



# City of Hercules

## Victoria By The Bay Landscaping and Lighting Assessment District No. 2002-1 Fiscal Year 2024-25 Preliminary Engineer's Report

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October 10, 2023

Prepared by

**FRANCISCO  
AND ASSOCIATES**

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**CITY OF HERCULES**

**VICTORIA BY THE BAY  
LANDSCAPING AND LIGHTING  
ASSESSMENT DISTRICT No. 2002-1**

**FISCAL YEAR 2024-25**

**CITY COUNCIL MEMBERS AND CITY STAFF**

**Alexander Walker-Griffin**  
Mayor

**Dan Romero**  
Vice Mayor

**Chris Kelley**  
Council Member

**Dion Bailey**  
Council Member

**Tiffany Grimsley**  
Council Member

**Dante Hall**  
City Manager

**Patrick Tang**  
City Attorney

**Eibleis Melendez**  
City Clerk

**Edwin Gato**  
Finance Director

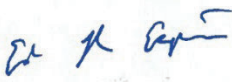
**Mike Roberts**  
Public Works Director

**Francisco & Associates**  
Assessment Engineer

**ENGINEER'S REPORT  
CITY OF HERCULES  
VICTORIA BY THE BAY  
LANDSCAPING AND LIGHTING  
ASSESSMENT DISTRICT No. 2002-1  
FISCAL YEAR 2024-25**

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

Dated: October 4, 2023

By   
Eduardo R. Espinoza, P.E.  
RCE No. 83709

I HEREBY CERTIFY that the enclosed Engineer's Report, together with the Assessment Roll and Assessment Diagram thereto attached was filed with me on the \_\_\_\_\_ day of \_\_\_\_\_, 2023.

By \_\_\_\_\_  
Eibleis Melendez, City Clerk  
City of Hercules  
Contra Costa County, California

I HEREBY CERTIFY that the enclosed Engineer's Report, together with the Assessment Roll and Assessment Diagram, thereto attached, was approved and confirmed by the City Council of the City of Hercules, Contra Costa County, California, on the \_\_\_\_\_ day of \_\_\_\_\_, 2023.

By \_\_\_\_\_  
Eibleis Melendez, City Clerk  
City of Hercules  
Contra Costa County, California

## **SECTION I**

### **INTRODUCTION**

#### ***Background Information***

The land corresponding to Subdivision 8455, (known hereafter as “Victoria by the Bay”) was formerly assessed as vacant commercial land, designated as Zone 5C within City of Hercules Landscaping and Lighting Assessment District No. 83-2 (LLAD No. 83-2). The developer for Victoria by the Bay was required to install landscaping, streetlighting, park and recreational improvements as a condition of approval for development. The Victoria by the Bay improvements are distinct from other improvements within existing LLAD No. 83-2 and require a higher level of maintenance. In April of 2002, an assessment ballot was mailed to the property owners within the boundaries of Victoria by the Bay on the matter of detaching the subject property from existing LLAD No. 83-2, forming the Victoria by the Bay Landscaping and Lighting Assessment District No. 2002-1 (the “District”), approving a maximum amount of individual assessments for future years, and authorizing an index by which the stated maximum amount of the individual assessments could be increased in future years without the need for an assessment ballot procedure otherwise required by Section 4 of Article XIID for an “increased assessment”.

The City Council adopted Resolution 02-050 on May 14, 2002. This resolution detached Victoria by the Bay from LLAD No. 83-2, formed the District, and authorized the levy of the first annual assessment to be adjusted annually according to the index as set forth in the Engineer’s Report. The index defined in the Engineer’s Report is the annual change in the Bay Area’s Consumer Price Index – All Urban Consumers (CPI) for the previous calendar year.

#### ***Current Annual Administration***

As required by the Landscape and Lighting Act of 1972 (“1972 Act”), this Engineer’s Report (“Report”) describes the improvements to be constructed, operated, maintained and serviced by the District for Fiscal Year (FY) 2024-25, provides an estimated budget for the District and lists the proposed assessments to be levied upon each assessable lot or parcel within the District. The District is currently experiencing annual operating deficits primarily due to the need for higher-level tree pruning work, increased irrigation watering due to climate change, and East Bay Municipal Utility District water rate increases. To address the annual operating deficit and cumulative fund deficit for the District, City Council is proposing to increase the maximum annual assessments for the District commencing with FY 2024-25.

Increasing the maximum annual assessments for the District will require the City to conduct proceedings pursuant to Proposition 218, which includes mailing notices and ballots to affected property owners a minimum of 45 days prior to the public hearing on this matter that is scheduled for December 5, 2023. At the public hearing, the City will provide an opportunity for any interested person to provide testimony. After the public

hearing input portion, the City Council will ask if there are any remaining ballots to be turned in or if anyone would like to change or withdraw their ballot. The tabulation of the ballots will be conducted on the same night as the public hearing and the results of the ballot tabulation will be presented to City Council. If a majority of ballots returned, weighted by proposed assessment, do not oppose the assessment increase then City Council can authorize the levy of the increased assessment commencing with fiscal year 2024-25 by adopting a resolution confirming the levy and collection of the increased assessments.

Payment of the assessment for each parcel will be made in the same manner and at the same time as payments are made for property taxes. All funds collected through the District must be placed in a special fund and will only be used for the purposes stated within this Report.

## **SECTION II**

### **ENGINEER'S REPORT PREPARED PURSUANT TO THE PROVISIONS OF LANDSCAPING AND LIGHTING ACT OF 1972 SECTION 22500 THROUGH 22679 OF THE CALIFORNIA STREETS AND HIGHWAYS CODE**

#### **CITY OF HERCULES**

#### **VICTORIA BY THE BAY LANDSCAPING AND LIGHTING ASSESSMENT DISTRICT No. 2002-1**

#### **FISCAL YEAR 2024-25**

Pursuant to the Landscaping and Lighting Act of 1972 (Part 2 Division 15 of the Streets and Highways Code of the State of California, commencing with Section 22500), and in accordance with the Resolution of Intention, being Resolution No. \_\_\_\_\_ adopted by the City Council of the City of Hercules on October 10, 2023, I, Eduardo R. Espinoza, the duly appointed Engineer of Work, Assessment Engineer for the City of Hercules Victoria by the Bay Landscaping and Lighting Assessment District No. 2002-1 (the "District") submit the following Report, consisting of Section I (Introduction), and this, Section II, which consists of five (5) parts as follows:

#### **PART A: PLANS AND SPECIFICATIONS**

This part describes the improvements maintained by the District. Plans and specifications for the improvements are on file in the Office of the Director of Public Works of the City of Hercules, and are incorporated herein by reference.

#### **PART B: ESTIMATE OF COST**

This part contains an estimate of the cost of the proposed improvements to be maintained for FY 2024-25, including incidental costs and expenses in connection therewith. The estimate is attached hereto, and is on file in the Office of the Director of Public Works of the City of Hercules.

