CITY OF NEWARK
CITY COUNCIL

City Administration Building, City Council Chambers

37101 Newark Boulevard, Newark, CA 94560 | (510) 578-4266 | E-mail: city.clerk@newark.org

AGENDA

Thursday, May 22, 2025
7:00 P.M.

Michael K. Hannon, Mayor
Eve Marie Little, Vice Mayor
Matthew Jorgens, Council Member
Terrence Grindall, Council Member
Julie Del Catancio, Council Member

A. ROLL CALL

B. PRESENTATIONS

1. Commending Tiffany Allen-Vargas for her induction into the Alameda County Womens Hall of Fame

2. Proclaiming May as Brain Tumor Awareness Month

3. Recognition of Newark Memorial High School Students

4. Introduction of employee(s)

C. PUBLIC COMMENT

The public is invited to address the City Council on any item not listed on the agenda. Public Comments are generally limited to 5 minutes per speaker. Please note that State law prohibits the Council from acting on non-agenda items.

D. CONSENT CALENDAR

Consent Calendar items are considered to be routine and may be approved by one motion. There will be no separate discussion on these items unless there is a request by a Council Member, a staff member, or a member of the public to remove an item for separate discussion and action.

1. Approval of Audited Demands

2. Approval of May 8, 2025, minutes

3. Adopt a resolution authorizing the City Manager to execute an agreement with *What's Happening's Tri-City Voice* for legal advertising services in Fiscal Year 2025-26 and delegating authority to city staff to annually contract for the publication of legal notices

4. Adopt a resolution approving the first amendment to the Contractual Services Agreement with Cumming Management Group, Inc. for construction management services and approving an amendment to the 2024-2026 Biennial Budget and Capital Improvement Plan

5. Adopt resolutions for approval of Annual Engineer's Reports, intention to levy and collect assessments and setting a public hearing for June 26, 2025, for Landscaping and Lighting District Nos. 1, 2, 4, 7, 11, 15, 16, 17, 18 and 19 for Fiscal Year 2025-26 in accordance with the provisions of the Landscaping and Lighting Act of 1972

E. PUBLIC HEARINGS

F. OTHER BUSINESS

1. Chief of Police Arguello presentation of the 2024 Newark Police Department Annual Report

G. CITY MANAGER UPDATES

H. CITY COUNCIL MATTERS

City Council Members report on attendance at intergovernmental agency meetings, conferences, and seminars since the last meeting. City Council Members may also announce upcoming events and coordinate attendance; report on local events attended since the last meeting; and make brief comments on issues of concern.

I. CLOSED SESSION

1. Closed session for conference with Labor Negotiator pursuant to California Government Code Section 54957.6. Agency Designated Representative: Mayor Hannon, Unrepresented employee: City Manager Benoun

J. ADJOURNMENT

MEETING INFORMATION

Members of the public may attend the meeting in person, watch online, or watch on Cable Channel 26. The ability to observe online or Cable Channel 26 is predicated on those technologies being available and functioning without technical difficulties. Should those platforms not be available, or become non-functioning, or should the City Council otherwise encounter technical difficulties that make those platforms unavailable, the City Council will proceed with business in person unless otherwise prohibited by law.

How to view the meeting remotely:

Livestream online at YouTube: https://www.youtube.com/@cityofnewark3077/streams
Copy/paste the YouTube URL into your browser if the link does not automatically open.

Cable Channel 26 - if the meeting does not broadcast live, please contact your service provider and request the City of Newark channel lineup.

Zoom will no longer be available for public participation unless required by Assembly Bill 2449. Should a Council Member or the Mayor attend the meeting via Zoom.com pursuant to Assembly Bill 2449, then the Webinar ID No. 856 8387 1780 will be activated. The Mayor will make an announcement at the beginning of the meeting that the City will be allowing public comment via Zoom. Raise your virtual hand to notify the City Clerk that you would like to speak during the item that you wish to speak on.

How to submit written Public Comment:
Send an email to City Clerk by 3:00 p.m. the day of the meeting. Please identify the agenda item number in the subject line of your email. Emails will be compiled into one file and will be distributed to the City Council before the meeting.

No question shall be asked of a council member, city staff, or an audience member except through the Mayor. No person shall interrupt the meeting. Any person who refuses to carry out instructions given by the Mayor for the purpose of maintaining order may be guilty of an infraction and may result in removal from the meeting.

Council Meeting Access/Materials:
The agenda packet is available for review at Agendas and Minutes. The packet is typically posted to the City website the Friday before the meeting, but no later than 72 hours before the meeting.

Pursuant to Government Code 54957.5, supplemental materials distributed less than 72 hours before this meeting, to a majority of the City Council, will be made available for public inspection at this meeting and will be posted at https://www.newarkca.gov/departments/city-manager-s-office/agendas-minutes and will concurrently be made available for public inspection during regular business hours at the David W. Smith City Hall, 37101 Newark Boulevard, Newark CA. Materials prepared by City staff and distributed during the meeting are available for public inspection at the meeting or after the meeting if prepared by some other person. Documents related to closed session items or are exempt from disclosure will not be made available for public inspection. For those persons who require special accommodations, please contact the City Clerk at least two days prior to the meeting at City Clerk or 510-578-4266.

Mission Statement
It is our mission to serve and partner with our community to continually enhance the quality of life of everyone in Newark.

Executive Team Members

David J. Benoun City Manager	**Lenka Hovorka** Assistant City Manager
Kristopher J. Kokotaylo City Attorney	**Steven Turner** Community Development Director
Jonathan Arguello Police Chief	**Edwin Miranda** CIO/Information Technology Director
Howard Young Public Works Director	**Corazon Dino** Interim Human Resources Director
Krysten Lee Finance Director	**Ryan Nishimoto** ACFD Deputy Chief
Nicholas Cuevas, Recreation and Community Services Director	

STAFF REPORT

Item B. 1.

DATE	05/22/2025
TO	Honorable Mayor and City Council Members
FROM	Sheila Harrington, City Clerk
SUBJECT	Commending Tiffany Allen-Vargas for her induction into the Alameda County Womens Hall of Fame

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The Alameda County Women's Hall of Fame recognizes outstanding women for their achievements and contributions to Alameda County and its residents. This award is in recognition of a legacy of work that has made a positive impact in the lives of residents in Alameda County. Tiffany Allen-Vargas, Founder/Coach at Tri City Athletic Center was inducted into the Hall of Fame, in April, for her contributions to the Sports and Athletics category. The Tri City Athletic Center is a 501 (c)(3) non profit organization that inspires and empowers youth athletes by offering top-notch athletic skills training and comprehensive leadership development, enabling them to emerge as future leaders within our community.

A commendation has been prepared in honor of Ms. Allen-Vargas' achievement and will be presented at the City Council meeting.

Attachments

Commendation

COMMENDATION

COMMENDING TIFFANY ALLEN VARGAS

WHEREAS, TIFFANY ALLEN VARGAS is the visionary founder and director of the Tri City Athletic Center, a nonprofit organization in Newark dedicated to motivating and empowering young athletes through extensive athletic training and leadership development programs; and

WHEREAS, TIFFANY ALLEN VARGAS has over 15 years of experience in coaching youth athletes throughout the Tri City Area and has made impactful contributions to local sports organization including her current role as the Head of Sports Performance at 1974 Newark Football Club; and

WHEREAS, TIFFANY ALLEN VARGAS is actively involved in organizing community service events in collaboration with local charities like LOV Newark and Tri City Volunteers. These initiatives encourage student athletes to engage with diverse communities, fostering important life and social skills both on and off the field; and

WHEREAS, as a former student athlete herself, TIFFANY ALLEN VARGAS recognizes the vital connection between education and athletics. She is committed to guiding each athlete she mentors to leverage their skills and knowledge towards pursuing higher education, ultimately inspiring them to give back to their community; and

WHEREAS, TIFFANY ALLEN VARGAS was recently inducted into the Alameda County Women's Hall of Fame for her exceptional contributions in the category of Sports and Athletics.

NOW, THEREFORE, I, Michael K. Hannon, Mayor of the City of Newark, on behalf of the Newark City Council, do hereby commend

TIFFANY ALLEN VARGAS

for her induction into the Alameda County Women's Hall of Fame. Her unwavering dedication, leadership, and passion has made a profound and lasting impact on the lives of young people across the Tri City Area.

IN WITNESS THEREOF, I have hereunto set forth my hand and caused the Official Seal of the City of Newark, State of California, to be affixed this Twenty-second Day of May, Two Thousand Twenty-five.

MICHAEL K. HANNON
Mayor

STAFF REPORT

Item B. 2.

DATE	05/22/2025
TO	Honorable Mayor and City Council Members
FROM	Sheila Harrington, City Clerk
SUBJECT	Proclaiming May as Brain Tumor Awareness Month

Brain tumors are a critical public health issue, with nearly 700,000 people in the United States currently living with a primary brain tumor and over 94,000 expected to be diagnosed in 2025. May is Brain Tumor Awareness Month and serves as an opportunity to honor the courage of patients, remember those we have lost, and renew our commitment to finding a cure through advocacy, innovation, and community support

A proclamation will be presented to Angela Crawford of the Jammers Strong Foundation, a local non-profit organization whose mission is to create awareness, educate, and fight for a cure for every child with cancer.

Attachments

Proclamation

PROCLAMATION NO. 1944

BRAIN TUMOR AWARENESS MONTH

WHEREAS, brain tumors, which affect individuals of all ages, genders, and backgrounds, are a critical public health issue, with nearly 700,000 people in the United States currently living with a primary brain tumor and over 94,000 expected to be diagnosed in 2025 alone; and

WHEREAS, brain tumors can be malignant or non-malignant, yet all have the potential to significantly impact the quality of life due to their location and the complexity of treatment; and

WHEREAS, increased public awareness, ongoing research, and expanded access to advanced care are essential to improving early diagnosis, treatment outcomes, and the overall well-being of those affected; and

WHEREAS, organizations, medical professionals, caregivers, and advocates work tirelessly throughout the year to support brain tumor patients and families, raise critical funding for research, and promote education; and

WHEREAS, Brain Tumor Awareness Month serves as a vital opportunity to honor the courage of patients, remember those we have lost, and renew our commitment to finding a cure through advocacy, innovation, and community support;

NOW, THEREFORE, I, Michael K. Hannon, Mayor of the City of Newark, on behalf of the Newark City Council, do hereby proclaim the month of May 2025 as:

BRAIN TUMOR AWARENESS MONTH

in the City of Newark and encourage all residents to wear gray, the awareness color for brain tumors, participate in awareness activities, and support efforts to improve the lives of those impacted by this devastating disease.

IN WITNESS THEREOF, I have hereunto set forth my hand and caused the Official Seal of the City of Newark, State of California, to be affixed this Twenty Second Day of May, Two Thousand Twenty-five.

MICHAEL K. HANNON
Mayor

STAFF REPORT

Item B. 3.

DATE	05/22/2025
TO	Honorable Mayor and City Council Members
FROM	Sheila Harrington, City Clerk
SUBJECT	Recognition of Newark Memorial High School Students

Mayor Hannon will honor students from Newark Memorial High School who have distinguished themselves through academic achievement, leadership, service to the community, and extracurricular excellence.

STAFF REPORT

Item B. 4.

DATE	05/22/2025
TO	Honorable Mayor and City Council Members
FROM	Sheila Harrington, City Clerk
SUBJECT	Introduction of employee(s)

Introduction of employee(s):

Vibha Deshmukh, Senior Civil Engineer
Danica Nelson, Child Care Instructor

STAFF REPORT

Item D. 1.

DATE	05/22/2025
TO	Honorable Mayor and City Council Members
FROM	Krysten Lee, Finance Director
SUBJECT	Approval of Audited Demands

Attachments

Audited Demands 04.24.25
Audited Demand 04.29 to 05.01

LIVE Newark CA LIVE

Payment Batch Register

Bank Account: AP - ZBA ACCOUNTS PAYABLE

Batch Date: 04/24/2025

Type	Date	Number	Source	Payee Name	EFT Bank/Account	Transaction Amount
Bank Account: AP - ZBA ACCOUNTS PAYABLE						
Check	04/24/2025	13793	Accounts Payable	ACCESS		152.90
	Invoice	Date	Description		Check Sort Code	Amount
	11498855	03/31/2025	SHREDDING SVCS MARCH 2025			152.90
Check	04/24/2025	13794	Accounts Payable	TREASURER OF ALAMEDA COUNTY		2,914.00
	Invoice	Date	Description		Check Sort Code	Amount
	JUL 24	08/16/2024	CRIME LAB FEES JULY 2024			727.00
	MAR 25	04/15/2025	CRIME LAB FEES MARCH 2025			2,187.00
Check	04/24/2025	13795	Accounts Payable	ALL CITY MANAGEMENT SERVICES, INC.		8,923.82
	Invoice	Date	Description		Check Sort Code	Amount
	100118	04/02/2025	SCHOOL CROSSING GUARD SVCS 03/16-03/29/25			8,923.82
Check	04/24/2025	13796	Accounts Payable	ALPINE AWARDS INC		257.49
	Invoice	Date	Description		Check Sort Code	Amount
	6109526	11/11/2024	UNIFORM - E.QUINTERO			257.49
Check	04/24/2025	13797	Accounts Payable	DENISE AMBRIZ		82.74
	Invoice	Date	Description		Check Sort Code	Amount
	0411-041325EXP	04/18/2025	EXPENSE REIMBURSEMENT FOR CAAEYC CONFERENCE 04/11-04/13/25			82.74
Check	04/24/2025	13798	Accounts Payable	BLAIR ARROYO		1,948.72
	Invoice	Date	Description		Check Sort Code	Amount
	0602-060525ADV	04/01/2025	FORCE SCIENCE CERT COURSE-ONTARIO			1,948.72
Check	04/24/2025	13799	Accounts Payable	BAILEY FENCE COMPANY INC		331.00
	Invoice	Date	Description		Check Sort Code	Amount
	87161	03/31/2025	COMMUNITY CENTER CL FENCE REPAIR 03/31/25			331.00
Check	04/24/2025	13800	Accounts Payable	BAY CENTRAL PRINTING		171.76
	Invoice	Date	Description		Check Sort Code	Amount
	201547	04/04/2025	BUSINESS CARD IMPRINTING-J. BALATBAT & D. DHILLON			171.76
Check	04/24/2025	13801	Accounts Payable	BAY ISLAND OFFICIALS ASSOCIATION		1,890.00
	Invoice	Date	Description		Check Sort Code	Amount
	APRIL32025	04/03/2025	OFFICIATING FOR BASKETBALL AND VOLLEYBALL GAMES FOR MAR-APR '25			1,890.00
Check	04/24/2025	13802	Accounts Payable	BPR CONSULTING GROUP, INC		301.60

	Invoice	Date	Description	Check Sort Code	Amount
	2592	03/13/2025	BI FIELD INSPECTION AND RELATED PROFESSIONAL SVCS 02/01-02/28/25		301.60
Check	04/24/2025	13803 Accounts Payable	BUREAU VERITAS NORTH AMERICA INC.		1,257.50
	Invoice	Date	Description	Check Sort Code	Amount
	RI 25010067	03/14/2025	BI FIELD INSPECTION AND RELATED PROFESSIONAL SERVICES 02/25		413.75
	RI 25010068	03/14/2025	BI FIELD INSPECTION AND RELATED PROFESSIONAL SERVICES 02/25		500.00
	RI 25010069	03/14/2025	BI FIELD INSPECTION AND RELATED PROFESSIONAL SERVICES 02/25		343.75
Check	04/24/2025	13804 Accounts Payable	STATE DISBURSEMENT UNIT		1.38
	Invoice	Date	Description	Check Sort Code	Amount
	PPE 4.12.25	04/17/2025	GARNISH - CASE 200000002128365 - 3/30/25-4/12/25		1.38
Check	04/24/2025	13805 Accounts Payable	FREMONT CHEVROLET/FREMONT BUICK GMC CADILLAC		1,665.48
	Invoice	Date	Description	Check Sort Code	Amount
	1161609	04/12/2025	VEH 1004 DIAG CHECK ENGINE LIGHT 03/25/25		1,665.48
Check	04/24/2025	13806 Accounts Payable	CINTAS CORP		1,208.14
	Invoice	Date	Description	Check Sort Code	Amount
	1905531007	03/11/2025	BLDG INSPECTION/COMMUNITY DEV POLOS		982.52
	1905563281	03/25/2025	HR PROVIDED POLO		55.30
	1905534761	03/12/2025	CITY POLO		170.32
Check	04/24/2025	13807 Accounts Payable	PETTY CASH CUSTODIAN - JOHNA COULTHARD		534.43
	Invoice	Date	Description	Check Sort Code	Amount
	122324-032125	04/09/2025	PETTY CASH REPLENISHMENT 12/23/24-03/21/25		534.43
Check	04/24/2025	13808 Accounts Payable	CORELOGIC SOLUTIONS, LLC		225.00
	Invoice	Date	Description	Check Sort Code	Amount
	30769727	03/31/2025	INVESTIGATIVE REAL ESTATE INFO RESEARCH - SVCS THRU 03/31/25		225.00
Check	04/24/2025	13809 Accounts Payable	CREATIVE SUPPORTS INC		5,640.67
	Invoice	Date	Description	Check Sort Code	Amount
	34907	03/27/2025	CHAIRS-DISPATCH		5,640.67
Check	04/24/2025	13810 Accounts Payable	KATHERINNE DARDON		55.16
	Invoice	Date	Description	Check Sort Code	Amount
	0412-041325EXP	04/18/2025	EXPENSE REIMBURSEMENT FOR CAAEYC CONFERENCE 04/12-04/13/25		55.16
Check	04/24/2025	13811 Accounts Payable	DEPARTMENT OF JUSTICE		356.00
	Invoice	Date	Description	Check Sort Code	Amount
	807494	04/03/2025	FINGERPRINTING FEES - 03/25		356.00
Check	04/24/2025	13812 Accounts Payable	EAST BAY LAWN MOWER		425.32
	Invoice	Date	Description	Check Sort Code	Amount
	42319	04/10/2025	SMALL EQUIPMENT PARTS		251.35
	42250	04/10/2025	SMALL EQUIPMENT SERVICE 04/10/25		173.97
Check	04/24/2025	13813 Accounts Payable	FAMA TECHNOLOGIES, INC		55.00
	Invoice	Date	Description	Check Sort Code	Amount

	7518	03/31/2025	SOCIAL MEDIA SCREENS 03/31/25			55.00
Check	04/24/2025	13814 Accounts Payable	FEDEX			36.90
	Invoice	Date	Description		Check Sort Code	Amount
	8-827-24927	04/11/2025	PACKAGE DELIVERY 3/27/25			36.90
Check	04/24/2025	13815 Accounts Payable	FOLGERGRAPHICS, INC			4,324.79
	Invoice	Date	Description		Check Sort Code	Amount
	143294	03/31/2025	PRINT SPRING 2025 ISSUE OF CITY NEWSLETTER 3/28/25			4,324.79
Check	04/24/2025	13816 Accounts Payable	FREMONT FORD/AUTOBODY OF FREMONT			275.00
	Invoice	Date	Description		Check Sort Code	Amount
	448276	04/16/2025	CATALYTIC CONVERTER SERVICE 04/16/25			275.00
Check	04/24/2025	13817 Accounts Payable	G BORTOLOTTO & CO INC			98,128.76
	Invoice	Date	Description		Check Sort Code	Amount
	5155RET	01/07/2025	RETENTION PAYMENT, PROJECT 1300			98,128.76
Check	04/24/2025	13818 Accounts Payable	GACHINA LANDSCAPE MANAGEMENT, INC.			29,780.60
	Invoice	Date	Description		Check Sort Code	Amount
	E 227825B	04/01/2025	MAINTENANCE CONTRACT APRIL 2025			19,904.94
	E 227825A	04/01/2025	MAINTENANCE CONTRACT APRIL 2025			9,875.66
Check	04/24/2025	13819 Accounts Payable	ROBERTO GARCIA-ACOSTA			49.00
	Invoice	Date	Description		Check Sort Code	Amount
	041125EXP	04/16/2025	EFORMS SUBSCRIPTION - MONTHLY PLAN			49.00
Check	04/24/2025	13820 Accounts Payable	GRAINGER			1,211.30
	Invoice	Date	Description		Check Sort Code	Amount
	9457085950	03/31/2025	STREETS SHOP SIDE BEAM BRACKET			12.58
	9457444793	03/31/2025	SILLIMAN THERMAL EXPANSION TANK 2 GAL			46.10
	9463079633	04/04/2025	BLDG EXTENSION LADDER			444.58
	9462175952	04/03/2025	MAXLINE COMPRESSED AIR FITTING			108.99
	9460770754	04/02/2025	SVC HOSE REEL			396.67
	9460770747	04/02/2025	FS USONIC, CIVIC CENTER BATTERY, AND SILLIMAN SPLIT BOLT			202.38
Check	04/24/2025	13821 Accounts Payable	HARRINGTON INDUSTRIAL PLASTICS LLC			352.66
	Invoice	Date	Description		Check Sort Code	Amount
	003V0093	04/01/2025	SILLIMAN FLANGE, ELBOW, COUPLINGS AND GASKET FOR POOL REPAIR+			245.96
	003V0094	04/01/2025	SILLIMAN ELBOW AND COUPING-POS			106.70
Check	04/24/2025	13822 Accounts Payable	JUAN HERRERA			881.18
	Invoice	Date	Description		Check Sort Code	Amount
	0408-041125EXP	04/17/2025	SEX OFFENDER SUPERVISION OFFICER 04/08-04/11/25			881.18
Check	04/24/2025	13823 Accounts Payable	REBECCA HICKS			172.01
	Invoice	Date	Description		Check Sort Code	Amount
	0318-032025EXP	04/18/2025	EXPENSE REIMBURSEMENT FOR CPRS CONFERENCE 03/18-03/20/25			172.01
Check	04/24/2025	13824 Accounts Payable	HILLYARD			4,228.69

	Invoice	Date	Description	Check Sort Code	Amount
	605779361	03/27/2025	LIBRARY JANITORIAL SUPPLIES		4,228.69
Check	04/24/2025	13825 Accounts Payable	INTIME SERVICES		18,800.00
	Invoice	Date	Description	Check Sort Code	Amount
	13534	02/28/2025	PAYROLL MODULE FEE THRU 12/31/25		18,800.00
Check	04/24/2025	13826 Accounts Payable	L.N. CURTIS & SONS		88.72
	Invoice	Date	Description	Check Sort Code	Amount
	INV927022	03/17/2025	BLACK BASKETWEAVE MAG POUCH		88.72
Check	04/24/2025	13827 Accounts Payable	GOVERNMENT TECHNOLOGY GROUP, LLC		32,495.00
	Invoice	Date	Description	Check Sort Code	Amount
	203	04/03/2025	BROADBAND MASTER PLAN INITIATIVES - 75% COMPLETION 04/03/25		32,495.00
Check	04/24/2025	13828 Accounts Payable	LEXIS NEXIS RISK DATA MANAGEMENT INC		848.40
	Invoice	Date	Description	Check Sort Code	Amount
	1100089391	01/31/2025	BACKGROUND CHECKS JANUARY 2025		424.20
	1100101587	02/28/2025	BACKGROUND CHECKS FEBRUARY 2025		424.20
Check	04/24/2025	13829 Accounts Payable	LEXISNEXIS RISK DATA MANAGEMENT INC.		424.20
	Invoice	Date	Description	Check Sort Code	Amount
	1100113578	03/31/2025	BACKGROUND CHECKS MARCH 2025		424.20
Check	04/24/2025	13830 Accounts Payable	LEXISNEXIS RISK SOLUTIONS FL INC		50.00
	Invoice	Date	Description	Check Sort Code	Amount
	1300106649	03/31/2025	INVESTIGATIVE INFO RESEARCH - 3/31/25		50.00
Check	04/24/2025	13831 Accounts Payable	LPC SERVICES, INC.		267.00
	Invoice	Date	Description	Check Sort Code	Amount
	79805	03/31/2025	PEST SERVICES - CITY HALL #102699 3/31/25		267.00
Check	04/24/2025	13832 Accounts Payable	MADONNA LUISTRO		27.58
	Invoice	Date	Description	Check Sort Code	Amount
	041225EXP	04/18/2025	EXPENSE REIMBURSEMENT FOR CAAEYC CONFERENCE 04/12/25		27.58
Check	04/24/2025	13833 Accounts Payable	ANDREW MUSANTRY		695.51
	Invoice	Date	Description	Check Sort Code	Amount
	040625-040925EXP	04/17/2025	FTO COURSE-SAN LUIS OBISPO 04/06-04/09/25		695.51
Check	04/24/2025	13834 Accounts Payable	OSBORNE LUMBER COMPANY, INC.		1,578.03
	Invoice	Date	Description	Check Sort Code	Amount
	100510	01/22/2025	LUMBER-BACKSTOP		23.69
	101471	03/17/2025	LUMBER-YARD STEPS		730.43
	20001193	01/15/2025	LUMBER-BACKSTOP		823.91
Check	04/24/2025	13835 Accounts Payable	PACIFIC GAS & ELECTRIC		77,725.48
	Invoice	Date	Description	Check Sort Code	Amount
	7578-041025	04/10/2025	CITYWIDE ELECTRICITY 04/10/25		77,725.48

Check	04/24/2025	13836	Accounts Payable	PAKPOUR CONSULTING GROUP, INC.	24,220.88
	Invoice	Date	Description	Check Sort Code	Amount
	4716	04/04/2025	PRJ MANAGEMENT SVCS - CENTRAL AVE OVERPASS PRJ 03/01-03/31/25		18,340.88
	4715	04/04/2025	ON-CALL CIVIL ENGINEERING PLAN REVIEW SERVICES 03/01-03/31/25		5,880.00
Check	04/24/2025	13837	Accounts Payable	PET BENEFIT SOLUTION	60.50
	Invoice	Date	Description	Check Sort Code	Amount
	199276	04/17/2025	TOTAL PET PLAN - APRIL 2025 PREMIUMS		60.50
Check	04/24/2025	13838	Accounts Payable	ANTHONY PIQUETTE	356.16
	Invoice	Date	Description	Check Sort Code	Amount
	0304-030725EXP	04/01/2025	CRITICAL INCIDENT STRESS MANAGEMENT 03/04-03/07/25		356.16
Check	04/24/2025	13839	Accounts Payable	PLAN JPA	1,720.00
	Invoice	Date	Description	Check Sort Code	Amount
	PLAN-0246	04/04/2025	GENERAL LIABILITY CLAIMS FY24/25 - FEBRUARY 2025		1,720.00
Check	04/24/2025	13840	Accounts Payable	REDFLEX TRAFFIC SYSTEMS, INC.	17,400.00
	Invoice	Date	Description	Check Sort Code	Amount
	INV0096914	03/31/2025	REDLIGHT CAMERA MONITORING MARCH 2025		17,400.00
Check	04/24/2025	13841	Accounts Payable	RESOLUTEGUARD, LLC	5,544.00
	Invoice	Date	Description	Check Sort Code	Amount
	5809	01/21/2025	AUTOMATED PENETRATION TESTING SOFTWARE 01/12/25-01/11/26		5,544.00
Check	04/24/2025	13842	Accounts Payable	REVOLUTION DANCEWEAR, LLC	4,703.05
	Invoice	Date	Description	Check Sort Code	Amount
	REV-364918	02/07/2025	DANCE COSTUMES		4,703.05
Check	04/24/2025	13843	Accounts Payable	ROSS RECREATION EQUIPMENT, INC.	1,592.22
	Invoice	Date	Description	Check Sort Code	Amount
	I27116	03/14/2025	CIVIC CENTER TIRE SWING REPLACEMENT PARTS		1,395.10
	I27108	03/14/2025	BYINGTON CLIFF CLIMBER PARTS		197.12
Check	04/24/2025	13844	Accounts Payable	SEDGWICK	918.75
	Invoice	Date	Description	Check Sort Code	Amount
	BRS-0020714	12/23/2024	REMOTE RISK CONTROL - NOVEMBER 2024		262.50
	BRS-0020713	12/23/2024	REMOTE RISK CONTROL - OCTOBER 2024		656.25
Check	04/24/2025	13845	Accounts Payable	SIEMENS INDUSTRY, INC.	1,944.00
	Invoice	Date	Description	Check Sort Code	Amount
	5331847437	03/31/2025	SILLIMAN FIRE PANEL COMMUNICATION REPAIR 03/31/25		1,944.00
Check	04/24/2025	13846	Accounts Payable	SOUTHERN COMPUTER WAREHOUSE	4,393.00
	Invoice	Date	Description	Check Sort Code	Amount
	INV00836002	03/25/2025	C2G USB C TO USB A ADAPTER		233.64
	INV00836003	03/25/2025	C2G USB C TO USB A ADAPTER		545.15
	INV00836004	03/25/2025	5C NFC STOCK BP		3,614.21
Check	04/24/2025	13847	Accounts Payable	CENTERVILLE LOCKSMITH	64.37
	Invoice	Date	Description	Check Sort Code	Amount

	343308	04/08/2025	FLEET REPLACEMENT KEYS-2006 TOYOTA TUNDRA			64.37
Check	04/24/2025	13848 Accounts Payable	STAPLES			714.39
	Invoice	Date	Description		Check Sort Code	Amount
	7004743742	03/31/2025	OFFICE SUPPLIES 02/26; 03/19-03/25/25 (APS #25-24)			714.39
Check	04/24/2025	13849 Accounts Payable	VEHICLE REGISTRATION COLLECTIONS			1,456.00
	Invoice	Date	Description		Check Sort Code	Amount
	PPE 4.12.25	04/17/2025	GARNISH - CASE 25E776220221 - 3/30/25-4/12/25			1,456.00
Check	04/24/2025	13850 Accounts Payable	SYSERCO, INC			9,876.75
	Invoice	Date	Description		Check Sort Code	Amount
	16879	04/01/2025	ENERGY MANAGEMENT SERVICES 04/25-06/25			9,876.75
Check	04/24/2025	13851 Accounts Payable	THE ECOHERO SHOW LLC			1,500.00
	Invoice	Date	Description		Check Sort Code	Amount
	3229	03/31/2025	RECYCLING AND WASTE REDUCTION OUTREACH TO SCHOOLS 03/25			1,500.00
Check	04/24/2025	13852 Accounts Payable	THE ED JONES CO INC			152.33
	Invoice	Date	Description		Check Sort Code	Amount
	58593	03/31/2025	TOP NAME RIBBON-SHAFFER, PEREZ			152.33
Check	04/24/2025	13853 Accounts Payable	THE KPA GROUP			23,475.00
	Invoice	Date	Description		Check Sort Code	Amount
	016	03/31/2025	ON-CALL ARCHITECTURAL SERVICES TASK ORDER 1D 03/01-03/31/25			23,475.00
Check	04/24/2025	13854 Accounts Payable	SHAWN TORRES			320.04
	Invoice	Date	Description		Check Sort Code	Amount
	0304-030725EXP	04/01/2025	ASSISTING INDIVIDUALS IN CRISIS INTERVENTIONS 03/04-03/07/25			320.04
Check	04/24/2025	13855 Accounts Payable	TRUE NORTH COMPLIANCE SERVICES, INC.			2,185.00
	Invoice	Date	Description		Check Sort Code	Amount
	25-02-032	03/01/2025	BI FIELD INSPECTION AND RELATED PROFESSIONAL SERVICES 02/25			2,185.00
Check	04/24/2025	13856 Accounts Payable	TURBO DATA SYSTEMS, INC			706.00
	Invoice	Date	Description		Check Sort Code	Amount
	45379	03/31/2025	E-CITATION MARCH 2025			706.00
Check	04/24/2025	13857 Accounts Payable	UNION PACIFIC RAILROAD COMPANY			417.90
	Invoice	Date	Description		Check Sort Code	Amount
	90139505	10/11/2024	PRELIMINARY ENGINEERING SVCS FOR MOWRY VILLAGE PROJECT - 06/24			417.90
Check	04/24/2025	13858 Accounts Payable	UNITED STATES POSTMASTER			350.00
	Invoice	Date	Description		Check Sort Code	Amount
	2025 BULK FEE	04/20/2025	BULK MAILING PERMIT 2025			350.00
Check	04/24/2025	13859 Accounts Payable	UNIVERSAL BUILDING SERVICES & SUPPLY CO			45,249.95
	Invoice	Date	Description		Check Sort Code	Amount
	534087	03/31/2025	JANITORIAL SERVICES - LIBRARY MARCH 2025			5,979.14
	2025-0301	03/31/2025	JANITORIAL SERVICES - CITYWIDE MARCH 2025			37,118.81

	534820	03/31/2025	COMMUNITY CENTER ANNEX ADDITIONAL SERVICE 3/13/25			315.00
	534819	03/31/2025	COMMUNITY CENTER ANNEX-WINDOW WASH 3/5/25			480.00
	534818	03/31/2025	PD WINDOW WASH 3/24-3/25/25			1,357.00
Check	04/24/2025	13860 Accounts Payable	BOSCO OIL INC DBA VALLEY OIL			25,099.84
	Invoice	Date	Description		Check Sort Code	Amount
	221141	04/16/2025	GASOLINE 04/16/25			19,184.43
	221142	04/16/2025	DIESEL FUEL 04/16/25			5,915.41
Check	04/24/2025	13861 Accounts Payable	WEISSMAN'S DESIGNS FOR DANCE			450.68
	Invoice	Date	Description		Check Sort Code	Amount
	254288516	03/17/2025	COSTUME COSTS FOR 2025 DANCE REVUE			450.68
Check	04/24/2025	13862 Accounts Payable	WEST COAST ARBORISTS INC			1,950.00
	Invoice	Date	Description		Check Sort Code	Amount
	227753	03/31/2025	STREET TREE MAINTENANCE 03/16-03/31/25			1,950.00
Check	04/24/2025	13863 Accounts Payable	WEX BANK			1,431.31
	Invoice	Date	Description		Check Sort Code	Amount
	104019295	04/06/2025	CHEVRON CC 04/06/25			1,431.31
Check	04/24/2025	13864 Accounts Payable	GRAY-BOWEN-SCOTT			4,305.00
	Invoice	Date	Description		Check Sort Code	Amount
	22655	03/31/2025	GRANT MANAGEMENT SERVICES 02/25			4,305.00
Check	04/24/2025	13865 Accounts Payable	ORION SECURITY			1,444.00
	Invoice	Date	Description		Check Sort Code	Amount
	131325	04/19/2025	UNARMED, UNIFORMED SECURITY GUARD SERVICES-04/14/25 - 04/18/25			1,444.00
Check	04/24/2025	13866 Accounts Payable	ZUMAR INDUSTRIES			4,828.32
	Invoice	Date	Description		Check Sort Code	Amount
	51757	03/31/2025	STREET SIGNS AND ANCHORMATE			4,828.32
Check	04/24/2025	13867 Accounts Payable	AMEC FOSTER WHEELER			3,000.00
	Invoice	Date	Description		Check Sort Code	Amount
	182374	04/17/2025	ENCP2018-0025 RFND			3,000.00
Check	04/24/2025	13868 Accounts Payable	MEARS GROUP INC.			1,000.00
	Invoice	Date	Description		Check Sort Code	Amount
	189062	04/17/2025	ENCP2018-0202 RFND			1,000.00
Check	04/24/2025	13869 Accounts Payable	VARDHAN , HARSH			1,000.00
	Invoice	Date	Description		Check Sort Code	Amount
	2024-2877	04/17/2025	ENCP2024-0029 RFND			1,000.00
EFT	04/24/2025	1510 Accounts Payable	CLIENTFIRST TECHNOLOGY CONSULTING	122037760 / 001064667052		675.00
	Invoice	Date	Description		Check Sort Code	Amount
	18149	03/31/2025	SECURITY CAMERAS BLDG ACCESS MGMT 03/01-03/31/25			675.00
EFT	04/24/2025	1511 Accounts Payable	REDWOOD PUBLIC LAW, LLP	121000358 / 325192270245		160.50
	Invoice	Date	Description		Check Sort Code	Amount
	14094	02/28/2025	LEGAL SVCS FOR PACIFIC RESEARCH CTR - SVCS THRU 02/28/25			160.50

