



*Small Town Atmosphere,  
outstanding quality of life.*

# Town of Danville

## Landscaping and Lighting Assessment District No. 2025-1 Fiscal Year 2025-26 Preliminary Engineer's Report

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March 18, 2025

Prepared by

**FRANCISCO  
AND ASSOCIATES**

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**TOWN OF DANVILLE**

**DANVILLE LANDSCAPING AND LIGHTING  
ASSESSMENT DISTRICT NO. 2025-1**

**FISCAL YEAR 2025-26**

**TOWN COUNCIL MEMBERS AND TOWN STAFF**

**Renee Morgan**  
Mayor

**Newell Arnerich**  
Vice Mayor

**Mark Belotz**  
Council Member

**Karen Stepper**  
Council Member

**Robert Storer**  
Council Member

**Joseph A. Calabrigo**  
Town Manager

**Rob Ewing**  
Town Attorney

**Marie Sunseri**  
Town Clerk

**Lani Ha**  
Finance Director/Treasurer

**Dave Casteel**  
Maintenance Services Director

**Francisco & Associates**  
Assessment Engineer

**ENGINEER'S REPORT**  
**TOWN OF DANVILLE**  
**DANVILLE LANDSCAPING AND LIGHTING**  
**ASSESSMENT DISTRICT NO. 2025-1**  
**FISCAL YEAR 2025-26**

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

Dated: March 10, 2025 By:   
Ed Espinoza, P.E.  
RCE # 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 \_\_\_\_\_, 2025.

Marie Sunseri, Town Clerk  
Town of Danville  
Contra Costa County, California  
By: \_\_\_\_\_

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 Town Council of the Town of Danville, Contra Costa County, California, on the \_\_\_\_\_ day of \_\_\_\_\_, 2025.

Marie Sunseri, Town Clerk  
Town of Danville  
Contra Costa County, California  
By: \_\_\_\_\_

## **SECTION I INTRODUCTION**

### **BACKGROUND INFORMATION**

On November 5, 1996, California voters approved Proposition 218, entitled “Right to Vote on Taxes Act”, which added Articles XIII C and XIII D to the California Constitution. This enacted Proposition established new procedural requirements for the formation and administration of assessment districts.

In Fiscal Year 1997-98, the Town of Danville (“Town”) determined the assessments for existing Danville Street Lighting and Landscape Assessment District No. 1983-1 (“LLAD No. 1983-1”) needed to be reconfirmed by the property owners in order to comply with the new provisions of Proposition 218. Therefore, in April 1997 every property owner subject to the proposed assessment was mailed a notice and ballot allowing them the opportunity to vote on the reconfirmation of LLAD No. 1983-1. A public hearing was subsequently conducted, and the assessment ballots were tabulated. Since a majority of ballots returned, weighted by assessment amount, were in favor of reconfirming LLAD No. 1983-1, the Town Council adopted a resolution reconfirming LLAD No. 1983-1.

Since 1997, the Town Council has only increased the LLAD No. 1983-1 assessment rates once. This increase occurred in Fiscal Year 2003-04, after a significant majority of the property owners voted to approve the increase. This increase was needed to continue to maintain Town landscaping, parks, and streetlighting improvements at a consistent level of service. Between Fiscal Year 2003-04 and upcoming Fiscal Year 2025-26, the costs of providing these maintenance services have greatly outpaced the assessment revenue generated by LLAD No. 1983-1 which has created a steadily growing budget shortfall.

On September 10, 2024, Town Council considered various options to address the growing budget shortfall and provide additional funding to continue maintenance of the Town’s landscaping, parks, and streetlighting improvements to the standard residents have come to expect. As a result of that discussion, Town Council directed staff to proceed with efforts to generate additional revenue commencing Fiscal Year 2025-26 by initiating proceedings to form Danville Landscaping and Lighting Assessment District No. 2025-1 (the “District”), pursuant to the Landscaping and Lighting Act of 1972 (the “1972 Act”) and Proposition 218. If approved by Town property owners and Town Council, the District will replace existing LLAD No. 1983-1 commencing Fiscal Year 2025-26 and provide ongoing funding for the operation, maintenance, and servicing of landscaping, irrigation, parks, streetlighting, and associated improvements which are responsibility of the Town.

The District will also include an annual assessment escalator, not to exceed 3%, to keep pace with inflationary increases in maintenance costs and accumulate funds for repairs and capital improvement projects in the future.

**PROPOSED DISTRICT FORMATION AND ADMINISTRATION PROCEDURE**

The 1972 Act and Article XIID, Section 4 of the California Constitution adopted by Proposition 218 require the formation of a Landscaping and Lighting Assessment District be supported by a detailed engineer's report prepared by a registered professional engineer certified by the State of California. On February 4, 2025, the Town Council adopted Resolution No. 7-2025 initiating formation of the District and ordering preparation of the Engineer's Report for Fiscal Year 2025-26.

As required by the 1972 Act, this Engineer's Report ("Report") describes the improvements to be constructed, operated, maintained, and serviced by the District for Fiscal Year 2025-26, provides an estimate of cost for the District, and lists the proposed assessments to be levied upon each assessable lot or parcel within the District.

Upon Town Council preliminary approval of this Report, notices and ballots will be mailed to all property owners subject to the proposed District assessment pursuant to Proposition 218. The Town Council will hold a public hearing on May 20, 2025 to provide an opportunity for any interested person to be heard, declare the balloting period closed, and continue the item to the June 3, 2025 Town Council meeting so ballots can be tabulated in a public setting on May 21, 2025. Results from the ballot tabulation will be declared at the June 3, 2025 Town Council meeting. If property owners are in favor of formation of the District, the Town Council may adopt a resolution forming the District and confirming the levy of assessments as originally proposed or as modified. Following the adoption of this resolution, the final Assessor's Roll will be prepared and filed with the Contra Costa County Auditor's Office, to be included on the Fiscal Year 2025-26 property tax roll.

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 assessment must be placed in a special fund and can 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**

#### **DANVILLE LANDSCAPING AND LIGHTING ASSESSMENT DISTRICT NO. 2025-1**

#### **FISCAL YEAR 2025-26**

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 Initiation, being Resolution 7-2025, adopted by the Town Council of the Town of Danville on February 4, 2025, I, Ed Espinoza, the duly appointed Engineer of Work, Assessment Engineer for the Danville Landscaping and Lighting Assessment District No. 2025-1 ("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 benefiting properties in the District. Plans and specifications for the improvements are as set forth on the list thereof, attached hereto, and are on file in the Office of the Town Clerk of the Town of Danville, and are incorporated herein by reference.

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

This part contains an estimate of the cost of the proposed improvements for Fiscal Year 2025-26, including incidental costs and expenses in connection therewith. The estimate is as set forth on the lists thereof, attached hereto, and is on file in the Office of the Town Clerk of the Town of Danville.

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

This part incorporates a Diagram of the District showing the exterior boundaries of the District, the boundaries of any zones within 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 Town Clerk of the Town of Danville.

The lines and dimensions 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 parcel classification of land within the District in proportion to the estimated special benefits to be received.