## **PART C: ASSESSMENT DISTRICT DIAGRAM**

This part incorporates a Diagram of the District showing the exterior boundaries of the District and the lines and dimensions of each lot or parcel of land within the District. This Diagram has been prepared by the Engineer of Work and is on file in the Office of the Director of Public Works of the City of Hercules.

The lines and dimension of each lot or parcel within the District are those lines and dimensions shown on the maps of the Contra Costa County Assessor for the year when this Report was prepared. The Assessor's maps and records are incorporated by reference herein and made a part of this Report.

## **PART D: METHOD OF APPORTIONMENT OF ASSESSMENTS**

This part describes the method of apportionment of assessments, based upon each parcel's land use classification within the District in proportion to the estimated special benefits to be received.

## **PART E: PROPERTY OWNER LIST & ASSESSMENT ROLL**

This part contains the assessment on each benefited parcel of land within the District. The Assessment Roll is filed in the Office of the City Clerk of the City of Hercules and is incorporated in this Report. The list is keyed to the records of the Contra Costa County Assessor, which are incorporated herein by reference.



## **PART A**

### **PLANS AND SPECIFICATIONS**

The facilities that have been constructed benefitting parcels of land within the District, and those which may be subsequently constructed, operated, maintained and serviced are generally described and defined below:

The landscaping, parks, and streetlighting improvements to be maintained by the District are shown on the Landscape Plans for Victoria by the Bay prepared by The Collaborative West, dated November 2001, and Isaacson, Wood & Associates, dated December 2001 and the final landscape plans submitted, which plans are available for review in the Office of the Director of Public Works and are incorporated into this Report by reference. Areas to be maintained are located within public rights of way, which are dedicated to the City on the subdivision final maps. An “Improvements Diagram” is included in Appendix “A” of this Report. This diagram depicts the improvements funded by District assessments.

The “Neighborhood” improvements to be maintained generally include landscaping and streetlighting improvements located along public streets and the linear parks located within the District. More specifically, the improvements to be maintained include trees, shrubs, vines, ground cover, turf, Victoria Park and Arbor Park improvements and in-tract streetlights. The services to be provided include, but are not limited to, litter and debris removal, graffiti abatement, irrigation system adjustments, maintenance and repairs; landscape structure repairs and painting; pruning, staking, fertilizing, plant replacement and restoration; weed control; erosion control; tree trimming and removal of debris in the area.

The “City-wide” improvements to be maintained and paid for by District assessments generally consists of arterial/major roadway landscape and streetlighting maintenance. More specifically, the improvements to be maintained include trees, shrubs, vines, ground cover, turf, and streetlights located along John Muir Parkway, Refugio Valley Road, San Pablo Avenue, Sycamore Avenue, and Willow Avenue. The services to be provided include but are not limited to litter and debris removal, graffiti abatement, irrigation system adjustments, maintenance and repairs; landscape structure repairs and painting; pruning, staking, fertilizing, plant replacement and restoration; weed control; erosion control; tree trimming and removal of debris in the area.

Improvements means one or any combination of the following: the installation or planting of landscaping, the installation or construction of statuary, fountains, and other ornamental structures and facilities; the installation or construction of public lighting facilities; the installation or construction of any facilities which are appurtenant to any of the foregoing or which are necessary or convenient for the maintenance or servicing thereof, including, but not limited to, grading, clearing, removal of debris, the installation or construction of curbs, gutters, walls, sidewalks, or paving, or water, irrigation, drainage,

or electrical facilities; the maintenance or servicing, or both, of any of the foregoing; the acquisition of any existing improvement otherwise authorized pursuant to this section.

Maintenance means the furnishing of services and materials for the ordinary and usual operations, maintenance and servicing of the landscaping, streetlighting, public park, sidewalks, and recreational facilities and appurtenant facilities, including repair, removal or replacement of all or part of any of the landscaping, streetlighting, public park, sidewalks, and recreational facilities or appurtenant facilities; providing for the life, growth, health and beauty of the landscaping, including cultivation, irrigation, trimming, spraying, fertilizing and treating for disease or injury; the removal of trimmings, rubbish, debris and other solid waste; and the cleaning, sandblasting, and painting of walls and other improvements to remove or cover graffiti.

Servicing means the furnishing of water for the irrigation of the landscaping and the maintenance of any streetlighting facilities or appurtenant facilities and the furnishing of electric current or energy, gas or other illuminating agent for the streetlighting, public park and recreational facilities or appurtenant facilities.

Incidental expenses associated with the improvements including, but not limited to: the cost of preparation of the report, including plans, specifications, estimates, diagram, and assessment; the costs of printing, advertising, and the publishing, posting and mailing of notices; compensation payable to the County for collection of assessments; compensation of any engineer or attorney employed to render services; any other expenses incidental to the construction, installation, or maintenance and servicing of the improvements; any expenses incidental to the issuance of bonds or notes pursuant to Section 22662.5 of the Landscape and Lighting Act of 1972; costs associated with any elections held for the approval of a new or increased assessment.

## **PART B**

### **ESTIMATE OF COST**

The 1972 Act provides that the total cost of installation, construction, operation, maintenance, servicing, and incidentals associated with landscaping, streetlighting and park and recreational facilities can be recovered by the District. Maintenance can include the repair and replacement of existing facilities, including graffiti removal. Servicing can include electricity and associated costs from a public utility. Incidental expenses, including administration of the District, engineering fees, legal fees, printing, posting and mailing of notices and all other costs associated with the annual collection process can also be included.

The 1972 Act requires that a special fund be set up for the revenues and expenditures of the District. Funds generated by the assessments shall be used only for the purpose as stated herein.

The operation, maintenance and servicing costs for FY 2024-25 are summarized in Table 1 on the following page. These cost estimates were provided by the City of Hercules.

**TABLE 1**

<b>LANDSCAPING AND LIGHTING DISTRICT NO. 2002-1 (VICTORIA BY THE BAY) PROPOSED INCOME AND EXPENSE TABLE</b>		
<b>REVENUES</b>	<b>FY 2024-25</b>	<b>FY 2025-26</b>
Assessments	\$625,242	\$749,832
Public Agency Assessments	\$9,848	\$11,810
General Benefit Contribution	<u>\$12,917</u>	<u>\$13,474</u>
<b>TOTAL REVENUES:</b>	<b>\$648,007</b>	<b>\$775,116</b>
<b>ESTIMATED EXPENDITURES</b>		
Personnel	\$107,500	\$111,800
Transfer for Arterials/Major Roads L&L Maintenance*	\$29,529	\$30,710
Landscaping, Open Space, and Associated Repairs	\$195,000	\$202,800
Tree Trimming	\$25,000	\$26,000
Electricity and Streetlight Repairs	\$50,000	\$52,000
Landscape and Facilities Water	\$225,000	\$236,250
Assessment Engineering Cost	\$5,000	\$5,000
Incidental / Direct Admin Cost	\$37,500	\$39,000
County Fees	<u>\$853</u>	<u>\$853</u>
<b>TOTAL ANNUAL EXPENDITURES:</b>	<b>\$675,382</b>	<b>\$704,413</b>
<b>CAPITAL IMPROVEMENT PROJECTS (CIP)</b>		
Miscellaneous Capital Improvement Projects including Tree Mitigation	<u>\$25,000</u>	<u>\$25,000</u>
<b>TOTAL CIP EXPENDITURES:</b>	<b>\$25,000</b>	<b>\$25,000</b>
<b>TOTAL EXPENDITURES</b>		
<b>TOTAL ANNUAL AND CIP EXPENDITURES:</b>	<b>\$700,382</b>	<b>\$729,413</b>
<b>FUND BALANCE INFORMATION</b>		
Beginning Balance - Projected July 1, 2024	( <b>\$450,000</b> )	( <b>\$502,375</b> )
FY 2024-25 Reserve Collection Increase/(Decrease)	<u>(<b>\$52,375</b>)</u>	<u>\$45,703</u>
Ending Balance - Projected June 30, 2025	<b>(<b>\$502,375</b>)</b>	<b>(<b>\$456,672</b>)</b>
Available Operating Reserves	<b>(<b>\$502,375</b>)</b>	<b>(<b>\$456,672</b>)</b>
Available Capital Reserves	\$0	\$0
<b>DISTRICT STATISTICS</b>		
Total Parcels	839	839
Total Parcels Levied	794	794
Equivalent Residential Units (ERU)	843.682	843.682
Proposed Levy per Benefit Unit	\$752.76	\$902.76

