

CITY OF MARTINEZ

LANDSCAPING AND LIGHTING
ASSESSMENT DISTRICT NO. 2001-1

ALHAMBRA ESTATES

(SUBDIVISION NO.8330, SUBDIVISION NO. 8397
&
MINOR SUBDIVISION NO. 552-2000)

ENGINEER'S REPORT

(Pursuant to the Landscaping and Lighting Act of 1972)
July 1, 2023 through June 30, 2024



LANDSCAPING AND LIGHTING
ASSESSMENT DISTRICT NO. 2001-1
ALHAMBRA ESTATES
(SUBDIVISION 8330, 8397 & MS 552-2000)
ASSESSMENT FOR FISCAL YEAR 2023-24

WHEREAS, on June 20, 2001, the City of Martinez, California, pursuant to the provisions of the California Streets and Highway Code Section 22500 et seq. (the Landscaping and Lighting Act of 1972), adopted Resolution No. 073-01 determining to initiate proceedings to levy an annual assessment for the landscaping and lighting improvements of the Assessment District No. 2001-1; and

WHEREAS, the City Engineer, Engineer of work for Assessment District No. 2001-1, City of Martinez, Contra Costa County, California, makes this Engineer’s Report, as directed by the City Council, pursuant to Section 22585 of the Streets and Highways Code (Landscaping and Lighting Act of 1972) and Section 4(b) of article XIID to the California Constitution (Proposition 218); and

WHEREAS, the maintenance of landscaping and lighting improvements that are the subject of this Engineer’s Report are briefly described as follows:

Landscaped planting areas, irrigation systems, street frontage improvements, streetlights, natural vegetation, sound wall, a fire break, and a scenic easement to be maintained as the responsibility of the Landscaping and Lighting District No. 2001-1.

WHEREAS, the estimated amount to be paid for said improvements, including maintenance and servicing thereof and the costs and expenses incidental thereto, to be paid by the Assessment District for the Fiscal Year 2023-24 is as follows:

Engineer’s Estimate

Cost of Maintenance and Servicing District (Water, Labor, Repairs, etc.)	\$ (32,833.00)
Incidental Administrative Expenses	\$ (2,047.19)
Total Cost	\$ (34,880.19)
Estimated fund balance, July 1, 2023	\$ 19,937.07
City contribution for NPDES Stormwater	\$ 718.20
General fund contribution for General Benefit	\$ 7,000.00
Net amount to be assessed	\$ 21,815.68
Interest	\$ 199.37
Total funds available	\$ 49,670.32
Estimated balance, June 30, 2024	\$ 14,790.13

NOW, THEREFORE said portion of said total amount of the costs and expenses of said construction and installation of the improvements, including the maintenance and servicing thereof and the costs and expenses incidental thereto is assessed and apportioned upon the several lots, pieces or parcels or portions of lots of land liable therefore and benefited thereby, and hereinafter numbered to correspond in proportion to the benefits to be received by such lands respectively, from the construction and installation of the improvements and maintenance and servicing thereof and more particularly set forth in the list hereto attached and by reference made a part hereof.

The Plans and Specification as required by said Act were prepared as separate instruments, are on file in the office of the City Clerk and are incorporated herein by reference.

As required by said Act, a diagram is hereto attached showing the Assessment District and also the boundaries and dimensions of the respective lots or parcels of land within said Assessment District as the same as on the latest available County Assessor's Map.

The amount assessed and the number of the assessment is placed opposite the number of each lot or parcel of land. Each lot or parcel of land is described in the assessment list by reference to its parcel number as shown on the Assessor's Maps of the County of Contra Costa for the current fiscal year to the right of the parcel numbers and includes all of such parcel.