AP ZBA ACCOUNTS PAYABLE Totals:	Transactions: 79	$495,503.86
Checks:	77	$494,668.36
EFTs:	2	$835.50

LIVE Newark CA LIVE

Payment Batch Register

Bank Account: AP - ZBA ACCOUNTS PAYABLE

Batch Date: 04/29/2025

Type	Date	Number	Source	Payee Name	EFT Bank/Account	Transaction Amount
Bank Account: AP - ZBA ACCOUNTS PAYABLE						
Check	04/29/2025	13870	Accounts Payable	G BORTOLOTTO & CO INC		120,025.05

Invoice	Date	Description	Check Sort Code	Amount
5155RET.1	04/29/2025	RETENTION PAYMENT, PROJECT 1300		120,025.05

AP ZBA ACCOUNTS PAYABLE Totals:		Transactions: 1	$120,025.05
Checks:	1	$120,025.05	

LIVE Newark CA LIVE

Payment Batch Register

Bank Account: AP - ZBA ACCOUNTS PAYABLE

Batch Date: 05/01/2025

Type	Date	Number	Source	Payee Name	EFT Bank/Account	Transaction Amount
Bank Account: AP - ZBA ACCOUNTS PAYABLE						
Check	05/01/2025	13871	Accounts Payable	HEALTH AND HUMAN RESOURCE CENTER, INC		247.86
	Invoice	Date	Description		Check Sort Code	Amount
	E0343461	04/09/2025	EMPLOYEE ASSISTANT PROGRAM (EAP) - MAY 2025			247.86
Check	05/01/2025	13872	Accounts Payable	ALAMEDA COUNTY FIRE DEPARTMENT		1,146,323.08
	Invoice	Date	Description		Check Sort Code	Amount
	2024-25-303	04/10/2025	CONTRACT FIRE SERVICES - 04/25			1,146,323.08
Check	05/01/2025	13873	Accounts Payable	AT&T		101.89
	Invoice	Date	Description		Check Sort Code	Amount
	2300-04012025	04/01/2025	CAPTION LISTING - 04/01-04/30/2025			101.89
Check	05/01/2025	13874	Accounts Payable	JASON AVERY		175.04
	Invoice	Date	Description		Check Sort Code	Amount
	042225EXP	04/22/2025	BOOT REIMBURSEMENT 04/22/25			175.04
Check	05/01/2025	13875	Accounts Payable	COMMUNITY PLANNING COLLABORATIVE		8,810.75
	Invoice	Date	Description		Check Sort Code	Amount
	1891	04/09/2025	ON CALL SVCS/INCLUSIONARY HSNG/TENANT PROTECTIONS - 3/25			8,810.75
Check	05/01/2025	13876	Accounts Payable	BATTERY SYSTEMS INC		319.72
	Invoice	Date	Description		Check Sort Code	Amount
	6503646	04/09/2025	BATTERIES			319.72
Check	05/01/2025	13877	Accounts Payable	BAY CENTRAL PRINTING		1,880.54
	Invoice	Date	Description		Check Sort Code	Amount
	201821	04/04/2025	B/C MASTERS SHEELS / 10,000			1,880.54
Check	05/01/2025	13878	Accounts Payable	PROJECT DEVELOPMENT & FINANCE SOLUTIONS, LLC		798.00
	Invoice	Date	Description		Check Sort Code	Amount
	6	03/17/2025	LEGAL SERVICES - SANCTUARY WEST - 02/25			370.50
	7	04/21/2025	LEGAL SERVICES - SANCTUARY WEST - 03/25			427.50
Check	05/01/2025	13879	Accounts Payable	BOUND TREE MEDICAL, LLC		79.66
	Invoice	Date	Description		Check Sort Code	Amount
	85729209	04/09/2025	CURAPLEX BLANKET			79.66

Check	05/01/2025	13880	Accounts Payable	BUREAU VERITAS NORTH AMERICA INC.	1,095.00

Invoice	Date	Description	Check Sort Code	Amount
RI 25015110	04/11/2025	BI FIELD INSPECTION AND RELATED PROF SRVCS 12/2024-03/2025		1,095.00

Check	05/01/2025	13881	Accounts Payable	CAL-WEST LIGHTING & SIGNAL MAINTENANCE	939.22

Invoice	Date	Description	Check Sort Code	Amount
250327	03/31/2025	FY24-25 STREET LIGHT MAINTENANCE 03/25		579.22
250328	03/31/2025	FY24-25 STREET LIGHT MAINTENANCE 03/25		360.00

Check	05/01/2025	13882	Accounts Payable	CALIFORNIA BUILDING STANDARDS COMMISSION	1,508.40

Invoice	Date	Description	Check Sort Code	Amount
0101-033125	04/08/2025	BUILDING STANDARDS FEES - JAN TO MAR 2025		1,508.40

Check	05/01/2025	13883	Accounts Payable	CALIFORNIA DEPARTMENT OF CONSERVATION	3,861.39

Invoice	Date	Description	Check Sort Code	Amount
0101-033125	04/08/2025	STRONG MOTION FEES - JAN TO MAR 2025		3,861.39

Check	05/01/2025	13884	Accounts Payable	CENTRALSQUARE TECHNOLOGIES, LLC	1,080.00

Invoice	Date	Description	Check Sort Code	Amount
434211	03/28/2025	PUBLIC ADMIN CONSULTING AND PROJECT MGMT SVCS 02/23-03/22/25		855.00
432329	02/27/2025	PUBLIC ADMIN CONSULTING AND PROJECT MGMT SVCS 02/09-02/22/25		225.00

Check	05/01/2025	13885	Accounts Payable	FREMONT CHEVROLET/FREMONT BUICK GMC CADILLAC	356.34

Invoice	Date	Description	Check Sort Code	Amount
165158	04/22/2025	CHEVY COVER, GUIDE, PAD AND LUMBAR		356.34

Check	05/01/2025	13886	Accounts Payable	COMCAST BUSINESS	1,557.28

Invoice	Date	Description	Check Sort Code	Amount
236820261	04/01/2025	CALNET ACCT 963534957 | 03/01-03/31/25		414.42
236820328	04/01/2025	CALNET ACCT 932687073 | 03/01-03/31/25		1,142.86

Check	05/01/2025	13887	Accounts Payable	CONSOR NORTH AMERICA, INC.	28,520.75

Invoice	Date	Description	Check Sort Code	Amount
N16N131CA.00-49	03/04/2025	CENTRAL AVE OVERPASS DESIGN SERVICES, PRJ 1014 01/01-01/31/25		28,520.75

Check	05/01/2025	13888	Accounts Payable	ALAMEDA COUNTY INFORMATION TECHNOLOGY DEPARTMENT	3,811.50

Invoice	Date	Description	Check Sort Code	Amount
112-2503036	04/10/2025	AWS ACCESS FEE MARCH 2025		3,811.50

Check	05/01/2025	13889	Accounts Payable	CSW I ST2	37,369.75

Invoice	Date	Description	Check Sort Code	Amount
2503106	03/31/2025	DESIGN SERVICES FOR OLD TOWN STREETSCAPE IMPROVEMENTS 02/25		17,111.67
2502087	02/28/2025	DESIGN SERVICES FOR OLD TOWN STREETSCAPE IMPROVEMENTS 01/25		20,258.08

Check	05/01/2025	13890	Accounts Payable	CUMMING MANAGEMENT GROUP, INC.	10,786.00

Invoice	Date	Description	Check Sort Code	Amount

	165214	02/28/2025	CONSTRUCTION MANAGEMENT SERVICES 02/25		10,786.00
Check	05/01/2025	13891 Accounts Payable	DALE HARDWARE		1,358.24
	Invoice	Date	Description	Check Sort Code	Amount
	APR'25	04/25/2025	DALE SUPPLIES 04/25/25		1,358.24
Check	05/01/2025	13892 Accounts Payable	DEPARTMENT OF TRANSPORTATION		1,616.63
	Invoice	Date	Description	Check Sort Code	Amount
	SL250614	03/24/2025	SHARED COSTS FOR TRAFFIC SIGNALS (OCT 2024-DEC 2024)		1,616.63
Check	05/01/2025	13893 Accounts Payable	ENVIRONMENTAL LOGISTICS		2,838.00
	Invoice	Date	Description	Check Sort Code	Amount
	127994	03/21/2025	HAZARDOUS WASTE REMOVAL-MOWRY SCHOOL RD 02/11/25		2,838.00
Check	05/01/2025	13894 Accounts Payable	EQUIFAX INFORMATION SVCS LLC		50.84
	Invoice	Date	Description	Check Sort Code	Amount
	2065194592	04/07/2025	CREDIT BUREAU REPORT FEES - 4/7/25		50.84
Check	05/01/2025	13895 Accounts Payable	EWING IRRIGATION PRODUCTS INC.		514.78
	Invoice	Date	Description	Check Sort Code	Amount
	25608313	04/16/2025	IRRIGATION REPAIR PARTS-VALVE, SLIP FIX, COUPLINGS, SPEARS - POS		514.78
Check	05/01/2025	13896 Accounts Payable	FLYERS ENERGY LLC		3,361.77
	Invoice	Date	Description	Check Sort Code	Amount
	25-339124	04/09/2025	MOBIL DELVAC OIL		3,361.77
Check	05/01/2025	13897 Accounts Payable	FREMONT FORD		300.59
	Invoice	Date	Description	Check Sort Code	Amount
	233962	04/22/2025	FORD REPLACEMENT PARTS-GASKET, BLADE, SCREW, NUT,RIVET, PIN		144.53
	233967	04/21/2025	FORD REPLACEMENT PARTS-SCREW, WASHER, NUT		29.98
	233966	04/22/2025	FORD REPLACEMENT PARTS-MOTOR ASY AND WEATHERSTRIP		126.08
Check	05/01/2025	13898 Accounts Payable	GRAINGER		85.74
	Invoice	Date	Description	Check Sort Code	Amount
	9466447092	04/08/2025	SHOWER CURTAIN REPLACEMENT FOR FS		85.74
Check	05/01/2025	13899 Accounts Payable	HELIX ENVIRONMENTAL PLANNING, INC.		853.75
	Invoice	Date	Description	Check Sort Code	Amount
	127335	03/30/2025	CEQA NEWPARK MALL RD STARBUCKS - KAIDENCE - SVCS THRU 03/23/25		853.75
Check	05/01/2025	13900 Accounts Payable	HOME DEPOT CREDIT SERVICES		1,751.05
	Invoice	Date	Description	Check Sort Code	Amount
	APR'25	04/13/2025	HOME DEPOT CC PURCHASE 03/12/25-04/09/25		1,751.05
Check	05/01/2025	13901 Accounts Payable	IDN WILCO		882.44
	Invoice	Date	Description	Check Sort Code	Amount
	10758961-00	04/03/2025	BLDG 6-PIN LOCK		882.44
Check	05/01/2025	13902 Accounts Payable	JEFF'S MOBILE GLASS INC.		407.62
	Invoice	Date	Description	Check Sort Code	Amount
	IJMG-0408-85492	04/08/2025	GLASS REPAIR 2013 TOYOTA 4RUNNER 04/08/25		407.62

Check	05/01/2025	13903	Accounts Payable	KIER & WRIGHT CIVIL ENGINEERS & SURVEYORS, INC.	8,600.00

Invoice	Date	Description	Check Sort Code	Amount
307092R	04/15/2025	PARTIAL TOPOGRAPHIC SURVEY 02/24-03/30/25		8,600.00

Check	05/01/2025	13904	Accounts Payable	MNS ENGINEERS INC	64,748.23

Invoice	Date	Description	Check Sort Code	Amount
87404	09/20/2024	ON-CALL PUBLIC WORKS CONSTRUCTION INSPECTION SERVICES 08/24		18,549.61
88919	02/20/2025	ON-CALL PUBLIC WORKS CONSTRUCTION INSPECTION SERVICES 01/25		21,822.75
89585	04/15/2025	ON-CALL PUBLIC WORKS CONSTRUCTION INSPECTION SERVICES 03/25		869.40
89584	04/15/2025	ON-CALL PUBLIC WORKS CONSTRUCTION INSPECTION SERVICES 03/25		23,506.47

Check	05/01/2025	13905	Accounts Payable	AVENU INSIGHTS & ANALYTICS	3,750.00

Invoice	Date	Description	Check Sort Code	Amount
INV06-020663	04/03/2025	UUT AUDIT & ANALYSIS - FIXED FEE JAN - MAR '25		3,750.00

Check	05/01/2025	13906	Accounts Payable	OGAWA-MUNE INC	1,130.06

Invoice	Date	Description	Check Sort Code	Amount
349439	04/23/2025	TREE PLANTING TREES AND ARBOR DAY TREE-POS		1,130.06

Check	05/01/2025	13907	Accounts Payable	OSBORNE LUMBER COMPANY, INC.	48.82

Invoice	Date	Description	Check Sort Code	Amount
101892	04/09/2025	STREETS LUMBER FOR FRAMING		48.82

Check	05/01/2025	13908	Accounts Payable	OWEN EQUIPMENT CO	1,696.58

Invoice	Date	Description	Check Sort Code	Amount
00066334	02/12/2025	BROOM BEAR PARTS		1,696.58

Check	05/01/2025	13909	Accounts Payable	AT&T	4,669.74

Invoice	Date	Description	Check Sort Code	Amount
000023265458	04/01/2025	BAN 9391056598 - 03/01-03/31/25		870.36
000023271264	04/01/2025	BAN 9391083983 - 03/01-03/31/25		3,799.38

Check	05/01/2025	13910	Accounts Payable	PACIFIC GAS & ELECTRIC	24,030.16

Invoice	Date	Description	Check Sort Code	Amount
3926-040325	04/03/2025	ANNUAL ELECTRICITY FOR STREET/TRAFFIC LIGHTS 02/27-03/27/25		65.20
1859-040325	04/03/2025	ANNUAL ELECTRICITY FOR STREET/TRAFFIC LIGHTS 02/27-03/27/25		3,456.39
0552-040225	04/02/2025	ANNUAL ELECTRICITY FOR STREET/TRAFFIC LIGHTS 02/26-03/26/25		96.94
9045-040225	04/02/2025	ANNUAL ELECTRICITY FOR STREET/TRAFFIC LIGHTS 02/25-03/25/25		291.17
2305-040125	04/01/2025	ANNUAL ELECTRICITY FOR STREET/TRAFFIC LIGHTS 02/25-03/25/25		130.49
7786-041825	04/18/2025	ANNUAL ELECTRICITY FOR STREET/TRAFFIC LIGHTS 03/15-04/14/25		16,340.62
7460-041425	04/14/2025	ANNUAL ELECTRICITY FOR STREET/TRAFFIC LIGHTS 02/25-03/25/25		3,456.65
0870-040325	04/03/2025	ANNUAL ELECTRICITY FOR STREET/TRAFFIC LIGHTS 02/28-03/28/25		192.70

Check	05/01/2025	13911	Accounts Payable	LIGHTHOUSE SERVICES, LLC.	2,247.00

Invoice	Date	Description	Check Sort Code	Amount
2025302	04/10/2025	COMPLIANCE HOTLINE ANNUAL FEE 5/1/25-5/1/26		2,247.00

Check	05/01/2025	13912	Accounts Payable	LINCOLN AQUATICS	815.79

Invoice	Date	Description	Check Sort Code	Amount
SL051967	03/25/2025	POOL CHEMICALS		815.79

Check	05/01/2025	13913	Accounts Payable	YORK RISK SERVICE GROUP, INC. A SEDGWICK COMPANY	3,852.50

Invoice	Date	Description	Check Sort Code	Amount
400000237881	04/07/2025	WORKERS COMPENSATION ADMIN FEES - 04/01/25-04/30/25		3,852.50

Check	05/01/2025	13914	Accounts Payable	SIEMENS INDUSTRY, INC.	6,910.31

Invoice	Date	Description	Check Sort Code	Amount
5331884493	04/11/2025	SILLIMAN SPK REPAIRS		6,910.31

Check	05/01/2025	13915	Accounts Payable	LEHR	766.33

Invoice	Date	Description	Check Sort Code	Amount
SI115653	02/25/2025	SETINA SEAT BELT RETRACTOR		766.33

Check	05/01/2025	13916	Accounts Payable	SURF TO SNOW ENVIRONMENTAL RESOURCE	120.00

Invoice	Date	Description	Check Sort Code	Amount
14198	04/18/2025	MUNICIPAL STORMWATER INSPECTION SERVICES (03/01-03/31/25)		120.00

Check	05/01/2025	13917	Accounts Payable	CLASSIC GRAPHICS	994.80

Invoice	Date	Description	Check Sort Code	Amount
50968	04/11/2025	CHEVY STEP INSTALL 04/11/25		994.80

Check	05/01/2025	13918	Accounts Payable	TEMPERATURE TECHNOLOGY INC.	3,177.41

Invoice	Date	Description	Check Sort Code	Amount
I3794	04/09/2025	COMMUNITY CENTER HEATER AND DUCT WORK 1/23/25		3,177.41

Check	05/01/2025	13919	Accounts Payable	THE GOODYEAR TIRE & RUBBER COMPANY	8,725.18

Invoice	Date	Description	Check Sort Code	Amount
184-1102365	04/07/2025	ROAD SERVICE 04/04/25		1,766.78
184-1102383	04/10/2025	ROAD SERVICE-TIRE REPLACEMENT 252 04/10/25		6,958.40

Check	05/01/2025	13920	Accounts Payable	TIREHUB, LLC	3,316.70

Invoice	Date	Description	Check Sort Code	Amount
47760476	02/18/2025	TIRES - GY EAGLE ENFORCER		1,454.66
47606197	02/10/2025	TIRES - GY WRL WORKHRSE HT		486.40
47621322	02/11/2025	TIRES - GY EAGLE ENFORCER		1,375.64

Check	05/01/2025	13921	Accounts Payable	JENNIFER TRAN	48.44

Invoice	Date	Description	Check Sort Code	Amount
0303-033125EXP	03/31/2025	MILEAGE REIMBURSEMENT 03/03-03/31/25		48.44

Check	05/01/2025	13922	Accounts Payable	URBAN PLANNING PARTNERS, INC.	2,466.75

Invoice	Date	Description	Check Sort Code	Amount
24013-250331	04/17/2025	ADU PRGM IMPLEMENTATION - SVCS THRU 03/31/25		2,466.75

Check	05/01/2025	13923	Accounts Payable	U.S. BANK CORPORATE PAYMENT SYSTEMS	38,632.18

Invoice	Date	Description	Check Sort Code	Amount
042225STMT	04/22/2025	CC PAYMENT 04/22/25		38,632.18

Check	05/01/2025	13924	Accounts Payable	VERIZON WIRELESS	12,240.29

Invoice	Date	Description	Check Sort Code	Amount

	6111297076	04/18/2025	WIRELESS SERVICE 03/19-04/18/25			12,240.29
Check	05/01/2025	13925 Accounts Payable	VISTA UNIVERSAL INC			6,750.00
	Invoice	Date	Description		Check Sort Code	Amount
	T520389	03/11/2025	SILLIMAN LIGHT BULB REPLACEMENT 02/28/25			6,750.00
Check	05/01/2025	13926 Accounts Payable	VORTEX INDUSTRIES, LLC			812.72
	Invoice	Date	Description		Check Sort Code	Amount
	43-1786694	04/08/2025	WOOD DOOR REPAIR 4/8/25			812.72
Check	05/01/2025	13927 Accounts Payable	MARIO'S BAY FRAMES			973.62
	Invoice	Date	Description		Check Sort Code	Amount
	308	02/18/2025	NEWARK CITY MAYORS IN SILVER FRAMES			973.62
Check	05/01/2025	13928 Accounts Payable	DIAZ , SASHA			500.00
	Invoice	Date	Description		Check Sort Code	Amount
	743545	04/28/2025	COMMUNITY CENTER RENTAL DEPOSIT REFUND			500.00
EFT	05/01/2025	1516 Accounts Payable	GOV CONNECTION (ACH)	211070175 / 1310873272		117,221.20
	Invoice	Date	Description		Check Sort Code	Amount
	76327254	04/03/2025	REPLACEMENT COMPUTERS - APPROVAL 2025-03			108,047.06
	76347012	04/09/2025	REPLACEMENT COMPUTERS - APPROVAL 2025-03			4,720.00
	76351160	04/10/2025	REPLACEMENT COMPUTERS - APPROVAL 2025-03			4,741.51
	76360628	04/15/2025	CREDIT - REPLACEMENT COMPUTERS			(287.37)
EFT	05/01/2025	1517 Accounts Payable	KBA DOCUMENT SOLUTIONS, LLC. (ACH)	026009674 / 351510		1,976.07
	Invoice	Date	Description		Check Sort Code	Amount
	55Y1521488	03/21/2025	COPIER LEASE YEAR 3 OF 5 - OVERAGES 02/21-03/20/25			1,976.07
EFT	05/01/2025	1518 Accounts Payable	REDWOOD PUBLIC LAW, LLP	121000358 / 325192270245		7,419.50
	Invoice	Date	Description		Check Sort Code	Amount
	14087	02/28/2025	LEGAL SERVICES - CENTRAL AVENUE OVERPASS - SVCS THRU 02/25			952.00
	14424	03/31/2025	LEGAL SERVICES FOR PROLOGIS DESIGN REVIEW - SVCS THRU 3/31/25			214.00
	14427	03/31/2025	LEGAL SVCS/SAHA ENTITLEMENTS THORNTON - SVCS THRU 3/31/25			6,253.50
AP ZBA ACCOUNTS PAYABLE Totals:			Transactions: 61			$1,592,284.00

Checks:	58	$1,465,667.23
EFTs:	3	$126,616.77

STAFF REPORT

Item D. 2.

DATE	05/22/2025
TO	Honorable Mayor and City Council Members
FROM	Sheila Harrington, City Clerk
SUBJECT	Approval of May 8, 2025, minutes

Attachments

Minutes

CITY OF NEWARK
CITY COUNCIL
City Administration Building, City Council Chambers

37101 Newark Boulevard, Newark, CA 94560 | (510) 578-4266 | E-mail: city.clerk@newark.org

Minutes

Thursday, May 8, 2025
7:00 P.M.

Vivek Marugan of Boy Scout Troop 132 led the Pledge of Allegiance.

A. ROLL CALL

Mayor Hannon called the meeting to order at 7:05 p.m. Council Members Grindall, Jorgens, Catancio, and Vice Mayor Little were present.

B. PRESENTATIONS

1. Proclamation designating May 11 to 17, 2025, as National Police Week

   Mayor Hannon presented the proclamation to Police Chief Arguello and Police Department staff.

2. Proclamation designating May 18 to 24, 2025, as Emergency Medical Services Week

   Mayor Hannon presented the proclamation to Alameda County Fire Department Fire Chief McDonald and Fire Department staff.

3. Proclamation designating May 18 to 24, 2025, as Public Works Week

   Mayor Hannon presented the proclamation to Public Works Director Young and Public Works staff.

C. PUBLIC COMMENT

Maycie Montoya requested more animal shelters. She stated that animals are living things who suffer without shelter and it hurts to see dead animals.

D. CONSENT CALENDAR

Council Member Jorgens moved, Vice Mayor Little seconded, to approve Consent Calendar items D.1 to D.4 and that reading of the titles suffice for adoption. The motion passed, 5 AYES.

1. Approval of Audited Demands

2. Approval of April 24, 2025, minutes

3. Adopt a resolution initiating the 2025 Weed Abatement Program and setting June 12, 2025, for public hearing
   Resolution No. 11741

4. Adopt a resolution initiating proceedings for the formation of Landscaping and Lighting District No. 20 for Tract 8583, approving the Engineer's Report, declaring intention to order formation of Landscaping and Lighting District No. 20 for Tract 8583 and to levy and collect assessments, and setting the public hearing date for June 26, 2025
   Resolution No. 11742

E. PUBLIC HEARINGS

F. OTHER BUSINESS

1. Adopt a resolution approving the First Amendment to the Agreement between the City of Newark and Alameda County Fire Department for fire and emergency response services
   Resolution No. 11743

   Strategic Initiatives Manager Gonzalez gave the presentation recommending approval.

Fire Chief McDonald stated it was an honor and privilege to serve the City.

Council Member Grindall stated that that the city of Union City closed a fire station, placing a burden on the City of Newark.

Vice Mayor Little moved, Council Member Grindall seconded to adopt a resolution approving the first amendment to the agreement with ACFD for fire and emergency response services. The motion passed, 5 AYES.

G. CITY MANAGER UPDATES

City Manager Benoun announced May is “Bike to Wherever” Month and the City will host an Energizer Station at Community Center Park on May 15, 2025, and the City received an Award of Merit for the Plan, Prepare, Respond, Recover Program from the California Association for Local Economic Development.

H. CITY COUNCIL MATTERS

Council Member Catancio announced that she recently toured the Police Department and Cargill Salt. The Newark Memorial High School graduation will be held on May 30, 2025 at 5 p.m. She attended the AAPI legislative caucus and the AVA Energy Finance Committee meeting. On May 21, 2025, she will chair the South Alameda Geographic Information Systems meeting.

Council Member Grindall stated that he toured Cargill Salt with Council Member Catancio. He will hold a Town Hall meeting at the Newark Library on May 25, 2025 at 3:30 pm. He requested a monthly update on the agenda of major capital projects and how the City Council could facilitate the completion of projects such as the Central Avenue Overpass Project.

Vice Mayor Little stated that her Senior Citizen workshop on Social Security was a success. She will host a Pokémon meet and greet party on May 17, 2025, and on May 27, 2025 a real estate discussion forum, The Fishing in the City event will be on June 7, 2025, at Lakeshore Park.

Mayor Hannon requested that staff place an update on the Central Avenue Overpass Project on the agenda in the next couple of months. He announced that Robert Prevost was named Pope Leo XIV, the first American to be named the head of the Catholic Church.

I. CLOSED SESSION

1. Closed session for conference with Labor Negotiators pursuant to California Government Code Section 54957.6.

Agency designated representatives: Assistant City Manager Hovorka, Interim Human Resources Director Dino, and Special Counsel Jesse Lad
Employee Organization: The Newark Police Association

Agency designated representatives: Assistant City Manager Hovorka, and Interim Human Resources Director Dino
Employee Organizations: The Newark Police Management Association and the Newark Association of Miscellaneous Employees
Unrepresented Employees: Employees subject to the Compensation and Benefit Plan for the Confidential Employee Group

Agency designated representative: Interim Human Resources Director Dino
Unrepresented Employees: Employees subject to the Compensation and Benefit Plan for the Management, Supervisory, and Professional Employee Group

No one from the public requested to speak.

At 7:58 p.m., the City Council recessed into a Closed Session.

At 9:28 p.m. the City Council reconvened in open session.

J. ADJOURNMENT

Mayor Hannon adjourned the meeting at 9:29 p.m.

STAFF REPORT
Item D. 3.

DATE	05/22/2025
TO	Honorable Mayor and City Council Members
FROM	Sheila Harrington, City Clerk
SUBJECT	Adopt a resolution authorizing the City Manager to execute an agreement with *What's Happening's Tri-City Voice* for legal advertising services in Fiscal Year 2025-26 and delegating authority to city staff to annually contract for the publication of legal notices

SUMMARY AND RECOMMENDATION

The California Government Code requires the City of Newark to publish legal notices in an adjudicated newspaper of general circulation. The City Council approves the selection of a newspaper on a fiscal year basis.

To increase efficiency and reduce administrative burden, staff proposes that the City Council delegate authority to City staff to invite bids and select the newspaper on a fiscal year basis, consistent with all state law requirements.

Staff recommends that the City Council adopt a resolution awarding an agreement to and authorizing the City Manager to execute an agreement with *What's Happening's Tri-City Voice* for legal advertising services in Fiscal Year 2025-26 and delegate authority to city staff to invite bids and contract for the publication of public notices, without returning to the City Council for approval.

BACKGROUND

The California Public Contract Code requires the City to invite bids for legal advertising services and award the contract on a fiscal year basis. A Request for Proposals was issued for legal advertising services in April. Proposals were received from the W*hat's Happening's Tri-City Voice* and the *Bay Area News Group/Fremont Argus.*

DISCUSSION/ANALYSIS

The California Government Code requires that the City of Newark print legal notices in an adjudicated newspaper of general circulation. An adjudicated newspaper of general circulation does not exist in the City and the City is legally required to use an adjudicated newspaper that is published nearest to the City. The Public Contract Code requires the City to invite bids for legal advertising and award the contract on a fiscal year basis. The *Bay Area News Group/Fremont Argus* and the *What's Happening's*

Tri-City Voice are the only newspapers that currently meet the legal requirements for publishing legal notices.

In April, the City Clerk issued a Request for Proposals (RFP) for legal advertising services. Courtesy copies were sent to the *Bay Area News Group/East Bay Times* and the *What's Happening's Tri-City Voice*. The results of their proposals are in the table below.

Newspaper	Rate per line	Column Width	Newark Circulation	Publication Date
What's Happening's Tri-City Voice (TCV)	$1.55	2.2"	1,000	Tuesdays
Bay Area News Group/Fremont Argus (BANG)	$1.26	0.937"	362	Fridays

While the rate proposed by BANG appears to be lower, factoring in the column width results in a lower rate for TCV as fewer lines would be needed per ad. The TCV also provided higher circulation numbers within the City. The TCV has provided reliable publication services for many years and recently redesigned their publication for a modern look.

The attached resolution proposes to select the TCV as the official newspaper for Fiscal Year 2025-26. The resolution also grants City staff the authority to publish a notice inviting bids and select the newspaper in future fiscal years without returning to the City Council for approval each year. This will streamline the process, resulting in greater efficiency for this annual process. This approach requires staff to issue a notice for bids and award consistent with the requirements of Public Contract Code Section 20169.

FISCAL IMPACT

The 2024-2026 Biennial Budget and Capital Improvement Plan includes sufficient funds for legal advertising in the City Clerk's departmental operating budget. Funding for subsequent fiscal years will be subject to City Council approval through the biennial budget adoption process.

REVIEW AND APPROVAL

Prepared by - Sheila Harrington, City Clerk
Reviewed by - Lenka Hovorka, Assistant City Manager
Reviewed by - Krysten Lee, Finance Director
Reviewed by - Kristopher J. Kokotaylo, City Attorney
Approved by - David J. Benoun, City Manager

Attachments

Resolution - Legal Advertising Services

RESOLUTION NO.

RESOLUTION OF THE CITY COUNCIL OF THE CITY OF NEWARK AWARDING AN AGREEMENT TO, AND AUTHORIZING THE CITY MANAGER TO EXECUTE AN AGREEMENT WITH, *WHAT'S HAPPENING'S TRI-CITY VOICE* FOR LEGAL ADVERTISING SERVICES FOR FISCAL YEAR 2025-26 AND DELEGATING AUTHORITY TO CITY STAFF TO ANNUALLY PUBLISH A NOTICE INVITING BIDS AND CONTRACT FOR THE PUBLICATION OF PUBLIC NOTICES

WHEREAS, the California Government Code requires that the City of Newark print legal notices in an adjudicated newspaper of general circulation or an adjudicated newspaper that is published nearest to the City; and

WHEREAS, the City issued a Request for Proposals (RFP) for legal advertising services, in April; and

Whereas, the City received responses to the RFP, by the deadline, from the *What's Happening's Tri-City Voice* and the *Bay Area News Group/Fremont Argus*; and

WHEREAS, the *What's Happening's Tri-City Voice,* proposed a lower rate, is an adjudicated newspaper within Alameda County, and meets all legal requirements for publication of legal notices; and

WHEREAS, requiring annual City Council approval for legal advertising contracts creates an unnecessary administrative burden; and

WHEREAS, to increase efficiency while maintaining transparency, the City Council desires to select the *What's Happening's Tri-City Voice* as the City's official newspaper for Fiscal Year 2025-26 and delegates authority to City staff to publish a notice inviting bids and select the newspaper annually.

NOW, THEREFORE, BE IT RESOLVED that the City Council of the City of Newark hereby awards the agreement for legal advertising services for Fiscal Year 2025-26 to *What's Happening's Tri-City Voice* and authorizes the City Manager to execute the agreement, in a form approved by the City Attorney.

BE IT FURTHER RESOLVED that the City Council delegates authority to City staff to publish a notice inviting bids and select the newspaper annually.

BE IT FURTHER RESOLVED that this resolution supersedes previous resolutions awarding legal advertising services**.**

STAFF REPORT

Item D. 4.

DATE	05/22/2025
TO	Honorable Mayor and City Council Members
FROM	Roya Gonzalez, Strategic Initiatives Manager
SUBJECT	Adopt a resolution approving the first amendment to the Contractual Services Agreement with Cumming Management Group, Inc. for construction management services and approving an amendment to the 2024-2026 Biennial Budget and Capital Improvement Plan

SUMMARY AND RECOMMENDATION

The City of Newark previously entered into a Contractual Services Agreement with Cumming Management Group, Inc. (Cumming Group) for construction management services related to the Newark Resource Center, Project 1360. Greater contractor oversight and a significant project scope change have led to an increased need for construction management services beyond the current agreement's not-to-exceed amount and timeframe.