\*All parcels in the City pay their share of special benefit conferred to property on a per ERU basis for costs related to the City's Arterials/Major Roads landscaping and streetlighting improvements. The FY 2024-25 estimated budget for the City's Arterial/Major Roads landscaping and streetlighting improvements is approximately \$360,000 and the transfer amounts for Arterials/Major Roads landscaping and lighting are based on an allocation to each parcel of \$35.00/ERU.

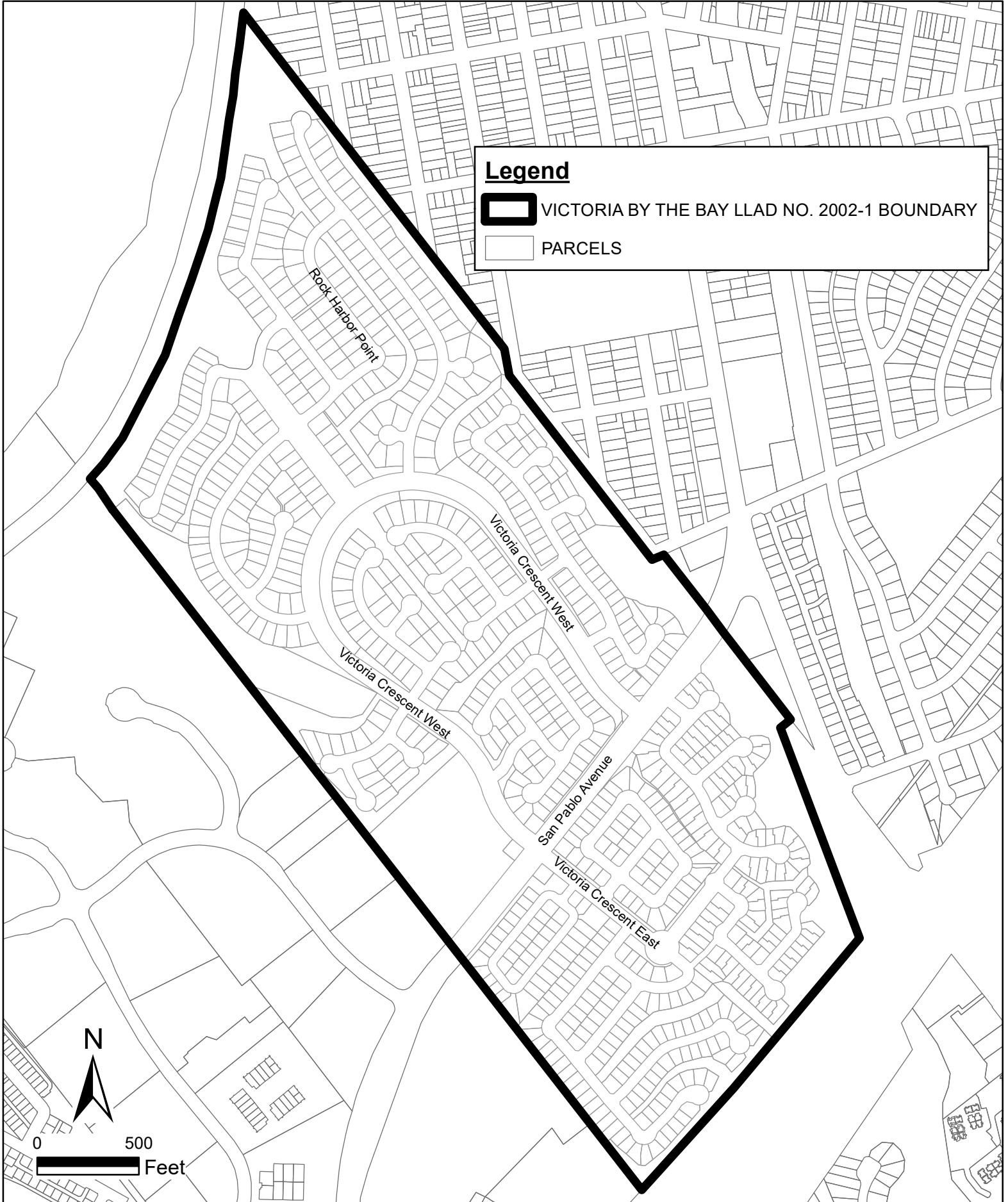
**PART C**

**ASSESSMENT DISTRICT DIAGRAM**

The boundaries of the District are contiguous with the boundaries of Subdivision 8455. The lines and dimensions of each parcel within the District are those lines and dimensions shown on the maps of the Contra Costa County Assessor for the year in which this Report was prepared and are incorporated by reference herein and made part of this Report.

A reduced copy of the Assessment Diagram is shown on the following page.

# CITY OF HERCULES LANDSCAPING & LIGHTING ASSESSMENT DISTRICT NO. 2002-1 (VICTORIA BY THE BAY) ASSESSMENT DIAGRAM



## **PART D**

### **METHOD OF APPORTIONMENT OF ASSESSMENTS**

#### **INTRODUCTION**

Part 2 of Division 15 of the Streets and Highways Code, the Landscaping and Lighting Act of 1972, permits the establishment of assessment districts by Agencies for the purpose of providing certain public improvements, which include the operation, maintenance and servicing of landscaping, streetlighting and park and recreational facilities.

Section 22573 of the Landscaping and Lighting Act of 1972 requires that maintenance assessments be levied according to special benefit, rather than according to assessed value. This Section states:

“The net amount to be assessed upon lands within an assessment district may be apportioned by any formula or method which fairly distributes the net amount among all assessable lots or parcels in proportion to the estimated benefit to be received by each such lot or parcel from the improvements.