### **PART E: ASSESSMENT ROLL**

This part contains an assessment based on the estimated cost of the improvements conferred on each benefited lot or parcel of land within the District. The Assessment Roll is filed in the Office of the Town Clerk of the Town of Danville 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 improvements and services authorized by the provisions of the 1972 Act, that may be applicable to the District may include one or more of the following definitions:

- “Improvement” 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, including, but not limited to, traffic signals.
  - The installation or construction of any facilities which are appurtenant to any of the forgoing, 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 installation of park or recreational improvements, including, but not limited to all the following:
    - Land preparation, such as grading, leveling, cutting and filling, sod, landscaping, irrigation systems, sidewalks, and drainage.
    - Lights, playground equipment, play courts, and public restrooms.
  - The maintenance or servicing, or both, of any of the forgoing, and of any improvements authorized below.
  - The acquisition of land for park, recreational, or open space purposes.
  - The acquisition of any existing improvement otherwise authorized herein.
  - The acquisition or construction of any community center, municipal auditorium or hall, or similar public facility for the indoor presentation of performances, shows, stage productions, fairs, conventions, exhibitions, pageants, meetings, parties, or other group events, activities, or functions, whether those events, activities, or functions are public or private.
- “Incidental expenses” include all the following:
  - The costs of preparation of the report, including plans, specifications, estimates, diagram, and assessment.
  - The costs of printing, advertising, and giving of published, posted, and mailed notices.
  - Compensation payable to the county for collection of assessments.
  - Compensation of any engineer or attorney employed to render services in proceedings pursuant to this part.
  - Any other expenses incidental to the construction, installation, or maintenance and servicing of improvements.

- Any expenses incidental to the construction, installation, or maintenance and servicing of the improvements.
  - Any expenses incidental to the issuance of bonds or notes.
  - Costs associated with any elections held for the approval of a new or increased assessment.
- “Landscaping” means trees, shrubs, grass, or other ornamental vegetation.
  - “Maintain” or “maintenance” means the furnishing of services and materials for the ordinary and usual maintenance, operation, and services of any improvement, including:
    - Repair, removal or replacement of all or any part of any improvement.
    - Providing for the life, growth, health, and beauty of landscaping, including cultivation, irrigation, trimming, spraying, fertilizing, or treating for disease or injury.
    - The removal of trimmings, rubbish, debris, and other solid waste.
    - The cleaning, sandblasting, and painting of walls and other improvements to remove or cover graffiti.
  - “Public lighting facilities” means all works or improvements used or useful for the lighting of any public places, including ornamental standards, luminaries, poles, supports, tunnels, manholes, vaults, conduits, pipes, wires, conductors, guys, stubs, platforms, braces, transformers, insulators, contacts, switches, capacitors, meters, communication circuits, appliances, attachments, and appurtenances.
  - “Service” or “servicing” means the furnishing of:
    - Electric current or energy, gas, or other illuminating agent for any public lighting facilities or for the lighting or operation of any other improvements.
    - Water for the irrigation of any landscaping, the operation of any fountains, or the maintenance of any other improvements.

**DESCRIPTION OF DISTRICT IMPROVEMENTS**

The improvements which will be operated, maintained, and serviced by the District consist of landscaping, streetlighting, parks, and community facilities (and appurtenant facilities) including, but not limited to, personnel, electrical energy, utilities such as water, materials, contractual services, and other items necessary for the facilities described below.

**1. Landscaping Improvements:**

The landscaping improvements to be operated, maintained, and serviced by the District consist of the following streetscapes and feature areas listed below:

**Streetscapes & Trails**

Camino Ramon  
Camino Tassajara  
Crow Canyon Road

Lawrence Road  
North Entry to Downtown  
Old Orchard Drive

Danville Boulevard  
Diablo Road  
El Capitan Drive  
El Cerro Boulevard  
Greenbrook Drive  
Historic Downtown Area  
Iron Horse Trail Rest Areas

San Ramon Valley Boulevard  
Sycamore Creek Trail & Open Space  
Staging Area  
Sycamore Valley Road  
Tassajara Parkway  
Tassajara Ranch Drive

Feature Areas

Creek Edge Treatment  
Entries  
Freeway Interchanges

Intersections  
Medians  
Roadsides

All landscape treatment is in conformance with the “Town of Danville Streetscape Beautification Guidelines”, dated April 1986. Landscaping improvements include, but are not limited to landscaping, irrigation, hardscapes, trees, special paving, landscape walls, furnishings such as pots, bollards, tree grates and appurtenant facilities as required to provide an aesthetically pleasing environment throughout the Town.

**2. Streetlighting Improvements:**

The streetlighting system to be operated, maintained, and serviced by the District consists of the lighted street areas located within the Town. Streetlights and appurtenant facilities include, but are not limited to poles, fixtures, bulbs, conduits, equipment, including guys, anchors, posts, pedestals, and metering devices, as required to provide safe lighting within the Town.

**3. Parks and Community Facilities:**

The public parks and community facilities located within the Town are operated, maintained, and serviced by the District. Parks and community facilities include, but are not limited to, landscaping, irrigation systems, hardscapes, sidewalks, trails, fixtures, and appurtenant facilities, including, but not limited to, lights, playground equipment, play courts, public restrooms, sports fields, parkways, and designated easements within the boundaries of these parks and buildings or structures used for the support of recreational activities.

The parks and community facilities that are operated, maintained, and serviced by the District consist of the following parks and community facilities listed below:

Parks

Danville South Park  
Danville Town Green  
Diablo Vista Park  
Front Street Park  
Green Valley School Park  
Greenbrook School Park  
Hap Magee Ranch Park  
Hap Magee Ranch Dog Parks

John Baldwin School Park  
Montair School Park  
Oak Hill Park  
Osage Station Park  
Prospect Corner  
Prospect Quinterra Mini Park  
Sycamore Valley Park  
Vista Grande School Park

Community Facilities

Clock Tower Parking Lot  
Community Center  
Danville Library  
Front Street Parking Lot  
Oak Hill Community Center

Railroad Avenue Parking Lot  
Sycamore Valley Park & Ride  
Veterans' Memorial Building and Landscaping  
Village Theatre

The plans and specifications for the improvements described above are on file in the Office of the Town Clerk of the Town of Danville.

**PART B**

**ESTIMATE OF COST**

The 1972 Act provides that the total cost of installation, construction, operation, maintenance, and servicing of landscaping, streetlighting, parks, and community facilities can be recovered by the District. Maintenance can include the repair and replacement of existing facilities. Servicing can include electrical 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 operation, maintenance, and servicing cost estimates for Fiscal Year 2025-26 were provided by the Town of Danville and are summarized below.

<b>TABLE 1: FISCAL YEAR 2025-26 ESTIMATE OF COST</b>				
<b>Description</b>	<b>Zone A and B Major Roadway Landscaping</b>	<b>Zone C Streetlighting Facilities</b>	<b>Zone D Parks and Community Facilities</b>	<b>District Total</b>
Operation and Maintenance	\$2,156,920	\$857,183	3,261,705	\$6,275,808
Total Administrative Costs	\$164,438	\$62,061	\$164,301	\$390,800
Capital Improvement Projects	<u>\$0</u>	<u>\$0</u>	<u>\$0</u>	<u>\$0</u>
<b>Expenditure Subtotals:</b>	<b>\$2,321,358</b>	<b>\$919,244</b>	<b>3,426,006</b>	<b>\$6,666,608</b>
Beginning Fund Balance - July 1, 2025	\$1,200,080	\$692,813	\$786,684	\$2,679,577
Fiscal Year 2025-26 Total Assessments <sup>1</sup>	\$1,764,396	\$604,841	\$2,100,988	\$4,470,225
General Fund Contribution	<u>\$556,962</u>	<u>\$314,403</u>	<u>\$1,325,018</u>	<u>\$2,196,383</u>
<b>Revenue Subtotals:</b>	<b>\$3,521,438</b>	<b>\$1,612,057</b>	<b>\$4,212,690</b>	<b>\$9,346,185</b>
Estimated Ending Fund Balance - June 30, 2026	\$1,200,080	\$692,813	\$786,684	\$2,679,577

<sup>1</sup> The actual assessment amount levied may be slightly less due to the fact that the County only applies assessments in even pennies so that they can divide the property tax bill payments in two equal installments.