Staff recommends that the City Council, by resolution, authorize the City Manager to execute an amendment to the agreement with Cumming Group to increase the not-to-exceed amount by $40,099, for a new total of $189,288 and approve an amendment to the 2024-2026 Biennial Budget and Capital Improvement Plan.

BACKGROUND

The Newark Resource Center, Project 1360, is the City's first resource center and will serve as a connection point for accessing social services in the Newark community. Community engagement efforts are currently underway to help shape the programming and services that will be offered at the center.

The project involves the renovation of an existing City building, including bathroom and kitchenette upgrades, minor roof repairs, and interior improvements. Site enhancements include landscaping in both the front and rear areas, installation of new playground equipment, construction of additional parking, and upgraded security and lighting, among other improvements.

In June 2023, the City contracted with KPA Group to provide architectural and engineering services and to develop final construction documents for the project.

On July 1, 2024, the City entered into a contract with Cumming Management Group, Inc. (Cumming Group) to provide construction management services. Cumming Group's scope of work includes a comprehensive range of tasks to support the successful execution of the project. Cumming Group assisted with the preparation and advertisement of the project for bid, which was subsequently awarded to S&H Construction, Inc. on October 10, 2024. Cumming Group has continued to provide excellent service to date. The contract provided for an initial not-to-exceed amount of $149,189.

DISCUSSION/ANALYSIS

The initial not-to-exceed amount of the agreement was based on the assumption that the project manager would support the project one day per week during construction, with construction anticipated to be completed by June 2025. A need for greater contractor oversight and an impactful change to the project scope have increased the level of effort required from the project manager. The change involves the redesign of the electrical room layout and electrical specifications to meet PG&E requirements. This change has required extensive coordination with PG&E, and while the majority of construction remains on track for completion within the original timeframe, PG&E's final completion schedule remains uncertain. This uncertainty may impact the contractor's ability to complete the project and could extend the overall project timeline.

As a result, the project has required the project manager's support for two days per week beginning in April and continuing through the end of construction and into post-construction close-out activities. Cumming Group has provided the City with a proposal to increase their level of support at an additional not-to-exceed cost of $40,099 for the remainder of the project.

Staff has reviewed the request and determined that the additional services are necessary to ensure continued progress and effective coordination. Staff recommends that the City Council authorize an amendment for an additional $40,099 under the existing contract, increasing the total not-to-exceed amount from $149,189 to $189,288, to support the successful completion of the Newark Resource Center Project.

FISCAL IMPACT

The total approved budget for the Newark Resource Center (Project 1360) is $1,992,460. However, this amount does not include the additional $40,099 requested as part of this amendment. Staff recommends a budget amendment of $40,099 to be appropriated from the unappropriated fund balance of the Capital Improvement Fund (Fund 610), which currently has a sufficient available fund balance. This budget amendment is needed to cover the shortfall for expanded construction management services.

This amendment will increase the total not-to-exceed contract amount with Cumming Management Group, Inc. from $149,189 to $189,288 and extends the agreement through September 30, 2025. Any unspent funds will remain committed to Project 1360 and will be carried forward into the next fiscal year to support project completion and post-construction closeout.

REVIEW AND APPROVAL

Prepared by - Roya Gonzalez, Strategic Initiatives Manager
Reviewed by - Lenka Hovorka, Assistant City Manager
Reviewed by - Krysten Lee, Finance Director
Reviewed by - Kristopher J. Kokotaylo, City Attorney
Approved by - David J. Benoun, City Manager

Attachments

Cumming Group Resolution

Cumming Management Group Agreement Amendment 1

Cumming Management Group Agreement

RESOLUTION NO.

RESOLUTION OF THE CITY COUNCIL OF THE CITY OF NEWARK APPROVING AN AMENDMENT TO THE CONTRACTUAL SERVICES AGREEMENT WITH CUMMING MANAGEMENT GROUP, INC. FOR CONSTRUCTION MANAGEMENT SERVICES RELATED TO THE NEWARK RESOURCE CENTER, PROJECT 1360, INCREASING THE NOT-TO-EXCEED AMOUNT BY $40,099 FOR A TOTAL NOT-TO-EXCEED AMOUNT OF $189,288 AND AMENDING THE 2024-2026 BIENNIAL BUDGET AND CAPITAL IMPROVEMENT PLAN

WHEREAS, the City of Newark previously entered into a Contractual Services Agreement with Cumming Management Group, Inc. ("Cumming Group") to provide construction management services for the Newark Resource Center (Project 1360), with an initial not-to-exceed amount of $149,189 and a contract term from July 1, 2024, to June 30, 2025; and

WHEREAS, Cumming Group has provided construction management services in support of the project, including assistance with the bid process, construction oversight, and coordination efforts; and

WHEREAS, project scope changes, particularly the redesign of the electrical room and required coordination with PG&E, have necessitated increased support from the project manager, resulting in a higher level of effort than originally anticipated; and

WHEREAS, the City has received a proposal from Cumming Group to continue providing services at an increased level through the completion of construction and post-construction close-out activities, requiring an additional not-to-exceed amount of $40,099; and

WHEREAS, staff has reviewed the proposal and determined that the additional services are necessary and justified to ensure the continued success of the project; and

WHEREAS, a budget amendment in the amount of $40,099 from the unappropriated fund balance of the Capital Improvement Fund (Fund 610) is required to fund the increase in contract cost; and

WHEREAS, the revised total not-to-exceed amount of the agreement will be $189,288.

NOW THEREFORE, BE IT RESOLVED that the City Council of the City of Newark hereby authorizes the City Manager to execute an amendment to the Contractual Services Agreement with Cumming Group, in a form approved by the City Attorney, attached hereto and incorporated herein by reference, to increase the not-to-exceed amount to $189,288.

BE IT FURTHER RESOLVED that the City Council hereby approves an amendment of the 2024-2026 Biennial Budget and Capital Improvement Plan to allocate $40,099 from the unallocated Capital Improvement Fund (Fund 610) to project account 1360 as follows:

Account	Description	Amount

TO:	610.90.094.940.6221.CIP001360	Newark Resource Center	$40,099
FR:	610.3000	Unappropriated Fund	$40,099

BE IT FURTHER RESOLVED that the City Manager is authorized to take all actions necessary to effectuate the intent of this Resolution.

FIRST AMENDMENT TO THE CONTRACTUAL SERVICES AGREEMENT BETWEEN THE CITY OF NEWARK AND CUMMING MANAGAMENT GROUP, INC.

This First Amendment to the Contractual Services Agreement between the City of Newark, a municipal corporation, ("City") and Cumming Management Group, Inc., a California Corporation ("Consultant") (sometimes referred to as "Parties") dated July 1, 2024 (the "Agreement"), is entered into as of May 23, 2025 for the provision of construction management services.

RECITALS

WHEREAS, the Parties executed the Agreement for the provision of construction management services; and

WHEREAS, Section 8.3, Amendments, of the Agreement allows the Parties to amend the Agreement provided that the amendment is in writing signed by the Parties; and

WHEREAS, the Parties desire to amend the Agreement, Section 2 to revise the not-to-exceed amount of the contract; and

WHEREAS, City staff is authorized to execute this Amendment in a form approved by the City Attorney.

NOW, THEREFORE, the Parties hereby agree as follows:

1. Section 2, Compensation, is amended to increase the not-to-exceed amount to ONE HUNDRED EIGHTY-NINE THOUSAND TWO HUNDRED EIGHTY-EIGHT AND No/100 ($189,288)

2. Section 1.1, Terms of Services, is amended to extend the contract end date to September 30, 2025.

3. With the exception of the foregoing, all other terms and conditions in the Agreement, as amended, remain in force and effect.

City of Newark

_____

David J. Benoun
City Manager

Dated: _____

Consultant

_____

Bob Olson
Senior Vice President
Cumming Management Group, Inc.

Dated: _____

Attest:

_____
Sheila Harrington
City Clerk

Approved as to Form:

_____
Kristopher J. Kokotaylo
City Attorney

Docusign Envelope ID: C3DA01F6-C93A-491F-A63D-CDE0EF48DDDF

CONSULTING SERVICES AGREEMENT BETWEEN THE CITY OF NEWARK AND CUMMING MANAGEMENT GROUP, INC. FOR CONSTRUCTION MANAGEMENT SERVICES

This Agreement for consulting services ("Agreement") is made by and between the City of Newark, a municipal corporation, ("City") and CUMMING MANAGEMENT GROUP, INC., a CORPORATION, with offices located at CALIFORNIA, ("Consultant"), (together referred to as the "Parties") as of JULY 1, 2024 (the "Effective Date").

Section 1. Services. Subject to the terms and conditions set forth in this Agreement, Consultant shall provide to City the services described in the Scope of Work attached as Exhibit A and incorporated herein, at the time and place and in the manner specified therein. In the event of a conflict in or inconsistency between the terms of this Agreement and Exhibit A, the Agreement shall prevail.

1.1 Term of Services. The term of this Agreement shall begin on the Effective Date and shall end on JUNE 30, 2025, and Consultant shall complete the work described in Exhibit A on or before that date, unless the term of the Agreement is otherwise terminated or extended, as provided for in Section 8. The time provided to Consultant to complete the services required by this Agreement shall not affect the City's right to terminate the Agreement, as referenced in Section 8. Funding for services beyond the current fiscal year will be included in future City budgets but is subject to City Council approval of annual appropriations.

1.2 Standard of Performance. Consultant shall perform all services required pursuant to this Agreement according to the standards observed by a competent practitioner of the profession in which Consultant is engaged and in the geographical area in which Consultant practices its profession.

1.3 Assignment of Personnel. Consultant shall assign only competent personnel to perform services pursuant to this Agreement. In the event that City, in its sole discretion, at any time during the term of this Agreement, desires the reassignment of any such persons, Consultant shall, immediately upon receiving notice from City of such desire of City, reassign such person or persons.

1.4 Time is of the Essence. Time is of the essence. Consultant shall devote such time to the performance of services pursuant to this Agreement as may be reasonably necessary to timely finish the Scope of Work, to meet the standard of performance provided in Section 1.1 and 1.2 above and to satisfy Consultant's obligations hereunder.

1.5 Public Works Requirements. Because the services described in Exhibit A include "work performed during the design and preconstruction phases of construction including, but not limited to, inspection and land surveying work," the services constitute a public works within the definition of Section 1720(a)(1) of the California Labor Code. As a result, Consultant is required to comply with the provisions of the Labor Code applicable to public works, to the extent set forth in Exhibit C. Consultant shall waive, indemnify, hold harmless, and defend City concerning any liability arising out of Labor Code Section 1720 *et seq.*

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1.6 Public Works Contractor Registration. Consultant agrees, in accordance with Section 1771.1 of the California Labor Code, that Consultant shall not be qualified to bid on, be listed in a bid proposal, subject to the requirements of Section 4104 of the Public Contract Code, or engage in in the performance of any contract for public work, as defined in Chapter 1 of Part 7 of Division 2 of the California Labor Code, unless currently registered and qualified to perform public work pursuant to California Labor Code section 1725.5. It is not a violation of this section for an unregistered consultant to submit a bid that is authorized by Section 7029.1 of the Business and Professions Code or by Section 10164 or 20103.5 of the Public Contract Code, provided the consultant is registered to perform public work pursuant to Section 1725.5 at the time the contract is awarded. No consultant or subcontractor of a consultant may be awarded a contract for public work on a public works project unless registered with the Department of Industrial Relations pursuant to California Labor Code section 1725.5. Consultant agrees, in accordance with Section 1771.4 of the California Labor Code, that if the work under this Agreement qualifies as public work, it is subject to compliance monitoring and enforcement by the Department of Industrial Relations.

Section 2. COMPENSATION. City hereby agrees to pay Consultant a sum not to exceed ONE HUNDRED FORTY-NINE THOUSAND ONE HUNDRED EIGHTY NINE DOLLARS AND No/100, ($149,189.00) notwithstanding any contrary indications that may be contained in Consultant's proposal for services to be performed and reimbursable costs incurred under this Agreement. In the event of a conflict between this Agreement and Consultant's proposal, attached as Exhibit A, regarding the amount of compensation, the Agreement shall prevail. City shall pay Consultant for services rendered pursuant to this Agreement at the time and in the manner set forth herein. The payments specified below shall be the only payments from City to Consultant for services rendered pursuant to this Agreement. Consultant shall submit all invoices to City in the manner specified herein. Except as specifically authorized by City in writing, Consultant shall not bill City for duplicate services performed by more than one person.

Consultant and City acknowledge and agree that compensation paid by City to Consultant under this Agreement is based upon Consultant's estimated costs of providing the services required hereunder, including salaries and benefits of employees and subcontractors of Consultant. Consequently, the parties further agree that compensation hereunder is intended to include the costs of contributions to any pensions and/or annuities to which Consultant and its employees, agents, and subcontractors may be eligible. City therefore has no responsibility for such contributions beyond compensation required under this Agreement.

2.1 Invoices. Consultant shall submit invoices, not more often than once a month during the term of this Agreement, based on the cost for services performed and reimbursable costs incurred prior to the invoice date. Invoices shall contain the following information, unless waived by the Contract Administrator:

- Serial identifications of progress bills; i.e., Progress Bill No. 1 for the first invoice, etc.;
- Project name & number if applicable;
- Purchase Order number to expedite payment;
- The beginning and ending dates of the billing period;

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- A task summary containing the original contract amount, the amount of prior billings, the total due this period, the balance available under the Agreement, and the percentage of completion;

- At City's option, for each work item in each task, a copy of the applicable time entries or time sheets shall be submitted showing the name of the person doing the work, the hours spent by each person, a brief description of the work, and each reimbursable expense;

- The total number of hours of work performed under the Agreement by Consultant and each employee, agent, and subcontractor of Consultant performing services hereunder;

- The Consultant's signature;

- Consultant shall give separate notice to the City when the total number of hours worked by Consultant and any individual employee, agent, or subcontractor of Consultant reaches or exceeds 800 hours within a 12-month period.

2.2 Monthly Payment. City shall make monthly payments, based on invoices received, for services satisfactorily performed, and for authorized reimbursable costs incurred. City shall have 30 days from the receipt of an invoice that complies with all of the requirements above to pay Consultant.

2.3 Final Payment. City shall pay the last 10% of the total sum due pursuant to this Agreement within 60 days after completion of the services and submittal to City of a final invoice, if all services required have been satisfactorily performed.

2.4 Total Payment. City shall pay for the services to be rendered by Consultant pursuant to this Agreement. City shall not pay any additional sum for any expense or cost whatsoever incurred by Consultant in rendering services pursuant to this Agreement. City shall make no payment for any extra, further, or additional service pursuant to this Agreement.

In no event shall Consultant submit any invoice for an amount in excess of the maximum amount of compensation provided above either for a task or for the entire Agreement, unless the Agreement is modified prior to the submission of such an invoice by a properly executed change order or amendment.

2.5 Hourly Rate/Fees. Unless the services provided are for a lump sum or flat fee, fees for work performed by Consultant on an hourly basis shall not exceed the amounts shown on the compensation cost proposal attached hereto as Exhibit B. In the event of a conflict in or inconsistency between the terms of this Agreement and Exhibit B, the Agreement shall prevail.

2.6 Reimbursable Expenses. Reimbursable expenses are specified in Exhibit B, attached hereto and incorporated herein. Reimbursable expenses not listed in Exhibit B are not chargeable to City. Reimbursable expenses shall not include a mark-up and are billed as a direct costs. In no event shall expenses be advanced by the City to the Consultant. Reimbursable expenses are included in the total amount of compensation provided under this Agreement that shall not be exceeded.

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2.7 Payment of Taxes. Consultant is solely responsible for the payment of employment taxes incurred under this Agreement and any similar federal or state taxes.

2.8 Payment upon Termination. In the event that the City or Consultant terminates this Agreement pursuant to Section 8, the City shall compensate the Consultant for all outstanding costs and reimbursable expenses incurred for work satisfactorily completed as of the date of written notice of termination. Consultant shall maintain adequate logs and timesheets to verify costs incurred to that date.

2.9 Authorization to Perform Services. The Consultant is not authorized to perform any services or incur any costs whatsoever under the terms of this Agreement until receipt of authorization from the Contract Administrator.

2.10. Business License. The Consultant is not authorized to perform services or incur costs whatsoever under the terms of this Agreement until Consultant applies for and has been issued a business license from the City pursuant to Title 5 of the Newark Municipal Code.

Section 3. FACILITIES AND EQUIPMENT. Except as set forth herein, Consultant shall, at its sole cost and expense, provide all facilities and equipment that may be necessary to perform the services required by this Agreement. City shall make available to Consultant only the facilities and equipment listed in this section, and only under the terms and conditions set forth herein.

City shall furnish physical facilities such as desks, filing cabinets, and conference space, as may be reasonably necessary for Consultant's use while consulting with City employees and reviewing records and the information in possession of the City. The location, quantity, and time of furnishing those facilities shall be in the sole discretion of City. In no event shall City be obligated to furnish any facility that may involve incurring any direct expense, including but not limited to computer, long-distance telephone or other communication charges, vehicles, and reproduction facilities.

Section 4. INSURANCE REQUIREMENTS. Before beginning any work under this Agreement, Consultant, at its own cost and expense, unless otherwise specified below, shall procure the types and amounts of insurance listed below against claims for injuries to persons or damages to property that may arise from or in connection with the performance of the work hereunder by the Consultant and its agents, representatives, employees, and subcontractors. Consistent with the following provisions, Consultant shall provide proof satisfactory to City of such insurance that meets the requirements of this section and under forms of insurance satisfactory in all respects, and that such insurance is in effect prior to beginning work to the City. Consultant shall maintain the insurance policies required by this section throughout the term of this Agreement. The cost of such insurance shall be included in the Consultant's bid. Consultant shall not allow any subcontractor to commence work on any subcontract until Consultant has obtained all insurance required herein for the subcontractor(s) and provided evidence that such insurance is in effect to City. Verification of the required insurance shall be submitted and made part of this Agreement prior to execution.

4.1 Required Coverage. Consultant shall maintain all required insurance listed herein for the duration of this Agreement.

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COVERAGE	TYPE OF INSURANCE	MINIMUM LIMITS
A	**Commercial General Liability** Premises Liability; Products and Completed Operations; Contractual Liability; Personal Injury and Advertising Liability	$2,000,000 per occurrence; Bodily Injury and Property Damage $4,000,00 in the aggregate; Commercial general coverage shall be at least as broad as Insurance Services Office Commercial General Liability occurrence form CG 0001 (most recent edition) covering comprehensive General Liability on an "occurrence" basis
B	**Commercial or Business Automobile Liability** All owned vehicles, hired or leased vehicles, non-owned, borrowed and permissive uses. Personal Automobile Liability is acceptable for individual contractors with no transportation or hauling related activities	$1,000,000 per occurrence; Any Auto; Bodily Injury and Property Damage. Automobile coverage shall be at least as broad as Insurance Services Office Automobile Liability form CA 0001 (most recent edition), Code 1 (any auto). No endorsement shall be attached limiting the coverage.
C	**Workers' Compensation (WC) and Employers Liability (EL)** Required for all contractors with employees	WC: Statutory Limits EL: $100,000 per accident for bodily injury or disease. Consultant may rely on a self-insurance program to meet those requirements, but only if the program of self-insurance complies fully with the provisions of the California Labor Code. The insurer shall waive all rights of subrogation against the City and its officers, officials, employees, and volunteers for loss arising from work performed under this Agreement
D	**Professional Liability/Errors & Omissions**	$2,000,000 per occurrence $4,000,000 policy aggregate; Any deductible or self-insured

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	Includes endorsements of contractual liability	retention shall not exceed $150,000 per claim

4.2 Additional requirements. Each of the following shall be included in the insurance coverage or added as a certified endorsement to the policy:

a. All required insurance shall be maintained during the entire term of the Agreement with the following exception: Insurance policies and coverage(s) written on a claims-made basis shall be maintained during the entire term of the Agreement and until three (3) years following termination and acceptance of all work provided under the Agreement, with the retroactive date of said insurance (as may be applicable) concurrent with the commencement of activities pursuant to this Agreement

b. All insurance required above with the exception of Professional Liability, Personal Automobile Liability, Workers' Compensation and Employers Liability, shall be endorsed to name as additional insured: City of Newark, its City Council, and all City officers, agents, employees, volunteers and representatives.

c. For any claims related to this Agreement or the work hereunder, the Consultant's insurance covered shall be primary insurance as respects the City, its officers, officials, employees, and volunteers. Any insurance or self-insurance maintained by the City, its officers, officials, employees, or volunteers shall be excess of the Consultant's insurance and shall not contribute with it.

d. Each insurance policy required by this clause shall be endorsed to state that coverage shall not be canceled by either party, except after 30 days' prior written notice has been provided to the City.

e. Certificates of Insurance**:** Before commencing operations under this Agreement, Consultant shall provide Certificate(s) of Insurance and applicable insurance endorsements, in form and satisfactory to City, evidencing that all required insurance coverage is in effect. The City reserves the rights to require the Consultant to provide complete, certified copies of all required insurance policies.

f. Subcontractors**:** Consultant shall include all subcontractors as an insured (covered party) under its policies or shall furnish separate certificates and endorsements for each subcontractor. All coverages for subcontractors shall be subject to all of the requirements stated herein.

g. Claims-made limitations. The following provisions shall apply if the professional liability coverage is written on a claims-made form:

i. The retroactive date of the policy must be shown and must be before the date of the Agreement.

ii. Insurance must be maintained and evidence of insurance must be provided for at least five years after completion of the Agreement or the work, so long as commercially available at reasonable rates.

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iii. If coverage is canceled or not renewed and it is not replaced with another claims-made policy form with a retroactive date that precedes the date of this Agreement, Consultant must purchase an extended period coverage for a minimum of three (3) years after completion of work under this Agreement.

iv. A copy of the claim reporting requirements must be submitted to the City for review prior to the commencement of any work under this Agreement.

4.3 All Policies Requirements.

a. Acceptability of insurers. All insurance required by this section is to be placed with insurers with a Bests' rating of no less than A:VII. Insurance shall be maintained through an insurer with a minimum A.M. Best Rating of A- or better, with deductible amounts acceptable to the City. Acceptance of Consultant's insurance by City shall not relieve or decrease the liability of Consultant hereunder. Any deductible or self-insured retention amount or other similar obligation under the policies shall be the sole responsibility of the Consultant.

b. Deductibles and Self-Insured Retentions. Consultant shall disclose to and obtain the written approval of City for the self-insured retentions and deductibles before beginning any of the services or work called for by any term of this Agreement. At the option of the City, either: the insurer shall reduce or eliminate such deductibles or self-insured retentions as respects the City, its officers, employees, and volunteers; or the Consultant shall provide a financial guarantee satisfactory to the City guaranteeing payment of losses and related investigations, claim administration and defense expenses.

c. Wasting Policies. No policy required by this Section 4 shall include a "wasting" policy limit (i.e. limit that is eroded by the cost of defense).

d. Waiver of Subrogation. Consultant hereby agrees to waive subrogation which any insurer or contractor may require from vendor by virtue of the payment of any loss. Consultant agrees to obtain any endorsements that may be necessary to affect this waiver of subrogation. The Workers' Compensation policy shall be endorsed with a waiver of subrogation in favor of the entity for all work performed by the consultant, its employees, agents, and subcontractors.

4.4 Remedies. In addition to any other remedies City may have if Consultant fails to provide or maintain any insurance policies or policy endorsements to the extent and within the time herein required, City may, at its sole option exercise any of the following remedies, which are alternatives to other remedies City may have and are not the exclusive remedy for Consultant's breach:

- Obtain such insurance and deduct and retain the amount of the premiums for such insurance from any sums due under the Agreement;
- Order Consultant to stop work under this Agreement or withhold any payment that becomes due to Consultant hereunder, or both stop work and withhold any payment, until Consultant demonstrates compliance with the requirements hereof; and/or
- Terminate this Agreement.

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Section 5. INDEMNIFICATION AND CONSULTANT'S RESPONSIBILITIES.

Consultant shall indemnify, defend with counsel acceptable to City, and hold harmless City and its officers, officials, employees, agents and volunteers from and against any and all liability, loss, damage, claims, expenses, and costs (including without limitation, attorney's fees and costs and fees of litigation) (collectively, "Liability") of every nature arising out of or in connection with Consultant's performance of the Services or its failure to comply with any of its obligations contained in this Agreement, except such Liability caused by the sole negligence or willful misconduct of City.

The Consultant's obligation to defend and indemnify shall not be excused because of the Consultant's inability to evaluate Liability or because the Consultant evaluates Liability and determines that the Consultant is not liable to the claimant. The Consultant must respond within 30 days, to the tender of any claim for defense and indemnity by the City, unless this time has been extended by the City. If the Consultant fails to accept or reject a tender of defense and indemnity within 30 days, in addition to any other remedy authorized by law, so much of the money due the Consultant under and by virtue of this Agreement as shall reasonably be considered necessary by the City, may be retained by the City until disposition has been made of the claim or suit for damages, or until the Consultant accepts or rejects the tender of defense, whichever occurs first.

With respect to third party claims against the Consultant, the Consultant waives any and all rights of any type to express or implied indemnity against the Indemnitees.

Notwithstanding the forgoing, to the extent this Agreement is a "construction contract" as defined by California Civil Code Section 2782, as may be amended from time to time, such duties of consultant to indemnify shall not apply when to do so would be prohibited by California Civil Code Section 2782.

In the event that Consultant or any employee, agent, or subcontractor of Consultant providing services under this Agreement is determined by a court of competent jurisdiction or the California Public Employees Retirement System (PERS) to be eligible for enrollment in PERS as an employee of City, Consultant shall indemnify, defend, and hold harmless City for the payment of any employee and/or employer contributions for PERS benefits on behalf of Consultant or its employees, agents, or subcontractors, as well as for the payment of any penalties and interest on such contributions, which would otherwise be the responsibility of City.

Section 6. STATUS OF CONSULTANT.

6.1 Independent Contractor. At all times during the term of this Agreement, Consultant shall be an independent contractor and shall not be an employee of City. City shall have the right to control Consultant only insofar as the results of Consultant's services rendered pursuant to this Agreement and assignment of personnel pursuant to Subparagraph 1.3; however, otherwise City shall not have the right to control the means by which Consultant accomplishes services rendered pursuant to this Agreement. Notwithstanding any other City, state, or federal policy, rule, regulation, law, or ordinance to the contrary, Consultant and any of its employees, agents, and subcontractors providing services under this Agreement shall not qualify for or become entitled to, and hereby agree to waive any and all claims to, any compensation, benefit, or any incident of employment by City, including but not limited to eligibility to enroll in the California Public Employees Retirement System (PERS) as an

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employee of City and entitlement to any contribution to be paid by City for employer contributions and/or employee contributions for PERS benefits.

6.2 Consultant Not an Agent. Except as City may specify in writing, Consultant shall have no authority, express or implied, to act on behalf of City in any capacity whatsoever as an agent. Consultant shall have no authority, express or implied, pursuant to this Agreement to bind City to any obligation whatsoever.

Section 7. LEGAL REQUIREMENTS.

7.1 Governing Law. The laws of the State of California shall govern this Agreement.

7.2 Compliance with Applicable Laws. Consultant and any subcontractors shall comply with all laws applicable to the performance of the work hereunder.

7.3 Other Governmental Regulations. To the extent that this Agreement may be funded by fiscal assistance from another governmental entity, Consultant and any subcontractors shall comply with all applicable rules and regulations to which City is bound by the terms of such fiscal assistance program.

7.4 Licenses and Permits. Consultant represents and warrants to City that Consultant and its employees, agents, and any subcontractors have all licenses, permits, qualifications, and approvals of whatsoever nature that are legally required to practice their respective professions. Consultant represents and warrants to City that Consultant and its employees, agents, any subcontractors shall, at their sole cost and expense, keep in effect at all times during the term of this Agreement any licenses, permits, and approvals that are legally required to practice their respective professions. In addition to the foregoing, Consultant and any subcontractors shall obtain and maintain during the term of this Agreement valid Business Licenses from City.

7.5 Nondiscrimination and Equal Opportunity. Consultant shall not discriminate, on the basis of a person's race, religion, color, national origin, age, physical or mental handicap or disability, medical condition, genetic information, marital status, sex, sexual orientation, gender, or gender identity, against any employee, applicant for employment, subcontractor, bidder for a subcontract, or participant in, recipient of, or applicant for any services or programs provided by Consultant under this Agreement. Consultant shall comply with all applicable federal, state, and local laws, policies, rules, and requirements related to equal opportunity and nondiscrimination in employment, contracting, and the provision of any services that are the subject of this Agreement, including but not limited to the satisfaction of any positive obligations required of Consultant thereby.

Consultant shall include the provisions of this Subsection in any subcontract approved by the Contract Administrator or this Agreement.

7.6 Registering and Monitoring. Consultant shall be currently registered with the Department of Industrial Relations and qualified to perform public work consistent with Labor Code section 1725.5, except in limited circumstances as referenced in Labor Code section 1771.1(a). Additionally, Consultant is hereby notified that this project is subject to compliance reporting and monitoring and enforcement by the Department of Industrial Relations. This Section shall only apply

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if the project set forth in this Agreement is a project for public work, as defined in Labor Code sections 1720 through 1720.6, inclusive.

Section 8. TERMINATION AND MODIFICATION.

8.1 Termination. City may cancel this Agreement at any time and without cause upon written notification to Consultant. Consultant may cancel this Agreement upon thirty (30) days' written notice to City and shall include in such notice the reasons for cancellation.

In the event of termination, Consultant shall be entitled to compensation for services performed to the effective date of termination; City, however, may condition payment of such compensation upon Consultant delivering to City any or all work product, including, but not limited to documents, photographs, computer software, video and audio tapes, and other materials provided to Consultant or prepared by or for Consultant or the City in connection with this Agreement.

8.2 Extension. City may, in its sole and exclusive discretion, extend the end date of this Agreement beyond that provided for in Subsection 1.1. Any such extension shall require a written amendment to this Agreement, as provided for herein. Consultant understands and agrees that, if City grants such an extension, City shall have no obligation to provide Consultant with compensation beyond the maximum amount provided for in this Agreement. Similarly, unless authorized by the Contract Administrator, City shall have no obligation to reimburse Consultant for any otherwise reimbursable expenses incurred during the extension period.

8.3 Amendments. The Parties may amend this Agreement only by a writing signed by all the Parties.

8.4 Assignment and Subcontracting. City and Consultant recognize and agree that this Agreement contemplates personal performance by Consultant and is based upon a determination of Consultant's unique personal competence, experience, and specialized personal knowledge. Moreover, a substantial inducement to City for entering into this Agreement was and is the professional reputation and competence of Consultant. Consultant may not assign this Agreement or any interest therein without the prior written approval of the Contract Administrator. Consultant shall not subcontract any portion of the performance contemplated and provided for herein, other than to the subcontractors noted in the proposal, without prior written approval of the Contract Administrator.

8.5 Survival. All obligations arising prior to the termination of this Agreement and all provisions of this Agreement allocating liability between City and Consultant shall survive the termination of this Agreement.

8.6 Options upon Breach by Consultant. If Consultant materially breaches any of the terms of this Agreement, City's remedies shall include, but not be limited to, the following:

8.6.1 Immediately terminate the Agreement;

8.6.2 Retain the plans, specifications, drawings, reports, design documents, and any other work product prepared by Consultant pursuant to this Agreement;

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8.6.3 Retain a different consultant to complete the work described in Exhibit A not finished by Consultant; or

8.6.4 Charge Consultant the difference between the cost to complete the work described in Exhibit A that is unfinished at the time of breach and the amount that City would have paid Consultant pursuant to Section 2 if Consultant had completed the work.

8.6.5 No remedy mentioned in this Agreement is intended to be exclusive of any other right, power, or remedy, permitted by law. Neither the failure nor the delay on the part of the City to exercise any such rights and remedies shall operate as a waiver thereof, nor shall any single or partial exercise by the City of any such right or remedy preclude any other or further exercise of any such right or remedy.

Section 9. KEEPING AND STATUS OF RECORDS.

9.1 Records Created as Part of Consultant's Performance. All reports, data, maps, models, charts, studies, surveys, photographs, memoranda, plans, studies, specifications, records, files, or any other documents or materials, in electronic or any other form, that Consultant prepares or obtains pursuant to this Agreement and that relate to the matters covered hereunder shall be the property of the City. Consultant hereby agrees to deliver those documents to the City upon termination of the Agreement and City may use, reuse or otherwise dispose of the documents without Consultant's permission. It is understood and agreed that the documents and other materials, including but not limited to those described above, prepared pursuant to this Agreement are prepared specifically for the City and are not necessarily suitable for any future or other use. City and Consultant agree that, until final approval by City, all data, plans, specifications, reports and other documents are confidential and will not be released to third parties without prior written consent of both parties.

9.2 Consultant's Books and Records. Consultant shall maintain any and all ledgers, books of account, invoices, vouchers, canceled checks, and other records or documents evidencing or relating to charges for services or expenditures and disbursements charged to the City under this Agreement for a minimum of 3 years, or for any longer period required by law, from the date of final payment to the Consultant to this Agreement. All such records should be maintained in accordance with generally accepted accounting principles and shall be clearly identified and readily accessible.

9.3 Inspection and Audit of Records. Any records or documents that Section 9.2 of this Agreement requires Consultant to maintain shall be made available for inspection, audit, and/or copying at any time during regular business hours, upon oral or written request of the City. Under California Government Code Section 8546.7, if the amount of public funds expended under this Agreement exceeds $10,000.00, the Agreement shall be subject to the examination and audit of the State Auditor, at the request of City or as part of any audit of the City, for a period of 3 years after final payment under the Agreement.

Section 10 MISCELLANEOUS PROVISIONS.

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10.1 Attorneys' Fees. If a party to this Agreement brings any action, including an action for declaratory relief, to enforce or interpret the provision of this Agreement, the prevailing party shall be entitled to reasonable attorneys' fees in addition to any other relief to which that party may be entitled. The court may set such fees in the same action or in a separate action brought for that purpose.

10.2 Venue. In the event that either party brings any action against the other under this Agreement, the parties agree that trial of such action shall be vested exclusively in the state courts of California in the County of Alameda or in the United States District Court for the Northern District of California.

10.3 Severability. If a court of competent jurisdiction finds or rules that any provision of this Agreement is invalid, void, or unenforceable, the provisions of this Agreement not so adjudged shall remain in full force and effect. The invalidity in whole or in part of any provision of this Agreement shall not void or affect the validity of any other provision of this Agreement.