The determination of whether a lot or parcel will benefit from the improvements shall be made pursuant to the Improvement Act of 1911 (Division 7 (commencing with Section 5000)) [of the Streets and Highways Code, State of California].”

Because assessments are levied on the basis of special benefit, they are not considered a tax, and therefore, are not governed by Article XIII A of the California Constitution. Article XIII D provides that publicly owned properties must be assessed unless there is clear and convincing evidence that those properties receive no special benefit from the assessment. Exempted from the assessment are the areas of public streets, public avenues, public lanes, public roads, public drives, public courts, and public alleys.

#### **GENERAL BENEFIT**

Under Article XIII D of the State Constitution (Proposition 218), general benefit to the public at large is not assessable to property owners within the District. The various types of general benefit associated with this district are described below:

**Neighborhood Improvements:** There is insignificant flow through traffic for the in-tract neighborhood streets associated with the District. However, to acknowledge the rare and incidental occasion on which residents commencing from a location outside the boundaries of the District utilize the in-tract

neighborhood streets to access other destinations outside the boundary of the District, an industry standard of 2% of the cost to maintain the District Improvements is attributed to general benefit, and will be paid by the City.

**Arterial/Major Roads Landscape and Streetlighting Maintenance:** The arterial/major roadways allow residents to easily access all areas of the City and provide a clear benefit to all properties in the City. Therefore, landscape and streetlighting maintenance costs associated with the arterial/major roads are spread proportionately to all parcels in the City. The roads that fall into this category are John Muir Parkway, San Pablo Avenue, Refugio Valley Road, Sycamore Avenue, and Willow Avenue. Although these roads are mostly utilized by people coming to and from Hercules, there is some general benefit that can be attributed to flow through traffic generated from properties outside of City limits. Based on a prior circulation analysis, it is estimated that an average of 6% of traffic on these roads can be attributed to flow through traffic and therefore, 6% of the cost to maintain landscaping and streetlighting located along arterial/major roads is attributed to general benefit and will be paid by the City.

### **SPECIAL BENEFIT**

Most of the improvements to be serviced and maintained by the District have been constructed as a condition of approval of the Victoria by the Bay development and are of special benefit to the various parcels of land within this development. These special benefits are summarized below.

**Streetlighting:** Streetlighting is critical for public safety. Well-maintained streetlighting provides security to the adjacent properties by deterring crime and allowing Hercules police the ability to identify and control suspicious and criminal activity. It allows for safe pedestrian and vehicular traffic flow and circulation by improving the ability of pedestrians and motorists to see and to enter and exit property, which helps reduce night time accidents resulting in lower police, fire and paramedic costs to the City and its residents. Streetlighting also increases the promotion of business during nighttime hours in the case of commercial property.

**Landscaped Streetscapes and Medians:** The District keeps the City's landscaped streetscapes and medians well-groomed and irrigated which enhances property values within the District. These services include, landscape maintenance, plant replacement, irrigation, tree pruning, and litter control. Some of the special benefits properties receive from well-maintained landscaping include:

- The aesthetic value of green space;
- Improved aesthetic appeal of nearby parcels;
- Enhanced adaptation of the urban environment within the natural environment;



- Improved erosion control;
- Improved dust and debris control;
- Reduced air pollution; and
- Enhanced sense of pride within the development and community.

**Public Parks and Recreational Facilities:** The District provides landscape and recreational facility maintenance at Victoria Park and Arbor Park, which are in close proximity to parcels within the District and enhance property values within the District. These services include, landscape maintenance, playground equipment cleaning and replacement, irrigation, tree pruning, plant replacement and litter control.

### **Open Space Cleanup and Graffiti Abatement**

Miscellaneous improvements such as the removal of litter, debris, and graffiti are of special benefit to each property within the District.

The special benefits received may best be evaluated in terms of the property devaluation that would occur if the District maintenance activities were suspended or terminated. The resultant reduction in the quality of life could be significant. In contrast to the current conditions, one could find streets without lights, parks parched from lack of water, hillsides littered with debris, unkempt community facilities with graffiti and traffic medians overtaken by weeds. The resulting loss to property in terms of the desirability of the City of Hercules as a place to live and work would be obvious. Clearly the continuation of the City's maintenance effort is of special benefit to each property owner within the District.

## **ASSESSMENT METHODOLOGY**

The total operation, maintenance and servicing costs for the landscaping, streetlighting and public park and recreational facilities are apportioned in accordance with the methodology stated herein. The method for spreading the costs to each parcel is based on an Equivalent Residential Unit (ERU) factor.

### **1. Detached Single-Family Residences**

Approximately 99% of the residential parcels in the District are detached single-family residential (SFR) parcels. Although the individual parcel size, building square footage and population for each SFR parcel may vary from parcel to parcel, the benefit received from the improvements is approximately the same. Therefore, one (1) SFR parcel shall be equal to one (1) ERU. Because the majority of parcels in the District are SFRs, it is also reasonable to measure the relative benefits received by other residential land use in terms of that received by an SFR parcel.

### **2. Multi-Family Residential / Deed-Restricted Affordable Housing Units**

The special benefit received by Multi-family Residential (MFR) units may be determined by comparing them to SFRs. The building square footage of an MFR unit (e.g., apartment, duplex, tri-plex, mobile home, etc.) is significantly less than the

building square footage of an SFR. Therefore, it is reasonable to assume MFR units have less occupants per unit on average as compared to an SFR and therefore have less of an impact to District improvements.

The District includes one MFR parcel comprised of deed-restricted affordable housing units. The deed-restricted affordable housing site consists of 132 units on approximately 8 acres; this amounts to approximately 2,640 square feet of land per unit. An average SFR lot in Victoria by the Bay has approximately 6,000 sq. ft. One can assume the average building area of an SFR unit will be 2,300 square feet and one MFR unit to be 900 square feet. Based upon density studies for neighboring communities, it is reasonable to assume that an SFR and MFR will have 3 and 2 persons per unit, respectively. Studies have shown that a vacant lot will require 25% the maintenance effort as compared to an improved (occupied) lot. The remaining 75% of the benefit may be said to be related to parcel use. Therefore, Equivalent Residential Units (ERU) for the affordable housing MFR units is calculated as follows:

$$\text{Relative Benefits} = \frac{0.25 (\text{Lot Area} / \text{Person})}{(\text{SFR Lot Area} / \text{Person})} + \frac{0.75 (\text{Bldg. Area} / \text{Person})}{(\text{SFR Bldg. Area} / \text{Person})}$$

$$\begin{aligned} \text{Assume MFR} &= 2,640 \text{ SF}_{\text{Lot}} / \text{Unit} \\ &900 \text{ SF}_{\text{Bldg.}} / \text{Unit} \\ &2.0 \text{ Persons per Unit} \end{aligned}$$

$$\begin{aligned} \text{Assume SFR} &= 6,000 \text{ SF}_{\text{Lot}} / \text{Unit} \\ &2,300 \text{ SF}_{\text{Bldg.}} / \text{Unit} \\ &3.0 \text{ Persons per Unit} \end{aligned}$$

$$\text{Benefit} = \frac{0.25 (2,640 / 2)}{(6,000 / 3)} + \frac{0.75 (900 / 2)}{(2,300 / 3)}$$

$$\text{MFR Benefit} = 0.16 + 0.44 = 0.60 \text{ ERU}$$

The deed-restricted affordable housing units, by virtue of the non-profit use to which they have been indefinitely committed, are deprived from receiving comparable economic benefit from District improvements. Therefore, these deed-restricted affordable housing units are assessed at 50% of the assessment for typical MFR units, reflecting this reduced special benefit, or = 0.60 x 50% = 0.30 ERU per unit.