The 1972 Act requires that a special fund be set up for the revenues and expenditures of the District. Funds raised by the assessments shall be used only for the purpose as stated herein. A contribution by the Town may be made to reduce assessments as the Town Council deems appropriate. Any balance remaining on July 1st must be carried over to the next fiscal year unless the funds are being accumulated for future capital improvements and operating reserves.

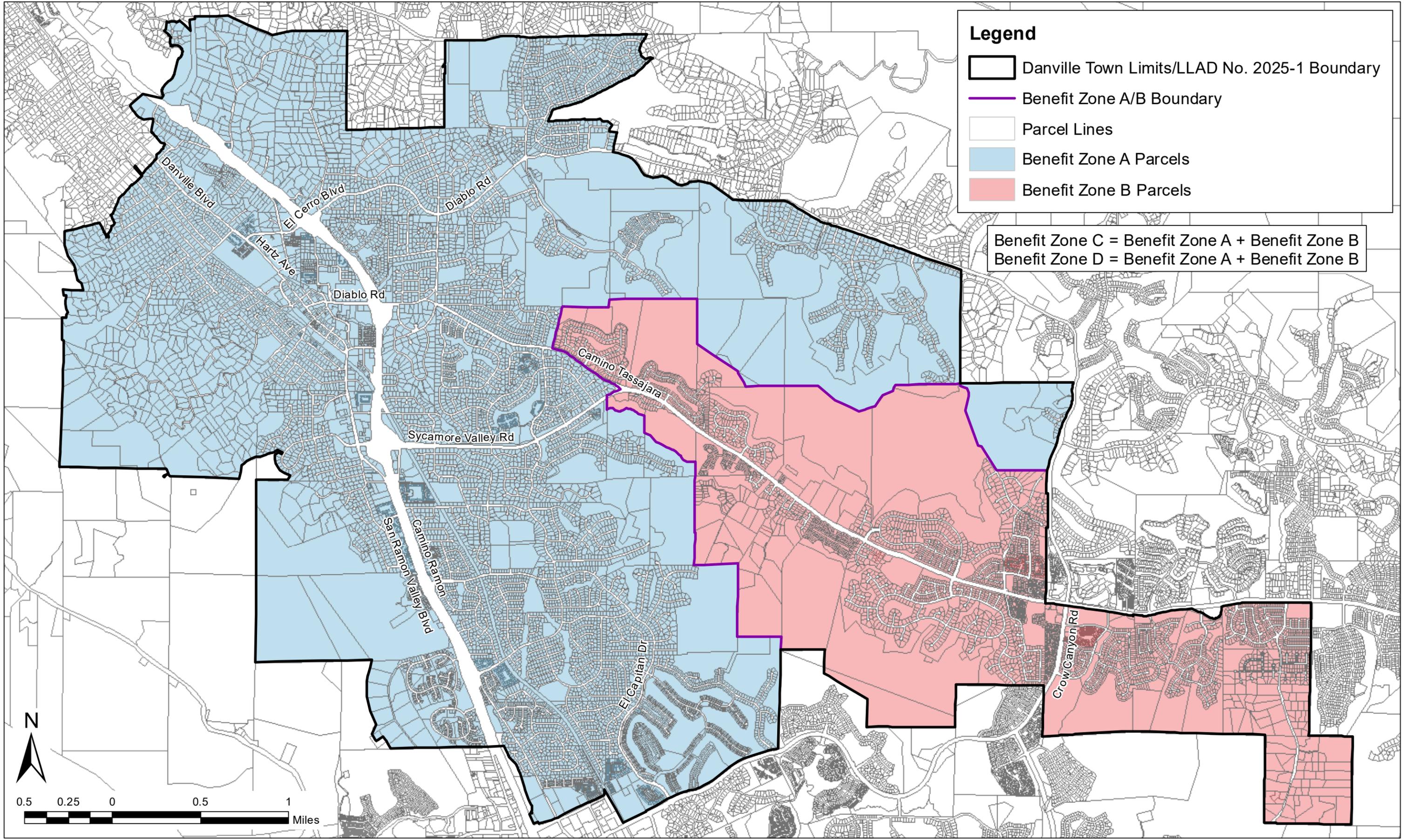
**PART C**

**ASSESSMENT DISTRICT DIAGRAM**

The boundaries of the District are contiguous with the boundaries of the Town of Danville. The lines and dimensions 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 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 attached on the following page.

# Danville Landscaping and Lighting Assessment District No. 2025-1 Assessment Diagram



**PART D**

**METHOD OF APPORTIONMENT OF ASSESSMENT**

**GENERAL**

The 1972 Act permits the establishment of assessment districts by public 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 must 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.”

In addition, Article XIID, Section 4(a) of the California Constitution limits the amount of any assessment to the proportional special benefit conferred on the property and that a parcel’s assessment may not exceed the reasonable cost attributed to the proportional special benefit conferred upon that parcel. Any costs attributed to general benefits to the public at large may not be assessed to properties within the District. Because an assessment is levied on the basis of special benefit, it is not considered a tax, and therefore not governed by Article XIII A of the California Constitution.

The 1972 Act permits the designation of zones of benefit within any individual assessment district if “by reasons or variations in the nature, location, and extent of the improvements, the various areas will receive different degrees of benefit from the improvement” (Sec. 22574). Thus, the 1972 Act requires the levy of a true “assessment” rather than a “special tax”.

Article XIID of the California Constitution also provides that publicly owned properties must be assessed unless there is clear and convincing evidence those properties receive no special benefit from the assessment. Exempted from the assessment would be the areas of public streets, public avenues, public lanes, public roads, public drives, public courts, public alleys, public easements and rights-of-ways, public greenbelts and public parkways, and that portion of public property that is not developed and used for business purposes similar to private commercial, industrial, and institutional activities.

**QUANTIFICATION OF BENEFIT**

The District provides a funding source for the operation, maintenance, servicing, and replacement of streetlighting, landscaping, recreation/trail, and park improvements authorized under the 1972 Act and that specially benefit properties within the boundaries of the District.

For the Town to quantify and separate the general versus special benefits conferred by each improvement type, an analysis of each improvement was conducted. The analysis reviewed the location, purpose, and utilization of each improvement, identified the properties benefiting from the improvement both within and outside the Town, and then allocated the costs to maintain, service, and replace the improvement to each benefiting property within the District. Because general benefits are not assessable, any costs attributed to general benefits to the public at large are to be paid for by the Town. Only the costs attributed to the special benefits conferred on property within the District from the authorized improvements are assessable, and therefore assessed herein.

Due to the varying degrees of special benefit associated with each improvement type funded by the District, four (4) specific Benefit Zones have been created. These Benefit Zones are necessary to properly apportion special benefits to property within the District and accurately track the operation and maintenance costs for each improvement type. Town parcels benefiting from the landscape improvements located along the Town's major roadways have been divided into Benefit Zone A and Benefit Zone B. Parcels benefiting from streetlighting improvements are located within Benefit Zone C. Parcels benefiting from the public park and community facilities are located within Benefit Zone D. A summary of the benefit analysis by improvement type is described below.