10.4 No Implied Waiver of Breach. The waiver of any breach of a specific provision of this Agreement does not constitute a waiver of any other breach of that term or any other term of this Agreement.

10.5 Successors and Assigns. The provisions of this Agreement shall inure to the benefit of and shall apply to and bind the successors and assigns of the parties.

10.6 Use of Recycled Products. Consultant shall prepare and submit all reports, written studies and other printed material on recycled paper to the extent it is available at equal or less cost than virgin paper.

10.7 Conflict of Interest. Consultant may serve other clients, but none whose activities within the corporate limits of City or whose business, regardless of location, would place Consultant in a "conflict of interest," as that term is defined in the Political Reform Act, codified at California Government Code Section 81000 *et seq.*

Consultant shall not employ any City official in the work performed pursuant to this Agreement. No officer or employee of City shall have any financial interest in this Agreement that would violate California Government Code Sections 1090 *et seq.* Consultant hereby warrants that it is not now, nor has it been in the previous 12 months, an employee, agent, appointee, or official of the City. If Consultant was an employee, agent, appointee, or official of the City in the previous twelve months, Consultant warrants that it did not participate in any manner in the forming of this Agreement. Consultant understands that, if this Agreement is made in violation of Government Code § 1090 *et seq.*, the entire Agreement is void and Consultant will not be entitled to any compensation for services performed pursuant to this Agreement, including reimbursement of expenses, and Consultant will be required to reimburse the City for any sums paid to the Consultant. Consultant understands that, in addition to the foregoing, it may be subject to criminal prosecution for a violation of Government Code § 1090 and, if applicable, will be disqualified from holding public office in the State of California.

10.8 Solicitation. Consultant agrees not to solicit business at any meeting, focus group, or interview related to this Agreement, either orally or through any written materials.

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10.9 Contract Administration. This Agreement shall be administered by the City Manager, or his designee, identified as ROYA GONZALEZ ("Contract Administrator"). All correspondence, meeting documentation, invoices and project deliverables shall be directed to or through the Contract Administrator.

10.10 Notices. Any notice, demand, request, consent or approval that either party is required to give the other pursuant to this Agreement, shall be in writing and may be given by either (i) personal service, (ii) delivery by reputable overnight delivery service (e.g. Federal Express) which provides a receipt showing date and time of delivery, (iii) certified United States mail, postage prepaid, return receipt requested, or (iv) by email transmission. Notice shall be effective upon personal delivery or delivery to the addresses specified below, as reflected on the receipt of delivery or return receipt, as applicable.

Any written notice to Consultant shall be sent to:

Bob Olson
201 Moffett Blvd.
Mountain View, CA 94043

All other written notices to City shall be sent to:

Roya Gonzalez Sr. Management Analyst City of Newark 37101 Newark Blvd. Newark, CA 94560	with a copy to	Kristopher J. Kokotaylo, City Attorney City of Newark 37101 Newark Blvd. Newark, CA 94560

10.12 Professional Seal. Where applicable in the determination of the contract administrator, the first page of a technical report, first page of design specifications, and each page of construction drawings shall be stamped/sealed and signed by the licensed professional responsible for the report/design preparation. The stamp/seal shall be in a block entitled "Seal and Signature of Registered Professional with report/design responsibility," as in the following example.

_____ Seal and Signature of Registered Professional with report/design responsibility.

10.13 Integration. This Agreement, including the scope of work attached hereto and incorporated herein as Exhibits A, B, and C represent the entire and integrated agreement between City and Consultant and supersedes all prior negotiations, representations, or agreements, either written or oral.

Exhibit A	Scope of Services
Exhibit B	Cost Proposal

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Exhibit C Public Works Requirements

10.14 Counterparts. This Agreement may be executed in multiple counterparts, each of which shall be an original and all of which together shall constitute one agreement.

SIGNATURES ON FOLLOWING PAGE

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The Parties have executed this Agreement as of the Effective Date.

CITY OF NEWARK

DocuSigned by:
075767B2C2304C4...
_____, CITY MANAGER

ATTEST:

DocuSigned by:
AD90989DBABE45E...
_____, CITY CLERK

APPROVED AS TO FORM:

DocuSigned by:
95B17C2767614AB...
KRISTOPHER J. KOKOTAYLO
CITY ATTORNEY

BOB OLSON

DocuSigned by:
05E32D59BBE84D3...

Title: Senior Vice President

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Version 3.2.21

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EXHIBIT A

SCOPE OF SERVICES

.

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Phase 1: Pre-construction

Constructability Review and Contractor Bidding Support

Construction contract documents are a binding instrument between an owner and contractor for construction services, and, as such, must be as accurate as possible to protect the interests of both parties. Change orders due to design conflicts and discrepancies in construction documents are costly and ultimately disrupt the construction progress. Good interdisciplinary and Constructability reviews prior to award of construction will realize a reduction in change orders, timesaving, and the ability to deliver the project within budget.

The ideal time to mitigate design conflicts is in the pre-construction phase prior to bid. Constructability reviews are critical to time, cost control, and claims avoidance. Our team will assess the contract documents for clarity, integration of plans and specifications, constructability of details, and absence of ambiguities. Our team members are able to review systems and details, serving as a "second set of eyes" to ensure that the drawings and specifications put out to bid are complete, constructible, and of the highest quality. Our reviews will specifically address issues such as:

- Constructability of construction details
- Lead time for materials and equipment
- Reasonableness of performance of work sequence, interface relationships and periods
- Site access, restrictions, staging areas, availability of utilities for construction, and safety plans for pedestrian and vehicular traffic for ongoing operations
- Coordination within and between disciplines relative to the plans and specifications
- Assurance that references to statements such as "designed by others" are addressed

Our goals in performing Interdisciplinary and Constructability Reviews are:

- A reduction in the amount of change orders
- A reduction in delays caused by change orders
- A reduction in Requests for Information (RFIs)
- A savings in construction administration time and effort
- A smoother, non-adversarial relationship between the parties involved
- A better construction project at final delivery

Throughout the process, we will periodically review construction documents, plans and specifications to achieve project goals.

- Entitlements
- Program / Project Scoping
- Master Schedule Development
- Master Budget Development
- Design Criteria Development
- Consultant Procurement
- Design Management
- Delivery Process Selection
- Program / Project Controls
- Constructability Reviews
- Bid Facilitation
- Sustainability Consulting
- Cash Flow Reporting
- Cost Management
- Quality Assurance / Quality Control
- Value Engineering
- FF&A Coordination
- Punchlist Facilitation
- Commissioning
- Program / Design Review
- Contract Administration
- Feasibility Studies
- Pay Application Processing
- Change Order Management
- Earned Value Reporting
- Document Control
- Schedule Management
- Environmental Compliance
- Building Assessments
- Cash Flow Analysis
- Risk Analysis & Management
- Community Outreach
- Labor Compliance
- PLA Administration
- Closeout Reporting
- Document Archiving
- Financial Closeout
- Energy Services

PLANNING → DESIGN → CONSTRUCTION → CLOSE-OUT → OPERATIONS

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Pre-Bid and Pre-Construction Meetings

Our team will prepare pre-bid and pre-construction agendas, and facilitate pre-bid conferences for each project. Contract Documents will be clarified and bidder inquiries will be addressed at each meeting. Our job is to clearly communicate the work with bidders. All questions resulting from the pre-bid meeting will be recorded and responses will be distributed to bidders.

Bid Phase

Methodology During Bid Phase

The project management professionals that we have proposed are fully trained in construction procurement and possess a detailed working knowledge of public contracting code. After the identification of bidders and release of the solicitation package, Cumming Group conducts project site visits and documents any questions or new data provided. If warranted, we amend the solicitation to include that new information. Our team maintains strict control of the information process during the pre-bid phase to avoid any confusion. One area of focus is on the change order process. We have found that when contractors understand the fairness of the change order and payment process, they generally bid lower because they do not have to put as much management reserve in their bids. Our evaluation process includes an assessment of both the bid and the firm's ability to successfully perform the contract. Cumming Group staff are extremely proficient in performing or assisting in the evaluation of cost proposals, and determining the most responsive and responsible bidder.

Phase 2: Construction

Methodology During Construction Phase

Cumming Group first hold a pre-construction meeting where the lines of communication will be delineated and individual responsibilities will be defined. Our team will work closely with your staff to ascertain the constraints that your project will face, to ensure all schedule and safety issues are addressed in the bid package and reviewed at the initial meeting. Typical concerns that must be addressed during construction include construction phasing, maintaining paths of travel around construction zones, scheduling of certain contractor activities that may impact the site, noise and dust control, vehicular access and parking, contractor staging areas, and coordination of utility shut downs, if needed.

We will also work diligently to keep you updated on progress and apprised of forecasted activities. Our team will become familiar with the general conditions and technical sections of the contract specifications and verify that the provisions of the contract are clearly understood and enforced during the construction phase. We will log and track project correspondence, project submittals, requests for information (RFIs) and other project documentation.

All contractor RFIs that require interpretation of plans or specifications will be reviewed with the architect of record. Proposed changes in the work will be evaluated with the architect. Cumming Group will track and monitor all change requests received from the contractor through the City's document control system. With the architect, we will review the scope of the contractor's change order proposal to determine if the work is a change from the base contract. If so, we will negotiate an equitable cost with the contractor for recommendation.

Cumming Group representatives will attend and keep minutes of the job site meetings with the contractor and project architect. Regular agenda items for weekly progress meetings will include contract status for schedule and budget, forecasted construction activities, contractor field issues, owner and site administration concerns; submittal status, change order status, Request for Information status, and planned activities and coordination issues. Our team and architect will discuss any delays or anticipated



"We are excited about the opportunity to be part of the City of Newark's Construction Management team. The City is investing in its future, and we want to be part of the team that delivers safe and welcoming environments for our local residents and community."

— Joe Capps-Jenner
Project Director, Cumming Group

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impacts to the contractor's work where necessary. We will direct the contractors to develop recovery schedules and avoid disruption to ongoing City business.

All of these issues will be tracked within the Owner's project controls system and reports of action items will be regularly distributed and discussed at project meetings. During the construction phase, we actively manage the site and develop good communications with the field personnel so that we become aware of conflicts as they arise and ensure that timely and concise Requests for Information are issued by the contractor. We support the consulting team by reviewing the site conditions and provide a photo if a site visit is not scheduled to facilitate a prompt response. We also ensure that the design team's answer is to the point so that the contractor can move forward with a clear understanding and direction if there is a change to the project that has a cost impact.

Contractor Progress Payments

Cumming Group will routinely review the status of completed work prior to contractor payment requests. Using an approved schedule of values submitted by the contractor before the first payment request, we will accompany the contractor's site representative to verify all completed work under the contract. The agreed amount of completed work will be reflected on each line item in the schedule of values. This information will be input into an approved progress payment application form generated for signature to the architect, contractor, and owner's representative.

Our team will review the project payment application and verify the amounts of base contract work and approved change order work included. We will review and sign all payment applications before submitting them for owner approval and payment.

Construction Sequencing

The effective sequencing and scheduling of construction work around existing facilities will begin in the design phase. Known conditions that may influence the contractor's schedule will be shared with the prospective bidders at the pre-bid walkthroughs and will be further clarified at the pre-construction meeting held with the successful low bidder.

Cumming Group will closely review the contractor's schedule submittal to make certain that all required sequencing and milestones are shown. By closely monitoring the contractor's progress and work plan, we will be able to make recommendations as needed to adjust sequencing, work, or traffic patterns to minimize disruption to project activities.

Cost and Schedule Control

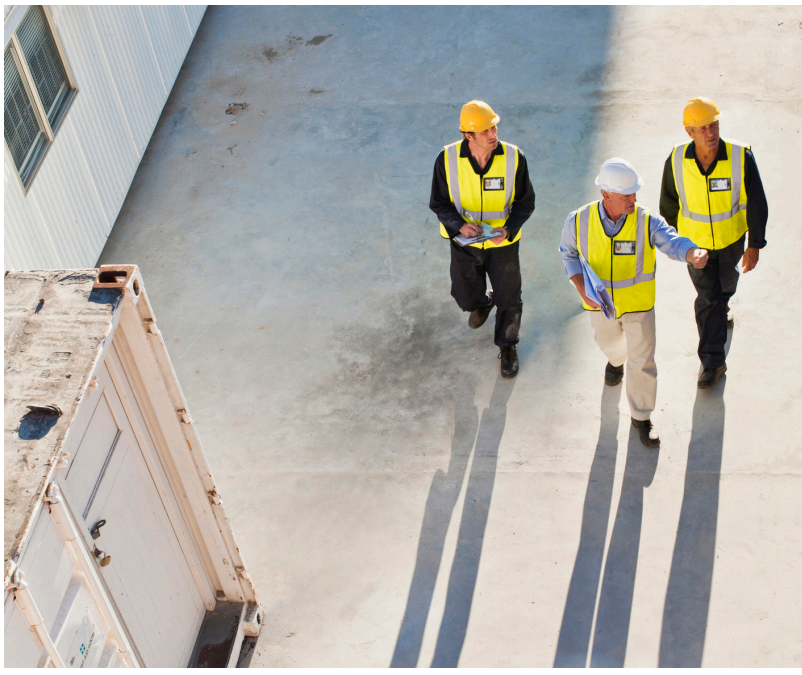
Cumming Group will regularly evaluate the progress of each construction contract to forecast potential budget and schedule variances. Our cost and schedule reporting will identify







Our unwavering commitment is to transform your goals and vision into tangible realities, delivering results that exceed expectations and stand as a testament to our partnership



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problems and proposed solutions, including schedule and cost status, and show the time and cost to complete the contract. The monthly progress evaluation will compare actual expenditures against budget and as-planned performance against actual performance. The reports will also summarize the preceding month's developments, plans for the current month, future plans, requests, recommendations, and general comments.

Change Order Management

Our team will develop a proactive approach to change management that starts during the project design phase. We will monitor design changes and scope revisions through construction documents and perform high-level constructability reviews to assist the architect/engineer (A/E) in producing clearly written and complete bid documents.

During construction, we will track A/E timeliness in responding to contractor RFIs and control the scope of A/E responses to prevent them from becoming changes or delay claims. When changes do occur, we will utilize a proscriptive approach for handling, processing, and tracking RFIs to avoid delay disruption and compounding impacts.

We will provide the team with guidelines on collecting and reviewing change order supporting documents such as quantity and cost calculations, inspection and test reports, drawings, and photographs to support your negotiating position. It is imperative that we evaluate the change to determine responsibility and causes, such as unforeseen conditions, client-requested scope changes, or design errors and omissions.

Cumming Group will impose a 45-day maximum turnaround goal for the review and preparation of change orders for the City's approval. Our project managers will log, track, and monitor all change documents, specifically requests for information (RFIs), requests for clarification (RFCs), contractor change order proposals (COPs), estimates of the work (independent from contractor proposed costs), records of negotiation, change justification reports, and executable change order documents.



Cumming Group provides its services to public agencies as an owner's representative; we work collaboratively and transparently with client stakeholders to deliver services that achieve our client's goals and objectives.

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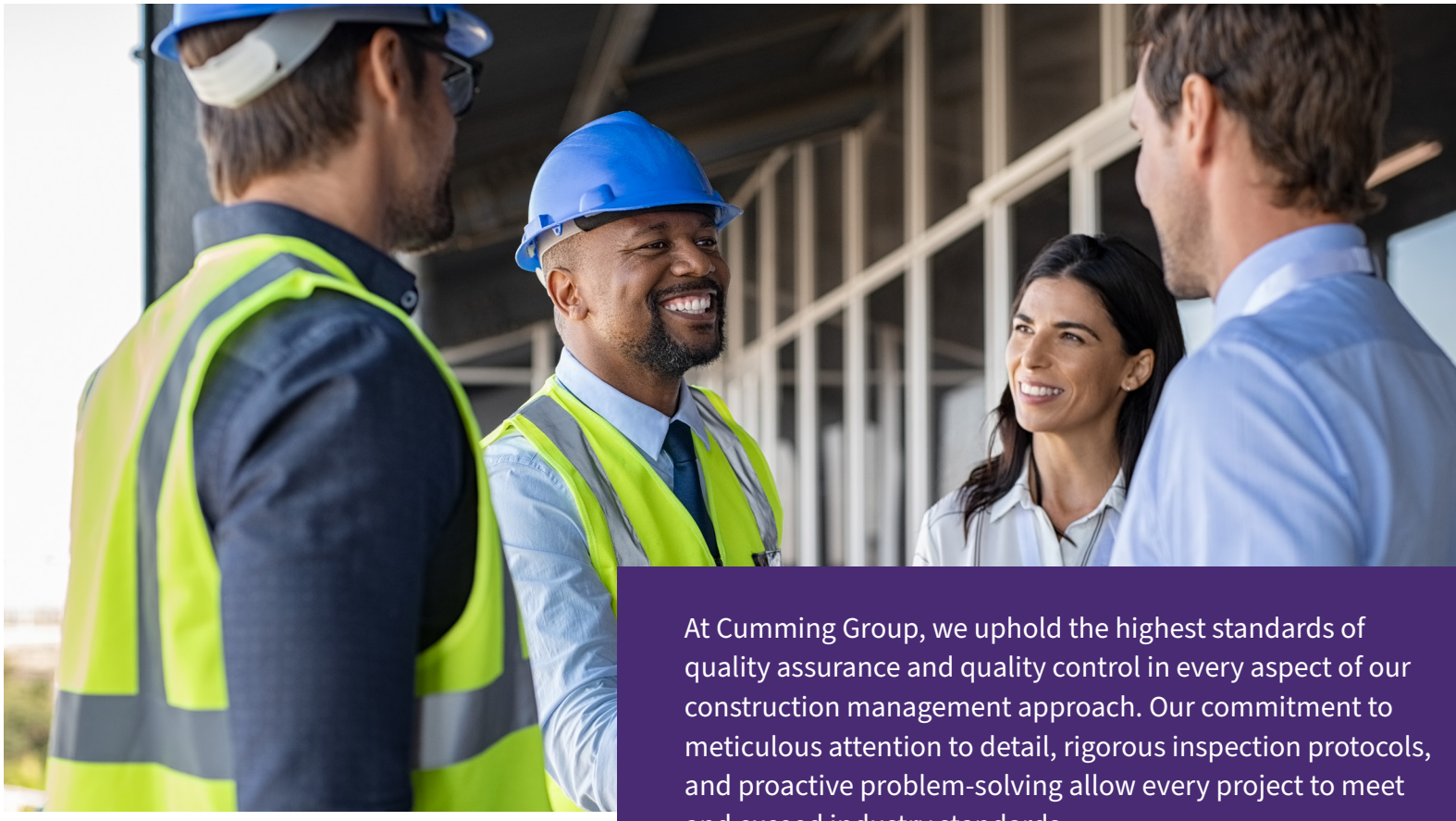
Construction Observation, Testing, and Inspections

During construction, Cumming Group will systematically verify that reviews, certifications, inspections, and tests are being performed. A good quality assurance plan includes documenting all inspections, identifying items that have been satisfactorily inspected, and targeting those requiring corrective action. At the beginning of construction, each inspector will review the contract documents outlining the most important elements to include in the quality control data. From the database, we can develop quality control checklists to manage startup, acceptance, and close-out procedures with all the required inspectors. At weekly meetings, the contractor's completed activities will be discussed, and their quality control effectiveness measures will be evaluated. Where improvements are needed, the contractors are advised to implement them in time for upcoming activities.

Comprehensive and accurate as-built drawings are essential to the successful close-out of construction projects. Cumming Group believes that regularly updated as-built drawings are achievable when they are required for each payment application. Our team will verify that each contractor keeps its as-built drawings up to date before approving their portion of the work for payment. Any modifications to the contract documents must be posted on eDocs before submittal of any payment requests.

Strong record-keeping and document control management are maintained throughout the project's progress. These documents are the essential components of a building program because they are a legal and physical record of transactions between members of the construction team. Their efficient, accurate, and organized distribution among all team participants is a necessary communication tool and provides a real-time accounting of the project's history, which is an invaluable claims defense for our clients.

At the onset of every project, we ensure that there is a clear chain of communication within the project team, which will allow for direction and consensus to be communicated and reached as quickly as possible. Ideally, consensus is reached during the design phase so that plans issued to bid are likely to move forward in construction without any revisions, which have costly time and budget implications. In the event a change is unavoidable due to midstream unanticipated initiative revisions, we can provide the City with an assessment of cost and schedule impacts, along with options and our recommendation to facilitate prompt and timely resolution.



At Cumming Group, we uphold the highest standards of quality assurance and quality control in every aspect of our construction management approach. Our commitment to meticulous attention to detail, rigorous inspection protocols, and proactive problem-solving allow every project to meet and exceed industry standards.

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Furniture, Fixtures, and Equipment

Cumming Group can assist in FF&E procurement. If the owner chooses, we have the ability and resources to coordinate the development of detailed needs, cost, purchases, installation, and move-in of all furniture, fixtures, and equipment. Using FF&E planning at the beginning of a project assures that the architect has provided space and power for unique equipment, requirements often found in office plans. We bring a current knowledge of piggy-back purchase opportunities and preparation of bid packages for FF&E not available through piggy-back contracts.

Commissioning

Cumming Group will ensure that your maintenance staff receives both appropriate orientation and instruction on new equipment and fixtures and all necessary maintenance manuals. Commissioning proves that the building and its systems work as intended. To accomplish this, our team will conduct a series of field meetings with the City's maintenance representatives and equipment/fixture manufacturers' representatives to conduct field training and orientation.

Phase 3: Project Closeout

Methodology After Construction

Our team can assist the architect, engineers, consultants, and all end users in developing project punch lists and verifying completion of all items. In cases where an existing facility is being remodeled, documentation of existing conditions must be performed prior to construction to confirm fairness to all parties and facilitate completion of the punch list work. If the project requires occupancy prior to the completion of minor punch list items, we will coordinate with the contractor to complete the punch list work during times when activities will not be disrupted. The inspector will coordinate with the architect to confirm that the completed punch list work is acceptable. After building occupancy, we can meet with the department heads and other staff as designated by your team to discuss problems experienced with new building systems.

Commitment to Exceeding Expectations

Cumming Group's approach to managing the team rests on a foundation of effective communication and teamwork. To facilitate this approach, we clearly define the roles and responsibilities of all parties at the start of the project so that everyone has an opportunity to meet expectations. During the design phase, each discipline lead must attend design phase progress meetings, which are typically scheduled on a weekly basis. Representatives are held accountable for assigned action items based on due dates tracked to the overall design phase milestone schedule. Weekly meeting minutes are distributed timely, and follow-up on action items occurs in advance of the next meeting to keep progress on track. We work closely with all consultants to ensure that each team participant is performing according to the expectations of the City and meeting the terms of the contract.

Any consultant responsibility items are tracked for future negotiations to offset proposed costs for additional service requests. Post construction, upon notification by the contractor and certification by the Architect of Substantial Completion, our personnel will conduct inspections with all team members, including City assigned personnel, to ensure satisfactory completion under the terms of the contract. We will coordinate and expedite the correction work by the contractor of punch-list deficiencies and maintain a separate listing of non-contracted scope items that may arise as a result of the walkthrough for the City's consideration. Any contract scope not completed within the contractual timeline and after giving the appropriate notice will be assigned a value and deducted from the contractor's final payment so that the work may be completed by others at the City's option.

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EXHIBIT B

COMPENSATION SCHEDULE

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Fee Proposal

We are pleased to present our proposed fee to perform the services outlined in the RFP documents. We have thoroughly reviewed the project information, and have based our fee on the following assumptions:

Timeline	
Phase 1	Constructability Review, Building Permits, Contractor Bidding August 2024 – October 2024
Phase 2	November 2024 – June 2025: Construction
Phase 3	July 2025: Project Closeout

Level of Effort:

Based on our understanding of the required scope and experience providing similar service for similar projects, we estimate the level of effort will be:

Phase 1:

- Saul - 2 days a week
- Joe - 0.5 days per week

Phase 2 & 3:

- Saul - 1 day a week
- Joe - 0.5 days per week

Saul is currently assigned to projects in very close proximity to the Newark Resource Center and therefore has the flexibility to be available on site as any specific needs arise.

Proposed Fixed Fee:

- Phase 1 - $17,372 x 3 months
- Phase 2 - $10,786 x 8 months
- Phase 3 - $10,786 x 1 month

Our proposed fixed fee is inclusive of typical reimbursables including mileage, printing, business license, etc.

TOTAL PROPOSED FIXED FEE: $149,189

Hourly Rates:

For reference, our monthly 2024 hourly rates. They will increase by 3.5% beginning 1st January annually. This annual increase does not alter our proposed fixed fee.

Team Member	Hourly Rate
Project Director, Joe Capps-Jenner	$225
Project Manager, Saul Flores	$190

On the following page we have shown a more detailed breakout of our fee proposal.

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Cost Proposal

PROFESSIONAL FEES	PERMITTING / BIDDING			CONSTRUCTION								CLOSEOUT	TOTAL
	2024					2025							
	AUG	SEP	OCT	NOV	DEC	JAN	FEB	MAR	APR	MAY	JUN	JUL	
	1	2	3	4	5	6	7	8	9	10	11	12	
Project Management	$ 17,072	$ 17,072	$ 17,072	$ 10,486	$ 10,486	$ 10,486	$ 10,486	$ 10,486	$ 10,486	$ 10,486	$ 10,486	$ 10,486	$ 145,589
Fixed General Requirements	$ 300	$ 300	$ 300	$ 300	$ 300	$ 300	$ 300	$ 300	$ 300	$ 300	$ 300	$ 300	$ 3,600
TOTAL	$17,372	$17,372	$17,372	$10,786	$10,786	$10,786	$10,786	$10,786	$10,786	$10,786	$10,786	$10,786	$ 149,189
Hours / month													
Project Director @ $225 / HR	17	17	17	17	17	17	17	17	17	17	17	17	
Project Manager @ $190 / HR	69	69	69	35	35	35	35	35	35	35	35	35	
]	87	87	87	52	52	52	52	52	52	52	52	52	
Hours / week													
Project Director @ $225 / HR	4	4	4	4	4	4	4	4	4	4	4	4	
Project Manager @ $190 / HR	16	16	16	8	8	8	8	8	8	8	8	8	
TOTAL HOURS	20	20	20	12	12	12	12	12	12	12	12	12	

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EXHIBIT C

PROVISIONS REQUIRED FOR PUBLIC WORKS CONTRACTS PURSUANT TO CALIFORNIA LABOR CODE SECTION 1720 *ET SEQ.*

HOURS OF WORK:

A. In accordance with California Labor Code Section 1810, 8 hours of labor in performance of the services described in Exhibit A shall constitute a legal day's work under this contract.

B. In accordance with California Labor Code Section 1811, the time of service of any worker employed in performance of the services described in Exhibit A is limited to eight hours during any one calendar day, and forty hours during any one calendar week, except in accordance with California Labor Code Section 1815, which provides that work in excess of eight hours during any one calendar day and forty hours during any one calendar week is permitted upon compensation for all hours worked in excess of eight hours during any one calendar day and forty hours during any one calendar week at not less than one-and-one-half times the basic rate of pay.

C. The Consultant and its subcontractors shall forfeit as a penalty to the City $25 for each worker employed in the performance of the services described in Exhibit A for each calendar day during which the worker is required or permitted to work more than 8 hours in any one calendar day, or more than 40 hours in any one calendar week, in violation of the provisions of California Labor Code Section 1810 and following.

WAGES:

A. In accordance with California Labor Code Section 1773.2, the City has determined the general prevailing wages in the locality in which the services described in Exhibit A are to be performed for each craft or type of work needed to be as published by the State of California Department of Industrial Relations, Division of Labor Statistics and Research, a copy of which is on file in the City Public Works Office and shall be made available on request. The Consultant and subcontractors engaged in the performance of the services described in Exhibit A shall pay no less than these rates to all persons engaged in performance of the services described in Exhibit A.

B. In accordance with Labor Code Section 1775, the Consultant and any subcontractors engaged in performance of the services described in Exhibit A shall comply Labor Code Section 1775, which establishes a penalty of up to $50 per day for each worker engaged in the performance of the services described in Exhibit A that the Consultant or any subcontractor pays less than the specified prevailing wage. The amount of such penalty shall be determined by the Labor Commissioner and shall be based on consideration of the mistake, inadvertence, or neglect of the Consultant or subcontractor in failing to pay the correct rate of prevailing wages, or the previous record of the Consultant or subcontractor in meeting applicable prevailing wage obligations, or the willful failure by the Consultant or subcontractor to pay the correct rates of prevailing wages. A mistake, inadvertence, or neglect in failing to pay the correct rate of prevailing wages is not excusable if the Consultant or subcontractor had knowledge of their obligations under the California Labor Code. The Consultant or subcontractor shall pay the difference between the prevailing wage rates and the amount paid to each worker for each calendar day or portion thereof for which each worker was paid less than the prevailing wage rate. If a subcontractor worker engaged in performance of the services described in Exhibit A

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is not paid the general prevailing per diem wages by the subcontractor, the Consultant is not liable for any penalties therefore unless the Consultant had knowledge of that failure or unless the Consultant fails to comply with all of the following requirements:

1. The contract executed between the Consultant and the subcontractor for the performance of part of the services described in Exhibit A shall include a copy of the provisions of California Labor Code Sections 1771, 1775, 1776, 1777.5, 1813, and 1815.

2. The Consultant shall monitor payment of the specified general prevailing rate of per diem wages by the subcontractor by periodic review of the subcontractor's certified payroll records.

3. Upon becoming aware of a subcontractor's failure to pay the specified prevailing rate of wages, the Consultant shall diligently take corrective action to halt or rectify the failure, including, but not limited to, retaining sufficient funds due the subcontractor for performance of the services described in Exhibit A.

4. Prior to making final payment to the subcontractor, the Consultant shall obtain an affidavit signed under penalty of perjury from the subcontractor that the subcontractor has paid the specified general prevailing rate of per diem wages for employees engaged in the performance of the services described in Exhibit A and any amounts due pursuant to California Labor Code Section 1813.

C. In accordance with California Labor Code Section 1776, the Consultant and each subcontractor engaged in performance of the services described in Exhibit A shall keep accurate payroll records showing the name, address, social security number, work, straight time and overtime hours worked each day and week, and the actual per diem wages paid to each journeyman, apprentice, worker, or other employee employed in performance of the services described in Exhibit A. Each payroll record shall contain or be verified by a written declaration that it is made under penalty of perjury, stating both of the following:

1. The information contained in the payroll record is true and correct.

2. The employer has complied with the requirements of Sections 1771, 1811, and 1815 for any work performed by the employer's employees on the public works project.

The payroll records required pursuant to California Labor Code Section 1776 shall be certified and shall be available for inspection by the Owner and its authorized representatives, the Division of Labor Standards Enforcement, the Division of Apprenticeship Standards of the Department of Industrial Relations and shall otherwise be available for inspection in accordance with California Labor Code Section 1776.

D. In accordance with California Labor Code Section 1777.5, the Consultant, on behalf of the Consultant and any subcontractors engaged in performance of the services described in Exhibit A, shall be responsible for ensuring compliance with California Labor Code Section 1777.5 governing employment and payment of apprentices on public works contracts.

E. In case it becomes necessary for the Consultant or any subcontractor engaged in performance of the services described in Exhibit A to employ for the services described in Exhibit A any

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person in a trade or occupation (except executive, supervisory, administrative, clerical, or other non manual workers as such) for which no minimum wage rate has been determined by the Director of the Department of Industrial Relations, the Contractor shall pay the minimum rate of wages specified therein for the classification which most nearly corresponds to services described in Exhibit A to be performed by that person. The minimum rate thus furnished shall be applicable as a minimum for such trade or occupation from the time of the initial employment of the person affected and during the continuance of such employment.

DIR REGISTRATION

Consultant shall be currently registered with the Department of Industrial Relations and qualified to perform public work consistent with Labor Code section 1725.5, except in limited circumstances as set forth in Labor Code section 1771.1. No contractor or subcontractor may be awarded a contract for public work on a public works project unless registered with the Department of Industrial Relations pursuant to California Labor Code Section 1725.5. Consultant agrees, in accordance with Section 1771.4 of the California Labor Code, that if the work under this Agreement qualifies as public work, it is subject to compliance monitoring and enforcement by the Department of Industrial Relations.

STAFF REPORT

Item D. 5.

DATE	05/22/2025
TO	Honorable Mayor and City Council Members
FROM	Brett Oeverndiek, Management Analyst II
SUBJECT	Adopt resolutions for approval of Annual Engineer's Reports, intention to levy and collect assessments and setting a public hearing for June 26, 2025, for Landscaping and Lighting District Nos. 1, 2, 4, 7, 11, 15, 16, 17, 18 and 19 for Fiscal Year 2025-26 in accordance with the provisions of the Landscaping and Lighting Act of 1972

SUMMARY AND RECOMMENDATION

The City of Newark previously completed all necessary proceedings to establish Landscaping and Lighting District Nos. 1, 2, 4, 7, 11, 15, 16, 17, 18 and 19 (collectively "Districts") to fund ongoing landscaping and lighting maintenance and improvements at various locations. For each upcoming fiscal year, it is necessary for the City Council to initiate proceedings for the levy and collection of assessments for the Districts, approve the Annual Engineer's Reports which detail the assessments for each of the Districts, and conduct a public hearing. The City Council adopted Resolution No. 11740 on April 24, 2025, to initiate proceedings to provide for the levy of assessments for Fiscal Year 2025-26 and to direct the City Engineer to prepare and file the Annual Engineer's Reports with the City Clerk. The Annual Engineer's Reports have been prepared and filed for City Council's consideration.

Staff recommends that the City Council: (1) by resolution, approve the Annual Engineer’s Reports; and (2) by resolution, declare an intention to levy and collect assessments and set the date for the annual public hearing for June 26, 2025, for Landscaping and Lighting District Nos. 1, 2, 4, 7, 11, 15, 16, 17, 18 and 19 for Fiscal Year 2025-26 in accordance with the provisions of the Landscaping and Lighting Act of 1972.

BACKGROUND

The City Council previously established the Districts to provide for the annual operation and maintenance of certain landscaping and lighting improvements benefiting property within the Districts as summarized below.

Landscaping and Lighting District No. 1: Central Avenue between Filbert Street and Willow Street - Provides for the maintenance of median landscaping on Central Avenue

between Filbert Street and Willow Street and buffer landscaping adjacent to the Alameda County Flood Control channel immediately west of Filbert Street, and for the maintenance and operation of median streetlights along this portion of Central Avenue.

