =
519	Parcels Assessed at	\$95.00	per unit =
120	Parcels Assessed at	\$93.00	per unit =
25	Parcels Assessed at	\$216.00	per unit =
300	Parcels Assessed at	\$8.00	per unit =
TOTAL ASSESSED:			\$215,669
Ending Fiscal Year 2024/25 Fund Balance (Estimated to be Available):			\$0
GENERAL FUND PORTION OF MAINTENANCE COST:			\$317,635

District/Zone Benefits:

Parks: Hansen and Dallas Ranch Park.

Arterial Landscaping: 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 Per Benefit Unit						
District/Zone	Subdivision	Tract	Benefit Units	Base Fee	FY 2024-25 Assessment	FY 2025-26 Assessment
9-3	Black Diamond Est. Un 1	7515	31	\$95.00	\$95.00	\$95.00
9-3	Black Diamond Est. Un 2	7644	41	\$139.00	\$139.00	\$139.00
9-3	Black Diamond Est. Un 3	8064	54	\$139.00	\$139.00	\$139.00
9-3	Black Diamond Est. Un 4	8194	64	\$139.00	\$139.00	\$139.00
9-3	Black Diamond Est. Un 5	8076	55	\$139.00	\$139.00	\$139.00
9-3	Black Diamond Est. Un 6	8317	56	\$139.00	\$139.00	\$139.00
9-3	Black Diamond Est. Un 7	8318	73	\$139.00	\$139.00	\$139.00
9-3	Black Diamond Est. Un 8	8319	47	\$216.00	\$216.00	\$216.00
9-3	Black Diamond Est. Un 9	8320	49	\$216.00	\$216.00	\$216.00
9-3	Black Diamond Est. Un 10	8472	33	\$216.00	\$216.00	\$216.00
9-3	Black Diamond Est. Un 11	8567	25	\$216.00	\$216.00	\$216.00
9-3	Dallas Ranch Un 1	7380	58	\$95.00	\$95.00	\$95.00
9-3	Dallas Ranch Un 2	7859	50	\$95.00	\$95.00	\$95.00
9-3	Dallas Ranch Un 3	7860	34	\$95.00	\$95.00	\$95.00
9-3	Dallas Ranch Un 4	7198	138	\$95.00	\$95.00	\$95.00
9-3	Dallas Ranch Un 5	7376	122	\$95.00	\$95.00	\$95.00
9-3	Dallas Ranch Un 6	7966	45	\$95.00	\$95.00	\$95.00
9-3	Dallas Ranch Un 7	7377	187	\$139.00	\$139.00	\$139.00
9-3	Dallas Ranch Un 8	7378	54	\$139.00	\$139.00	\$139.00
9-3	Dallas Ranch Un 9	8107	34	\$139.00	\$139.00	\$139.00
9-3	Dallas Ranch Un 10	8108	63	\$139.00	\$139.00	\$139.00
9-3	Dallas Ranch Un 11	8109	120	\$93.00	\$93.00	\$93.00
9-3	Diamond Ridge Un 1	7317	179	\$8.00	\$8.00	\$8.00
9-3	Diamond Ridge Un 2	7536	86	\$8.00	\$8.00	\$8.00
9-3	Diamond Ridge Un 3	7537	41	\$95.00	\$95.00	\$95.00
9-3	Diamond Ridge Un 4	7627	35	\$8.00	\$8.00	\$8.00
9-3	Sandhill I	8247	75	\$139.00	\$139.00	\$139.00
9-3	Sandhill II	8410	104	\$139.00	\$139.00	\$139.00
Projected FY 2025-26 District 9, Zone 3 Assessment Total:			1,953			\$215,669

Note: Values in the "FY 2025-26 Assessment" are for the forthcoming fiscal year.
Assessments for the previous year (FY 2024-25) are included for comparison.

Table 21 COST ESTIMATE - Fiscal Year 2025/26 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	
		District Need	Assessments Applied
MAINTENANCE AND SERVICES:		Total Cost	
Parks		\$38,194	\$0
Arterial Medians and Roadside Landscaping		\$30,126	\$16,475
Local Landscaping, Trails, Open Space		\$65,728	\$65,728
Administration		\$9,147	\$9,147
SUBTOTAL:		\$143,195	\$91,350
435 Parcels Assessed at \$210.00 per unit =		\$91,350	
TOTAL ASSESSED:		\$91,350	
Ending Fiscal Year 2024/25 Fund Balance (Estimated to be Available):		\$0	
GENERAL FUND PORTION OF MAINTENANCE COST:		\$51,845	

District/Zone Benefits:

Parks: Heidorn.

Arterial Landscaping: 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 Per Benefit Unit						
District/Zone	Subdivision	Tract	Benefit Units	Base Fee	FY 2024-25 Assessment	FY 2025-26 Assessment
9-4	Meadow Crk. Village 1	7862	55	\$216.00	\$210.00	\$210.00
9-4	Meadow Crk. Village 2	7947	77	\$216.00	\$210.00	\$210.00
9-4	Meadow Crk. Village 3	7967	108	\$216.00	\$210.00	\$210.00
9-4	Meadow Crk. Village 4	7971	98	\$216.00	\$210.00	\$210.00
9-4	Meadow Crk. Village 5	7897	97	\$216.00	\$210.00	\$210.00
Projected FY 2025-26 District 9, Zone 4 Assessment Total:			435			\$91,350

Note: Values in the "FY 2025-26 Assessment" are for the forthcoming fiscal year.
Assessments for the previous year (FY 2024-25) are included for comparison.