**BENEFIT DETERMINATION FOR LANDSCAPING ALONG MAJOR ROADWAYS  
(BENEFIT ZONES A & B) AND STREETLIGHTING (BENEFIT ZONE C)**

Major roadways in the Town provide reliable access to all areas of the Town and therefore confer a special and direct benefit to all properties within Town limits. The special and direct benefit conferred on properties within the Town from roadside and median landscaping and streetlighting located along Town major roadways consists of the following:

- Enhanced desirability of property through association with the improvements.
- Improved aesthetic appeal of properties providing a positive representation of the area and properties.
- Enhanced quality of life through well-maintained green space and landscaped areas.
- Reduced criminal activity and property-related crimes (especially vandalism) against properties through well-maintained surroundings and amenities including abatement of graffiti.
- Environmental enhancement through improved erosion control, dust and debris control, and fire prevention.

- Improved traffic circulation and reduced nighttime accidents and personal property loss.
- Increased nighttime visibility resulting in enhanced safety on roads and in public areas.

If these landscaping and streetlighting improvements were not installed along the Town's major roadways, properties in the Town would not be as appealing to property owners, patrons, nor prospective buyers which would adversely affect the desirability of property. Therefore, the landscaping and streetlighting improvements located along Town major roadways provide a specific enhancement to property values in the Town and not a general enhancement of property values. In addition to the special and direct benefits property owners within the Town receive from major roadway landscaping and streetlighting improvements, there are also some incidental general benefits received by vehicular and pedestrian flow-through traffic (traffic that does not stop within the Town) which originates from properties outside Town limits and traverses the Town's major roadway system to travel to another destination outside of the Town.

Google Maps was utilized to determine if the Town's major roadways are likely to be traversed by people commencing from locations outside Town limits to access other destinations outside Town limits. A comprehensive analysis of viable routes from all directions was performed using locations outside Town limits as a starting point to ending destinations outside Town limits. The results of this analysis confirmed that traversing Town major roadways is seldom the preferred route. Most vehicular flow-through traffic is more likely to utilize Interstate 680 than Town major roadways. However, it has been determined there are properties located north and east of Town limits, not within the Town, which utilize major roadways within the Town when traveling to other destinations outside of Town limits. These findings regarding flow-through traffic are consistent with other traffic studies performed in the Town. Properties meeting these criteria have been identified in Appendix A (Benefit Zones A & B Benefit Boundary Diagram) and Appendix B (Benefit Zone C Benefit Boundary Diagram) of this Report and such benefits must be accounted for and cannot be assessed to properties within the District.

To quantify and separate the special benefits received by property owners within Town limits and the general benefit received by properties outside of the Town, an analysis was conducted to assign Equivalent Dwelling Units (EDUs) to all benefiting properties (both inside and outside the Town). The analysis resulted in a benefit boundary and EDUs being assigned to one of two categories of parcels: parcels located within the Town to which special benefits are assigned, and parcels located outside Town limits to which general benefits are assigned. EDUs were assigned to the properties outside Town limits identified in Appendix A (Benefit Zones A & B Benefit Boundary Diagram) and Appendix B (Benefit Zone C Benefit Boundary Diagram) of this Report utilizing data from a travel survey conducted by the California Department of Transportation. The travel survey found the average household in the State of California performs seven (7) vehicular trips per day on average. For this analysis, two (2) of the seven average daily trips were conservatively assigned as daily commuter flow-through traffic from/to a location outside Town limits utilizing the Town's major roadways for the purposes of assigning EDUs to

the properties outside Town limits identified in Appendix A (Benefit Zones A & B Benefit Boundary Diagram) and Appendix B (Benefit Zone C Benefit Boundary Diagram) of this Report.

Based on the analysis described above, it was determined that 12.6% of the total EDUs benefiting from landscaping and streetlighting located along the Town's major roadways corresponds to properties located outside of the Town. Therefore, 87.4% of the annual cost to operate, maintain, service, and replace the landscaping and streetlighting located along Town major roadways is of special and direct benefit to the parcels within the Town and the remaining 12.6% is a general benefit to the public at large and must be paid by an alternative funding source.

In addition to the special benefits associated with enhanced Town desirability and improved traffic circulation provided to properties within Benefit Zone A by landscaping along Town major roadways, properties within Benefit Zone B receive an additional localized aesthetic benefit by being in close proximity to the increased level of landscaping improvements along Camino Tassajara east of Sycamore Valley Road. The increased level of landscaping along this corridor is in accordance with the Sycamore Valley Specific Plan and the Danville 2030 General Plan. Also, properties located within Benefit Zone B must utilize Camino Tassajara for access to the property itself and to other parts of the Town. For these reasons, the special benefit attributed to landscaping improvements located along Town major roadways assigned to assessable properties within Benefit Zone B is weighted by a factor of 1.5 as compared to Benefit Zone A. The special benefit associated with operation and maintenance of streetlights located along the Town's major roadways is apportioned evenly to all assessable properties within the Town under Benefit Zone C of the District.

Local streetlights provide increased illumination for ingress and egress, improved security, and protection of property within in-tract areas and neighborhoods in the Town. The operation and maintenance of local streetlights located on public roads will be partially funded through Zone C of the District, while operation and maintenance of local streetlights located on private roads will be entirely funded by homeowners associations or other private entities. Since in-tract roads are designed to have minimal flow-through traffic, there are few reasons for vehicles to traverse them. However, it is reasonable to assume some vehicular traffic may utilize in-tract roads due to an unusual traffic pattern or a mistaken turn into a neighborhood. Although these are infrequent circumstances, they must be accounted for and cannot be assessed to properties within the District. It is conservatively estimated that 98% of annual trips along in-tract public roads are of special benefit to properties facing the public roads and only 2% of the annual trips along in-tract public roads are of general benefit to the public at large based on negligible flow-through traffic. Therefore, a minimum of 2% of the cost to operate and maintain local streetlights in the Town will be paid by the Town and the remaining 98% will be spread proportionately to assessable properties in the Town facing a public road as identified in Appendix B (Benefit Zone C Benefit Boundary Diagram) of this Report and under Benefit Zone C in accordance with the assessment methodology described in this Report. Assessable properties in the Town facing a private road or with no public streetlighting within proximity

of the property will only pay for the special benefits attributed to streetlights located on major roadways.

**BENEFIT DETERMINATION FOR PARKS AND COMMUNITY FACILITIES (BENEFIT ZONE D)**

The Town operates and maintains an extensive network of parks, ranging from large community parks to small neighborhood parks. Existing Town parks are shown in Appendix C (Benefit Zone D Benefit Boundary Diagram) of this Report. The Town also operates and maintains the community facilities listed in Part A of this Report which are used for the support of recreational activities.

The Town's community parks and facilities attract property owners and residents from the entire Town because they offer a wide variety of amenities and recreational opportunities, including but not limited to, sports fields, tennis courts, aquatic facilities, open play fields, hiking and bicycle trails, tot lots, picnic areas, and space for public events. Also, well maintained community parks and facilities provide an enhanced desirability of property in the Town through association with these facilities. For this reason, the Town's community parks and facilities are of special and direct benefit to all parcels within the Town and general benefit is attributed to people coming in from outside the Town to utilize the Town's community parks and facilities. Per user surveys conducted at several of the Town's community parks and facilities, it was determined that 30% of the annual cost to operate and maintain community parks and facilities can be attributed to general benefit to the public at large. Therefore, 70% of the cost associated with operation and maintenance of community parks and facilities is apportioned to all properties within the Town under Benefit Zone D of the District and the 30% general benefit attributed to utilization of community parks and facilities by people coming in from outside of the Town will be funded by alternative funding sources.