Landscaping and Lighting District No. 2: Jarvis Avenue and Newark Boulevard adjacent to Dumbarton Technology Park and Four Corners shopping centers – Provides for the maintenance of Jarvis Avenue and Newark Boulevard median island and in-tract buffer landscaping and landscape irrigation systems adjacent to and within the boundaries of Tract 5232, the Dumbarton Industrial Park, and the Four Corners shopping centers.

Landscaping and Lighting District No. 4: Stevenson Boulevard and Cherry Street adjacent to New Technology Park - Provides for the maintenance of Stevenson Boulevard median island landscaping from the Nimitz Freeway to the railroad tracks west of Cherry Street and maintenance of median islands and up to 50 feet of greenbelt landscaping adjacent to Cherry Street and the interior loop streets within the boundaries of Stevenson Point Technology Park, the maintenance of landscaping across from the Newark Unified School District property on Cherry Street, and the street lighting maintenance, trash capture device maintenance, and neighborhood park maintenance related to Benefit Zone No. 2 (Sanctuary).

Landscaping and Lighting District No. 7: Newark Boulevard and Rosemont Square Shopping Center – Provides for the maintenance of buffer landscaping and the landscape irrigation system within the public right-of-way and easement areas for Rosemont Square Shopping Center.

Landscaping and Lighting District No. 11: Edgewater Drive - Provides for the maintenance of landscaped medians on Edgewater Drive.

Landscaping and Lighting District No. 15: Robertson Avenue at Iris Court - Provides for the maintenance of the landscaping and irrigation systems on Robertson Avenue at Iris Court.

Landscaping and Lighting District No. 16: Kiote Drive in Tract 6671 – Provides for the maintenance of landscaping and the landscape irrigation system within the public right-of-way and adjacent easement along the street frontage of Kiote Drive in Tract 6671, along with the landscaping, irrigation system, recreation facilities associated with the mini-park common area and any related appurtenant improvements.

Landscaping and Lighting District No. 17: Newark Boulevard and Mayhews Landing Road in Tract 7004 – Provides for the maintenance of landscaping and the landscape irrigation system within the public right-of-way of the Newark Boulevard and Mayhews Landing Road frontages of Tract 7004.

Landscaping and Lighting District No. 18: Cedar Boulevard along the frontage of Tract 8130 – Provides for the maintenance of landscaping and the landscape irrigation system within the Cedar Boulevard median area along the frontage of Tract 8130 between Central Avenue and Smith Avenue.

Landscaping and Lighting District No. 19: Willow Street and Enterprise Drive in the Bayside Newark Transit Oriented Development – Provides for the maintenance of landscaping and the landscape irrigation system within the Willow Street and Enterprise Drive medians and traffic circles, maintenance of public street lighting systems, and maintenance of other improvements related to each benefit zone associated with the Bayside Newark Transit Oriented Development.

Pursuant to Section 22620 of the Landscaping and Lighting Act of 1972, the City Council, with Resolution No. 11740 adopted on April 24, 2025, initiated proceedings to provide for the levy of assessments for Fiscal Year 2025-26 in order to provide for the necessary costs and expenses pertaining to the maintenance of improvements within these districts and directed the City Engineer to prepare and file the Annual Engineer's Reports for each District with the City Clerk.

DISCUSSION/ANALYSIS

There are no new improvements or substantial changes to existing improvements associated with the Districts for Fiscal Year 2025-26. City staff recommends Fiscal Year 2025-26 assessments for the Districts be levied in alignment with recent years at or below the respective authorized maximum rates to pay for operation and maintenance of landscaping and lighting improvements. For Landscaping and Lighting District No. 19 (Benefit Zone No. 7), City staff is proposing to levy assessments for the first time in Fiscal Year 2025-26 to begin building adequate operating and capital reserves to support the ongoing maintenance of improvements benefiting this zone.

For Landscaping and Lighting District Nos. 1, 2, 4 (Benefit Zone No. 1), 7, 11, 15, 16, 17, and 18 and 19 (Benefit Zone No. 7), the authorized maximum assessment rates are recommended to be levied for Fiscal Year 2025. For Landscaping and Lighting District Nos. 4 (Benefit Zone No. 2) and 19 (Benefit Zones Nos. 1-6), assessment rates below the authorized maximum are proposed to be levied for Fiscal Year 2025-26.

Upon conclusion of the annual public hearings, the assessments would be added to the tax bills for those property owners included within the boundaries of active districts. Excess funds, or funds collected for which work was not completed, can be carried over from one year to the next.

FISCAL IMPACT

Levying the recommended assessments will generate approximately $426,320 in dedicated revenues for FY 2025-26. These funds are necessary to operate and maintain public improvements in the respective districts. Failure to levy assessments would result in a shortfall and require a General Fund subsidy or deferral of maintenance work, which could negatively impact service levels and infrastructure conditions.

REVIEW AND APPROVAL

Prepared by - Brett Oeverndiek, Management Analyst II
Reviewed by - Howard Young, Public Works Director
Reviewed by - Krysten Lee, Finance Director
Reviewed by - Kristopher J. Kokotaylo, City Attorney
Approved by - Lenka Hovorka, Assistant City Manager

Attachments

Resolution to Approve Engineer's Reports
Resolution to Set Public Hearing
L&L No. 1
L&L No. 2
L&L No. 4
L&L No. 7
L&L No. 11
L&L No. 15
L&L No. 16
L&L No. 17
L&L No. 18
L&L No. 19

RESOLUTION NO.

RESOLUTION OF THE CITY COUNCIL OF THE CITY OF NEWARK APPROVING THE ANNUAL ENGINEER'S REPORTS FOR LANDSCAPING AND LIGHTING DISTRICT NOS. 1, 2, 4, 7, 11, 15, 16, 17, 18 AND 19 FOR FISCAL YEAR 2025-26 IN ACCORDANCE WITH THE PROVISIONS OF THE LANDSCAPING AND LIGHTING ACT OF 1972

WHEREAS, the City Council of the City of Newark previously completed its proceedings in accordance with and pursuant to the Landscaping and Lighting Act of 1972, Part 2, Division 15 of the California Streets and Highways Code (the "Act") to establish Landscaping and Lighting District Nos. 1, 2, 4, 7, 11, 15, 16, 17, 18 and 19 (the "Districts") in order to fund ongoing maintenance and improvements authorized under the Act; and

WHEREAS, there are no new proposed improvements or any substantial changes to existing improvements in the Districts; and

WHEREAS, Section 22620, et seq. of the Act provides for the levy of annual assessments after formation of the Districts; and

WHEREAS, the City designates the City Engineer to prepare and file reports in accordance with Section 22565, et seq., of the Act (the "Annual Engineer's Reports"); and

WHEREAS, pursuant to Section 22622 of the Act, the City Council, with Resolution No. 11740 adopted on April 24, 2025, initiated proceedings to provide for the levy of assessments for Fiscal Year 2025-26 in order to provide for the necessary costs and expenses pertaining to the maintenance of the improvements within the Districts and ordered the City Engineer to prepare and file with the City Clerk the Annual Engineer's Reports; and

NOW, THEREFORE, BE IT RESOLVED by the City Council of the City of Newark that the Annual Engineer's Reports for Fiscal Year 2025-26 submitted to the City Clerk pursuant to City Council Resolution No. 11740 are hereby approved as filed.

RESOLUTION NO.

RESOLUTION OF THE CITY COUNCIL OF THE CITY OF NEWARK DECLARING INTENTION TO LEVY AND COLLECT ASSESSMENTS FOR LANDSCAPING AND LIGHTING DISTRICT NOS. 1, 2, 4, 7, 11, 15, 16, 17, 18 AND 19 FOR FISCAL YEAR 2025-26; AND SETTING THE ANNUAL PUBLIC HEARING DATE FOR JUNE 26, 2025 IN ACCORDANCE WITH THE PROVISIONS OF THE LANDSCAPING AND LIGHTING ACT OF 1972

WHEREAS, the City Council of the City of Newark previously completed its proceedings in accordance with and pursuant to the Landscaping and Lighting Act of 1972, Part 2, Division 15 of the California Streets and Highways Code (the "Act") to establish Landscaping and Lighting District Nos. 1, 2, 4, 7, 11, 15, 16, 17, 18 and 19 (the "Districts") in order to fund ongoing maintenance and improvements authorized under the Act; and

WHEREAS, there are no new proposed improvements or any substantial changes to existing improvements in the Districts; and

WHEREAS, Section 22620, et seq. of the Act provides for the levy of annual assessments after formation of the Districts; and

WHEREAS, the City designates the City Engineer to prepare and file reports in accordance with Section 22565, et seq., of the Act (the "Annual Engineer's Reports"); and

WHEREAS, pursuant to Section 22622 of the Act, the City Council, with Resolution No. 11740 adopted on April 24, 2025, initiated proceedings to provide for the levy of assessments for Fiscal Year 2025-26 in order to provide for the necessary costs and expenses pertaining to the maintenance of the improvements benefiting the Districts and ordered the City Engineer to prepare and file with the City Clerk the Annual Engineer's Reports.

NOW, THEREFORE, BE IT RESOLVED by the City Council of the City of Newark that:

1. The City Council intends to levy and collect assessments within Landscaping and Lighting District Nos. 1, 2, 4, 7, 11, 15, 16, 17, 18 and 19 for Fiscal Year 2025-26.

2. The improvements to be made in these assessment districts are generally described as follows:

   Landscaping and Lighting District No. 1: Central Avenue between Filbert Street and Willow Street - Provides for the maintenance of median landscaping on Central Avenue between Filbert Street and Willow Street and buffer landscaping adjacent to the Alameda County Flood Control channel immediately west of Filbert Street, and for the maintenance and operation of median streetlights along this portion of Central Avenue.

Landscaping and Lighting District No. 2: Jarvis Avenue and Newark Boulevard adjacent to Dumbarton Technology Park and Four Corners shopping centers – Provides for the maintenance of Jarvis Avenue and Newark Boulevard median island and in-tract buffer landscaping and landscape irrigation systems adjacent to and within the boundaries of Tract 5232, the Dumbarton Industrial Park, and the Four Corners shopping centers.

Landscaping and Lighting District No. 4: Stevenson Boulevard and Cherry Street adjacent to New Technology Park - Provides for the maintenance of Stevenson Boulevard median island landscaping from the Nimitz Freeway to the railroad tracks west of Cherry Street and maintenance of median islands and up to 50 feet of greenbelt landscaping adjacent to Cherry Street and the interior loop streets within the boundaries of Stevenson Point Technology Park, the maintenance of landscaping across from the Newark Unified School District property on Cherry Street, and the street lighting maintenance, trash capture device maintenance, and neighborhood park maintenance related to Benefit Zone No. 2 (Sanctuary).

Landscaping and Lighting District No. 7: Newark Boulevard and Rosemont Square Shopping Center – Provides for the maintenance of buffer landscaping and the landscape irrigation system within the public right-of-way and easement areas for Rosemont Square Shopping Center.

Landscaping and Lighting District No. 11: Edgewater Drive - Provides for the maintenance of landscaped medians on Edgewater Drive.

Landscaping and Lighting District No. 15: Robertson Avenue at Iris Court - Provides for the maintenance of the landscaping and irrigation systems on Robertson Avenue at Iris Court.

Landscaping and Lighting District No. 16: Kiote Drive in Tract 6671 – Provides for the maintenance of landscaping and the landscape irrigation system within the public right-of-way and adjacent easement along the street frontage of Kiote Drive in Tract 6671, along with the landscaping, irrigation system, recreation facilities associated with the mini-park common area and any related appurtenant improvements.

Landscaping and Lighting District No. 17: Newark Boulevard and Mayhews Landing Road in Tract 7004 – Provides for the maintenance of landscaping and the landscape irrigation system within the public right-of-way of the Newark Boulevard and Mayhews Landing Road frontages of Tract 7004.

Landscaping and Lighting District No. 18: Cedar Boulevard along the frontage of Tract 8130 – Provides for the maintenance of landscaping and the landscape irrigation system within the Cedar Boulevard median area along the frontage of Tract 8130 between Central Avenue and Smith Avenue.

Landscaping and Lighting District No. 19: Willow Street and Enterprise Drive in the Bayside Newark Transit Oriented Development – Provides for the maintenance of landscaping and the landscape irrigation system within the Willow Street and Enterprise Drive medians and traffic circles, maintenance of public street lighting systems, and

maintenance of other improvements related to each benefit zone associated with the Bayside Newark Transit Oriented Development.

3.City staff is recommending Fiscal Year 2025-26 assessments for Landscaping and Lighting District Nos. 1, 2, 4, 7, 11, 15, 16, 17, 18 and 19 to be levied at or below the respective authorized maximum rates to pay for operation and maintenance of landscaping and lighting improvements.

4.In accordance with City Council Resolution No. 11740 directing the filing of the Annual Engineer's Reports, the City Engineer, Engineer of Work, has filed with the City Clerk the Annual Engineer's Reports required by the Act. All interested persons are referred to the Annual Engineer's Reports for a full and detailed description of the improvements, the boundaries of the Districts, and the proposed assessments upon assessable lots and parcels of land within the Districts.

5.On Thursday, the 26th of June, 2025, at the hour of 7:00 p.m., or as soon thereafter as the matter may be heard, the City Council will conduct a public hearing on the question of levy and collection of the proposed annual assessments. The hearing will be held at the meeting place of the City Council located in the City Administration Building, 37101 Newark Boulevard, Newark, California.

6.The City Clerk is authorized and directed to give the notice of hearing as required by the Landscaping and Lighting Act of 1972.

NEWARK
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Landscaping and Lighting District No. 1

Fiscal Year 2025-26
Preliminary Engineer's Report

May 22, 2025

Prepared by

FRANCISCO AND ASSOCIATES

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ENGINEER'S REPORT
CITY OF NEWARK
LANDSCAPING AND LIGHTING DISTRICT NO. 1
FISCAL YEAR 2025-26

The undersigned, acting on behalf of Francisco & Associates respectfully submits the enclosed Engineer's Report as directed by the Newark City Council pursuant to the provisions of Article XIIID, Section 4 of the California Constitution, and the Landscape and Lighting Act of 1972 being Section 22500 et al of the California Streets and Highways Code (the "1972 Act"). The undersigned certifies that he is a Professional Engineer, registered in the State of California.

Dated: April 30, 2025

By: _____
Eduardo Espinoza, P.E.
RCE # 83709

SECTION I

INTRODUCTION

The City of Newark ("City") levies and collects special assessments on parcels within the City of Newark Landscaping and Lighting District No. 1 ("District") to maintain public improvements. The District was formed to provide a dedicated source of funding for the ongoing maintenance of median-island and buffer landscaping and median-island streetlight improvements benefiting parcels within the boundaries of the District.

The assessments and method of apportionment described in this Report utilize commonly accepted assessment engineering practices and have been calculated and proportionately spread to each parcel based on the special benefits received as approved by the City Council at the time the District was formed.

The District generally consists of those properties both fronting and adjacent to Central Avenue and between Filbert Street to the east and Willow Street to the west. A reduced copy of the Assessment Diagram showing the exterior boundaries of the District is provided in Part C of this Report.

Compliance with the California Constitution

Assessments are levied annually within the District pursuant to the 1972 Act. All assessments described in this Report and approved by the City Council are prepared in accordance with the 1972 Act and are compliant with the provisions of the California Constitution Article XIIID ("Article XIIID"), which was enacted with the passage of Proposition 218 in November 1996. Pursuant to Article XIIID Section 5, certain existing assessments are exempt from the substantive and procedural requirements of Article XIIID Section 4. Specifically, Article XIIID Section 5(b) exempted:

> *"Any assessment imposed pursuant to a petition signed by the persons owning all of the parcels subject to the assessment at the time the assessment is initially imposed. Subsequent increases in such assessment shall be subject to the procedures and approval process set forth in Section 4."*

The City determined that the annual assessments originally established for the District were established by a petition signed by the persons owning all the parcels subject to the assessment at the time the assessment was originally proposed. As such, pursuant to Article XIIID Section 5(b), the pre–existing assessment amount has been exempted from the procedural requirements of Article XIIID Section 4 since the amount of the assessment has not increased since the passage of Proposition 218. Any future increase in the assessment rate or substantial changes in the services provided would require that the District be brought into compliance with all the requirements of Article XIIID and would require the approval of the property owners subject to the assessment based upon a mailed ballot which would be sent to each property owner.

Current Annual Administration

As required by the 1972 Act, the Engineer's Report includes: (1) a description of the improvements to be operated, maintained, and serviced by the District, (2) a cost estimate for the District, and (3) a listing of the proposed Fiscal Year 2025-26 assessments to be levied upon each assessable lot or parcel within the District.

The City will hold a Public Hearing on June 26, 2025, regarding this District which will provide an opportunity for any interested person to be heard. At the conclusion of the Public Hearing, the City Council may adopt a resolution confirming the assessment rates as originally proposed or as modified.

Payment of these annual assessments for each parcel will be made in the same manner and at the same time as payments are made for their annual property taxes. All funds collected through the assessments 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 FOR THE CITY OF NEWARK LANDSCAPING AND LIGHTING DISTRICT NO. 1 FISCAL YEAR 2025-26

Pursuant to the Landscaping and Lighting Act of 1972 (Part 2 of Division 15 of the Streets and Highways Code of the State of California), and in accordance with the Resolution of Initiation, being Resolution No. 11740, which directs the preparation and filing of the Engineer's Report, adopted by the City Council of the City of Newark, on April 24, 2025, the following Report was prepared 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 Newark 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 Fiscal Year 2025-26, 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 Newark.

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 Director of Public Works of the City of Newark.

The lines and dimensions of each lot or parcel within the District are those lines and dimensions shown on the maps of the Alameda 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 classification within the District in proportion to the estimated special benefits to be received.

PART E: DESCRIPTION OF ASSESSMENT ROLL

This part contains an assessment of the estimated cost of the improvements apportioned to each benefited parcel of land within the District. The Assessment Roll is filed in the Office of the City Clerk of the City of Newark and is incorporated in this Report. The list is keyed to the records of the Alameda County Assessor, which are incorporated herein by reference.

PART A

PLANS AND SPECIFICATIONS

IMPROVEMENTS AND SERVICES PURSUANT TO THE 1972 ACT

The improvements and services authorized by the provisions of the Landscape and Lighting Act of 1972, being Part 2 of Division 15 of the Streets and Highways Code, commencing with Section 22500 (hereafter referred to as the "1972 Act"), that may be applicable to this District and associated assessments 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 have been constructed within the City, and those which may be subsequently constructed, operated, maintained, and serviced with District assessments are generally described as follows:

> The maintenance and operation of median-island and buffer landscaping and the landscape irrigation system and median-island lighting located on Central Avenue between Filbert Street and Willow Street. Costs shall include all maintenance and operation costs including normal upkeep, operating expenses, management expenses, replanting costs, and power costs.

Improvement diagrams have been prepared identifying all improvements and areas that are to be maintained by the District. A copy of this diagram is on file with the City's Public Works Department.

PART B

ESTIMATE OF COSTS

The 1972 Act requires that a special fund be set up for the collection of revenues and expenditures of the District. The Act provides that the total cost of construction, operation, and maintenance and servicing of the public improvements specified in Part A of this Report can be recovered by the District. Incidental expenses including administration of the District, engineering fees, legal fees and all other costs associated with the construction, operation and maintenance and servicing of the District can also be included.

The 1972 Act also requires that a special fund be set up for the revenues and expenditures of the District. Funds raised from the assessments shall be used only for the expenditures represented above. A contribution to the District by the City may be made to reduce assessments as the City deems appropriate. Any balance remaining on July 1 at the end of the fiscal year must be carried over to the next fiscal year unless the funds are being accumulated for future capital replacement projects or operating reserves.

The following table provides a summary of the estimated District revenues and cost estimates for Fiscal Year 2025-26.

Landscaping and Lighting District No. 1 Fiscal Year 2025-26 Cost Estimate	
Projected Revenues	
Assessment Revenue	$41,547
Non-Assessment Revenues[1]	$2,963
Total Projected Revenues	**$44,510**
Projected Expenses	
Contract Services[2]	$138,805
Utilities	$5,000
Administration and Incidentals	$30,025
County Collection Fees	$706
Unforeseen Maintenance and Repairs[3]	$8,727
Total Projected Expenses	**$183,263**
Projected Fund Balance	
Beginning Fund Balance - July 1, 2025	$197,527
Reserve Fund Collection Increase/(Decrease)	($138,753)
Ending Fund Balance - June 30, 2026	$58,773
Recommended Operating Reserves	$87,268
Available Operating Reserves	$58,773
Available Capital Reserves	$0

[1]Non-Assessment Revenue includes interest earnings estimated at 1.5% of Projected Beginning Fund Balance and any other non-assessment revenue sources.

[2]Includes $120,00 for Plant & Tree Replacement, Grading, Irrigation & Pop-Up Replacement, Irrigation Retrofit, and Re-mulch projects.

[3]Unforeseen Maintenance and Repairs are assumed to be 5% of the Projected Expenses.

The purpose of the various reserves is to ensure the District will have funds available for cashflow purposes and to repair or reconstruct the improvements that are the responsibility of the District.

The Recommended Operating Reserve target is fifty percent (50%) of the projected expenditures. Maintaining a fully funded Operating Reserve eliminates the need for the City to transfer funds from non-District accounts to pay for operational expenses during the first half of the fiscal year and provides the District with sufficient funds to address any unforeseen or unusual expenditures that may occur during the year.

The purpose of collecting and holding funds in a Capital Reserve is so that when improvements need to be replaced or expenditures are greater than can be conveniently raised from a single year's assessment, funds are available so that the District can respond and address the need promptly.

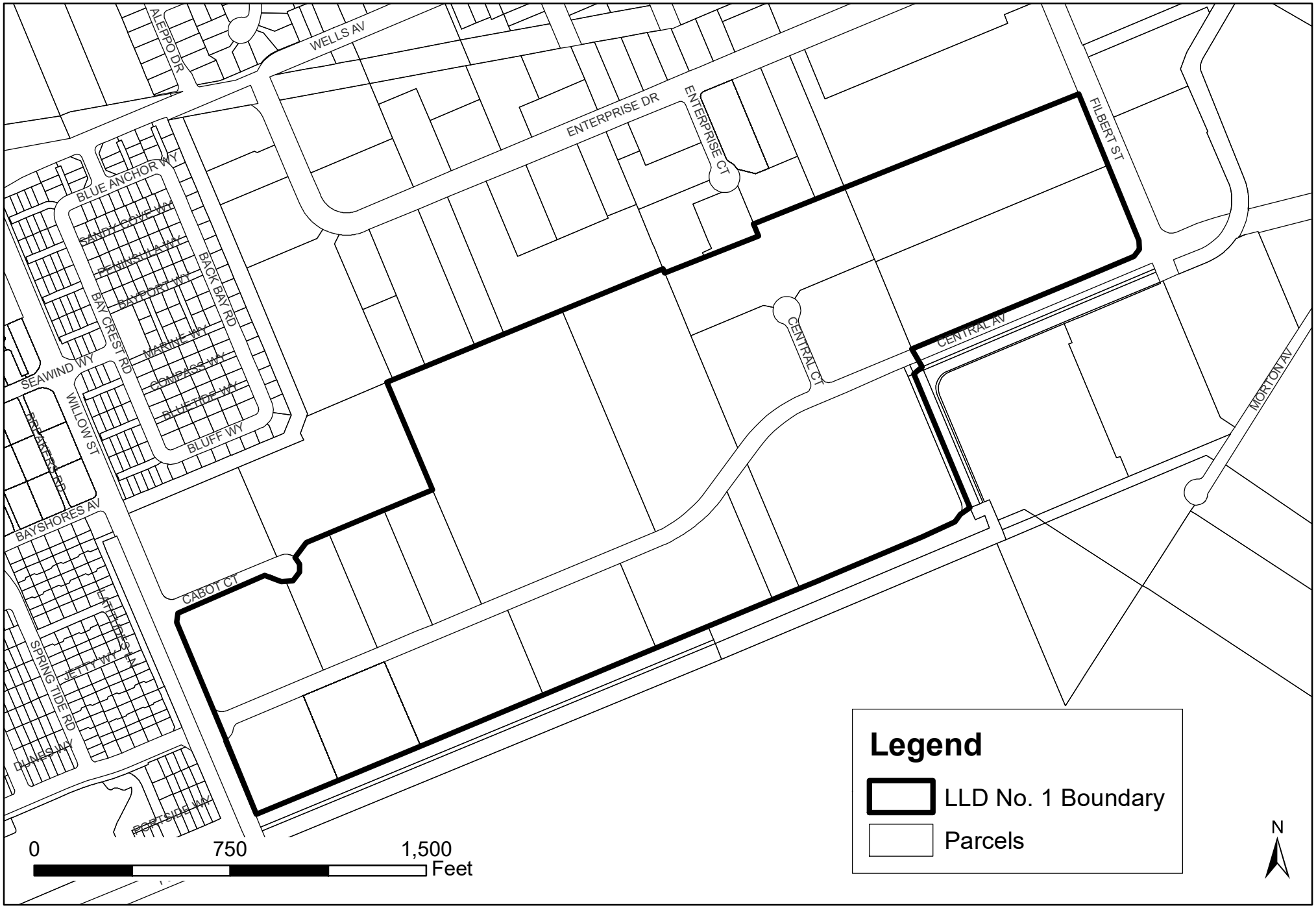
PART C

ASSESSMENT DISTRICT DIAGRAM

The boundaries of the District are shown herein. The Diagram is on file in the Public Works Department of the City and shown on the following page of this Engineer's Report. The lines and dimensions of each parcel within the District are those lines and dimensions shown on the maps of the Alameda 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.

LANDSCAPING AND LIGHTING DISTRICT NO. 1
(CENTRAL AVENUE)
ASSESSMENT DIAGRAM



PART D

METHOD OF APPORTIONMENT OF ASSESSMENTS

This section explains the benefits to be derived from the improvements and the methodology used to apportion the total costs of the improvements to properties within the District.

The method used for apportioning the assessment is based upon the relative special benefits to be derived by the properties in the District and any established benefit zones. The assessment is apportioned to each parcel in proportion to the relative cost of the special benefits from the improvements.

General

The 1972 Act permits the establishment of assessment districts by agencies for the purpose of providing certain public improvements which include the construction, maintenance and servicing of public lights, landscaping, and appurtenant facilities. The 1972 Act further requires that the cost of these improvements be levied according to benefit rather than assessed value:

> *"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 benefits to be received by each such lot or parcel from the improvements."*

The formula used for calculating assessments in the District therefore reflects the composition of the parcels, and the improvements and services provided, to fairly apportion the costs based on estimated benefit to each parcel.

In addition, 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." Thus, the 1972 Act requires the levy of a true "assessment" rather than a "special tax".

Discussion of Benefit

Each of the improvements have been carefully reviewed by the City and the corresponding assessments have been proportionately spread to each parcel based on the special benefits conferred to property from the improvements as determined at the time the District was established.

The District consists of all Assessor Parcels within the boundaries of the District. The method of apportioning costs and assessing properties is based upon the proportional special benefits to be conferred by the improvements and services to the properties within the boundaries of the District. The apportioning of special benefit is a two-step process: the first step is to identify the types of special benefits arising from the improvements and services, and the second step is to allocate the costs and assign assessments to property based on the estimates of the special benefit being conferred to each property.

In summary, the assessments can only be levied based on the special benefit to property conferred from the installation, maintenance, and servicing of the improvements funded by the District. These special benefits are not dependent on any one property owner's use of the District's improvements or their specific demographic status. The basis for these special benefits comes from statutes approved by the California Legislature and other studies that describe the types of benefits received by property from such improvements. The identified special benefits conferred to property from the improvements can be summarized as follows:

- Improved aesthetics:
  - Well-maintained and attractive landscaping enhances the overall appearance and desirability of the area, making it visually appealing to property owners and visitors.
  - Well-lit medians contribute to property visibility, especially during nighttime, benefiting businesses or properties seeking attention and attracting customers. It also adds to the visual appeal, attractiveness, and inviting nature of the area.

- Increased property values:
  - Attractive and well-maintained landscaping can increase the desirability of nearby properties, potentially leading to higher property values.
  - Well-maintained and well-lit medians can have a positive impact on property values in the surrounding area. Adequate lighting is seen as a desirable feature, making properties more appealing to potential buyers or tenants.

- Safety:
  - Median and buffer landscaping helps calm traffic and reduce speeds, creating a safer environment for people traveling to and from properties within the District. It also acts as a physical buffer between roadways and properties within the District.
  - Well-lit medians contribute to improved safety for both motorists and pedestrians traveling to and from properties within the District. Adequate lighting enhances visibility, reducing the risk of accidents and improving overall traffic safety. It also facilitates easier access to adjacent properties.

- Noise reduction:
  - Trees and plants help absorb traffic noise and create a buffer between the road and nearby properties, reducing noise levels and creating a more peaceful environment.

- Reduced pollution:
  - Trees and plants aid in filtering pollutants from the air, improving air quality and creating a healthier environment for properties in proximity to the landscape.

These benefits, when applied to property in the District, specifically increase the utility of the property within the District. For example, the assessments provide funding to maintain the landscaping and lighting that improves safety and access to the property and provides visual and environmental benefits to the properties within the District. Such improved and well-maintained public facilities enhance the overall usability, quality, desirability, and safety of the properties.

Method of Assessment

This process of apportioning assessments to each property involves determining the relative special benefit received by each property from the improvements and services. The City and Engineer of Work at the time of District formation determined that each property's linear foot of frontage along Willow Avenue receives a similar benefit from the improvements. Therefore, it was determined that the most appropriate method of apportioning costs was to assess properties based on a front footage basis for all parcels fronting Central Avenue between Filbert Street and Willow Street. This methodology is commonly used to distribute assessments in proportion to estimated special benefit and is generally recognized as providing the basis for a fair and appropriate distribution of assessments.

In Fiscal Year 2025-26, the City proposes to collect the maximum assessment revenue from the assessable parcels located in the District, which amounts to $6.01 per linear foot of frontage to be levied. A listing of each assessable parcel and their proposed Fiscal Year 2025-26 assessment is on the Assessment Roll in Part E of this Report.

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 (all of which are typically not assigned an Assessor's Parcel Number (APN) by the County). Also exempted from the assessment would be public agency owned property, utility rights-of-ways, common areas (such as in condominium complexes or those that are owned by a Homeowner's or Property Owner's Association), and any other property that is deemed to be unable to develop by the City. These types of parcels do not benefit from the improvements.

Appeals and Interpretations

Any property owner who feels the assessment levied on the subject property is in error because of incorrect information being used to apply the foregoing method of assessment, may file a written appeal with the City Engineer or his or her designee. Any such appeal is limited to correction of an assessment during the then current or, if before July 1, the upcoming fiscal year. Upon the filing of any such appeal, the City Engineer or his or her designee will promptly review the appeal and any information provided by the property owner. If the City Engineer or his or her designee finds that the assessment should be modified, the appropriate changes shall be made to the assessment roll. If any such changes are approved after the assessment roll has been filed with the County for collection, the City Engineer or his or her designee is authorized to refund to the property owner the amount of any approved reduction. Any property owner who disagrees with the decision of the City Engineer or her or his designee may refer their appeal to the City Council and the decision of the City 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 parcel within the District is shown on the last equalized Secured Property Tax Roll of the Alameda 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 parcel. The Assessment Roll is on file in the Public Works Department of the City and is included in this Report beginning on the next page.

The total proposed assessment for Fiscal Year 2025-26 is $41,547.08.

CITY OF NEWARK
LANDSCAPING & LIGHTING DISTRICT No. 1
ASSESSMENT ROLL
FISCAL YEAR 2025-26

Assessor's Parcel Number	Assessment Amount
092 -0116-035-03	$2,091.48
092 -0116-048-00	$4,303.16
092 -0116-049-00	$2,758.58
092 -0116-050-00	$1,364.26
092 -0116-055-00	$3,071.10
092 -0116-056-00	$2,776.62
092 -0116-057-00	$3,029.04
092 -0116-064-00	$1,358.26
092 -0116-065-00	$1,238.06
092 -0116-066-00	$2,686.46
092 -0116-068-00	$168.28
092 -0116-069-00	$168.28
092 -0116-070-00	$168.28
092 -0116-071-00	$168.28
092 -0116-072-00	$168.28
092 -0116-073-00	$168.28
092 -0116-074-00	$168.28
092 -0116-075-00	$168.28
092 -0116-076-00	$168.28
092 -0116-077-00	$168.28
092 -0116-078-00	$168.28
092 -0116-079-00	$168.28
092 -0251-012-00	$2,079.46
092 -0251-014-00	$2,019.36
092 -0252-011-00	$4,387.30
092 -0252-012-00	$727.20
092 -0252-015-00	$5,637.38
Total Parcels:	27
Total Assessment:	$41,547.08

NEWARK
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Landscaping and Lighting District No. 2

Fiscal Year 2025-26
Preliminary Engineer's Report

May 22, 2025

Prepared by

FRANCISCO AND ASSOCIATES

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ENGINEER'S REPORT
CITY OF NEWARK
LANDSCAPING AND LIGHTING DISTRICT NO. 2
FISCAL YEAR 2025-26

The undersigned, acting on behalf of Francisco & Associates respectfully submits the enclosed Engineer's Report as directed by the Newark City Council pursuant to the provisions of Article XIIID, Section 4 of the California Constitution, and the Landscape and Lighting Act of 1972 being Section 22500 et al of the California Streets and Highways Code (the "1972 Act"). The undersigned certifies that he is a Professional Engineer, registered in the State of California.

Dated: April 30, 2025

By: _____
Eduardo Espinoza, P.E.
RCE # 83709

SECTION I

INTRODUCTION

The City of Newark ("City") levies and collects special assessments on parcels within the City of Newark Landscaping and Lighting District No. 2 ("District") to maintain public improvements. The District was formed to provide a dedicated source of funding for the ongoing maintenance of landscaping improvements within the public right-of-way within the boundaries of the District.

The assessments and method of apportionment described in this Report utilize commonly accepted assessment engineering practices and have been calculated and proportionately spread to each parcel based on the special benefits received as approved by the City Council at the time the District was formed.

The District generally consists of those properties west of Jarvis Avenue, north of the railroad tracks, east of California State Route 84, and south of the City owned parcel at the corner of Jarvis Avenue and Cardiff Street. A reduced copy of the Assessment Diagram showing the exterior boundaries of the District is provided in Part C of this Report.