This Engineer's Report consists of these parts, as follows:

- PART A-** The plans and specifications for the improvements as required by the Landscaping and Lighting Act of 1972.
- PART B-** Estimate of cost.
- PART C-** A statement of method by which the undersigned has determined the amount proposed to be assessed against each parcel (Method of Apportionment of Assessment).
- PART D-** An assessment of the estimated cost of the improvements (spread of assessment) on each benefited parcel of land within the Assessment District.
- PART E-** A list of the names and addresses of the owners of real property within the Assessment District, as shown on the last equalized assessment roll for taxes, or as known to the City Clerk (property owner's list)
- PART F-** A diagram showing all of the parcels of real property within this assessment district (Assessment Diagram) is attached to this report.

Respectfully submitted,

Date: _____

Joe Enke
City Engineer
RCE 49027

PART A – PLANS AND SPECIFICATIONS

The plans and specifications for the work consist of plans for the subdivisions that required the installation of landscaping and streetlighting improvements and the City and utility maintenance practices and procedures. The improvement plans consisted of the following:

Subdivision 8330

Improvement Plans prepared by RMR Design Group, Concord, CA

Landscape Plans prepared by Camp & Camp Assoc., Walnut Creek, CA.

Joint Trench Plans, including electrical for street lighting, prepared by Specter Enterprises, Concord, CA

Subdivision 8397

Improvement Plans including Landscaping, prepared by David Evans & Assoc., Roseville, CA.

Joint Trench Plans, including electrical for street lighting, prepared by Millennium Design & Consulting, Oakley, CA

Minor Subdivision 552-2000

Improvement Plans including Landscaping and irrigation, prepared by Thomas S. Plummer, Pleasanton, CA

These plans and specifications have been filed separately with the City of Martinez and are incorporated in the report by reference.

PART B – ESTIMATE OF COST

Landscaping and Lighting District 2001-1 consists of:

Subdivision 8330 consisting of 12 lots

Subdivision 8397 consisting of 10 lots

Minor Subdivision 552-2000 consisting of 4 lots

The improvements included in the assessment district consist of natural vegetation, landscape planting, irrigation systems, street lighting, drainage, detention basin, and sound walls in Subdivision 8330 and 8397, weed abatement on the scenic easement, and a fire break on a portion of lot 10 Subdivision 8397. A portion of lot 10 of Subdivision 8397 is defined as a Scenic Easement. The Landscape and Lighting District is responsible for maintenance (weed abatement).

ESTIMATED PROJECT COSTS - LLAD 2001-1, ALHAMBRA ESTATES			FY 2023-24	
		LL917	Budget	Estimate
		Account	FY 2022-23	FY 2023-24
	Estimated balance, July 1		21,355.03	15,203.59
I. Estimated Costs				
	A. Landscape Maintenance (see detail below)		(32,833.00)	(32,833.00)
	B. Estimated Incidental Administrative Expenses			
	1. Preparation of Engineer's Report	5300	(1,089.00)	(1,089.00)
	2. Administration	5850.2	(500.00)	(500.00)
	3. Public notice	5300	(200.00)	(200.00)
	4. Other services	5500	-	-
	4. Collection fees	5500	(258.19)	(258.19)
	Total Estimated Incidental Administrative Expense		(2,047.19)	(2,047.19)
TOTAL ESTIMATED EXPENSES FISCAL YEAR			(34,880.19)	(34,880.19)
II. Estimated Revenue				
	A. City Contribution NPDES Fund for Stormwater	4021	718.20	718.20
	B. City Contribution Gas Tax Fund for General Benefit	4023	7,000.00	7,000.00
	C. Total amount to be assessed	4185	20,797.00	21,816.00
	D. Interest	4701	213.55	152.04
TOTAL ESTIMATED REVENUE			28,728.75	29,686.24
	Estimated balance, June 30		15,203.59	10,009.63
TOTAL FUNDS AVAILABLE FY			50,083.78	44,889.82
III. Detail Landscape Maintenance				
	Utilities / Water	5410	6,365.00	6,556.00
	Utilities / Street Lighting	5410	1,273.00	1,311.00
	Routine Maintenance	5420	17,145.00	17,659.00
	Incidentals/Repair	5420	530.00	546.00
	Fire Break & Weeds	5420	7,520.00	7,746.00
	Total		32,833.00	33,818.00

PART C - METHOD OF APPORTIONMENT OF ASSESSMENT

The District Costs are apportioned to the lots and parcels in the Subdivisions as follows:

I. Subdivision 8330, lots 1 through 12, as shown on the Final Map.

The developed lots will receive special benefits of maintained natural vegetation, plantings in the public right-of-way, and scenic easement, streetlights, and sound wall along the frontage of Alhambra Avenue and Travers Drive. The 12 developed lots of this subdivision along with 14 other lots of this assessment district also receive special benefits of the maintained detention basin within this assessment district.