### **3. Vacant (Unimproved) Land**

This underlying benefit of parks and recreation facilities, public landscaping, weed abatement, and streetlighting accrues to the land and relates to the permanent nature of certain improvements. The maintenance effort is of benefit to all land within the District. The minimum level of maintenance required to preserve street landscaping, lighting, park and recreation facilities in the District is estimated to be 25% of the required maintenance for build-out conditions. Accordingly, the estimated benefit

received by an unimproved parcel of land with approved development potential is 25% of that received by an improved parcel, equal in size. This assumes that unimproved land will have no use of the facilities. Therefore, vacant (unimproved) land is assessed at 25% of the developed ERU rate for the property.

#### **4. Public Properties**

City parks benefit from the neighborhood services provided by the District in which they are located. The benefit received is closely related to the improved frontage and not the area of the lot or the building. If one assumes that the depth of a standard lot in the City is 100 feet, the number of ERU's corresponding to this frontage benefit would be equal to the street frontage of the park or recreation facility times 100 feet divided by 8,485, the average size of an SFR in Contra Costa County. This same frontage benefit analysis is used for other public properties in the City of Hercules. Therefore, improved public properties are assigned ERUs using the following formula:

$$\text{Lot Frontage} \times 100 / 8,485 = \text{ERUs}$$

Open space in residential neighborhoods may be seen to benefit from the safety provided to the land by streetlighting but not from other user related services. The ERU for public open space are therefore estimated to be equal to the parcel frontage times 100 feet of lot depth times 25% divided by 8,485. Therefore, open space parcels are assigned ERUS using the following formula:

$$\text{Lot Frontage} \times 100 / 8,485 \times 25\% = \text{ERUs}$$

However, Lot Frontage x 100 cannot exceed the actual area of the parcel.

#### **5. Exempt Parcels**

Certain properties do not benefit from landscaping, lighting, park and recreational improvements and have not been assessed. City parks, recreational facilities and open space do not benefit from the features, which are the subject of the assessment. These properties on the other hand may benefit from the neighborhood landscaping and lighting services provided in the neighborhoods in which they are located. Public streets and right of ways do not benefit from landscaping and lighting improvements or from park and recreation facilities. Railroad right of ways and pipeline easements or fee strips generally do not benefit. The assessments for the special benefits received by common areas are included in the assessment for the residential units with which they are associated. Common areas themselves are not assessed.

**CALCULATION OF PROPOSED MAXIMUM ASSESSMENTS**

The costs shown in Table 1 of Part B (Estimate of Cost) have been distributed amongst the various parcels of land within the District in accordance with the assessment methodology described above to determine the proposed maximum assessments, commencing FY 2024-25.

The City is proposing a two-step fixed assessment increase to eliminate the annual operating deficit and cumulative fund deficit for the District and keep up with significant inflationary increases in maintenance costs. The table below provides a summary of the current maximum assessments and the proposed maximum assessments for FY 2024-25 and FY 2025-26 by land use classification.

<b>District Land Use Classification</b>	<b>FY 2023-24 Current Maximum Assessment</b>		<b>FY 2024-25 Proposed Maximum Assessment</b>		<b>FY 2025-26 Proposed Maximum Assessment</b>	
Single-Family Residence	\$602.76	per lot	\$752.76	per lot	\$902.76	per lot
Vacant Single-Family	\$150.69	per lot	\$188.19	per lot	\$225.69	per lot
Multi-Family Residential	\$361.66	per unit	\$451.66	per unit	\$541.66	per unit
Deed-Restricted Affordable Housing Unit	\$180.83	per unit	\$225.83	per unit	\$270.83	per unit

**CPI INCREASES TO MAXIMUM ASSESSMENTS**

Assuming the proposed maximum assessments described above are approved by property owners through the pending Proposition 218 proceedings, the maximum annual assessments will be increased annually by the change in the San Francisco Bay Region All Urban Consumers, Consumer Price Index (CPI) commencing with FY 2026-27.

**MAXIMUM ASSESSMENT**

For any given fiscal year, the amount of the assessment will not exceed the maximum amounts established in this Report, including the CPI increases described above commencing FY 2026-27, unless proceedings are conducted and affirmed in accordance with Article XIIIID, Section 4 of the California Constitution.

**DURATION OF ASSESSMENTS**

Assessments will be levied in perpetuity unless otherwise determined by City Council.

## **PART E**

### **PROPERTY OWNER LIST & ASSESSMENT ROLL**

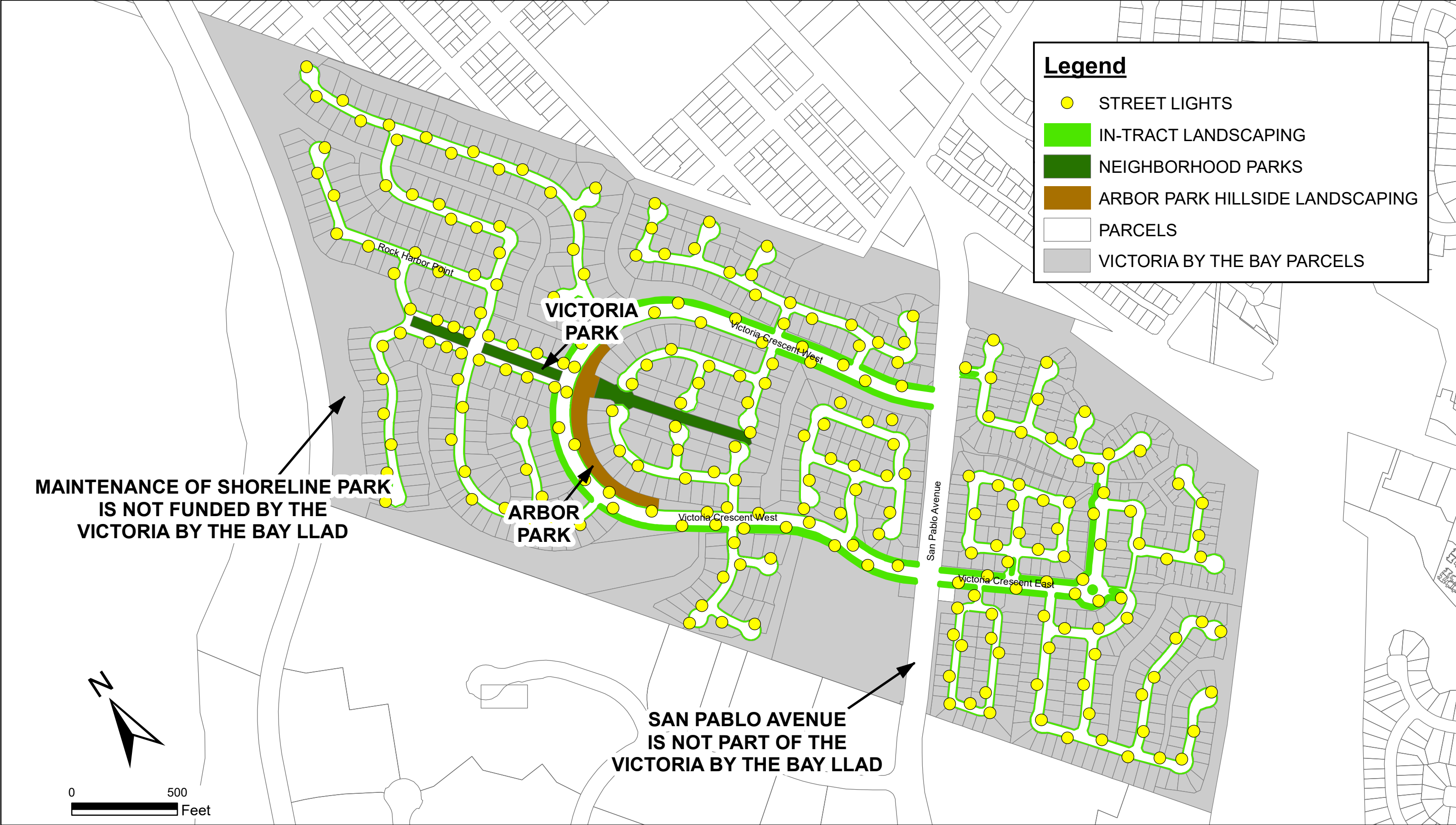
A list of names and addresses of the owners of all parcels, and the description of each parcel within the District is shown on the last equalized Secured Property Tax Roll of the Contra Costa County Assessor, which by reference is hereby made a part of this Report.