Compliance with the California Constitution

Assessments are levied annually within the District pursuant to the 1972 Act. All assessments described in this Report and approved by the City Council are prepared in accordance with the 1972 Act and are compliant with the provisions of the California Constitution Article XIIID ("Article XIIID"), which was enacted with the passage of Proposition 218 in November 1996. Pursuant to Article XIIID Section 5, certain existing assessments are exempt from the substantive and procedural requirements of Article XIIID Section 4. Specifically, Article XIIID Section 5(a) exempted:

> *"Any assessment imposed exclusively to finance the capital costs or maintenance and operation expenses for sidewalks, streets, sewers, water, flood control, drainage systems or vector control. Subsequent increases in such assessments shall be subject to the procedures and approval process set forth in Section 4."*

The City determined that the annual assessments originally established for the District were for the maintenance and operation of landscape and medians within the public street rights-of-way. As such, pursuant to Article XIIID Section 5(a), the pre–existing assessment amount has been exempted from the procedural requirements of Article XIIID Section 4 since the amount of the assessment has not increased since the passage of Proposition 218. Any future increase in the assessment rate or substantial changes in the services provided would require that the District be brought into compliance with all the requirements of Article XIIID and would require the approval of the property owners subject to the assessment based upon a mailed ballot which would be sent to each property owner.

Current Annual Administration

As required by the 1972 Act, the Engineer's Report includes: (1) a description of the improvements to be operated, maintained, and serviced by the District, (2) a cost estimate for the District, and (3) a listing of the proposed Fiscal Year 2025-26 assessments to be levied upon each assessable lot or parcel within the District.

The City will hold a Public Hearing on June 26, 2025, regarding this District which will provide an opportunity for any interested person to be heard. At the conclusion of the Public Hearing, the City Council may adopt a resolution confirming the assessment rates as originally proposed or as modified.

Payment of these annual assessments for each parcel will be made in the same manner and at the same time as payments are made for their annual property taxes. All funds collected through the assessments 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 FOR THE CITY OF NEWARK LANDSCAPING AND LIGHTING DISTRICT NO. 2 FISCAL YEAR 2025-26

Pursuant to the Landscaping and Lighting Act of 1972 (Part 2 of Division 15 of the Streets and Highways Code of the State of California), and in accordance with the Resolution of Initiation, being Resolution No. 11740, which directs the preparation and filing of the Engineer's Report, adopted by the City Council of the City of Newark, on April 24, 2025, the following Report was prepared 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 Newark 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 Fiscal Year 2025-26, 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 Newark.

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 Director of Public Works of the City of Newark.

The lines and dimensions of each lot or parcel within the District are those lines and dimensions shown on the maps of the Alameda 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 classification within the District in proportion to the estimated special benefits to be received.

PART E: ASSESSMENT ROLL

This part contains an assessment of the estimated cost of the improvements apportioned to each benefited parcel of land within the District. The Assessment Roll is filed in the Office of the City Clerk of the City of Newark and is incorporated in this Report. The list is keyed to the records of the Alameda County Assessor, which are incorporated herein by reference.

PART A

PLANS AND SPECIFICATIONS

IMPROVEMENTS AND SERVICES PURSUANT TO THE 1972 ACT

The improvements and services authorized by the provisions of the Landscape and Lighting Act of 1972, being Part 2 of Division 15 of the Streets and Highways Code, commencing with Section 22500 (hereafter referred to as the "1972 Act"), that may be applicable to this District and associated assessments 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 have been constructed within the City, and those which may be subsequently constructed, operated, maintained, and serviced with District assessments are generally described as follows:

> The maintenance of Jarvis Avenue median-island and buffer landscaping and landscape irrigation system, and lighting adjacent to and within the boundaries of Tract 5232 and the Dumbarton Industrial Park. Costs shall include all maintenance and operation costs including normal upkeep, operating expenses, management expenses, replanting costs, and power costs.
>
> The maintenance of landscaping and the landscape irrigation system within the public right-of-way and easement areas adjacent to the public right-of-way on Dumbarton Court, Jarvis Avenue and Newark Boulevard, and the 10-foot-wide landscape easement in lots 6 and 7 of Tract 5232 adjoining the property within Parcel Map 5618.

Improvement diagrams have been prepared identifying all improvements and areas that are to be maintained by the District. A copy of this diagram is on file with the City's Public Works Department.

PART B

ESTIMATE OF COSTS

The 1972 Act requires that a special fund be set up for the collection of revenues and expenditures of the District. The Act provides that the total cost of construction, operation, and maintenance and servicing of the public improvements specified in Part A of this Report can be recovered by the District. Incidental expenses including administration of the District, engineering fees, legal fees and all other costs associated with the construction, operation and maintenance and servicing of the Districts can also be included.

The 1972 Act also requires that a special fund be set up for the revenues and expenditures of the District. Funds raised from the assessments shall be used only for the expenditures represented above. A contribution to the District by the City may be made to reduce assessments as the City deems appropriate. Any balance remaining on July 1 at the end of the fiscal year must be carried over to the next fiscal year unless the funds are being accumulated for future capital replacement projects or operating reserves.

The following table provides a summary of the estimated District revenues and cost estimates for Fiscal Year 2025-26.

Landscaping and Lighting District No. 2 Fiscal Year 2025-26 Cost Estimate	
Projected Revenues	
Assessment Revenue	$26,678
Non-Assessment Revenues[1]	$2,881
Total Projected Revenues	**$29,559**
Projected Expenses	
Contract Services[2]	$80,962
Utilities	$5,200
Administration and Incidentals	$19,317
County Collection Fees	$454
Unforeseen Maintenance and Repairs[3]	$5,297
Total Projected Expenses	**$111,229**
Projected Fund Balance	
Beginning Fund Balance - July 1, 2025	$192,083
Reserve Fund Collection Increase/(Decrease)	($81,670)
Ending Fund Balance - June 30, 2026	$110,413
Recommended Operating Reserves	$52,966
Available Operating Reserves	$52,966
Available Capital Reserves	$57,447

[1]Non-Assessment Revenue includes interest earnings estimated at 1.5% of Projected Beginning Fund Balance and any other non-assessment revenue sources.

[2]Includes $75,000 for Plant & Tree Replacement, Grading, Irrigation & Pop-Up Replacement, Irrigation Retrofit, and Re-mulch projects.

[3]Unforeseen Maintenance and Repairs are assumed to be 5% of the Projected Expenses.

The purpose of the various reserves is to ensure the District will have funds available for cashflow purposes and to repair or reconstruct the improvements that are the responsibility of the District.

The Recommended Operating Reserve target is fifty percent (50%) of the projected expenditures. Maintaining a fully funded Operating Reserve eliminates the need for the City to transfer funds from non-District accounts to pay for operational expenses during the first half of the fiscal year and provides the District with sufficient funds to address any unforeseen or unusual expenditures that may occur during the year.

The purpose of collecting and holding funds in a Capital Reserve is so that when improvements need to be replaced or expenditures that are greater than can be conveniently raised from a single year's assessment, funds are available so that the District can respond and address the need promptly.

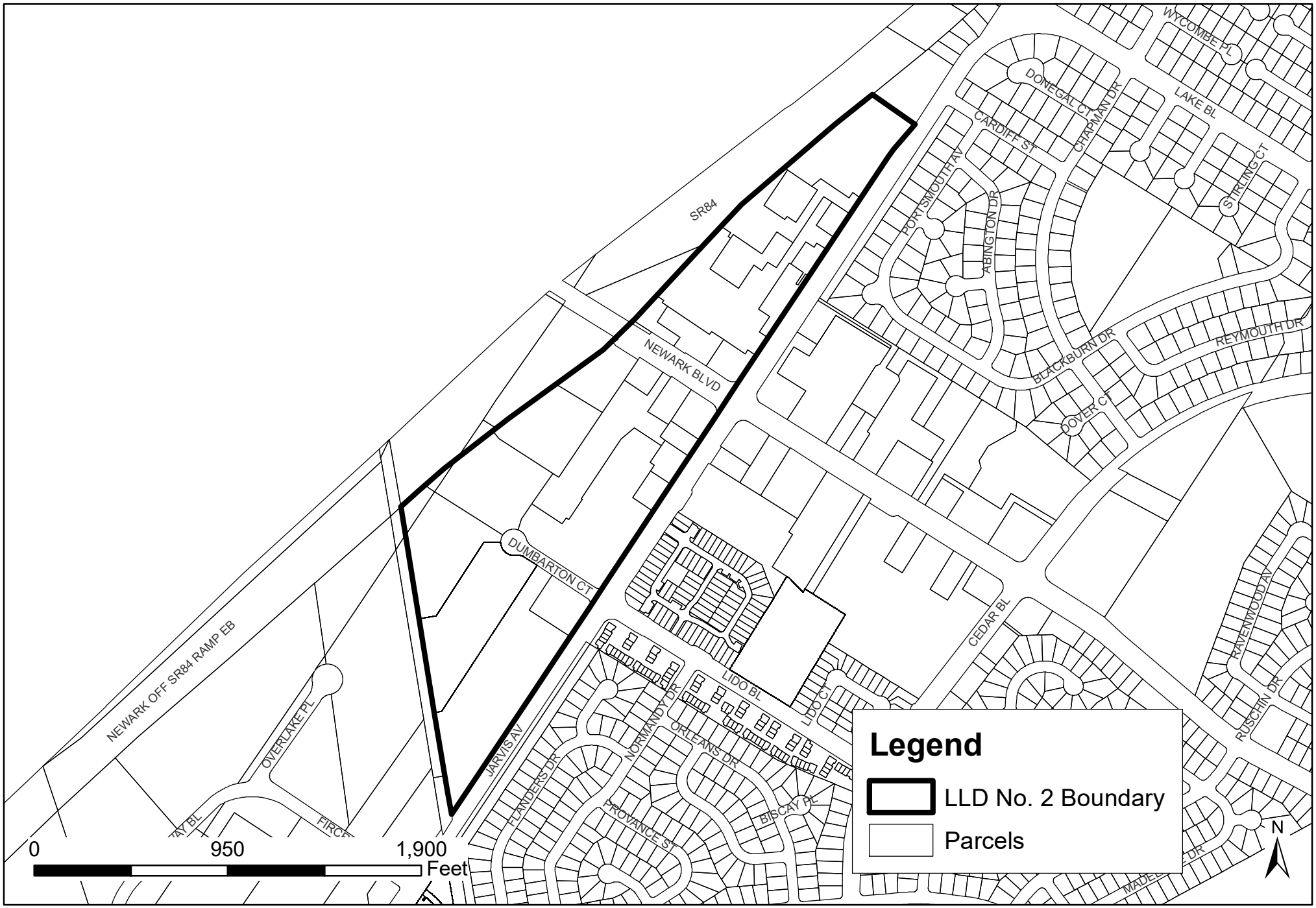
PART C

ASSESSMENT DISTRICT DIAGRAM

The boundaries of the District are shown herein. The Diagram is on file in the Public Works Department of the City and shown on the following page of this Engineer's Report. The lines and dimensions of each parcel within the District are those lines and dimensions shown on the maps of the Alameda 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.

LANDSCAPING AND LIGHTING DISTRICT NO. 2
(NEWARK BOULEVARD AT JARVIS AVENUE)
ASSESSMENT DIAGRAM



PART D

METHOD OF APPORTIONMENT OF ASSESSMENTS

This section explains the benefits to be derived from the improvements and the methodology used to apportion the total costs of the improvements to properties within the District.

The method used for apportioning the assessment is based upon the relative special benefits to be derived by the properties in the District and any established benefit zones. The assessment is apportioned to each parcel in proportion to the relative cost of the special benefits from the improvements.

General

The 1972 Act permits the establishment of assessment districts by agencies for the purpose of providing certain public improvements which include the construction, maintenance and servicing of public lights, landscaping, and appurtenant facilities. The 1972 Act further requires that the cost of these improvements be levied according to benefit rather than assessed value:

> *"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 benefits to be received by each such lot or parcel from the improvements."*

The formula used for calculating assessments in the District therefore reflects the composition of the parcels, and the improvements and services provided, to fairly apportion the costs based on estimated benefit to each parcel.

In addition, 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." Thus, the 1972 Act requires the levy of a true "assessment" rather than a "special tax".

Discussion of Benefit

Each of the improvements have been carefully reviewed by the City and the corresponding assessments have been proportionately spread to each parcel based on the special benefits conferred to property from the improvements as determined at the time the District was established.

The District consists of all Assessor Parcels within the boundaries of the District. The method of apportioning costs and assessing properties is based upon the proportional special benefits to be conferred by the improvements and services to the properties within the boundaries of the District. The apportioning of special benefit is a two-step process: the first step is to identify the types of special benefits arising from the improvements and

services, and the second step is to allocate the costs and assign assessments to property based on the estimates of the special benefit being conferred to each property.

In summary, the assessments can only be levied based on the special benefit to property conferred from the installation, maintenance, and servicing of the improvements funded by the District. These special benefits are not dependent on any one property owner's use of the District's improvements or their specific demographic status. The basis for these special benefits comes from statutes approved by the California Legislature and other studies that describe the types of benefits received by property from such improvements. The identified special benefits conferred to property from the improvements can be summarized as follows:

- Improved aesthetics:
    - Well-maintained and attractive landscaping enhances the overall appearance and desirability of the area, making it visually appealing to property owners and visitors.

- Increased property values:
    - Attractive and well-maintained landscaping can increase the desirability of nearby properties, potentially leading to higher property values.

- Safety:
    - Median landscaping helps calm traffic and reduce speeds, creating a safer environment for people traveling to and from properties within the District. It also acts as a physical buffer between roadways and properties within the District.

- Noise reduction:
    - Trees and plants help absorb traffic noise and create a buffer between the road and nearby properties, reducing noise levels and creating a more peaceful environment.

- Reduced pollution:
    - Trees and plants aid in filtering pollutants from the air, improving air quality and creating a healthier environment for properties in proximity to the landscape.

These benefits, when applied to property in the District, specifically increase the utility of the property within the District. For example, the assessments provide funding to maintain the landscaping that improves safety and access to the property and provides visual and environmental benefits to the properties within the District. Such improved and well-maintained public facilities enhance the overall usability, quality, desirability, and safety of the properties.

Method of Assessment

This process of apportioning assessments to each property involves determining the relative special benefit received by each property from the improvements and services. Therefore, the City and Engineer of Work at the time of District formation determined the project costs related to Jarvis Avenue west of Dumbarton Court and for Dumbarton Court, including a proportionate share of the incidental expenses will be spread on the basis of area to lots which front Jarvis Avenue and Dumbarton Court. Project costs related to improvements on Jarvis Avenue east of Dumbarton Court and on Newark Boulevard, including a proportionate share of incidental expenses will be spread to properties fronting this segment of Jarvis Avenue and Newark Boulevard on the basis of area, but after buildings are constructed, these costs are to be spread on the basis of building square footage, with costs allocated to undeveloped property based on the maximum building size permitted on the parcel. This methodology distributes assessments in proportion to the estimated special benefit conferred to property and is generally recognized as providing the basis for a fair and appropriate distribution of assessments.

In Fiscal Year 2025-26, the maximum allowable assessment for each assessable parcel within the District is needed to cover the annual costs. A listing of each assessable parcel and their proposed Fiscal Year 2025-26 assessment is on the Assessment Roll in Part E of this Report.

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 (all of which are typically not assigned an Assessor's Parcel Number (APN) by the County). Also exempted from the assessment would be public agency owned property, utility rights-of-ways, common areas (such as in condominium complexes or those that are owned by a Homeowner's or Property Owner's Association), and any other property that is deemed to be unable to develop by the City. These types of parcels do not benefit from the improvements.

Appeals and Interpretations

Any property owner who feels that the assessment levied on the subject property is in error because of incorrect information being used to apply the foregoing method of assessment, may file a written appeal with City Engineer or his or her designee. Any such appeal is limited to correction of an assessment during the then current or, if before July 1, the upcoming fiscal year. Upon the filing of any such appeal, the City Engineer or his or her designee will promptly review the appeal and any information provided by the property owner. If the City Engineer or his or her designee finds that the assessment should be modified, the appropriate changes shall be made to the assessment roll. If any such changes are approved after the assessment roll has been filed with the County for collection, the City Engineer or his or her designee is authorized to refund to the property owner the amount of any approved reduction. Any property owner who disagrees with the decision of the City Engineer or her or his designee may refer their appeal to the City Council and the decision of the City 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 parcel within the District is shown on the last equalized Secured Property Tax Roll of the Alameda 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 parcel. The Assessment Roll is on file in the Public Works Department of the City and is included in this Report beginning on the next page.

The total proposed assessment for Fiscal Year 2025-26 is $26,678.00**.**

CITY OF NEWARK
LANDSCAPING & LIGHTING DISTRICT No. 2
ASSESSMENT ROLL
FISCAL YEAR 2025-26

Assessor's Parcel Number	Assessment Amount
092A-2596-001-00	$134.00
092A-2596-002-00	$44.00
092A-2596-003-00	$77.00
092A-2596-004-00	$797.00
092A-2596-005-00	$74.00
092A-2596-006-00	$83.00
092A-2596-007-00	$66.00
092A-2596-008-00	$202.00
092A-2596-009-00	$796.00
092A-2596-010-00	$377.00
092A-2596-011-00	$161.00
537 -0521-014-00	$1,643.00
537 -0521-015-00	$198.00
537 -0521-023-02	$25.00
537 -0521-024-02	$55.00
537 -0521-025-00	$99.00
537 -0521-026-00	$38.00
537 -0521-027-00	$73.00
537 -0521-028-00	$78.00
537 -0521-036-00	$631.00
537 -0521-037-00	$820.00
537 -0521-038-00	$14,308.00
537 -0521-039-00	$2,306.00
537 -0521-045-00	$743.00
537 -0521-046-00	$57.00
537 -0521-047-00	$304.00
537 -0521-048-00	$195.00
537 -0855-001-00	$114.70
537 -0855-002-00	$114.70
537 -0855-003-00	$114.70
537 -0855-004-00	$114.70
537 -0855-005-00	$114.70
537 -0855-006-00	$114.70
537 -0855-007-00	$114.70
537 -0855-008-00	$114.70
537 -0855-009-00	$114.70
537 -0855-010-00	$114.70
537 -0855-011-00	$114.70
537 -0855-012-00	$114.70
537 -0855-013-00	$114.70
537 -0855-014-00	$114.70
537 -0855-015-00	$114.70
537 -0855-016-00	$114.70
537 -0855-017-00	$114.70
537 -0855-018-00	$114.70
537 -0855-019-00	$114.70
537 -0855-020-00	$114.70
Total Parcels:	47
Total Assessment:	$26,678.00

NEWARK
california

Landscaping and Lighting District No. 4

Fiscal Year 2025-26
Preliminary Engineer's Report

May 22, 2025

Prepared by

FRANCISCO AND ASSOCIATES

Where Innovative Strategies
Fund Tomorrow's Communities

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ENGINEER'S REPORT
CITY OF NEWARK
LANDSCAPING AND LIGHTING DISTRICT NO. 4
FISCAL YEAR 2025-26

The undersigned, acting on behalf of Francisco & Associates respectfully submits the enclosed Engineer's Report as directed by the Newark City Council pursuant to the provisions of Article XIIID, Section 4 of the California Constitution, and the Landscape and Lighting Act of 1972 being Section 22500 et al of the California Streets and Highways Code (the "1972 Act"). The undersigned certifies that he is a Professional Engineer, registered in the State of California.

Dated: April 30, 2025

By: _____
Eduardo Espinoza, P.E.
RCE # 83709

SECTION I

INTRODUCTION

The City of Newark ("City") levies and collects special assessments on parcels within the City of Newark Landscaping and Lighting District No. 4 ("District") to maintain public improvements. The District was formed to provide a dedicated source of funding for the ongoing maintenance of median-island and buffer landscape, streetlight, and park improvements benefiting parcels within the boundaries of the District. Since formation, an additional zone of benefit was created on September 14, 2017.

Following annexation of the zone of benefit referenced above, the District consists of the following two (2) zones of benefit:

- Zone 1 (New Technology Park and Stevenson Point Techpark)
  The area includes office, commercial, and institutional establishments in the City known as the New Technology Park and the Stevenson Point Techpark.

- Zone 2 (Sanctuary)
  The Sanctuary development includes Tract 8270 and is comprised of 386 single family homes and private roads.

The assessments and method of apportionment described in this Report utilize commonly accepted assessment engineering practices and have been calculated and proportionately spread to each parcel based on the special benefits received as approved by the City Council at the time the District was formed and the additional zone of benefit was established.

The District generally consists of those properties south of Cherry Street, west of Stevenson Boulevard, north of the railroad tracks and east of Mowry Avenue. A reduced copy of the Assessment Diagram showing the exterior boundaries of the District and each zone of benefit is provided in Part C of this Report.

Impacts of Proposition 218

On November 5, 1996 California voters approved Proposition 218 entitled "Right to Vote on Taxes Act" which added Articles XIIIC and XIIID to the California Constitution. While its title refers only to taxes, Proposition 218 established new procedural requirements for the formation and administration of assessment districts.

These new procedures stipulate that even if assessments are initially exempt from Proposition 218, future increases in assessments must comply with the provisions of Proposition 218. However, if the increase in assessments were anticipated in the assessment formula (e.g., CPI increase or assessment cap) then the assessment would comply with the intent and provisions of Proposition 218.

Current Annual Administration

As required by the 1972 Act, the Engineer's Report includes: (1) a description of the improvements to be operated, maintained, and serviced by the District and each benefit zone, (2) a cost estimate for the District and each benefit zone, and (3) a listing of the proposed Fiscal Year 2025-26 assessments to be levied upon each assessable lot or parcel within the District and each benefit zone.

The City will hold a Public Hearing on June 26, 2025, regarding this District which will provide an opportunity for any interested person to be heard. At the conclusion of the Public Hearing, the City Council may adopt a resolution confirming the assessment rates as originally proposed or as modified.

Payment of these annual assessments for each parcel will be made in the same manner and at the same time as payments are made for their annual property taxes. All funds collected through the assessments 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 FOR THE CITY OF NEWARK LANDSCAPING AND LIGHTING DISTRICT NO. 4 FISCAL YEAR 2025-26

Pursuant to the Landscaping and Lighting Act of 1972 (Part 2 of Division 15 of the Streets and Highways Code of the State of California), and in accordance with the Resolution of Initiation, being Resolution No. 11740, which directs the preparation and filing of the Engineer's Report, adopted by the City Council of the City of Newark, on April 24, 2025, the following Report was prepared 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 Newark 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 Fiscal Year 2025-26, 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 Newark.

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 Director of Public Works of the City of Newark.

The lines and dimensions of each lot or parcel within the District are those lines and dimensions shown on the maps of the Alameda 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 classification within the District in proportion to the estimated special benefits to be received.

PART E: ASSESSMENT ROLL

This part contains an assessment of the estimated cost of the improvements apportioned to each benefited parcel of land within the District. The Assessment Roll is filed in the Office of the City Clerk of the City of Newark and is incorporated in this Report. The list is keyed to the records of the Alameda County Assessor, which are incorporated herein by reference.

PART A

PLANS AND SPECIFICATIONS

IMPROVEMENTS AND SERVICES PURSUANT TO THE 1972 ACT

The improvements and services authorized by the provisions of the Landscape and Lighting Act of 1972, being Part 2 of Division 15 of the Streets and Highways Code, commencing with Section 22500 (hereafter referred to as the "1972 Act"), that may be applicable to this District and associated assessments 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 have been constructed within the City, and those which may be subsequently constructed, operated, maintained, and serviced with District assessments are generally described as follows:

- The Landscape Improvements include, but are not limited to landscaping, planting, turf, trees, irrigation systems, and fixtures in parks, public streets, and sidewalk rights-of-way, including medians, traffic circles, parkways and other easements dedicated to the City within, and adjacent to, the zones.
- Street Lighting Improvements include, but are not limited to poles, fixtures, bulbs, conduits, conductors, equipment including guys, anchors, posts and pedestals, metering devices and appurtenant facilities as required to provide lighting in public streets and sidewalk rights-of-way and other easements dedicated to the City within, and adjacent to, the zones.

Improvement diagrams have been prepared identifying all improvements and areas that are to be maintained by the District. A copy of these diagrams is on file with the City's Public Works Department.

A more detailed description of the facilities which either have or will be constructed, operated, maintained, and serviced within each of the District benefit zones follows.

Zone 1 (New Technology Park and Stevenson Point Techpark)

Landscape Improvements

The Landscape Improvements include streetscapes and medians, specifically:

- The maintenance of Stevenson Boulevard median-island landscaping from the Nimitz Freeway to Cherry Street.
- The Maintenance of median-island and up to 50-feet of green belt landscaping and street lighting adjacent to Cherry street and the interior loop street within the boundaries of New Technology Park.
- The maintenance of landscaping across the Newark Unified School District parcel on Cherry Street.

Zone 2 (Sanctuary)

Park and Landscape Improvements

Zone 2 is responsible for maintaining the existing District improvements identified previously in Zone 1, as well as additional maintenance and servicing of a neighborhood park and trash capture devices as listed below. Park maintenance includes turf, trees, and irrigation.

- Neighborhood Park located north of Dragonfly Street, between Sea Turtle and Brush Rabbit.
- 6 trash capture devices on Cherry Street.
- 2 trash capture devices on Stevenson Boulevard.
- 3 trash capture devices on Tom Cod Street.

All other improvements associated with Zone 2 including landscaping, sidewalk rights-of-way, medians, parkways, and other easements dedicated to the City will be maintained by a Homeowner's Association and will not be assessed to parcels within the District.

Street Lighting Improvements

The Street Lighting Improvements include fifty-one (51) streetlights located throughout Tract 8270 located along streets within the zone.

PART B

ESTIMATE OF COSTS

The 1972 Act requires that a special fund be set up for the collection of revenues and expenditures of the District. The Act provides that the total cost of construction, operation, and maintenance and servicing of the public improvements specified in Part A of this Report can be recovered by the District. Incidental expenses including administration of the District, engineering fees, legal fees and all other costs associated with the construction, operation and maintenance and servicing of the District can also be included.

Funds raised from the assessments shall be used only for the expenditures represented above. A contribution to the District by the City may be made to reduce assessments as the City deems appropriate. Any balance remaining on July 1 at the end of the fiscal year must be carried over to the next fiscal year unless the funds are being accumulated for future capital replacement projects or operating reserves.

The following table provides a summary of the estimated District revenues and cost estimates for Fiscal Year 2025-26.

Landscaping and Lighting District No. 4
Fiscal Year 2025-26 Cost Estimate

	Zone 1	Zone 2	Total Amount
Projected Revenues			
Assessment Revenue	$37,082	$74,907	$111,989
Non-Assessment Revenues[1]	$7,483	$29,881	$37,364
Total Projected Revenues	**$44,564**	**$104,789**	**$149,353**
Projected Expenses			
Contract Services[2]	$59,108	$119,402	$178,510
Utilities	$1,656	$3,344	$5,000
Administration and Incidentals	$11,460	$23,151	$34,611
County Collection Fees	$630	$1,273	$1,904
Unforeseen Maintenance and Repairs[3]	$3,643	$7,359	$11,001
Total Projected Expenses	**$76,497**	**$154,529**	**$231,026**
Projected Fund Balance			
Beginning Fund Balance - July 1, 2025	$383,580	$619,881	$1,003,461
Reserve Fund Collection Increase/(Decrease)	($31,933)	($49,740)	($81,673)
Ending Fund Balance - June 30, 2026	$351,647	$570,141	$921,788
Recommended Operating Reserves	$36,427	$73,585	$110,013
Available Operating Reserves	$36,427	$73,585	$110,013
Available Capital Reserves[3]	$315,219	$496,556	$811,775

[1]Non-Assessment Revenues include interest earnings estimated at 1.5% of Projected Beginning Fund Balance and the City contribution for General Benefits and Special Benefits conferred to property not in the District.

[2]Includes $175,00 for Plant & Tree Replacement, Grading, Irrigation & Pop-Up Replacement, Irrigation Retrofit, and Re-mulch projects.

[3]Unforeseen Maintenance and Repairs are assumed to be 5% of the Projected Expenses.

The purpose of the various reserves is to ensure the District will have funds available for cashflow purposes and to repair or reconstruct the improvements that are the responsibility of the District.

The Recommended Operating Reserve target is fifty percent (50%) of the projected expenditures. Maintaining a fully funded Operating Reserve eliminates the need for the City to transfer funds from non-District accounts to pay for operational expenses during the first half of the fiscal year and provides the District with sufficient funds to address any unforeseen or unusual expenditures that may occur during the year.

The purpose of collecting and holding funds in a Capital Reserve is so that when improvements need to be replaced or expenditures are greater than can be conveniently raised from a single year's assessment, funds are available so that the District can respond and address the need promptly.

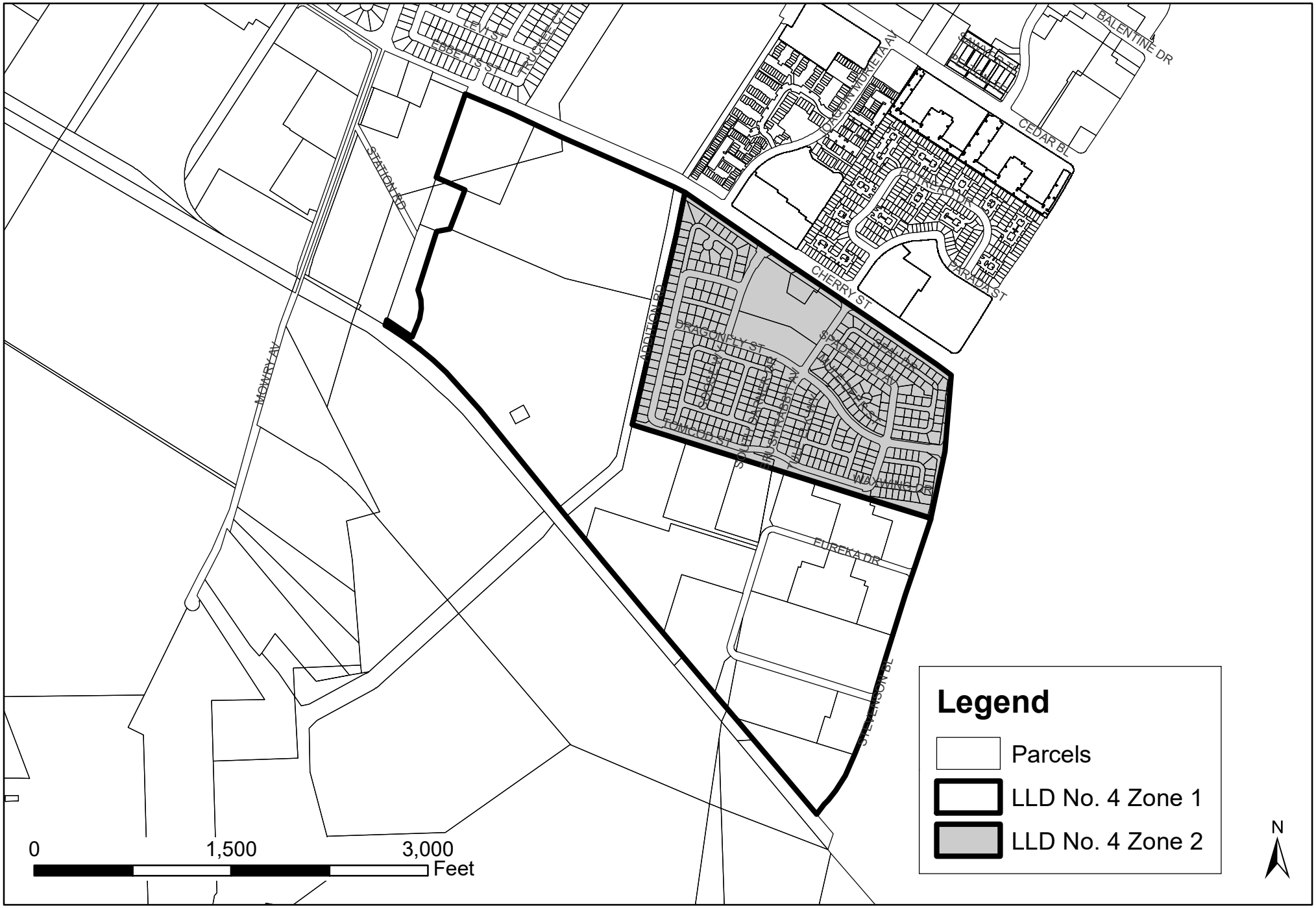
PART C

ASSESSMENT DISTRICT DIAGRAM

The boundaries of the District and each zone of benefit are shown herein. The Diagram is on file in the Public Works Department of the City and shown on the following page of this Engineer's Report. The lines and dimensions of each parcel within the District are those lines and dimensions shown on the maps of the Alameda 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.

LANDSCAPING AND LIGHTING DISTRICT NO. 4 ZONE 1 AND 2
(NEW TECHNOLOGY PARK AND STEVENSON POINT TECHPARK)
ASSESSMENT DIAGRAM



PART D

METHOD OF APPORTIONMENT OF ASSESSMENTS

This section explains the benefits to be derived from the improvements and the methodology used to apportion the total costs of the improvements to properties within the District.

The method used for apportioning the assessment is based upon the relative special benefits to be derived by the properties in the District and any established benefit zones. The assessment is apportioned to each parcel in proportion to the relative cost of the special benefits from the improvements.

General

The 1972 Act permits the establishment of assessment districts by agencies for the purpose of providing certain public improvements which include the construction, maintenance and servicing of streetlights, landscaping, parks, trails, open space, and appurtenant facilities. The 1972 Act further requires that the cost of these improvements be levied according to benefit rather than assessed value:

> *"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 benefits to be received by each such lot or parcel from the improvements."*

The formula used for calculating assessments in the District therefore needs to reflect the composition of the parcels, and the improvements and services provided, to fairly apportion the costs based on estimated benefit to each parcel.

In addition, Article XIIID, of the California Constitution limits the amount of any assessment to the proportional "special benefit" conferred on the property. Article XIIID provides that only special benefits are assessable, and the City must separate the general benefits from the special benefits conferred on a parcel. There is no widely accepted or statutory formula for determining general and special benefit. However, the constitution states that a special benefit is different from a general benefit in that it is "particular and distinct" and "over and above" general benefits received by other properties.

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." Thus, the 1972 Act requires the levy of a true "assessment" rather than a "special tax".

Article XIIID 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 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, utility easements,

and that portion of public property that is not developed and used for business purposes similar to private residential, commercial, industrial, and institutional activities.