Table 22			
COST ESTIMATE - Fiscal Year 2025/26			
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 1,156.5	
MAINTENANCE AND SERVICES:	Total Cost	District Need	Assessments Applied
	Parks	\$151,729	\$0
	Arterial Medians and Roadside Landscaping	\$41,781	\$30,093
	Local Landscaping, Trails, Open Space	\$211,556	\$211,556
	Channel Maintenance	\$26,645	\$26,645
	Administration	\$61,800	\$61,800
	SUBTOTAL:	\$493,511	\$330,094
958.0	Parcels Assessed at	\$303.00	per unit = \$290,274
152.0	Parcels Assessed at	\$215.00	per unit = \$32,680
12.6	Parcels Assessed at	\$182.00	per unit = \$2,293
33.9	Parcels Assessed at	\$143.00	per unit = \$4,847
TOTAL ASSESSED:			\$330,094
Ending Fiscal Year 2024/25 Fund Balance (Estimated to be Available):			\$0
GENERAL FUND PORTION OF MAINTENANCE COST:			\$163,417

District/Zone Benefits:

Parks: Julpun.

Arterial Landscaping: Lone Tree Way.

Roadway Landscaping: Country Hills Drive, Canada Valley Road, Vista Grande, and cul-de-sac bulbs.

Miscellaneous: Open space and trails.

Table 22A District 10, Zone 1 Base Assessment Allocation Per Benefit Unit						
District/Zone	Subdivision	Tract	Benefit Units	Base Fee	FY 2024-25 Assessment	FY 2025-26 Assessment
10-1	Sand Creek Ranch 1	8114	57	\$612.05	\$303.00	\$303.00
10-1	Sand Creek Ranch 2	8958	27	\$612.05	\$303.00	\$303.00
10-1	Sand Creek Ranch 4	8640	97	\$612.05	\$303.00	\$303.00
10-1	Sand Creek Ranch 5	8885	42	\$612.05	\$303.00	\$303.00
10-1	Sand Creek Ranch 6	8886	31	\$612.05	\$303.00	\$303.00
10-1	Sand Creek Ranch 7	8948	52	\$612.05	\$303.00	\$303.00
10-1	Sand Creek Ranch 8	8951	156	\$612.05	\$303.00	\$303.00
10-1	Park Ridge 1	8846	90	\$612.05	\$303.00	\$303.00
10-1	Park Ridge 2	9485	58	\$612.05	\$303.00	\$303.00
10-1	Park Ridge 3	9517	66	\$612.05	\$303.00	\$303.00
10-1	Park Ridge 4	9490	58	\$612.05	\$303.00	\$303.00
10-1	Park Ridge 5	9578	103	\$612.05	\$303.00	\$303.00
10-1	Park Ridge 6	9563	60	\$612.05	\$303.00	\$303.00
10-1	Park Ridge 7	9564	61	\$612.05	\$303.00	\$303.00
10-1	Multi-Family Apts	-	152	\$427.49	\$215.00	\$215.00
10-1	Commercial parcel	-	12.6	\$354.92	\$182.00	\$182.00
10-1	Business Par	-	33.9	\$276.05	\$143.00	\$143.00
Projected FY 2025-26 District 10, Zone 1 Assessment Total: 1,156.5						\$330,094

Note: Values in the "FY 2025-26 Assessment" are for the forthcoming fiscal year.
Assessments for the previous year (FY 2024-25) are included for comparison.

Table 23

Summary of Costs, Benefits and Assessments by District/Zone - Fiscal Year 2025-26

District/Zone	Benefit Units	Fiscal Year 2024-25 Projected Ending Fund Balance Available	Maintenance Cost Estimate	Projected Assessment Revenues	District/Zone Surplus/(Deficit)	Assessment per Benefit Unit
1-1	1,681.0	\$0	\$683,927	\$275,063	(\$408,864)	\$58 to \$216
1-2	3,237.0	\$0	\$839,853	\$363,226	(\$476,627)	\$27 to \$216
1-4	1,607.0	\$0	\$553,904	\$185,821	(\$368,083)	\$23 to \$216
2A-1	0.0	\$0	\$165,522	\$0	(\$165,522)	\$0
2A-2	0.0	\$0	\$106,265	\$0	(\$106,265)	\$0
2A-3	624.0	\$0	\$223,454	\$74,068	(\$149,386)	\$22 to \$216
2A-4	337.0	\$0	\$448,965	\$12,916	(\$436,049)	\$16 to \$60
2A-5	13.0	\$0	\$307,842	\$1,492	(\$306,350)	\$104 to \$139
2A-6	274.0	\$0	\$408,890	\$28,582	(\$380,308)	\$57 to \$139
2A-7	0.0	\$0	\$51,575	\$0	(\$51,575)	\$0
2A-8	426.0	\$0	\$501,056	\$74,766	(\$426,290)	\$58 to \$216
2A-9	1,379.0	\$0	\$327,352	\$115,992	(\$211,360)	\$36 to \$144
2A-10	295.0	\$0	\$159,261	\$95,580	(\$63,681)	\$324
4-1	0.0	\$0	\$203,751	\$0	(\$203,751)	\$0
5-1	560.0	\$0	\$188,289	\$108,922	(\$79,367)	\$190 to \$216
9-1	1,200.0	\$0	\$325,455	\$148,000	(\$177,455)	\$108 to \$140
9-2	2,024.0	\$0	\$511,394	\$197,162	(\$314,232)	\$39 to \$216
9-3	1,953.0	\$0	\$533,304	\$215,669	(\$317,635)	\$8 to \$216
9-4	435.0	\$0	\$143,195	\$91,350	(\$51,845)	\$210
10-1	1,156.5	\$0	\$493,511	\$330,094	(\$163,417)	\$143 to \$303
Totals:			\$7,176,765	\$2,318,703	(\$4,858,062)	

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 as far 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 subject 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. The 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.