This list is keyed to the Assessor's Parcel Numbers as shown on the Assessment Roll, which includes the proposed amount of assessments for FY 2024-25 apportioned to each lot or parcel. The Assessment Roll is on file in the Office of the City Clerk of the City of Hercules and is shown in this Report as Appendix "C".

The total proposed assessment for FY 2024-25 is \$635,090.06.

**APPENDIX “A”  
IMPROVEMENTS DIAGRAM**

# CITY OF HERCULES LANDSCAPING & LIGHTING ASSESSMENT DISTRICT NO. 2002-1 (VICTORIA BY THE BAY) IMPROVEMENTS DIAGRAM





**APPENDIX “B”  
PUBLIC PROPERTY ASSESSMENTS**



**CITY OF HERCULES  
VICTORIA BY THE BAY LANDSCAPING  
AND LIGHTING DISTRICT NO. 2002-1**

**PUBLIC PROPERTY ASSESSMENTS  
FY 2024-25**

APN	Owner/Use	Location	Units	Acres	ERU	Neighborhood Amount
404030045	City/Open Space	VICTORIA CRESCENT	0	11.402	0.589	\$443.38
404520035	City/Park	VICTORIA CRESCENT	0	2.500	12.493	\$9,404.22
Total:			0	13.902	13.082	\$9,847.60

**APPENDIX “C”  
ASSESSMENT ROLL**

**CITY OF HERCULES  
VICTORIA BY THE BAY  
LANDSCAPING AND LIGHTING DISTRICT NO. 2002-1  
PRELIMINARY ASSESSMENT ROLL  
FISCAL YEAR 2024-25**

Assessor's Parcel Number	Neighborhood Amount	Assessor's Parcel Number	Neighborhood Amount	Assessor's Parcel Number	Neighborhood Amount
404030045	\$443.38	404500053	\$752.76	404510046	\$752.76
404030050	\$29,809.30	404500054	\$752.76	404510047	\$752.76
404500001	\$752.76	404500055	\$752.76	404510048	\$752.76
404500002	\$752.76	404500056	\$752.76	404510049	\$752.76
404500003	\$752.76	404500057	\$752.76	404510050	\$752.76
404500004	\$752.76	404500058	\$752.76	404510051	\$752.76
404500005	\$752.76	404500059	\$752.76	404510052	\$752.76
404500006	\$752.76	404500060	\$752.76	404510053	\$752.76
404500007	\$752.76	404500061	\$752.76	404510054	\$752.76
404500008	\$752.76	404510001	\$752.76	404510055	\$752.76
404500009	\$752.76	404510002	\$752.76	404510056	\$752.76
404500010	\$752.76	404510003	\$752.76	404520001	\$752.76
404500011	\$752.76	404510004	\$752.76	404520002	\$752.76
404500012	\$752.76	404510005	\$752.76	404520003	\$752.76
404500013	\$752.76	404510006	\$752.76	404520004	\$752.76
404500014	\$752.76	404510007	\$752.76	404520005	\$752.76
404500015	\$752.76	404510008	\$752.76	404520006	\$752.76
404500016	\$752.76	404510009	\$752.76	404520007	\$752.76
404500017	\$752.76	404510010	\$752.76	404520008	\$752.76
404500018	\$752.76	404510011	\$752.76	404520009	\$752.76
404500019	\$752.76	404510012	\$752.76	404520010	\$752.76
404500020	\$752.76	404510013	\$752.76	404520011	\$752.76
404500021	\$752.76	404510014	\$752.76	404520012	\$752.76
404500022	\$752.76	404510015	\$752.76	404520013	\$752.76
404500023	\$752.76	404510016	\$752.76	404520014	\$752.76
404500024	\$752.76	404510017	\$752.76	404520015	\$752.76
404500025	\$752.76	404510018	\$752.76	404520016	\$752.76
404500026	\$752.76	404510019	\$752.76	404520017	\$752.76
404500027	\$752.76	404510020	\$752.76	404520018	\$752.76
404500028	\$752.76	404510021	\$752.76	404520019	\$752.76
404500029	\$752.76	404510022	\$752.76	404520020	\$752.76
404500030	\$752.76	404510023	\$752.76	404520021	\$752.76
404500031	\$752.76	404510024	\$752.76	404520022	\$752.76
404500032	\$752.76	404510025	\$752.76	404520023	\$752.76
404500033	\$752.76	404510026	\$752.76	404520024	\$752.76
404500034	\$752.76	404510027	\$752.76	404520025	\$752.76
404500035	\$752.76	404510028	\$752.76	404520026	\$752.76
404500036	\$752.76	404510029	\$752.76	404520027	\$752.76
404500037	\$752.76	404510030	\$752.76	404520028	\$752.76
404500038	\$752.76	404510031	\$752.76	404520029	\$752.76
404500039	\$752.76	404510032	\$752.76	404520030	\$752.76
404500040	\$752.76	404510033	\$752.76	404520031	\$752.76
404500041	\$752.76	404510034	\$752.76	404520032	\$752.76
404500042	\$752.76	404510035	\$752.76	404520033	\$752.76
404500043	\$752.76	404510036	\$752.76	404520034	\$752.76
404500044	\$752.76	404510037	\$752.76	404520035	\$9,404.22
404500045	\$752.76	404510038	\$752.76	404530001	\$752.76
404500046	\$752.76	404510039	\$752.76	404530002	\$752.76
404500047	\$752.76	404510040	\$752.76	404530003	\$752.76
404500048	\$752.76	404510041	\$752.76	404530004	\$752.76
404500049	\$752.76	404510042	\$752.76	404530005	\$752.76
404500050	\$752.76	404510043	\$752.76	404530006	\$752.76
404500051	\$752.76	404510044	\$752.76	404530007	\$752.76
404500052	\$752.76	404510045	\$752.76	404530008	\$752.76