Neighborhood parks are generally much smaller than community parks with less amenities, limited parking, and little to no visibility to the public at large. Neighborhood parks provide for more aesthetically pleasing neighborhoods, environmental and health benefits, community gathering places, a healthier and overall improved community image, etc. If these neighborhood parks were not installed, property nearby would not be as appealing to property owners, prospective property owners, nor patrons, which would adversely affect the value of the property. Based on a Parks and Economic Development Report published by the American Planning Association, homes located adjacent to or near parks and open space are typically valued 8-20% higher than comparable properties located further away from parks and open space, with positive price effect declining to zero about 1/2 mile away. Also, property owners and residents of properties located within a 1/2-mile +/- radius from a neighborhood park tend to be the primary users of that park due to convenience by proximity. Therefore, neighborhood parks provide a special and direct benefit to property located within 1/2 mile of a neighborhood park or neighborhood park components of a community park. Most of the properties in the Town are located within the 1/2-mile special benefit radius as shown in Appendix C (Benefit Zone D Benefit Boundary Diagram) of this Report. Although determined to be infrequent, it is reasonable

to conclude that some residents who live outside of the ½-mile radius may utilize the Town's neighborhood parks and this benefit must be accounted for and cannot be assigned to properties within the ½-mile special benefit radius. Based on the possibility that users from outside the ½-mile special benefit radius may use the Town's neighborhood parks, it is conservatively estimated that 5% of the costs to annually operate and maintain the Town's neighborhood parks can be attributed to general benefit. Therefore, 95% of the annual cost to operate and maintain the Town's neighborhood parks is apportioned to properties located within the Town and within a ½-mile radius of a neighborhood park or a neighborhood park component of a community park and the 5% for general benefit attributed to utilization of neighborhood parks by people coming in from outside the ½-mile special benefit radius will be paid by alternative funding sources.

### **ASSESSMENT METHODOLOGY**

The total operation, maintenance, and servicing costs for the landscaping, streetlighting, and parks and community facilities are apportioned in accordance with the methodology stated herein. The method for spreading the costs to each parcel is based on Equivalent Dwelling Unit factors.

The single family residential parcel has been selected as the basic unit for the calculation of assessments since it represents over 75% of the parcels within the District. Therefore, the single family residential parcel is defined as one Equivalent Dwelling Unit (EDU). The methodology used to assign EDUs to other land uses in proportion to the special benefit they receive relative to the single family residential parcel is explained in this part of the Report. The land use types used for each parcel are based on the last secured Contra Costa County property tax roll as described below.

#### **Residential Property EDU Calculation:**

Condominiums, duets, and townhomes on average have approximately 75% of the building square footage and service population as compared to a single family residential parcel. Multi-family residential units on average have approximately 2/3 of the building square footage and service population as compared to a single family residential parcel. Furthermore, studies consistently show these types of residential products impact public infrastructure proportionately less than a single family residential parcel based on average service population per residential unit. Therefore, industry standard service population figures are used to establish EDUs for developed condominiums, duets, townhomes, and multi-family residential parcels as compared to a single family residential parcel.

Approximately 40% of the total value of property in the Town is attributed to the land itself, while the remaining 60% is attributed to improvements. Also, the approximate average density for all single family residential parcels in the Town is four (4) dwelling units per acre, and the average density for low density residential property in particular is one (1) dwelling unit per acre. For vacant residential property, EDUs are calculated by multiplying the average density for single family residential parcels and low density single family residential property, respectively, by the land value factor of 0.40 to establish the special

benefit for each land use type relative to a single family residential parcel.

The service population and EDU factors for residential property are shown in Table 2 below.

TABLE 2: SERVICE POPULATION AND EDU FACTORS FOR RESIDENTIAL PROPERTY		
Land Use Description	Service Population Factor	EDU Factor
Single Family Residential Parcels	3.00 persons per residential unit	1.00 EDU per residential unit
Condominium, Duet, Townhome Parcels	2.25 persons per residential unit	0.75 EDUs per residential unit
Multi-Family Residential Parcels	2.00 persons per residential unit	0.67 EDUs per residential unit
Vacant Subdivided Single Family Residential Parcels	N/A	0.40 EDUs per parcel
Vacant Unsubdivided Residential Parcels	N/A	1.60 EDUs per acre
Vacant Unsubdivided Low Density Residential Parcels	N/A	0.40 EDUs per acre

**Non-Residential Property EDU Calculation:**

Given the wide range of land and building sizes associated with non-residential property, the EDU calculation for non-residential property is broken down into a “Land Component” and an “Improved Component”. The Land Component and Improved Component are weighted by factors of 0.40 and 0.60, respectively, based on the average share of total property values in the Town. EDUs assigned for the Land Component are based on the multiplication of the approximate average density for single family residential parcels in the Town of four (4) dwelling units per acre by the land value factor of 0.40. Therefore, EDUs for the Land Component are calculated using 1.60 EDUs per acre. EDUs assigned for the Improved Component are based on the multiplication of industry standard service populations as compared to a single family residential parcel by the improved value factor of 0.60. The EDU total for non-residential property is calculated as the sum of the Land Component and Improved Component calculated as described above for all assessable non-residential property.

The service population and EDU factors for non-residential property are shown in Table 3 below.

TABLE 3: SERVICE POPULATION AND EDU FACTORS FOR NON-RESIDENTIAL PROPERTY			
Land Use Description	Service Population Factor	Improved Component EDU Factor	Land Component EDU Factor
Commercial and Institutional Parcels	2.00 persons per 1,000 bldg. s.f.	0.40 EDUs per 1,000 bldg. s.f.	1.60 EDUs per acre
Industrial Parcels	1.00 person per 1,000 bldg. s.f.	0.20 EDUs per 1,000 bldg. s.f.	1.60 EDUs per acre
Office Parcels	3.00 persons per 1,000 bldg. s.f.	0.60 EDUs per 1,000 bldg. s.f.	1.60 EDUs per acre
Vacant Non-Residential	N/A	N/A	1.60 EDUs per acre

**Supplemental Information for EDU Calculations:**

All Benefit Zones: Undevelopable land, including land designated for park facilities, does not receive the special benefits described in this Report. Therefore, areas confirmed to be undevelopable by Town staff are not included in the EDU calculations for vacant and non-residential properties.

Benefit Zone A & B: Well maintained public landscaping provides an aesthetic appeal of properties providing a positive representation of the area, an enhanced quality of life through well maintained green space and landscaped areas, reduced criminal activity and property-related crimes against properties through well maintained surroundings, and an environmental enhancement through improved erosion control, dust and debris control, and fire prevention. Public schools do not specially benefit from the enhanced aesthetic appeal conferred to other land use types because there is such an infrequent change in ownership for school property. Also, schools primarily function during the day and have landscaping and parks on campus so they do not receive the same special benefits conferred to other land uses related to well maintained green space and landscaped areas. Therefore, public school properties receive a 75% reduction on the calculation of their EDUs for the District Benefit Zone A & B assessments.