These special benefits include enhance neighborhood identity, safety and quality of life, as well as a sense of community, along with increased property values. Based on the foregoing, each of the 12 lots within Subdivision 8330 will equally share the annual cost of maintaining the specific improvements from which they receive special benefits. Therefore, each lot in Subdivision 8330 is to be assessed 1/12 of the estimated annual maintenance costs.

The initial individual per lot parcel assessment for each lot in Subdivision 8330 shall not exceed \$650.00 (rounded) per parcel per year, plus an annual percentage increase based on the Consumer Price Index of the San Francisco-Oakland-San Jose area.

II. Subdivision 8397, lots 1 through 10, as shown on the Final Map.

The developed lots will receive special benefits of maintained natural vegetation, plantings in the public right-of-way and scenic easements, streetlights, and sound wall along the frontage of Alhambra Avenue and Mc Mahon Court, and the firebreak to be maintained on a portion of Lot 10 of this Subdivision. The 10 developed lots of the subdivision, along with 14 other lots of this district also receive special benefits from the maintained detention basin within this district. These special benefits include enhanced neighborhood identity, safety, and quality of life, as well as a sense of community, along with increased property values.

Based on the foregoing, each of the 10 lots within Subdivision 8397 will equally share the annual cost of maintaining specific improvements from which they receive special benefits. Therefore, each lot in Subdivision 8397 is to be assessed 1/10 of the estimated annual maintenance costs.

The individual per lot parcel assessment for each lot in Subdivision 8397 shall not exceed \$750.00 (rounded) per parcel per year, plus an annual percentage increase based on the Consumer Price Index of the San Francisco-Oakland-San Jose area.

III. Minor Subdivision 552-2000, lots 1 through 4, as shown on the Final Map.

The developed lots will receive special benefits of maintained natural vegetation in the public right-of-way, a streetlight, and the detention basin within the assessment district.

These special benefits include enhanced neighborhood identity, safety and quality of life, as well as a sense of community, along with increased property values.

Based on the foregoing, each of the 4 lots within MS 552-2000 will equally share the annual cost of maintaining the specific improvements from which they receive special benefits. Therefore, each lot in MS 552-2000 is to be assessed 1/4 of the estimated annual maintenance costs.

The individual per lot parcel assessment for each lot in MS 552-2000 shall not exceed \$200.00 (rounded) per parcel per year, plus an annual percentage increase based on the Consumer Price Index of the San Francisco-Oakland-San Jose area.

IV. Other

The lots in Subdivision 8330 and Minor Subdivision 552-2000 do not benefit from the scenic easement and firebreak and therefore are not assessed for its maintenance costs. The lots in Subdivision 8330 are assessed for the portion of the costs to maintain the specific improvements from which these lots receive special benefit. For example, there are eight streetlights installed within the district. Three of them are within Subdivision 8330, four within Subdivision 8397, and one within Minor Subdivision 552-2000. Therefore, the 12 lots within Subdivision 8330 equally share the cost of maintaining and operating three streetlights. Likewise, 10 lots within Subdivision 8397 equally share the costs related to four streetlights, the four lots within Minor Subdivision 552-2000 are assessed equally for the costs related to one streetlight.

V. Increase by the increase in the Consumer Price Index

The annual percentage increase based in the Consumer Price Index for the San Francisco-Oakland-San Jose area – all urban for the 2022 calendar year was **4.9%**. Assessments for FY 2023-24 have been increased over the amount assessed in the previous year by this percentage.