**CITY OF HERCULES  
VICTORIA BY THE BAY  
LANDSCAPING AND LIGHTING DISTRICT NO. 2002-1  
PRELIMINARY ASSESSMENT ROLL  
FISCAL YEAR 2024-25**

Assessor's Parcel Number	Neighborhood Amount	Assessor's Parcel Number	Neighborhood Amount	Assessor's Parcel Number	Neighborhood Amount
404530009	\$752.76	404540027	\$752.76	404560027	\$752.76
404530010	\$752.76	404540028	\$752.76	404560028	\$752.76
404530011	\$752.76	404540029	\$752.76	404560029	\$752.76
404530012	\$752.76	404540030	\$752.76	404560030	\$752.76
404530013	\$752.76	404540031	\$752.76	404560031	\$752.76
404530014	\$752.76	404540032	\$752.76	404560032	\$752.76
404530015	\$752.76	404540033	\$752.76	404560033	\$752.76
404530016	\$752.76	404540034	\$752.76	404560034	\$752.76
404530017	\$752.76	404540035	\$752.76	404560035	\$752.76
404530018	\$752.76	404540036	\$752.76	404560036	\$752.76
404530019	\$752.76	404540037	\$752.76	404560037	\$752.76
404530020	\$752.76	404540038	\$752.76	404560038	\$752.76
404530021	\$752.76	404540039	\$752.76	404560039	\$752.76
404530022	\$752.76	404550001	\$752.76	404560040	\$752.76
404530023	\$752.76	404550002	\$752.76	404560041	\$752.76
404530024	\$752.76	404550003	\$752.76	404560042	\$752.76
404530025	\$752.76	404550004	\$752.76	404560043	\$752.76
404530026	\$752.76	404550005	\$752.76	404560044	\$752.76
404530027	\$752.76	404550006	\$752.76	404560045	\$752.76
404530028	\$752.76	404550007	\$752.76	404570001	\$752.76
404530029	\$752.76	404550008	\$752.76	404570002	\$752.76
404530030	\$752.76	404550009	\$752.76	404570003	\$752.76
404530031	\$752.76	404550010	\$752.76	404570004	\$752.76
404530032	\$752.76	404550011	\$752.76	404570005	\$752.76
404530033	\$752.76	404550012	\$752.76	404570006	\$752.76
404530034	\$752.76	404550013	\$752.76	404570007	\$752.76
404530035	\$752.76	404550014	\$752.76	404570008	\$752.76
404530036	\$752.76	404550015	\$752.76	404570009	\$752.76
404540001	\$752.76	404560001	\$752.76	404570010	\$752.76
404540002	\$752.76	404560002	\$752.76	404570011	\$752.76
404540003	\$752.76	404560003	\$752.76	404570012	\$752.76
404540004	\$752.76	404560004	\$752.76	404570013	\$752.76
404540005	\$752.76	404560005	\$752.76	404570014	\$752.76
404540006	\$752.76	404560006	\$752.76	404570015	\$752.76
404540007	\$752.76	404560007	\$752.76	404570016	\$752.76
404540008	\$752.76	404560008	\$752.76	404570017	\$752.76
404540009	\$752.76	404560009	\$752.76	404570018	\$752.76
404540010	\$752.76	404560010	\$752.76	404570019	\$752.76
404540011	\$752.76	404560011	\$752.76	404570020	\$752.76
404540012	\$752.76	404560012	\$752.76	404570021	\$752.76
404540013	\$752.76	404560013	\$752.76	404570022	\$752.76
404540014	\$752.76	404560014	\$752.76	404570023	\$752.76
404540015	\$752.76	404560015	\$752.76	404570024	\$752.76
404540016	\$752.76	404560016	\$752.76	404570025	\$752.76
404540017	\$752.76	404560017	\$752.76	404570026	\$752.76
404540018	\$752.76	404560018	\$752.76	404570027	\$752.76
404540019	\$752.76	404560019	\$752.76	404570028	\$752.76
404540020	\$752.76	404560020	\$752.76	404570029	\$752.76
404540021	\$752.76	404560021	\$752.76	404570030	\$752.76
404540022	\$752.76	404560022	\$752.76	404570031	\$752.76
404540023	\$752.76	404560023	\$752.76	404570032	\$752.76
404540024	\$752.76	404560024	\$752.76	404570033	\$752.76
404540025	\$752.76	404560025	\$752.76	404570034	\$752.76
404540026	\$752.76	404560026	\$752.76	404570035	\$752.76

**CITY OF HERCULES  
VICTORIA BY THE BAY  
LANDSCAPING AND LIGHTING DISTRICT NO. 2002-1  
PRELIMINARY ASSESSMENT ROLL  
FISCAL YEAR 2024-25**