Benefit Zone C: Parcels located on a private street or on a street with no public streetlighting are not assigned EDUs for the Local Streetlighting portion of the District Benefit Zone C assessment. Parcels located in close proximity to public streetlighting on major roadways are assigned EDUs for the Local Streetlighting portion of the District Benefit Zone C assessment.

Well maintained public streetlighting provides an aesthetic appeal of properties providing a positive representation of the area, improved traffic circulation, reduced nighttime accidents and personal property loss, and increased nighttime visibility resulting in enhanced safety in public areas. Public schools do not specially benefit from the enhanced aesthetic appeal conferred to other land use types because there is such an infrequent change in ownership for school property. Also, schools primarily function during the day and have lighting on campus so they do not receive the special benefits conferred to other land uses related to improved traffic circulation and nighttime visibility. Therefore, public school properties receive a 75% reduction on the calculation of their EDUs for the District Benefit Zone C assessment.

Benefit Zone D: The statewide park construction standard set by the Quimby Act is five (5) acres of park per 1,000 residents. Generally, the park construction standard for non-residential properties in the State is one (1) acre per 1,000 employee service population due to the much lower demand for parks as compared to residential property. Therefore, non-residential properties receive an 80% reduction on the calculation of their EDUs for the District Benefit Zone D assessment.

Public schools typically have parks and recreational facilities on-site for their student population to use during school hours and the public to use during off hours. Also, public schools do not receive the same special benefit conferred to other land use types related to the enhanced desirability of property that parks provide because there is such an infrequent change in ownership for school property. Therefore, public school parcels within the District are not assigned EDUs for the Benefit Zone D assessment.

**MAXIMUM ASSESSMENT RATES**

A summary of the Fiscal Year 2025-26 EDUs and maximum assessment rates per EDU for each Benefit Zone per the assessment methodology described above is shown in Table 4 below.

<b>TABLE 4: SUMMARY OF EDUs AND MAXIMUM ASSESSMENT RATES</b>		
<b>Benefit Zone Description</b>	<b>Total Number of EDUs</b>	<b>Maximum Assessment Rate per EDU</b>
A - Major Roadway Landscaping	13,475.68	\$90.62
B - Major Roadway Landscaping	3,996.77	\$135.93
C - Major Roadway Streetlighting	17,472.45	\$14.55
C - Local Streetlighting	12,701.35	\$27.63
D - Community Parks and Facilities	15,531.01	\$114.35
D - Neighborhood Parks	8,831.78	\$36.81

A summary of Fiscal Year 2025-26 maximum assessments for each residential land use type and Benefit Zone is summarized in Table 5 below.

<b>TABLE 5: MAXIMUM ASSESSMENT RATES BY RESIDENTIAL LAND USE TYPE</b>						
<b>Benefit Zone Description</b>	<b>Single Family Residential</b>	<b>Multi-Family Residential</b>	<b>Condominium, Duet, and Townhome</b>	<b>Vacant Subdivided Single Family Residential</b>	<b>Vacant Unsubdivided Residential</b>	<b>Vacant Unsubdivided Low Density Residential</b>
A - Major Roadway Landscaping	\$90.62 per parcel	\$60.41 per unit	\$67.97 per parcel	\$36.25 per parcel	\$144.99 per acre	\$36.25 per acre
B - Major Roadway Landscaping	\$135.93 per parcel	\$90.62 per unit	\$101.95 per parcel	\$54.37 per parcel	\$217.49 per acre	\$54.37 per acre
C - Major Roadway Streetlighting	\$14.55 per parcel	\$9.70 per unit	\$10.91 per parcel	\$5.82 per parcel	\$23.28 per acre	\$5.82 per acre
C - Local Streetlighting	\$27.63 per parcel	\$18.42 per unit	\$20.72 per parcel	\$11.05 per parcel	\$44.21 per acre	\$11.05 per acre
D - Community Parks and Facilities	\$114.35 per parcel	\$76.23 per unit	\$85.76 per parcel	\$45.74 per parcel	\$182.96 per acre	\$45.74 per acre
D - Neighborhood Parks	\$36.81 per parcel	\$24.54 per unit	\$27.61 per parcel	\$14.72 per parcel	\$58.90 per acre	\$14.72 per acre

A summary of Fiscal Year 2025-26 maximum assessments for each non-residential land use type and Benefit Zone is summarized in Table 6 below.

<b>TABLE 6: MAXIMUM ASSESSMENT RATES BY NON-RESIDENTIAL LAND USE TYPE</b>						
<b>Benefit Zone Description</b>	<b>Assessment Component</b>	<b>Non-residential Land Use Types</b>				
		<b>Commercial and Institutional*</b>	<b>Public Schools</b>	<b>Industrial</b>	<b>Office</b>	<b>Vacant Non-Residential</b>
A - Major Roadway Landscaping	Land Component	\$144.99 per acre	\$144.99 per acre	\$144.99 per acre	\$144.99 per acre	\$144.99 per acre
	Improved Component	\$36.25 per 1,000 bsf	\$9.06 per 1,000 bsf	\$18.12 per 1,000 bsf	\$54.37 per 1,000 bsf	N/A
B - Major Roadway Landscaping	Land Component	\$217.49 per acre	\$217.49 per acre	\$217.49 per acre	\$217.49 per acre	\$217.49 per acre
	Improved Component	\$54.37 per 1,000 bsf	\$13.59 per 1,000 bsf	\$27.19 per 1,000 bsf	\$81.56 per 1,000 bsf	N/A
C - Major Roadway Streetlighting	Land Component	\$23.28 per acre	\$23.28 per acre	\$23.28 per acre	\$23.28 per acre	\$23.28 per acre
	Improved Component	\$5.82 per 1,000 bsf	\$1.46 per 1,000 bsf	\$2.91 per 1,000 bsf	\$8.73 per 1,000 bsf	N/A
C - Local Streetlighting	Land Component	\$44.21 per acre	\$44.21 per acre	\$44.21 per acre	\$44.21 per acre	\$44.21 per acre
	Improved Component	\$11.05 per 1,000 bsf	\$2.76 per 1,000 bsf	\$5.53 per 1,000 bsf	\$16.58 per 1,000 bsf	N/A
D - Community Parks and Facilities	Land Component	\$36.59 per acre	\$0.00 per acre	\$36.59 per acre	\$36.59 per acre	\$36.59 per acre
	Improved Component	\$9.15 per 1,000 bsf	\$0.00 per 1,000 bsf	\$4.57 per 1,000 bsf	\$13.72 per 1,000 bsf	N/A
D - Neighborhood Parks	Land Component	\$11.78 per acre	\$0.00 per acre	\$11.78 per acre	\$11.78 per acre	\$11.78 per acre
	Improved Component	\$2.94 per 1,000 bsf	\$0.00 per 1,000 bsf	\$1.47 per 1,000 bsf	\$4.42 per 1,000 bsf	N/A

\*Does not include Public Schools.

Table 7 below provides a summary of the eight (8) possible Fiscal Year 2025-26 maximum assessment scenarios for a developed single family residential parcel. Developed single family residential parcel maximum assessment rates will range from \$219.52 to \$329.27 in Fiscal Year 2025-26.