The assessment rates upon formation, for the 2022-23 and 2023-24 fiscal years are indicated in the table below:

Zone	Assessment Upon Formation	Assessment FY 2022-23	Assessment FY 2023-24 (+4.9%)
Subdivision 8330	\$650.00	\$839.64	\$880.78
Subdivision 8397	\$750.00	\$968.78	\$1,016.24
Minor Subdivision 552-2000	\$200.00	\$258.32	\$270.98

PART D
ALHAMBRA ESTATES
ASSESSMENT DISTRICT NO. 2001-1
(SUBDIVISION 8330, 8397 & MS 552-2000)

SPREAD OF ASSESSMENT
FY 2023-24

Assessment and Diagram Number	Assessor's Parcel Number	FY 2022-23 Share and Amount	FY 2023-24 Share and Amount
1	366-220-001-7	\$839.64	\$880.78
2	366-220-002-5	\$839.64	\$880.78
3	366-220-003-3	\$839.64	\$880.78
4	366-220-004-1	\$839.64	\$880.78
5	366-220-005-8	\$839.64	\$880.78
6	366-220-006-6	\$839.64	\$880.78
7	366-220-007-4	\$839.64	\$880.78
8	366-220-008-2	\$839.64	\$880.78
9	366-220-009-0	\$839.64	\$880.78
10	366-220-010-8	\$839.64	\$880.78
11	366-220-011-6	\$839.64	\$880.78
12	366-220-012-4	\$839.64	\$880.78
13	366-210-011-8	\$968.78	\$1,016.24
14	366-210-002-7	\$968.78	\$1,016.24
15	366-210-003-5	\$968.78	\$1,016.24
16	366-210-004-3	\$968.78	\$1,016.24
17	366-210-005-0	\$968.78	\$1,016.24
18	366-210-006-8	\$968.78	\$1,016.24
19	366-210-007-6	\$968.78	\$1,016.24
20	366-210-008-4	\$968.78	\$1,016.24
21	366-210-009-2	\$968.78	\$1,016.24
22	366-210-012-6	\$968.78	\$1,016.24
23	162-110-028-6	\$258.32	\$270.98
24	162-110-031-0	\$258.32	\$270.98
25	162-110-030-2	\$258.32	\$270.98
26	162-110-029-4	\$258.32	\$270.98
	Total Assessment	\$20,796.80	\$21,815.68

cpi
adjustment

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Assessment amounts must be evenly divisible by two as directed by the Contra Costa County Auditor-Controller.

PART E

PROPERTY OWNER'S LIST

Assessment and Diagram Number	Situs Address
1	100 Travers Dr. Martinez CA 94553
2	104 Travers Dr., Martinez CA 94553
3	108 Travers Dr., Martinez CA 94553
4	102 Creekside Ln., Martinez CA 94553
5	101 Creekside Ln., Martinez CA 94553
6	113 Travers Dr., Martinez CA 94553
7	109 Travers Dr., Martinez CA 94553
8	105 Travers Dr., Martinez CA 94553
9	11 Oakview Ln., Martinez CA 94553
10	15 Oakview Ln., Martinez CA 94553
11	19 Oakview Ln. Martinez CA 94553
12	20 Oakview Ln. Martinez CA 94553
13	100 McMahan Ct., Martinez CA 94553
14	105 McMahan Ct, Martinez CA 94553
15	109 McMahan Ct., Martinez CA 94553
16	113 McMahan Ct., Martinez CA 94553
17	117 McMahan Ct., Martinez CA 94553
18	121 McMahan Ct., Martinez CA 94553
19	116 McMahan Ct., Martinez CA 94553
20	112 McMahan Ct. Martinez CA 94553
21	108 McMahan Ct., Martinez 94553
22	104 McMahan Ct. Martinez 94553
23	100 Chase Ct., Martinez CA 94553
24	871 Vine Hill Way, Martinez CA 94553
25	105 Chase Ct., Martinez CA 94553
26	109 Chase Ct., Martinez CA 94553

(Property owner's name and mailing address for each Assessor's Parcel Number listed is included with the original of this report on file with the City Clerk)