Assessor's Parcel Number	Neighborhood Amount	Assessor's Parcel Number	Neighborhood Amount	Assessor's Parcel Number	Neighborhood Amount
404570036	\$752.76	404580033	\$752.76	404590006	\$752.76
404570037	\$752.76	404580034	\$752.76	404590007	\$752.76
404570038	\$752.76	404580035	\$752.76	404590008	\$752.76
404570039	\$752.76	404580036	\$752.76	404590009	\$752.76
404570040	\$752.76	404580037	\$752.76	404590010	\$752.76
404570041	\$752.76	404580038	\$752.76	404590011	\$752.76
404570042	\$752.76	404580039	\$752.76	404590012	\$752.76
404570043	\$752.76	404580040	\$752.76	404590013	\$752.76
404570044	\$752.76	404580041	\$752.76	404590014	\$752.76
404570045	\$752.76	404580042	\$752.76	404590015	\$752.76
404570046	\$752.76	404580043	\$752.76	404590016	\$752.76
404570047	\$752.76	404580044	\$752.76	404590017	\$752.76
404570048	\$752.76	404580045	\$752.76	404590018	\$752.76
404570049	\$752.76	404580046	\$752.76	404590019	\$752.76
404570050	\$752.76	404580047	\$752.76	404590020	\$752.76
404570051	\$752.76	404580048	\$752.76	404590021	\$752.76
404570052	\$752.76	404580049	\$752.76	404590022	\$752.76
404570053	\$752.76	404580050	\$752.76	404590023	\$752.76
404570054	\$752.76	404580051	\$752.76	404590024	\$752.76
404570055	\$752.76	404580052	\$752.76	404590025	\$752.76
404570056	\$752.76	404580053	\$752.76	404590026	\$752.76
404570057	\$752.76	404580054	\$752.76	404590027	\$752.76
404580001	\$752.76	404580055	\$752.76	404590028	\$752.76
404580002	\$752.76	404580056	\$752.76	404590029	\$752.76
404580003	\$752.76	404580057	\$752.76	404590030	\$752.76
404580004	\$752.76	404580058	\$752.76	404590031	\$752.76
404580005	\$752.76	404580059	\$752.76	404590032	\$752.76
404580006	\$752.76	404580060	\$752.76	404590033	\$752.76
404580007	\$752.76	404580061	\$752.76	404590034	\$752.76
404580008	\$752.76	404580062	\$752.76	404590035	\$752.76
404580009	\$752.76	404580063	\$752.76	404590036	\$752.76
404580010	\$752.76	404580064	\$752.76	404590037	\$752.76
404580011	\$752.76	404580065	\$752.76	404590038	\$752.76
404580012	\$752.76	404580066	\$752.76	404590039	\$752.76
404580013	\$752.76	404580067	\$752.76	404590040	\$752.76
404580014	\$752.76	404580068	\$752.76	404590041	\$752.76
404580015	\$752.76	404580069	\$752.76	404590042	\$752.76
404580016	\$752.76	404580070	\$752.76	404590043	\$752.76
404580017	\$752.76	404580071	\$752.76	404590044	\$752.76
404580018	\$752.76	404580072	\$752.76	404590045	\$752.76
404580019	\$752.76	404580073	\$752.76	404590046	\$752.76
404580020	\$752.76	404580074	\$752.76	404590047	\$752.76
404580021	\$752.76	404580075	\$752.76	404590048	\$752.76
404580022	\$752.76	404580076	\$752.76	404590049	\$752.76
404580023	\$752.76	404580077	\$752.76	404590050	\$752.76
404580024	\$752.76	404580078	\$752.76	404590051	\$752.76
404580025	\$752.76	404580079	\$752.76	404590052	\$752.76
404580026	\$752.76	404580080	\$752.76	404590053	\$752.76
404580027	\$752.76	404580081	\$752.76	404590054	\$752.76
404580028	\$752.76	404590001	\$752.76	404590055	\$752.76
404580029	\$752.76	404590002	\$752.76	404590056	\$752.76
404580030	\$752.76	404590003	\$752.76	404590057	\$752.76
404580031	\$752.76	404590004	\$752.76	404590058	\$752.76
404580032	\$752.76	404590005	\$752.76	404590059	\$752.76

**CITY OF HERCULES  
VICTORIA BY THE BAY  
LANDSCAPING AND LIGHTING DISTRICT NO. 2002-1  
PRELIMINARY ASSESSMENT ROLL  
FISCAL YEAR 2024-25**

Assessor's Parcel Number	Neighborhood Amount	Assessor's Parcel Number	Neighborhood Amount	Assessor's Parcel Number	Neighborhood Amount
404590060	\$752.76	404590114	\$752.76	404610018	\$752.76
404590061	\$752.76	404590115	\$752.76	404610019	\$752.76
404590062	\$752.76	404590116	\$752.76	404610020	\$752.76
404590063	\$752.76	404590117	\$752.76	404610021	\$752.76
404590064	\$752.76	404600001	\$752.76	404610022	\$752.76
404590065	\$752.76	404600002	\$752.76	404610023	\$752.76
404590066	\$752.76	404600003	\$752.76	404610024	\$752.76
404590067	\$752.76	404600004	\$752.76	404610025	\$752.76
404590068	\$752.76	404600005	\$752.76	404610026	\$752.76
404590069	\$752.76	404600006	\$752.76	404610027	\$752.76
404590070	\$752.76	404600007	\$752.76	404610028	\$752.76
404590071	\$752.76	404600008	\$752.76	404610029	\$752.76
404590072	\$752.76	404600009	\$752.76	404610030	\$752.76
404590073	\$752.76	404600010	\$752.76	404610031	\$752.76
404590074	\$752.76	404600011	\$752.76	404610032	\$752.76
404590075	\$752.76	404600012	\$752.76	404610033	\$752.76
404590076	\$752.76	404600013	\$752.76	404610034	\$752.76
404590077	\$752.76	404600014	\$752.76	404610035	\$752.76
404590078	\$752.76	404600015	\$752.76	404610036	\$752.76
404590079	\$752.76	404600016	\$752.76	404610037	\$752.76
404590080	\$752.76	404600017	\$752.76	404610038	\$752.76
404590081	\$752.76	404600018	\$752.76	404610039	\$752.76
404590082	\$752.76	404600019	\$752.76	404610040	\$752.76
404590083	\$752.76	404600020	\$752.76	404610041	\$752.76
404590084	\$752.76	404600021	\$752.76	404620001	\$752.76
404590085	\$752.76	404600022	\$752.76	404620002	\$752.76
404590086	\$752.76	404600023	\$752.76	404620003	\$752.76
404590087	\$752.76	404600024	\$752.76	404620004	\$752.76
404590088	\$752.76	404600025	\$752.76	404620005	\$752.76
404590089	\$752.76	404600026	\$752.76	404620006	\$752.76
404590090	\$752.76	404600027	\$752.76	404620007	\$752.76
404590091	\$752.76	404600028	\$752.76	404620008	\$752.76
404590092	\$752.76	404600029	\$752.76	404620009	\$752.76
404590093	\$752.76	404600030	\$752.76	404620010	\$752.76
404590094	\$752.76	404600031	\$752.76	404620011	\$752.76
404590095	\$752.76	404600032	\$752.76	404620012	\$752.76
404590096	\$752.76	404600033	\$752.76	404620013	\$752.76
404590097	\$752.76	404610001	\$752.76	404620014	\$752.76
404590098	\$752.76	404610002	\$752.76	404620015	\$752.76
404590099	\$752.76	404610003	\$752.76	404620016	\$752.76
404590100	\$752.76	404610004	\$752.76	404620017	\$752.76
404590101	\$752.76	404610005	\$752.76	404620018	\$752.76
404590102	\$752.76	404610006	\$752.76	404620019	\$752.76
404590103	\$752.76	404610007	\$752.76	404620020	\$752.76
404590104	\$752.76	404610008	\$752.76	404620021	\$752.76
404590105	\$752.76	404610009	\$752.76	404620022	\$752.76
404590106	\$752.76	404610010	\$752.76	404620023	\$752.76
404590107	\$752.76	404610011	\$752.76	404620024	\$752.76
404590108	\$752.76	404610012	\$752.76	404620025	\$752.76
404590109	\$752.76	404610013	\$752.76	404620026	\$752.76
404590110	\$752.76	404610014	\$752.76	404620027	\$752.76
404590111	\$752.76	404610015	\$752.76	404620028	\$752.76
404590112	\$752.76	404610016	\$752.76	404620029	\$752.76
404590113	\$752.76	404610017	\$752.76	404620030	\$752.76