<b>TABLE 7: MAXIMUM ASSESSMENT RATE SCENARIOS PER SINGLE FAMILY RESIDENTIAL PARCEL</b>					
<b>Scenario</b>	<b>Benefit Zone A (Major Roadway Landscaping)</b>	<b>Benefit Zone B (Major Roadway Landscaping)</b>	<b>Benefit Zone C (Streetlighting)</b>	<b>Benefit Zone D (Community Parks and Facilities)</b>	<b>Total Maximum Assessment Rate</b>
No. 1	\$90.62	\$0.00	\$14.55	\$114.35	\$219.52
No. 2	\$90.62	\$0.00	\$14.55	\$151.16	\$256.33
No. 3	\$90.62	\$0.00	\$42.18	\$114.35	\$247.15
No. 4	\$90.62	\$0.00	\$42.18	\$151.16	\$283.96
No. 5	\$0.00	\$135.93	\$14.55	\$114.35	\$264.83
No. 6	\$0.00	\$135.93	\$14.55	\$151.16	\$301.64
No. 7	\$0.00	\$135.93	\$42.18	\$114.35	\$292.46
No. 8	\$0.00	\$135.93	\$42.18	\$151.16	\$329.27

**ANNUAL ADJUSTMENTS TO DISTRICT MAXIMUM ASSESSMENT RATES**

The maximum assessment rates described above will annually increase by the annual change in the Consumer Price Index (CPI), San Francisco Bay Region (All Urban Consumers), not to exceed 3%.

**APPEAL OF DISTRICT ASSESSMENTS**

Any property owner claiming the amount or application of the District assessment is not correct may file a written notice of appeal with the Town Maintenance Services Director not later than one calendar year after having paid the District assessment that is disputed. The Town Maintenance Services Director shall promptly review the appeal and, if necessary, meet with the property owner, consider written and oral evidence regarding the amount of the District assessment, and decide the appeal. If the Maintenance Services Director’s decision requires the District assessment be modified or changed in favor of the property owner, a refund shall be made or an adjustment may be made to the next annual District assessment levy. Any dispute over the decision of the Town Maintenance Services Director shall be referred to the Town Council and the decision of the Town Council shall be final.

**PART E**

**ASSESSMENT ROLL**

A list of names and addresses of the owners of all parcels, and the description of each lot or 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 Fiscal Year 2025-26 apportioned to each lot or parcel. The Assessment Roll is on file in the Office of the Town Clerk of the Town of Danville and is shown in this Report as Appendix D.

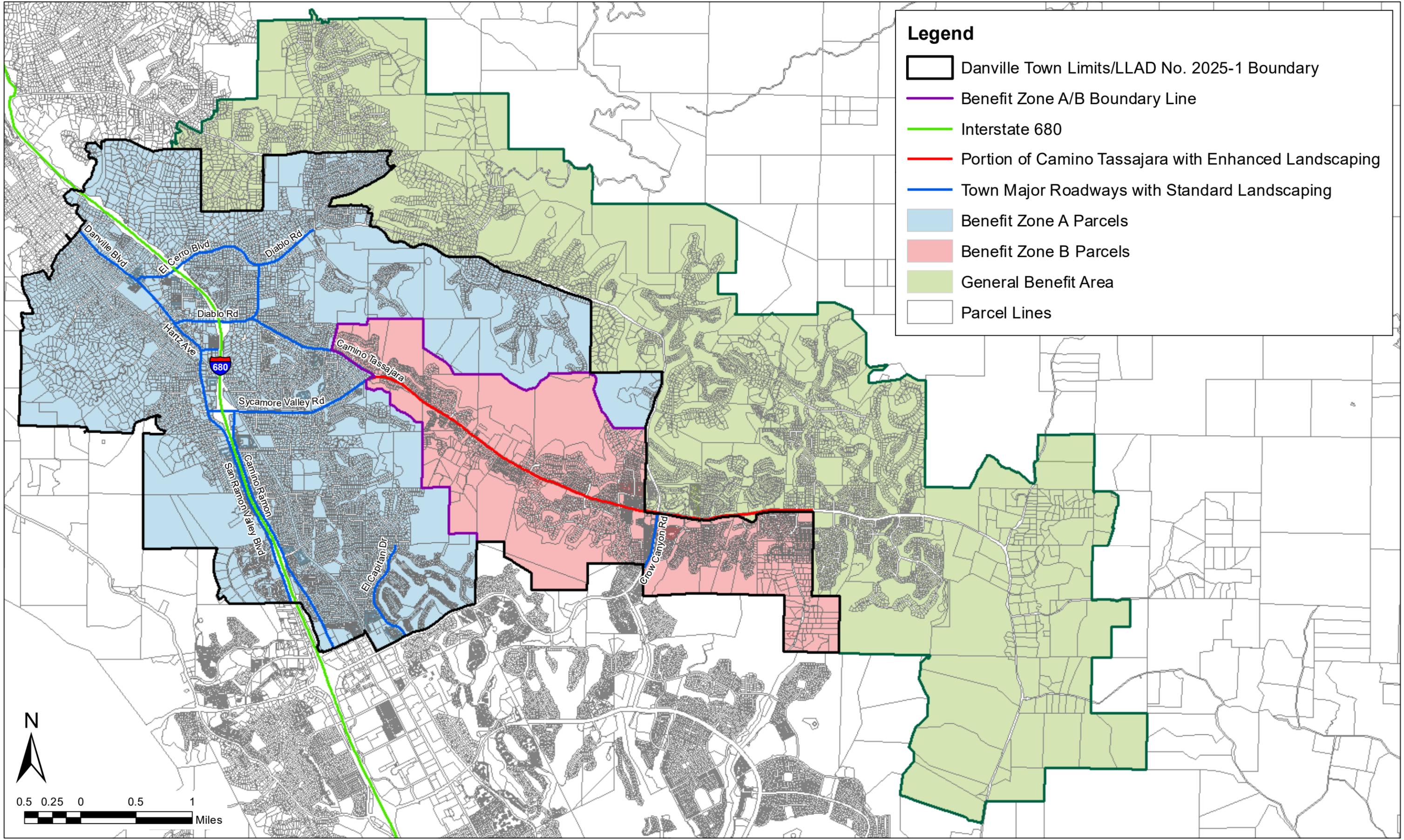
The total proposed assessment for Fiscal Year 2025-26 is \$1,221,152.18 for Benefit Zone A; \$543,243.68 for Benefit Zone B; \$604,840.50 for Benefit Zone C; and \$2,100,988.42 for Benefit Zone D.