The amount to be assessed may be apportioned by any formula or method which fairly distributes the amount among all assessable lots or parcels. In order for the City to separate out the general and special benefits for each improvement type, an analysis of each improvement was conducted. The analysis reviewed the purpose and users of each improvement, and then identified the properties that may benefit from the improvement both within and outside the City and within and outside each zone of benefit, and then allocated the costs to maintain, service, and replace each improvement type to each identified property. Because general benefits are not assessable, any costs associated with general benefits or special benefits assigned to properties within and outside the City and not in a District zone of benefit are to be paid for by the City. Only the costs associated with the special benefits conferred on property within each zone of benefit from the authorized improvements are assessable, and therefore assessed herein. A full analysis showing the quantification and separation of special and general benefits performed by the City and Engineer of Work at the time of the establishment of Benefit Zone 2 (Sanctuary) can be found in the Engineer's Report prepared at the time of establishing Zone 2 (Sanctuary). A summary of the analysis by improvement type funded by District assessments is described below.

Special Benefit

Each of the improvements have been carefully reviewed by the City and the corresponding assessments have been proportionately spread to each parcel based on the special benefits conferred to property from the improvements as determined at the time the District and the subsequent zone of benefit was established.

The District consists of all Assessor Parcels within the boundaries of a zone of benefit. The method of apportioning costs and assessing properties is based upon the proportional special benefits to be conferred by the improvements and services within each zone of benefit to the properties within the boundaries of the District's zones of benefit. The apportioning of special benefit is a two-step process: the first step is to identify the types of special benefits arising from the improvements and services, and the second step is to allocate the costs and assign assessments to property based on the estimates of the special benefit being conferred to each property.

In determining the proportionate special benefit derived by each identified parcel, the proximity of the parcel to the public improvements detailed in Part A above, and the capital, maintenance, and operating costs of said public improvements, was considered and analyzed. Due to the close proximity of the parcels to the improvements detailed in Part A above, it has been demonstrated and determined that the parcels are uniquely benefited by, and receive a direct advantage from, and are conferred a particular and distinct special benefit over and above general benefits by said public improvements in a way that is particular and distinct from its effect on other parcels, and that real property in general and the public at large do not share.

In summary, the assessments can only be levied based on the special benefit to property conferred from the installation, maintenance, and servicing of the improvements funded by each zone of benefit within the District. These special benefits are not dependent on any one property owner's use of each zone of benefit's improvements or their specific demographic status. The basis for these special benefits comes from statutes approved by the California Legislature and other studies that describe the types of benefits received by property from such improvements. The identified special benefits conferred to property from the improvements are summarized as follows.

Special Benefit from Landscape Maintenance

All parcels within the District, specifically, Zone 1 (New Technology Park and Stevenson Point Techpark) and Zone 2 (Sanctuary), receive special benefit from Landscape Maintenance. Trees, landscaping, hardscapes, ornamental structures, and appurtenant facilities, if well maintained, confer a particular and distinct special benefit upon real property within the zones of benefit by providing beautification, shade and positive enhancement of the community character, attractiveness, and desirability of the surroundings. In addition, all the aforementioned contribute to a specific increase in property desirability and a specific enhancement of the property value of each parcel within each zone of benefit within the District.

In Parkways and Land Values, written by John Nolan and Henry V. Hubbard in 1937, it is stated:

> " ... there is no lack of opinion, based on general principles and experience and common sense, that parkways do in fact add value to property, even though the amount cannot be determined exactly .... Indeed, in most cases where public money has been spent on parkways the assumption has been made that the proposed parkway will show a provable financial profit to the City. It has been believed that the establishment of parkways causes a rise in real estate values throughout the City, or in parts of the City, ... "

It should be noted that the definition of "parkways" above may include the roadway as well as the landscaping alongside the roadway.

Special Benefit from Street Lighting Maintenance

All parcels within Zone 2 of the District receive special benefit from Street Lighting Maintenance. The special benefit from street lighting can be measured by increased safety to people and property, as well as the increased availability of lighting. The safety to people results in a special benefit to residential parcels because street lighting improves traffic safety during ingress and egress to the property and creates a deterrent to crime on the property. The safety to property results in a special benefit to both residential and vacant and undeveloped parcels because street lighting operation, maintenance and servicing provides for the protection of buildings and personal property against crimes such as theft and vandalism.

Special Benefit from Park Maintenance

All parcels within Zone 2 (Sanctuary) receive special benefit from Park Maintenance. The overall quality of life and desirability of an area is enhanced, when public parks and recreational facilities are in place, improved, operable, safe, clean, and properly maintained. Conversely, property desirability decreases when park and recreational facilities are unsafe or destroyed by the elements or vandalism.

Property desirability in an area also increases when there is an increase in the number of parks, recreation centers and sports facilities. These park and recreational facilities enable property owners to participate in sporting events, leisure activities, picnics, organized social events, and other miscellaneous activities.

Studies in several communities, including counties and cities throughout the United States, have indicated that recreation areas and facilities, if well maintained and wisely administered, have caused a marked increase in the property values of parcels in the community. Consequently, such recreation and park facilities have proved a potent factor in maintaining a sound economic condition and a high standard of livability in the community. These studies confirm the opinion, long held by planning authorities, as to the economic value of parks and recreational facilities in a community.

> *"The recreation value is realized as a rise in the value of land and other property in or near the recreation area, and is of both private interest to the landowner and others, holding an economic stake in the area, and of public interest to the taxpayers, who have a stake ...." (National Recreation and Park Association, June 1985)*
>
> *"Recreation and park amenities are central components in establishing the quality of life in a community. ... [Businesses'] main resource is their employees for whom quality of life is an important issue… The availability and attractiveness of local parks and programs influences some companies' relocation decisions. ... the presence of a park encourages real estate development around it.... ". (California Parks & Recreation, Winter 1997)*

The benefit of parks and other recreational facilities to residential and the surrounding commercial/industrial properties in Zone 1 (New Technology Park and Stevenson Point Techpark) is supported and has been summarized by several studies. The United States Department of the Interior, National Park Service, in a publication of June 1984, concluded the following:

- Parks and recreation stimulate business and generate tax revenues
- Parks and recreation help conserve land, energy, and resources
- An investment in parks and recreation helps reduce pollution and noise, makes communities more livable, and increases property values
- Public recreation benefits all employers by providing continuing opportunities to maintain a level of fitness throughout one's working life, and through helping individuals cope with the stress of a fast-paced and demanding life

Proper maintenance and operation of the parks within the City benefits those properties within the service areas of the parks by providing environmental quality and recreational enhancement.

Special Benefit to Parcels Outside of the District

There are parcels outside Zone 2 (Sanctuary) that receive special benefit from some of the improvements (e.g., parks, etc.). Based on the analysis performed at the time of the establishment of Zone 2 (Sanctuary), it was determined that 11.06% of the annual costs from the improvements associated with Zone 2 (Sanctuary) are attributable to special benefits to parcels outside of Zone 2 (Sanctuary).

The share of cost attributable to special benefits conferred to parcels outside of Zone 2 (Sanctuary) cannot be assessed to properties within the specific zone, but are required to be paid by some other source, such as the City's General Fund.

General Benefit

In the context of assessments, a general benefit is a benefit enjoyed by the community, or the public at large rather than a special benefit that is specifically conferred to individual properties. The Engineer of Work at the time of establishing Zone 2 (Sanctuary) performed an analysis and determined there are general benefits conferred from the District improvements to the public at large. Based on this analysis performed by the Engineer of Work, 2.26% of annual costs associated with the District and related improvements are attributable to general benefits received by the public at large. The share of costs attributable to the general benefits of each zone of benefit cannot be assessed to properties within each specific zone, but are required to be paid by some other source, such as the City's General Fund.

Method of Assessment

This process of apportioning assessments to each property involves determining the relative special benefit received by each property from the improvements and services. Since the assessment will be levied against parcels of property as shown on the tax roll, the final charges must be assigned by Assessor's Parcel Number. If assessments were to be spread just by parcel, not considering land use or parcel size, a single family parcel would be paying the same as a 50 unit apartment parcel or a large commercial establishment and this would not be equitable.

Therefore, the City and Engineer of Work at the time of formation of Zone 1 (New Technology Park and Stevenson Point Techpark) determined that the most appropriate method of apportioning costs was to segregate the costs associated with New Technology Park from the Stevenson Point Techpark and then spread the specific costs on an acreage basis to the benefiting parcels adjacent and in proximity to the improvements. However, the parcels south of Zone 2 east of Addition Road and west of Eureka Drive benefit from all Zone 1 improvements and are therefore apportioned costs associated with the improvements for both New Technology Park and Stevenson Point Techpark.

Furthermore, the City and Engineer at the time of establishing Zone 2 (Sanctuary) determined the most appropriate method of apportioning costs was to spread all Zone 2 (Sanctuary) specific costs equally to all single-family residential homes. Publicly owned properties within the District must be assessed unless there is clear and convincing evidence that those properties receive no special benefit from the improvements. 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, public parkways, public property designated open space, and any portion of public property that is not used for business purposes similar to private residential, commercial, industrial, and institutional activities. Also exempted from the assessments are private streets, utility easements, Homeowner's Association common areas (except club houses, community centers, parking lots, etc.) and any other parcels that do not receive a special and direct benefit from the improvements.

Parcels within each zone may be assessed once it is anticipated that improvements will need to be maintained or reserve funds will need to be collected for the ensuing fiscal year(s). The table below summarizes both the maximum and applied assessment rates for each zone for Fiscal Year 2025-26.

LLD No. 4 Benefit Zone	FY 2025-26 Maximum Assessment Rate	FY 2025-26 Applied Assessment Rate
Zone 1 - New Technology Park	$192.50	$192.50
Zone 1 - Stevenson Point Techpark	$130.00	$130.00
Zone 2 - Sanctuary	$241.94	$194.06

Maximum Assessment Rate Increases

The maximum assessment rates for Zone 1 (New Technology Park and Stevenson Point Techpark) may not be increased annually without property owner approval through a successful Proposition 218 proceeding. However, the maximum annual assessment rate for Zone 2 (Sanctuary) may be adjusted annually by the greater of the annual increase in the Bureau of Labor Statistics, Consumer Price Index for the month of February, All Urban Consumers for the San Francisco/Oakland/San Jose area, or 3%.

Appeals and Interpretations

Any property owner who feels that the assessment levied on the subject property is in error because of incorrect information being used to apply the foregoing method of assessment, may file a written appeal with City Engineer or his or her designee. Any such appeal is limited to correction of an assessment during the then current or, if before July 1, the upcoming fiscal year. Upon the filing of any such appeal, the City Engineer or his or her designee will promptly review the appeal and any information provided by the property owner. If the City Engineer or his or her designee finds that the assessment should be modified, the appropriate changes shall be made to the assessment roll. If any such changes are approved after the assessment roll has been filed with the County for collection, the City Engineer or his or her designee is authorized to refund to the property owner the amount of any approved reduction. Any property owner who disagrees with the decision of the City Engineer or her or his designee may refer their appeal to the City Council and the decision of the City 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 parcel within the District is shown on the last equalized Secured Property Tax Roll of the Alameda 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 parcel. The Assessment Roll is on file in the Public Works Department of the City and is included in this Report beginning on the next page.

The total proposed assessment for Fiscal Year 2025-26 is $111,988.92**.**

CITY OF NEWARK
LANDSCAPING & LIGHTING DISTRICT No. 4
ASSESSMENT ROLL
FISCAL YEAR 2025-26

Assessor's Parcel Number	Zone	Assessment Amount
901 -0185-039-00	1	$259.28
901 -0185-040-00	1	$1,298.70
901 -0185-041-00	1	$1,869.20
901 -0185-042-00	1	$2,819.94
901 -0185-033-00	1	$4,337.62
901 -0185-043-00	1	$2,316.52
901 -0110-068-00	1A	$1,341.72
901 -0110-069-00	1A	$342.46
901 -0185-013-08	1A	$15,425.02
901 -0185-014-00	1A	$270.66
901 -0185-044-00	1B	$758.54
901 -0185-051-00	1B	$476.70
901 -0185-052-00	1B	$631.80
901 -0185-053-00	1B	$491.40
901 -0185-054-00	1B	$510.38
901 -0185-055-00	1B	$523.38
901 -0185-056-00	1B	$374.26
901 -0185-057-00	1B	$102.82
901 -0185-059-03	1B	$966.42
901 -0185-060-01	1B	$375.70
901 -0185-049-00	1B	$1,589.24
901 -0200-028-00	2	$194.06
901 -0200-029-00	2	$194.06
901 -0200-030-00	2	$194.06
901 -0200-031-00	2	$194.06
901 -0200-032-00	2	$194.06
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901 -0200-134-00	2	$194.06
901 -0200-135-00	2	$194.06
901 -0201-016-00	2	$194.06
901 -0201-017-00	2	$194.06
901 -0201-018-00	2	$194.06
901 -0201-019-00	2	$194.06
901 -0201-020-00	2	$194.06
901 -0201-021-00	2	$194.06
901 -0201-022-00	2	$194.06
901 -0201-023-00	2	$194.06
901 -0201-024-00	2	$194.06
901 -0201-025-00	2	$194.06
901 -0201-026-00	2	$194.06
901 -0201-027-00	2	$194.06
901 -0201-028-00	2	$194.06
901 -0201-029-00	2	$194.06
901 -0201-030-00	2	$194.06
901 -0201-031-00	2	$194.06
901 -0201-032-00	2	$194.06
901 -0201-033-00	2	$194.06
901 -0201-034-00	2	$194.06
901 -0201-035-00	2	$194.06
901 -0201-036-00	2	$194.06
901 -0201-037-00	2	$194.06
901 -0201-038-00	2	$194.06
901 -0201-039-00	2	$194.06
901 -0201-040-00	2	$194.06
901 -0201-041-00	2	$194.06
901 -0201-042-00	2	$194.06

CITY OF NEWARK
LANDSCAPING & LIGHTING DISTRICT No. 4
ASSESSMENT ROLL
FISCAL YEAR 2025-26

Assessor's Parcel Number	Zone	Assessment Amount	Assessor's Parcel Number	Zone	Assessment Amount	Assessor's Parcel Number	Zone	Assessment Amount
901 -0201-043-00	2	$194.06	901 -0201-095-00	2	$194.06	901 -0202-042-00	2	$194.06
901 -0201-044-00	2	$194.06	901 -0201-096-00	2	$194.06	901 -0202-043-00	2	$194.06
901 -0201-045-00	2	$194.06	901 -0201-097-00	2	$194.06	901 -0202-044-00	2	$194.06
901 -0201-046-00	2	$194.06	901 -0201-098-00	2	$194.06	901 -0202-045-00	2	$194.06
901 -0201-047-00	2	$194.06	901 -0201-099-00	2	$194.06	901 -0202-046-00	2	$194.06
901 -0201-048-00	2	$194.06	901 -0201-100-00	2	$194.06	901 -0202-047-00	2	$194.06
901 -0201-049-00	2	$194.06	901 -0201-101-00	2	$194.06	901 -0202-048-00	2	$194.06
901 -0201-050-00	2	$194.06	901 -0201-102-00	2	$194.06	901 -0202-049-00	2	$194.06
901 -0201-051-00	2	$194.06	901 -0201-103-00	2	$194.06	901 -0202-050-00	2	$194.06
901 -0201-052-00	2	$194.06	901 -0201-104-00	2	$194.06	901 -0202-051-00	2	$194.06
901 -0201-053-00	2	$194.06	901 -0201-105-00	2	$194.06	901 -0202-052-00	2	$194.06
901 -0201-054-01	2	$194.06	901 -0201-106-00	2	$194.06	901 -0202-053-00	2	$194.06
901 -0201-055-03	2	$194.06	901 -0201-107-00	2	$194.06	901 -0202-054-00	2	$194.06
901 -0201-056-00	2	$194.06	901 -0201-108-00	2	$194.06	901 -0202-055-00	2	$194.06
901 -0201-057-00	2	$194.06	901 -0201-109-00	2	$194.06	901 -0202-056-00	2	$194.06
901 -0201-058-00	2	$194.06	901 -0201-110-00	2	$194.06	901 -0202-057-00	2	$194.06
901 -0201-059-00	2	$194.06	901 -0201-111-00	2	$194.06	901 -0202-058-00	2	$194.06
901 -0201-060-02	2	$194.06	901 -0202-007-00	2	$194.06	901 -0202-059-00	2	$194.06
901 -0201-061-00	2	$194.06	901 -0202-008-00	2	$194.06	901 -0202-060-00	2	$194.06
901 -0201-062-00	2	$194.06	901 -0202-009-00	2	$194.06	901 -0202-061-00	2	$194.06
901 -0201-063-00	2	$194.06	901 -0202-010-00	2	$194.06	901 -0202-062-00	2	$194.06
901 -0201-064-00	2	$194.06	901 -0202-011-00	2	$194.06	901 -0202-063-00	2	$194.06
901 -0201-065-00	2	$194.06	901 -0202-012-00	2	$194.06	901 -0202-064-00	2	$194.06
901 -0201-066-00	2	$194.06	901 -0202-013-00	2	$194.06	901 -0202-065-00	2	$194.06
901 -0201-067-00	2	$194.06	901 -0202-014-00	2	$194.06	901 -0202-066-00	2	$194.06
901 -0201-068-00	2	$194.06	901 -0202-015-00	2	$194.06	901 -0202-067-00	2	$194.06
901 -0201-069-00	2	$194.06	901 -0202-016-00	2	$194.06	901 -0202-068-00	2	$194.06
901 -0201-070-00	2	$194.06	901 -0202-017-00	2	$194.06	901 -0202-069-00	2	$194.06
901 -0201-071-00	2	$194.06	901 -0202-018-00	2	$194.06	901 -0202-070-00	2	$194.06
901 -0201-072-00	2	$194.06	901 -0202-019-00	2	$194.06	901 -0202-071-00	2	$194.06
901 -0201-073-00	2	$194.06	901 -0202-020-00	2	$194.06	901 -0202-072-00	2	$194.06
901 -0201-074-00	2	$194.06	901 -0202-021-00	2	$194.06	901 -0202-073-00	2	$194.06
901 -0201-075-00	2	$194.06	901 -0202-022-00	2	$194.06	901 -0202-074-00	2	$194.06
901 -0201-076-00	2	$194.06	901 -0202-023-00	2	$194.06	901 -0202-075-00	2	$194.06
901 -0201-077-00	2	$194.06	901 -0202-024-00	2	$194.06	901 -0202-076-00	2	$194.06
901 -0201-078-00	2	$194.06	901 -0202-025-00	2	$194.06	901 -0202-077-00	2	$194.06
901 -0201-079-00	2	$194.06	901 -0202-026-00	2	$194.06	901 -0202-078-00	2	$194.06
901 -0201-080-00	2	$194.06	901 -0202-027-00	2	$194.06	901 -0202-079-00	2	$194.06
901 -0201-081-00	2	$194.06	901 -0202-028-00	2	$194.06	901 -0202-080-00	2	$194.06
901 -0201-082-00	2	$194.06	901 -0202-029-00	2	$194.06	901 -0202-081-00	2	$194.06
901 -0201-083-00	2	$194.06	901 -0202-030-00	2	$194.06	901 -0202-082-00	2	$194.06
901 -0201-084-00	2	$194.06	901 -0202-031-00	2	$194.06	901 -0202-083-00	2	$194.06
901 -0201-085-00	2	$194.06	901 -0202-032-00	2	$194.06	901 -0202-084-00	2	$194.06
901 -0201-086-00	2	$194.06	901 -0202-033-00	2	$194.06	901 -0202-085-00	2	$194.06
901 -0201-087-00	2	$194.06	901 -0202-034-00	2	$194.06	901 -0202-086-00	2	$194.06
901 -0201-088-00	2	$194.06	901 -0202-035-00	2	$194.06	901 -0202-087-00	2	$194.06
901 -0201-089-00	2	$194.06	901 -0202-036-00	2	$194.06	901 -0202-088-00	2	$194.06
901 -0201-090-00	2	$194.06	901 -0202-037-00	2	$194.06	901 -0202-089-00	2	$194.06
901 -0201-091-00	2	$194.06	901 -0202-038-00	2	$194.06	901 -0202-090-00	2	$194.06
901 -0201-092-00	2	$194.06	901 -0202-039-00	2	$194.06	901 -0202-091-00	2	$194.06
901 -0201-093-00	2	$194.06	901 -0202-040-00	2	$194.06	901 -0203-005-00	2	$194.06
901 -0201-094-00	2	$194.06	901 -0202-041-00	2	$194.06	901 -0203-006-00	2	$194.06

CITY OF NEWARK
LANDSCAPING & LIGHTING DISTRICT No. 4
ASSESSMENT ROLL
FISCAL YEAR 2025-26

Assessor's Parcel Number	Zone	Assessment Amount
901 -0203-007-00	2	$194.06
901 -0203-008-00	2	$194.06
901 -0203-009-00	2	$194.06
901 -0203-010-00	2	$194.06
901 -0203-011-00	2	$194.06
901 -0203-012-00	2	$194.06
901 -0203-013-00	2	$194.06
901 -0203-014-00	2	$194.06
901 -0203-015-00	2	$194.06
901 -0203-016-00	2	$194.06
901 -0203-017-00	2	$194.06
901 -0203-018-00	2	$194.06
901 -0203-019-00	2	$194.06
901 -0203-020-00	2	$194.06
901 -0203-021-00	2	$194.06
901 -0203-022-00	2	$194.06
901 -0203-023-00	2	$194.06
901 -0203-024-00	2	$194.06
901 -0203-025-00	2	$194.06
901 -0203-026-00	2	$194.06
901 -0203-027-00	2	$194.06
901 -0203-028-00	2	$194.06
901 -0203-029-00	2	$194.06
901 -0203-030-00	2	$194.06
901 -0203-031-00	2	$194.06
901 -0203-032-00	2	$194.06
901 -0203-033-00	2	$194.06
901 -0203-034-00	2	$194.06
901 -0203-035-00	2	$194.06
901 -0203-036-00	2	$194.06
901 -0203-037-00	2	$194.06
901 -0203-038-00	2	$194.06
901 -0203-039-00	2	$194.06
901 -0203-040-00	2	$194.06
901 -0203-041-00	2	$194.06
901 -0203-042-00	2	$194.06
901 -0203-043-00	2	$194.06
901 -0203-044-00	2	$194.06
901 -0203-045-00	2	$194.06
901 -0203-046-00	2	$194.06
901 -0203-047-00	2	$194.06
901 -0203-048-00	2	$194.06
901 -0203-049-00	2	$194.06
901 -0203-050-00	2	$194.06
901 -0203-051-00	2	$194.06
901 -0203-052-00	2	$194.06
901 -0203-053-00	2	$194.06
901 -0203-054-00	2	$194.06
901 -0203-055-00	2	$194.06
901 -0203-056-00	2	$194.06
901 -0203-057-00	2	$194.06
901 -0203-058-00	2	$194.06
901 -0203-059-00	2	$194.06
901 -0203-060-00	2	$194.06
901 -0203-061-00	2	$194.06
901 -0203-062-00	2	$194.06
901 -0203-063-00	2	$194.06
901 -0203-064-00	2	$194.06
901 -0203-065-00	2	$194.06
901 -0203-066-00	2	$194.06
901 -0203-067-00	2	$194.06
901 -0203-068-00	2	$194.06
901 -0203-069-00	2	$194.06
901 -0203-070-00	2	$194.06
901 -0203-071-00	2	$194.06
901 -0203-072-00	2	$194.06
901 -0203-073-00	2	$194.06
901 -0203-074-00	2	$194.06
901 -0203-075-00	2	$194.06
901 -0203-076-00	2	$194.06
901 -0203-077-00	2	$194.06
901 -0203-078-00	2	$194.06
901 -0203-079-00	2	$194.06
901 -0203-080-00	2	$194.06
901 -0203-081-00	2	$194.06
901 -0203-082-00	2	$194.06
901 -0203-083-00	2	$194.06
901 -0203-084-00	2	$194.06
901 -0203-085-00	2	$194.06
901 -0203-086-00	2	$194.06
901 -0203-087-00	2	$194.06
901 -0203-088-00	2	$194.06
901 -0203-089-00	2	$194.06
901 -0203-090-00	2	$194.06
901 -0203-091-00	2	$194.06
901 -0203-092-00	2	$194.06
901 -0203-093-00	2	$194.06
901 -0203-094-00	2	$194.06
901 -0203-095-00	2	$194.06
901 -0203-096-00	2	$194.06
901 -0203-097-00	2	$194.06
901 -0203-098-00	2	$194.06
901 -0203-099-00	2	$194.06
901 -0203-100-00	2	$194.06
901 -0203-101-00	2	$194.06
Total Parcels:		407
Total Assessment:		$111,988.92

CITY OF NEWARK
LANDSCAPE & LIGHTNING DISTRICT No. 4
ASSESSMENT ROLL
Fiscal Year 2025-26

SUMMARY

Zone	Parcel	Assessment
Zone No. 1	21	$ 37,081.76
Zone No. 2	386	$ 74,907.16
Total	407	$ 111,988.92

NEWARK
california

Landscaping and Lighting District No. 7

Fiscal Year 2025-26
Preliminary Engineer's Report

May 22, 2025

Prepared by

FRANCISCO AND ASSOCIATES

Where Innovative Strategies
Fund Tomorrow's Communities

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ENGINEER'S REPORT
CITY OF NEWARK
LANDSCAPING AND LIGHTING DISTRICT NO. 7
FISCAL YEAR 2025-26

The undersigned, acting on behalf of Francisco & Associates respectfully submits the enclosed Engineer's Report as directed by the Newark City Council pursuant to the provisions of Article XIIID, Section 4 of the California Constitution, and the Landscape and Lighting Act of 1972 being Section 22500 et al of the California Streets and Highways Code (the “1972 Act”). The undersigned certifies that he is a Professional Engineer, registered in the State of California.

Dated: April 30, 2025

By: _____
Eduardo Espinoza, P.E.
RCE # 83709

SECTION I

INTRODUCTION

The City of Newark ("City") levies and collects special assessments on parcels within the City of Newark Landscaping and Lighting District No. 7 ("District") to maintain public improvements. The District was formed to provide a dedicated source of funding for the ongoing maintenance of streetlights and landscaping improvements within the public right-of-way benefiting parcels within the boundaries of the District.

The assessments and method of apportionment described in this Report utilize commonly accepted assessment engineering practices and have been calculated and proportionately spread to each parcel based on the special benefits received as approved by the City Council at the time the District was formed.

The District generally consists of those properties along and adjacent to Newark Boulevard between Jarvis Avenue and Cedar Boulevard. A reduced copy of the Assessment Diagram showing the exterior boundaries of the District is provided in Part C of this Report.

Compliance with the California Constitution

Assessments are levied annually within the District pursuant to the 1972 Act. All assessments described in this Report and approved by the City Council are prepared in accordance with the 1972 Act and are compliant with the provisions of the California Constitution Article XIIID ("Article XIIID"), which was enacted with the passage of Proposition 218 in November 1996. Pursuant to Article XIIID Section 5, certain existing assessments are exempt from the substantive and procedural requirements of Article XIIID Section 4. Specifically, Article XIIID Section 5(a) exempted:

> *"Any assessment imposed exclusively to finance the capital costs or maintenance and operation expenses for sidewalks, streets, sewers, water, flood control, drainage systems or vector control. Subsequent increases in such assessments shall be subject to the procedures and approval process set forth in Section 4."*

The City determined that the annual assessments originally established for the District were for the maintenance and operation of landscape and medians within the public street rights-of-way. As such, pursuant to Article XIIID Section 5(a), the pre–existing assessment amount has been exempted from the procedural requirements of Article XIIID Section 4 since the amount of the assessment has not increased since the passage of Proposition 218.

Any future increase in the assessment rate or substantial changes in the services provided would require that the District be brought into compliance with all the requirements of Article XIIID and would require the approval of the property owners subject to the assessment based upon a mailed ballot which would be sent to each property owner.

Current Annual Administration

As required by the 1972 Act, the Engineer's Report includes: (1) a description of the improvements to be operated, maintained, and serviced by the District, (2) a cost estimate for the District, and (3) a listing of the proposed Fiscal Year 2025-26 assessments to be levied upon each assessable lot or parcel within the District.

The City will hold a Public Hearing on June 26, 2025, regarding this District which will provide an opportunity for any interested person to be heard. At the conclusion of the Public Hearing, the City Council may adopt a resolution confirming the assessment rates as originally proposed or as modified.

Payment of these annual assessments for each parcel will be made in the same manner and at the same time as payments are made for their annual property taxes. All funds collected through the assessments 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 FOR THE CITY OF NEWARK LANDSCAPING AND LIGHTING DISTRICT NO. 7 FISCAL YEAR 2025-26

Pursuant to the Landscaping and Lighting Act of 1972 (Part 2 of Division 15 of the Streets and Highways Code of the State of California), and in accordance with the Resolution of Initiation, being Resolution No. 11740, which directs the preparation and filing of the Engineer's Report, adopted by the City Council of the City of Newark, on April 24, 2025, the following Report was prepared 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 Newark 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 Fiscal Year 2025-26, 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 Newark.

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 Director of Public Works of the City of Newark.

The lines and dimensions of each lot or parcel within the District are those lines and dimensions shown on the maps of the Alameda 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 classification within the District in proportion to the estimated special benefits to be received.

PART E: ASSESSMENT ROLL

This part contains an assessment of the estimated cost of the improvements apportioned to each benefited parcel of land within the District. The Assessment Roll is filed in the Office of the City Clerk of the City of Newark and is incorporated in this Report. The list is keyed to the records of the Alameda County Assessor, which are incorporated herein by reference.

PART A

PLANS AND SPECIFICATIONS

IMPROVEMENTS AND SERVICES PURSUANT TO THE 1972 ACT

The improvements and services authorized by the provisions of the Landscape and Lighting Act of 1972, being Part 2 of Division 15 of the Streets and Highways Code, commencing with Section 22500 (hereafter referred to as the "1972 Act"), that may be applicable to this District and associated assessments 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 have been constructed within the City, and those which may be subsequently constructed, operated, maintained, and serviced with District assessments are generally described as follows:

> The maintenance of buffer landscaping and the irrigation system within the public right-of-way and easement areas along Jarvis Avenue, Newark Boulevard, and the Cedar Boulevard frontages of the Rosemont Shopping Center.

Improvement diagrams have been prepared identifying all improvements and areas that are to be maintained by the District. A copy of this diagram is on file with the City's Public Works Department.

PART B

ESTIMATE OF COSTS

The 1972 Act requires that a special fund be set up for the collection of revenues and expenditures of the District. The Act provides that the total cost of construction, operation, and maintenance and servicing of the public improvements specified in Part A of this Report can be recovered by the District. Incidental expenses including administration of the District, engineering fees, legal fees and all other costs associated with the construction, operation and maintenance and servicing of the Districts can also be included.

The 1972 Act also requires that a special fund be set up for the revenues and expenditures of the District. Funds raised from the assessments shall be used only for the expenditures represented above. A contribution to the District by the City may be made to reduce assessments as the City deems appropriate. Any balance remaining on July 1 at the end of the fiscal year must be carried over to the next fiscal year unless the funds are being accumulated for future capital replacement projects or operating reserves.

The following table provides a summary of the estimated District revenues and cost estimates for Fiscal Year 2025-26.

Landscaping and Lighting District No. 7 Fiscal Year 2025-26 Cost Estimate	
Projected Revenues	
Assessment Revenue	$25,592
Non-Assessment Revenues	$0
Total Projected Revenues	**$25,592**
Projected Expenses	
Contract Services	$7,021
Utilities	$16,000
Administration and Incidentals	$8,802
County Collection Fees	$435
Unforeseen Maintenance and Repairs[1]	$1,613
Total Projected Expenses	**$33,871**
Projected Fund Balance	
Beginning Fund Balance - July 1, 2025	($1,685)
Reserve Fund Collection Increase/(Decrease)	($8,279)
Ending Fund Balance - June 30, 2026	($9,965)
Recommended Operating Reserves	$16,129
Available Operating Reserves	($9,965)
Available Capital Reserves	$0

[1]Unforeseen Maintenance and Repairs are assumed to be 5% of the Projected Expenses.

The purpose of the various reserves is to ensure the District will have funds available for cashflow purposes and to repair or reconstruct the improvements that are the responsibility of the District.

The Recommended Operating Reserve target is fifty percent (50%) of the projected expenditures. Maintaining a fully funded Operating Reserve eliminates the need for the City to transfer funds from non-District accounts to pay for operational expenses during the first half of the fiscal year and provides the District with sufficient funds to address any unforeseen or unusual expenditures that may occur during the year.

The purpose of collecting and holding funds in a Capital Reserve is so that when improvements need to be replaced or expenditures that are greater than can be conveniently raised from a single year's assessment, funds are available so that the District can respond and address the need promptly.

PART C

ASSESSMENT DISTRICT DIAGRAM

The boundaries of the District are shown herein. The Diagram is on file in the Public Works Department of the City and shown on the following page of this Engineer's Report. The lines and dimensions of each parcel within the District are those lines and dimensions shown on the maps of the Alameda 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.

LANDSCAPING AND LIGHTING DISTRICT NO. 7
(NEWARK BOULEVARD AT JARVIS AVENUE)
ASSESSMENT DIAGRAM



PART D

METHOD OF APPORTIONMENT OF ASSESSMENTS

This section explains the benefits to be derived from the improvements and the methodology used to apportion the total costs of the improvements to properties within the District.

The method used for apportioning the assessment is based upon the relative special benefits to be derived by the properties in the District and any established benefit zones. The assessment is apportioned to each parcel in proportion to the relative cost of the special benefits from the improvements.

General

The 1972 Act permits the establishment of assessment districts by agencies for the purpose of providing certain public improvements which include the construction, maintenance, and servicing of public lights, landscaping, and appurtenant facilities. The 1972 Act further requires the cost of these improvements be levied according to benefit rather than assessed value:

> *"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 benefits to be received by each such lot or parcel from the improvements."*

The formula used for calculating assessments in the District therefore reflects the composition of the parcels, and the improvements and services provided, to fairly apportion the costs based on estimated benefit to each parcel.

In addition, 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." Thus, the 1972 Act requires the levy of a true "assessment" rather than a "special tax".

Discussion of Benefit

Each of the improvements have been carefully reviewed by the City and the corresponding assessments have been proportionately spread to each parcel based on the special benefits conferred to property from the improvements as determined at the time the District was established. The District consists of all Assessor Parcels within the boundaries of the District. The method of apportioning costs and assessing properties is based upon the proportional special benefits to be conferred by the improvements and services to the properties within the boundaries of the District. The apportioning of special benefit is a two-step process: the first step is to identify the types of special benefits arising from the improvements and services, and the second step is to allocate the costs and assign assessments to property based on the estimates of the special benefit being conferred to each property.