**APPENDIX A**

**BENEFIT ZONES A & B  
BENEFIT BOUNDARY DIAGRAM**

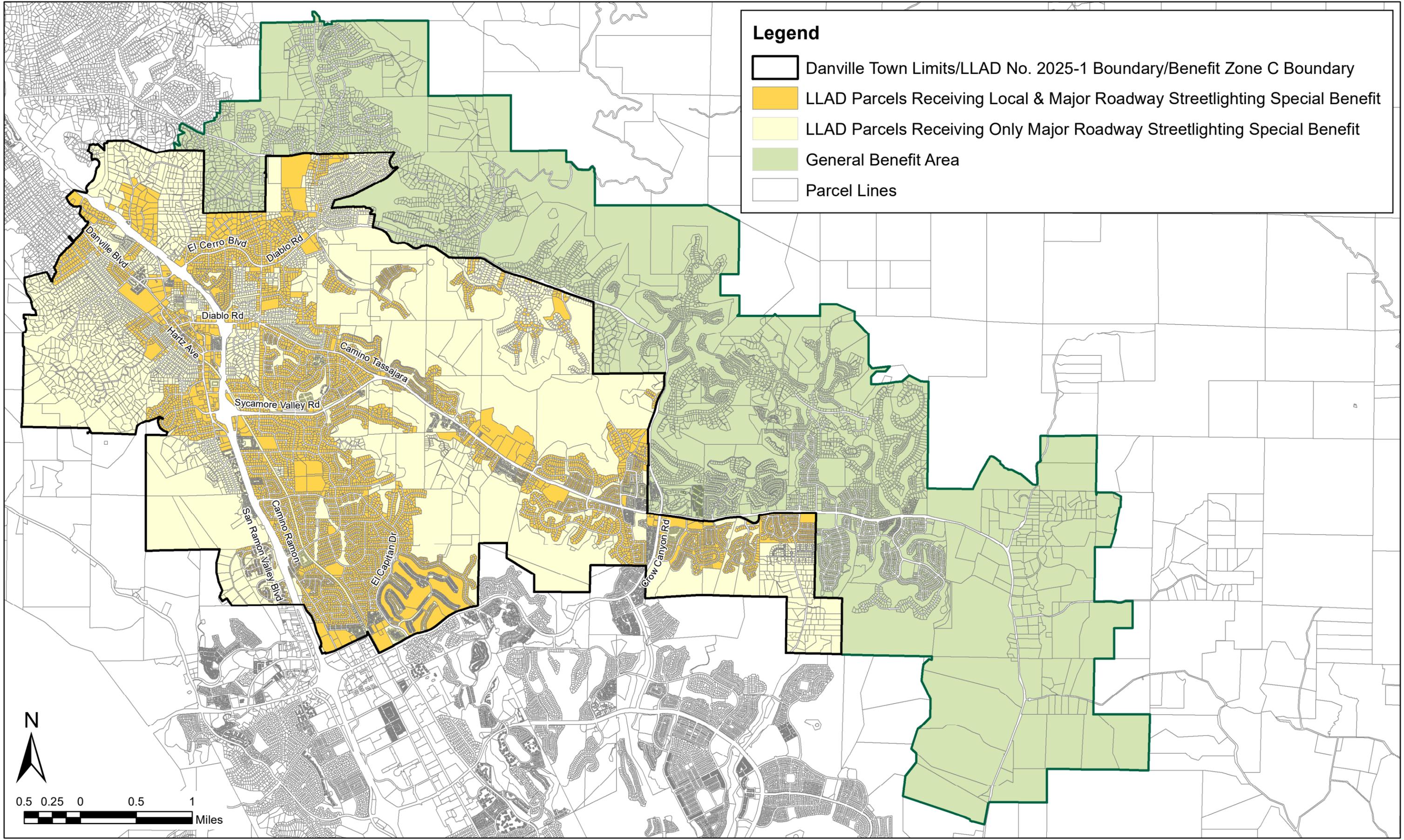
# Danville Landscaping and Lighting Assessment District No. 2025-1

## Major Roadway Landscaping (Benefit Zones A & B) Benefit Boundary Diagram



**APPENDIX B**  
**BENEFIT ZONE C**  
**BENEFIT BOUNDARY DIAGRAM**

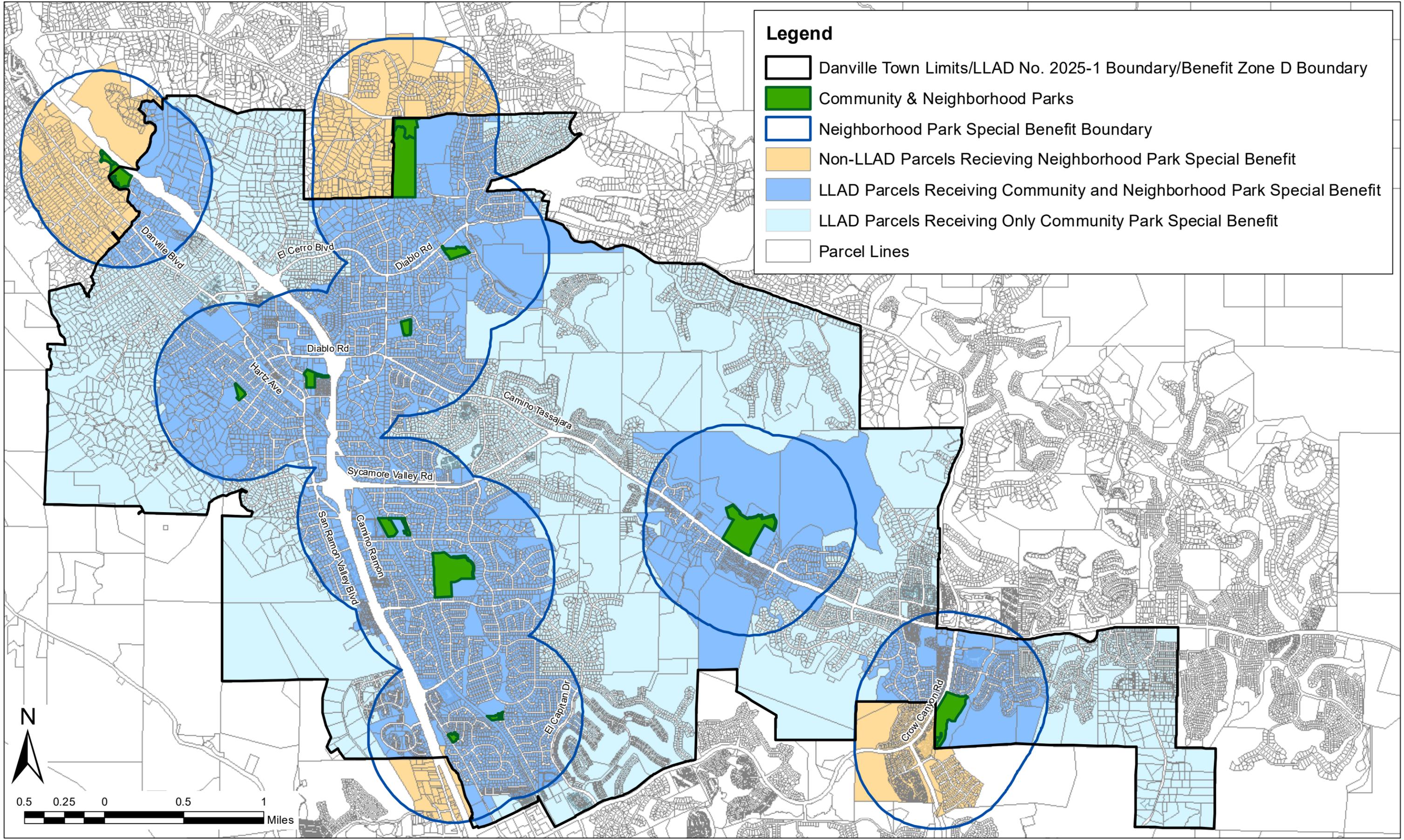
# Danville Landscaping and Lighting Assessment District No. 2025-1 Streetlighting (Benefit Zone C) Benefit Boundary Diagram



**APPENDIX C**  
**BENEFIT ZONE D**  
**BENEFIT BOUNDARY DIAGRAM**

# Danville Landscaping and Lighting Assessment District No. 2025-1

## Community and Neighborhood Parks (Benefit Zone D) Benefit Boundary Diagram



**APPENDIX D**  
**ASSESSMENT ROLL**  
**(on file with the Town Clerk)**