In summary, the assessments can only be levied based on the special benefit to property conferred from the installation, maintenance, and servicing of the improvements funded by the District. These special benefits are not dependent on any one property owner's use of the District's improvements or their specific demographic status. The basis for these special benefits comes from statutes approved by the California Legislature and other studies that describe the types of benefits received by property from such improvements. The identified special benefits conferred to property from the improvements can be summarized as follows:

- Improved aesthetics:
    - Well-maintained and attractive landscaping enhances the overall appearance and desirability of the area, making it visually appealing to property owners and visitors.

- Increased property values:
    - Attractive and well-maintained landscaping can increase the desirability of nearby properties, potentially leading to higher property values.

- Safety:
    - Landscaping helps calm traffic and reduce speeds, creating a safer environment for people traveling to and from properties within the District. It also acts as a physical buffer between roadways and properties within the District.

- Noise reduction:
    - Trees and plants help absorb traffic noise and create a buffer between the road and nearby properties, reducing noise levels and creating a more peaceful environment.

- Reduced pollution:
    - Trees and plants aid in filtering pollutants from the air, improving air quality and creating a healthier environment for properties in proximity to the landscape.

These benefits, when applied to property in the District, specifically increase the utility of the property within the District. For example, the assessments provide funding to maintain the landscaping that improves safety and access to the property and provides visual and environmental benefits to the properties within the District. Such improved and well-maintained public facilities enhance the overall usability, quality, desirability, and safety of the properties.

Method of Assessment

This process of apportioning assessments to each property involves determining the relative special benefit received by each property from the improvements and services. Therefore, the City and Engineer at the time of formation determined the costs of maintaining landscaping was to be spread proportionately based on each property's gross square footage of the buildings, or on a building square footage basis. Costs will be apportioned to any undeveloped or vacant parcels based on the maximum building size permitted by the City on the parcel. This methodology distributes assessments in proportion to the estimated special benefit conferred to property and is generally recognized as providing the basis for a fair and appropriate distribution of assessments.

In Fiscal Year 2025-26, the City proposes to collect the maximum assessment revenue from the assessable parcels located in the District, which amounts to $0.187 per building square foot to be levied. A listing of each assessable parcel and their proposed Fiscal Year 2025-26 assessment is on the Assessment Roll in Part E of this Report.

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 (all of which are typically not assigned an Assessor's Parcel Number (APN) by the County). Also exempted from the assessment would be public agency owned property, utility rights-of-ways, common areas (such as in condominium complexes or those that are owned by a Homeowner's or Property Owner's Association), and any other property that is deemed to be unable to develop by the City. These types of parcels do not benefit from the improvements.

Appeals and Interpretations

Any property owner who feels that the assessment levied on the subject property is in error because of incorrect information being used to apply the foregoing method of assessment, may file a written appeal with City Engineer or his or her designee. Any such appeal is limited to correction of an assessment during the then current or, if before July 1, the upcoming fiscal year. Upon the filing of any such appeal, the City Engineer or his or her designee will promptly review the appeal and any information provided by the property owner. If the City Engineer or his or her designee finds that the assessment should be modified, the appropriate changes shall be made to the assessment roll. If any such changes are approved after the assessment roll has been filed with the County for collection, the City Engineer or his or her designee is authorized to refund to the property owner the amount of any approved reduction. Any property owner who disagrees with the decision of the City Engineer or her or his designee may refer their appeal to the City Council and the decision of the City 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 parcel within the District is shown on the last equalized Secured Property Tax Roll of the Alameda 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 parcel. The Assessment Roll is on file in the Public Works Department of the City and is included in this Report beginning on the next page.

The total proposed assessment for Fiscal Year 2025-26 is $25,591.66.

CITY OF NEWARK
LANDSCAPING & LIGHTING DISTRICT No. 7
ASSESSMENT ROLL
FISCAL YEAR 2025-26

Assessor's Parcel Number	Assessment Amount
092A-0720-007-00	$7,192.02
092A-0720-009-00	$4,527.64
092A-0720-010-00	$673.94
092A-0720-012-00	$1,069.64
092A-0720-013-00	$1,825.12
092A-0720-014-00	$1,870.00
092A-0720-018-00	$943.22
092A-0720-019-00	$2,315.80
092A-0720-020-00	$391.02
092A-0720-021-00	$391.02
092A-0720-024-00	$1,400.26
092A-0720-025-00	$1,647.46
092A-0720-026-00	$1,344.52
Total Parcels:	13
Total Assessment:	$25,591.66

NEWARK
california

Landscaping and Lighting District No. 11

Fiscal Year 2025-26
Preliminary Engineer's Report

May 22, 2025

Prepared by

FRANCISCO AND ASSOCIATES

Where Innovative Strategies
Fund Tomorrow's Communities

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ENGINEER'S REPORT
CITY OF NEWARK
LANDSCAPING AND LIGHTING DISTRICT NO. 11
FISCAL YEAR 2025-26

The undersigned, acting on behalf of Francisco & Associates respectfully submits the enclosed Engineer's Report as directed by the Newark City Council pursuant to the provisions of Article XIIID, Section 4 of the California Constitution, and the Landscape and Lighting Act of 1972 being Section 22500 et al of the California Streets and Highways Code (the “1972 Act”). The undersigned certifies that he is a Professional Engineer, registered in the State of California.

Dated: April 30, 2025

By: _____
Eduardo Espinoza, P.E.
RCE # 83709

SECTION I

INTRODUCTION

The City of Newark ("City") levies and collects special assessments on parcels within the City of Newark Landscaping and Lighting District No. 11 ("District") to maintain public improvements. The District was formed to provide a dedicated source of funding for the ongoing maintenance of median-landscape improvements within and adjacent to the boundaries of the District.

The assessments and method of apportionment described in this Report utilize commonly accepted assessment engineering practices and have been calculated and proportionately spread to each parcel based on the special benefits received as approved by the City Council at the time the District was formed.

The District generally consists of those properties south of Interstate 880, west of Elmwood Avenue and Blackwood Drive, north of Cedar Boulevard and those properties along and north of Lake Boulevard, and east of State Route 84. A reduced copy of the Assessment Diagram showing the exterior boundaries of the District is provided in Part C of this Report.

Compliance with the California Constitution

Assessments are levied annually within the District pursuant to the 1972 Act. All assessments described in this Report and approved by the City Council are prepared in accordance with the 1972 Act and are compliant with the provisions of the California Constitution Article XIIID ("Article XIIID"), which was enacted with the passage of Proposition 218 in November 1996. Pursuant to Article XIIID Section 5, certain existing assessments are exempt from the substantive and procedural requirements of Article XIIID Section 4. Specifically, Article XIIID Section 5(a) exempted:

> *"Any assessment imposed exclusively to finance the capital costs or maintenance and operation expenses for sidewalks, streets, sewers, water, flood control, drainage systems or vector control. Subsequent increases in such assessments shall be subject to the procedures and approval process set forth in Section 4."*

The City determined the annual assessments originally established for the District were for the maintenance and operation of landscape and medians within the public street rights-of-way. As such, pursuant to Article XIIID Section 5(a), the pre–existing assessment amount has been exempted from the procedural requirements of Article XIIID Section 4 since the amount of the assessment has not increased since the passage of Proposition 218.

Any future increase in the assessment rate or substantial changes in the services provided would require that the District be brought into compliance with all the requirements of Article XIIID and would require the approval of the property owners subject to the assessment based upon a mailed ballot which would be sent to each property owner.

Current Annual Administration

As required by the 1972 Act, the Engineer's Report includes: (1) a description of the improvements to be operated, maintained, and serviced by the District, (2) a cost estimate for the District, and (3) a listing of the proposed Fiscal Year 2025-26 assessments to be levied upon each assessable lot or parcel within the District.

The City will hold a Public Hearing on June 26, 2025, regarding this District which will provide an opportunity for any interested person to be heard. At the conclusion of the Public Hearing, the City Council may adopt a resolution confirming the assessment rates as originally proposed or as modified.

Payment of these annual assessments for each parcel will be made in the same manner and at the same time as payments are made for their annual property taxes. All funds collected through the assessments 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 FOR THE CITY OF NEWARK LANDSCAPING AND LIGHTING DISTRICT NO. 11 FISCAL YEAR 2025-26

Pursuant to the Landscaping and Lighting Act of 1972 (Part 2 of Division 15 of the Streets and Highways Code of the State of California), and in accordance with the Resolution of Initiation, being Resolution No. 11740, which directs the preparation and filing of the Engineer's Report, adopted by the City Council of the City of Newark, on April 24, 2025, the following Report was prepared 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 Newark 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 Fiscal Year 2025-26, 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 Newark.

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 Director of Public Works of the City of Newark.

The lines and dimensions of each lot or parcel within the District are those lines and dimensions shown on the maps of the Alameda 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 classification within the District in proportion to the estimated special benefits to be received.

PART E: ASSESSMENT ROLL

This part contains an assessment of the estimated cost of the improvements apportioned to each benefited parcel of land within the District. The Assessment Roll is filed in the Office of the City Clerk of the City of Newark and is incorporated in this Report. The list is keyed to the records of the Alameda County Assessor, which are incorporated herein by reference.

PART A

PLANS AND SPECIFICATIONS

IMPROVEMENTS AND SERVICES PURSUANT TO THE 1972 ACT

The improvements and services authorized by the provisions of the Landscape and Lighting Act of 1972, being Part 2 of Division 15 of the Streets and Highways Code, commencing with Section 22500 (hereafter referred to as the "1972 Act"), that may be applicable to this District and associated assessments 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 have been constructed within the City, and those which may be subsequently constructed, operated, maintained, and serviced with District assessments are generally described as follows:

> The maintenance and operation of medians on Edgewater Drive, Lake Boulevard, and Parkshore Drive. Costs include all maintenance and operational costs including normal upkeep, operating expenses, management expenses, replacement, and replanting costs.

Improvement diagrams have been prepared identifying all improvements and areas that are to be maintained by the District. A copy of this diagram is on file with the City's Public Works Department.

PART B

ESTIMATE OF COSTS

The 1972 Act requires that a special fund be set up for the collection of revenues and expenditures of the District. The Act provides that the total cost of construction, operation, and maintenance and servicing of the public improvements specified in Part A of this Report can be recovered by the District. Incidental expenses including administration of the District, engineering fees, legal fees and all other costs associated with the construction, operation and maintenance and servicing of the Districts can also be included.

The 1972 Act also requires that a special fund be set up for the revenues and expenditures of the District. Funds raised from the assessments shall be used only for the expenditures represented above. A contribution to the District by the City may be made to reduce assessments as the City deems appropriate. Any balance remaining on July 1 at the end of the fiscal year must be carried over to the next fiscal year unless the funds are being accumulated for future capital replacement projects or operating reserves.

The following table provides a summary of the estimated District revenues and cost estimates for Fiscal Year 2025-26.

Landscaping and Lighting District No. 11 Fiscal Year 2025-26 Cost Estimate	
Projected Revenues	
Assessment Revenue	$28,175
Non-Assessment Revenues[1]	$788
Total Projected Revenues	**$28,963**
Projected Expenses	
Contract Services[2]	$55,722
Utilities	$500
Administration and Incidentals	$14,311
County Collection Fees	$479
Unforeseen Maintenance and Repairs[3]	$3,551
Total Projected Expenses	**$74,563**
Projected Fund Balance	
Beginning Fund Balance - July 1, 2025	$52,510
Reserve Fund Collection Increase/(Decrease)	($45,600)
Ending Fund Balance - June 30, 2026	$6,910
Recommended Operating Reserves	$35,506
Available Operating Reserves	$6,910
Available Capital Reserves	$0

[1]Non-Assessment Revenue includes interest earnings estimated at 1.5% of Projected Beginning Fund Balance and any other non-assessment revenue sources.

[2]Includes $37,000 for Plant & Tree Replacement, Grading, Irrigation & Pop-Up Replacement, Irrigation Retrofit, and Re-mulch projects.

[2]Unforeseen Maintenance and Repairs are assumed to be 5% of the Projected Expenses.

The purpose of the various reserves is to ensure the District will have funds available for cashflow purposes and to repair or reconstruct the improvements that are the responsibility of the District.

The Recommended Operating Reserve target is fifty percent (50%) of the projected expenditures. Maintaining a fully funded Operating Reserve eliminates the need for the City to transfer funds from non-District accounts to pay for operational expenses during the first half of the fiscal year and provides the District with sufficient funds to address any unforeseen or unusual expenditures that may occur during the year.

The purpose of collecting and holding funds in a Capital Reserve is so that when improvements need to be replaced or expenditures are greater than can be conveniently raised from a single year's assessment, funds are available so that the District can respond and address the need promptly.

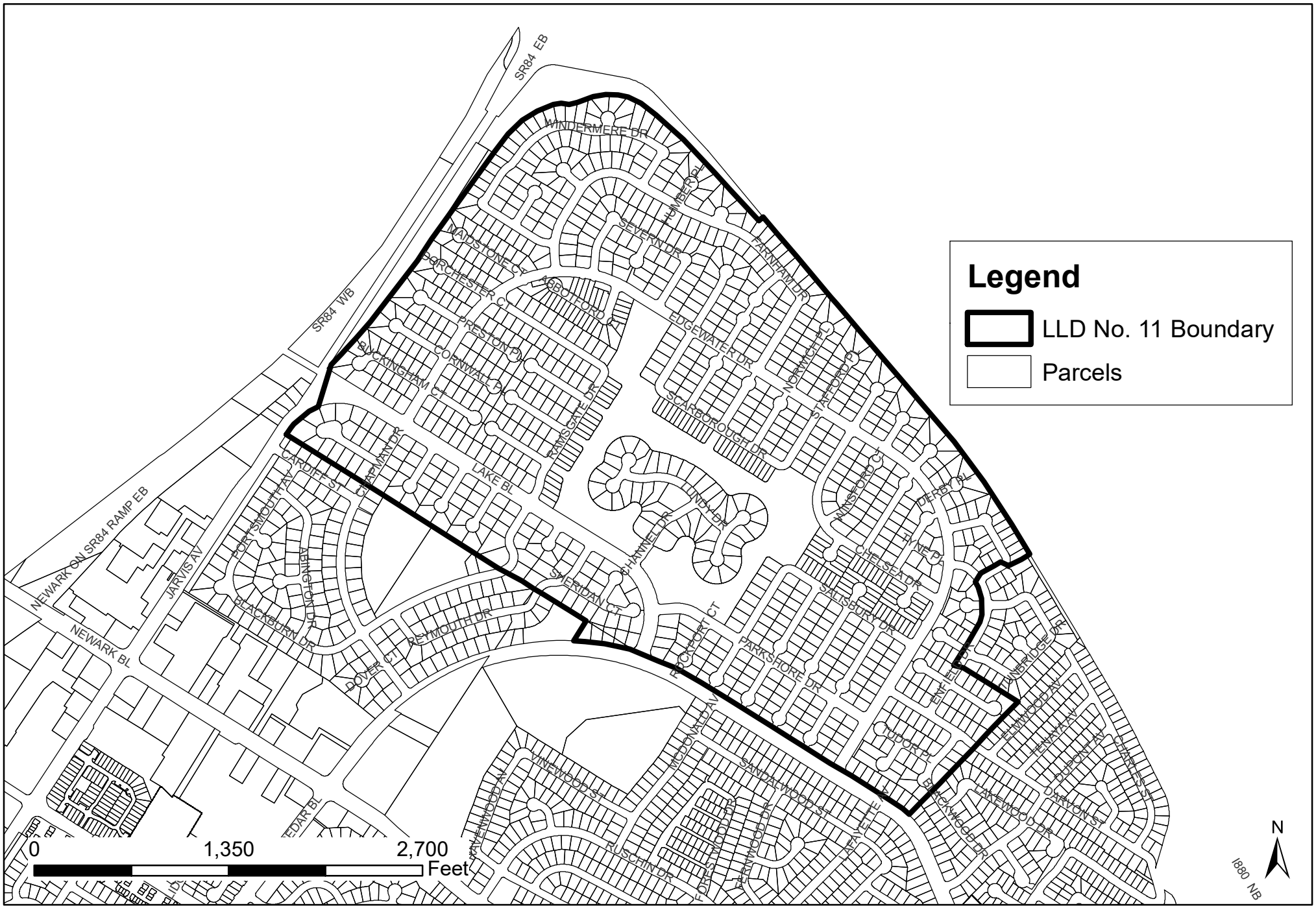
PART C

ASSESSMENT DISTRICT DIAGRAM

The boundaries of the District are shown herein. The Diagram is on file in the Public Works Department of the City and shown on the following page of this Engineer's Report. The lines and dimensions of each parcel within the District are those lines and dimensions shown on the maps of the Alameda 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.

LANDSCAPING AND LIGHTING DISTRICT NO. 11
(EDGEWATER DRIVE/LAKE AREA)
ASSESSMENT DIAGRAM



PART D

METHOD OF APPORTIONMENT OF ASSESSMENTS

This section explains the benefits to be derived from the improvements and the methodology used to apportion the total costs of the improvements to properties within the District.

The method used for apportioning the assessment is based upon the relative special benefits to be derived by the properties in the District and any established benefit zones. The assessment is apportioned to each parcel in proportion to the relative cost of the special benefits from the improvements.

General

The 1972 Act permits the establishment of assessment districts by agencies for the purpose of providing certain public improvements which include the construction, maintenance and servicing of public lights, landscaping, and appurtenant facilities. The 1972 Act further requires that the cost of these improvements be levied according to benefit rather than assessed value:

> *"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 benefits to be received by each such lot or parcel from the improvements."*

The formula used for calculating assessments in the District therefore reflects the composition of the parcels, and the improvements and services provided, to fairly apportion the costs based on estimated benefit to each parcel.

In addition, 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." Thus, the 1972 Act requires the levy of a true "assessment" rather than a "special tax".

Discussion of Benefit

Each of the improvements have been carefully reviewed by the City and the corresponding assessments have been proportionately spread to each parcel based on the special benefits conferred to property from the improvements as determined at the time the District was established.

The District consists of all Assessor Parcels within the boundaries of the District. The method of apportioning costs and assessing properties is based upon the proportional special benefits to be conferred by the improvements and services to the properties within the boundaries of the District. The apportioning of special benefit is a two-step process: the first step is to identify the types of special benefits arising from the improvements and services, and the second step is to allocate the costs and assign assessments to property based on the estimates of the special benefit being conferred to each property.

In summary, the assessments can only be levied based on the special benefit to property conferred from the installation, maintenance, and servicing of the improvements funded by the District. These special benefits are not dependent on any one property owner's use of the District's improvements or their specific demographic status. The basis for these special benefits comes from statutes approved by the California Legislature and other studies that describe the types of benefits received by property from such improvements. The identified special benefits conferred to property from the median landscape improvements can be summarized as follows:

- Improved aesthetics:
    - Well-maintained and attractive median landscaping enhances the overall appearance and desirability of the area, making it visually appealing to property owners and visitors.

- Increased property values:
    - Attractive and well-maintained median landscaping can increase the desirability of nearby properties, potentially leading to higher property values.

- Safety:
    - Median landscaping helps calm traffic and reduce speeds, creating a safer environment for people traveling to and from properties in the District. It also acts as a physical buffer between roadways and properties within the District.

- Noise reduction:
    - Trees and plants help absorb traffic noise and create a buffer between the road and nearby properties, reducing noise levels and creating a more peaceful environment.

- Reduced pollution:
    - Trees and plants aid in filtering pollutants from the air, improving air quality and creating a healthier environment for properties in proximity to the landscape.

These benefits, when applied to property in the District, specifically increase the utility of the property within the District. For example, the assessments provide funding to maintain the median landscaping that improves safety and provides visual and environmental benefits to the properties within the District. Such improved and well-maintained public facilities enhance the overall usability, quality, desirability, and safety of the properties.

Method of Assessment

This process of apportioning assessments to each property involves determining the relative special benefit received by each property from the improvements and services. Therefore, the City and Engineer of Work at the time of formation determined that each parcel within the boundaries of the District receives a similar benefit from the improvements. Therefore, the most appropriate method of apportioning costs was determined to be spreading all District costs equally to each parcel in the District. This methodology is commonly used to distribute assessments in proportion to estimated special benefit and is generally recognized as providing the basis for a fair and appropriate distribution of assessments.

In Fiscal Year 2025-26, the City proposes to collect the maximum assessment revenue from the assessable parcels located in the District, which amounts to $25.00 per parcel to be levied. A listing of each assessable parcel and their proposed Fiscal Year 2025-26 assessment is on the Assessment Roll in Part E of this Report.

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 (all of which are typically not assigned an Assessor's Parcel Number (APN) by the County). Also exempted from the assessment would be public agency owned property, utility rights-of-ways, common areas (such as in condominium complexes or those that are owned by a Homeowner's or Property Owner's Association), and any other property that is deemed to be unable to develop by the City. These types of parcels do not benefit from the improvements.

Appeals and Interpretations

Any property owner who feels that the assessment levied on the subject property is in error because of incorrect information being used to apply the foregoing method of assessment, may file a written appeal with City Engineer or his or her designee. Any such appeal is limited to correction of an assessment during the then current or, if before July 1, the upcoming fiscal year. Upon the filing of any such appeal, the City Engineer or his or her designee will promptly review the appeal and any information provided by the property owner. If the City Engineer or his or her designee finds that the assessment should be modified, the appropriate changes shall be made to the assessment roll. If any such changes are approved after the assessment roll has been filed with the County for collection, the City Engineer or his or her designee is authorized to refund to the property owner the amount of any approved reduction. Any property owner who disagrees with the decision of the City Engineer or her or his designee may refer their appeal to the City Council and the decision of the City 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 parcel within the District is shown on the last equalized Secured Property Tax Roll of the Alameda 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 parcel. The Assessment Roll is on file in the Public Works Department of the City and is included in this Report beginning on the next page.

The total proposed assessment for Fiscal Year 2025-26 is $28,175.00.

CITY OF NEWARK
LANDSCAPING & LIGHTING DISTRICT No. 11
ASSESSMENT ROLL
FISCAL YEAR 2025-26

Assessor's Parcel Number	Assessment Amount
092A-0712-002-00	$25.00
092A-0712-003-00	$25.00
092A-0712-004-00	$25.00
092A-0712-005-00	$25.00
092A-0712-006-00	$25.00
092A-0712-007-00	$25.00
092A-0712-008-00	$25.00
092A-0712-009-00	$25.00
092A-0712-010-00	$25.00
092A-0712-011-00	$25.00
092A-0712-012-00	$25.00
092A-0712-013-00	$25.00
092A-0712-014-00	$25.00
092A-0712-015-00	$25.00
092A-0712-016-00	$25.00
092A-0712-017-00	$25.00
092A-0712-018-00	$25.00
092A-0712-019-00	$25.00
092A-0712-020-00	$25.00
092A-0712-021-00	$25.00
092A-0712-022-00	$25.00
092A-0712-023-00	$25.00
092A-0712-024-00	$25.00
092A-0712-025-00	$25.00
092A-0712-026-00	$25.00
092A-0712-027-00	$25.00
092A-0712-028-00	$25.00
092A-0712-029-00	$25.00
092A-0712-030-00	$25.00
092A-0712-031-00	$25.00
092A-0712-032-00	$25.00
092A-0712-033-00	$25.00
092A-0712-034-00	$25.00
092A-0712-035-00	$25.00
092A-0712-036-00	$25.00
092A-0712-037-00	$25.00
092A-0712-038-00	$25.00
092A-0712-039-00	$25.00
092A-0712-040-00	$25.00
092A-0712-041-00	$25.00
092A-0712-042-00	$25.00
092A-0712-043-00	$25.00
092A-0712-044-00	$25.00
092A-0712-045-00	$25.00
092A-0712-046-00	$25.00
092A-0712-047-00	$25.00
092A-0712-048-00	$25.00
092A-0712-049-00	$25.00
092A-0712-050-00	$25.00
092A-0712-051-00	$25.00
092A-0712-052-00	$25.00
092A-0712-053-00	$25.00
092A-0712-054-00	$25.00
092A-0712-055-00	$25.00
092A-0712-056-00	$25.00
092A-0712-057-00	$25.00
092A-0712-058-00	$25.00
092A-0712-059-00	$25.00
092A-0712-060-00	$25.00
092A-0712-061-00	$25.00
092A-0712-062-00	$25.00
092A-0712-063-00	$25.00
092A-0712-064-00	$25.00
092A-0712-065-00	$25.00
092A-0712-066-00	$25.00
092A-0712-067-00	$25.00
092A-0712-068-00	$25.00
092A-0712-069-00	$25.00
092A-0712-070-00	$25.00
092A-0712-071-00	$25.00
092A-0712-072-00	$25.00
092A-0712-073-00	$25.00
092A-0712-074-00	$25.00
092A-0712-075-00	$25.00
092A-0712-076-00	$25.00
092A-0712-077-00	$25.00
092A-0712-078-00	$25.00
092A-0712-079-00	$25.00
092A-0713-001-00	$25.00
092A-0713-002-00	$25.00
092A-0713-003-00	$25.00
092A-0713-004-00	$25.00
092A-0713-005-00	$25.00
092A-0713-006-00	$25.00
092A-0713-007-00	$25.00
092A-0713-008-00	$25.00
092A-0713-009-00	$25.00
092A-0713-010-00	$25.00
092A-0713-011-00	$25.00
092A-0713-012-00	$25.00
092A-0713-013-00	$25.00
092A-0713-014-00	$25.00
092A-0713-015-00	$25.00
092A-0713-016-00	$25.00
092A-0713-017-00	$25.00
092A-0713-018-00	$25.00
092A-0713-019-00	$25.00
092A-0713-020-00	$25.00
092A-0713-021-00	$25.00
092A-0713-022-00	$25.00
092A-0713-023-00	$25.00
092A-0713-024-00	$25.00
092A-0713-025-00	$25.00
092A-0713-026-00	$25.00
092A-0713-027-00	$25.00
092A-0713-028-00	$25.00
092A-0713-029-00	$25.00
092A-0713-030-00	$25.00
092A-0713-031-00	$25.00
092A-0713-032-00	$25.00
092A-0713-033-00	$25.00
092A-0713-034-00	$25.00
092A-0713-035-00	$25.00
092A-0713-036-00	$25.00
092A-0713-037-00	$25.00
092A-0713-038-00	$25.00
092A-0713-039-00	$25.00
092A-0713-040-00	$25.00
092A-0713-041-00	$25.00
092A-0713-042-00	$25.00
092A-0713-043-00	$25.00
092A-0713-044-00	$25.00
092A-0713-045-00	$25.00
092A-0713-046-00	$25.00
092A-0713-047-00	$25.00
092A-0713-048-00	$25.00
092A-0713-049-00	$25.00
092A-0713-050-00	$25.00
092A-0713-051-00	$25.00
092A-0713-052-00	$25.00
092A-0713-053-00	$25.00
092A-0715-001-00	$25.00
092A-0715-002-00	$25.00
092A-0715-003-00	$25.00
092A-0715-004-00	$25.00
092A-0715-005-00	$25.00
092A-0715-006-00	$25.00
092A-0715-007-00	$25.00
092A-0715-008-00	$25.00
092A-0715-009-00	$25.00
092A-0715-010-00	$25.00
092A-0715-011-00	$25.00
092A-0715-012-00	$25.00
092A-0715-013-00	$25.00
092A-0715-014-00	$25.00
092A-0715-015-00	$25.00
092A-0715-016-00	$25.00
092A-0715-017-01	$25.00
092A-0715-018-02	$25.00
092A-0715-019-00	$25.00
092A-0715-020-00	$25.00
092A-0715-021-00	$25.00
092A-0715-022-00	$25.00
092A-0715-023-00	$25.00
092A-0715-024-00	$25.00
092A-0715-025-00	$25.00

CITY OF NEWARK
LANDSCAPING & LIGHTING DISTRICT No. 11
ASSESSMENT ROLL
FISCAL YEAR 2025-26

Assessor's Parcel Number	Assessment Amount	Assessor's Parcel Number	Assessment Amount	Assessor's Parcel Number	Assessment Amount
092A-0715-026-00	$25.00	092A-0715-080-00	$25.00	092A-0716-025-00	$25.00
092A-0715-027-00	$25.00	092A-0715-081-00	$25.00	092A-0716-026-00	$25.00
092A-0715-028-00	$25.00	092A-0715-082-00	$25.00	092A-0716-028-00	$25.00
092A-0715-029-00	$25.00	092A-0715-083-00	$25.00	092A-0716-029-00	$25.00
092A-0715-030-00	$25.00	092A-0715-084-00	$25.00	092A-0716-030-00	$25.00
092A-0715-031-00	$25.00	092A-0715-085-00	$25.00	092A-0716-031-00	$25.00
092A-0715-032-00	$25.00	092A-0715-086-00	$25.00	092A-0716-032-00	$25.00
092A-0715-033-00	$25.00	092A-0715-087-00	$25.00	092A-0716-033-00	$25.00
092A-0715-034-00	$25.00	092A-0715-088-00	$25.00	092A-0716-034-00	$25.00
092A-0715-035-00	$25.00	092A-0715-089-00	$25.00	092A-0716-035-00	$25.00
092A-0715-036-00	$25.00	092A-0715-090-00	$25.00	092A-0716-036-00	$25.00
092A-0715-037-00	$25.00	092A-0715-091-00	$25.00	092A-0716-037-00	$25.00
092A-0715-038-00	$25.00	092A-0715-092-00	$25.00	092A-0716-038-00	$25.00
092A-0715-040-00	$25.00	092A-0715-093-00	$25.00	092A-0716-039-00	$25.00
092A-0715-041-00	$25.00	092A-0715-094-00	$25.00	092A-0716-040-00	$25.00
092A-0715-042-00	$25.00	092A-0715-095-00	$25.00	092A-0716-041-00	$25.00
092A-0715-043-00	$25.00	092A-0715-096-00	$25.00	092A-0716-042-00	$25.00
092A-0715-044-00	$25.00	092A-0715-097-00	$25.00	092A-0716-043-00	$25.00
092A-0715-045-00	$25.00	092A-0715-098-00	$25.00	092A-0716-044-00	$25.00
092A-0715-046-00	$25.00	092A-0715-099-00	$25.00	092A-0716-045-00	$25.00
092A-0715-047-00	$25.00	092A-0715-100-00	$25.00	092A-0716-046-00	$25.00
092A-0715-048-00	$25.00	092A-0715-101-00	$25.00	092A-0716-047-00	$25.00
092A-0715-049-00	$25.00	092A-0715-102-00	$25.00	092A-0716-048-00	$25.00
092A-0715-050-00	$25.00	092A-0715-103-00	$25.00	092A-0716-049-00	$25.00
092A-0715-051-00	$25.00	092A-0715-104-00	$25.00	092A-0716-050-00	$25.00
092A-0715-052-00	$25.00	092A-0715-105-00	$25.00	092A-0716-051-00	$25.00
092A-0715-053-00	$25.00	092A-0715-106-00	$25.00	092A-0716-052-00	$25.00
092A-0715-054-00	$25.00	092A-0715-107-00	$25.00	092A-0716-053-00	$25.00
092A-0715-055-00	$25.00	092A-0715-108-00	$25.00	092A-0716-054-00	$25.00
092A-0715-056-00	$25.00	092A-0716-001-00	$25.00	092A-0716-055-00	$25.00
092A-0715-057-00	$25.00	092A-0716-002-00	$25.00	092A-0716-056-00	$25.00
092A-0715-058-00	$25.00	092A-0716-003-00	$25.00	092A-0716-057-00	$25.00
092A-0715-059-00	$25.00	092A-0716-004-00	$25.00	092A-0716-058-00	$25.00
092A-0715-060-00	$25.00	092A-0716-005-00	$25.00	092A-0716-059-00	$25.00
092A-0715-061-00	$25.00	092A-0716-006-00	$25.00	092A-0716-060-00	$25.00
092A-0715-062-00	$25.00	092A-0716-007-00	$25.00	092A-0716-061-00	$25.00
092A-0715-063-00	$25.00	092A-0716-008-00	$25.00	092A-0716-062-00	$25.00
092A-0715-065-00	$25.00	092A-0716-009-00	$25.00	092A-0716-063-02	$25.00
092A-0715-066-00	$25.00	092A-0716-010-00	$25.00	092A-0716-064-01	$25.00
092A-0715-067-00	$25.00	092A-0716-011-00	$25.00	092A-0716-065-00	$25.00
092A-0715-068-00	$25.00	092A-0716-012-00	$25.00	092A-0716-066-00	$25.00
092A-0715-069-00	$25.00	092A-0716-013-00	$25.00	092A-0716-067-00	$25.00
092A-0715-070-00	$25.00	092A-0716-014-00	$25.00	092A-0716-068-00	$25.00
092A-0715-071-00	$25.00	092A-0716-015-00	$25.00	092A-0716-069-00	$25.00
092A-0715-072-00	$25.00	092A-0716-016-00	$25.00	092A-0716-071-00	$25.00
092A-0715-073-00	$25.00	092A-0716-017-00	$25.00	092A-0716-072-00	$25.00
092A-0715-074-00	$25.00	092A-0716-018-00	$25.00	092A-0716-073-00	$25.00
092A-0715-075-00	$25.00	092A-0716-019-00	$25.00	092A-0716-074-00	$25.00
092A-0715-076-00	$25.00	092A-0716-020-00	$25.00	092A-0716-075-00	$25.00
092A-0715-077-00	$25.00	092A-0716-021-00	$25.00	092A-0716-076-00	$25.00
092A-0715-078-00	$25.00	092A-0716-022-00	$25.00	092A-0716-077-00	$25.00
092A-0715-079-00	$25.00	092A-0716-024-00	$25.00	092A-0716-078-00	$25.00

CITY OF NEWARK
LANDSCAPING & LIGHTING DISTRICT No. 11
ASSESSMENT ROLL
FISCAL YEAR 2025-26

Assessor's Parcel Number	Assessment Amount
092A-0716-079-00	$25.00
092A-0716-080-00	$25.00
092A-0716-081-00	$25.00
092A-0716-082-00	$25.00
092A-0716-083-00	$25.00
092A-0716-084-00	$25.00
092A-0716-085-00	$25.00
092A-0716-086-00	$25.00
092A-0716-087-00	$25.00
092A-0716-088-00	$25.00
092A-0716-089-00	$25.00
092A-0716-090-00	$25.00
092A-0716-091-00	$25.00
092A-0716-092-00	$25.00
092A-0716-093-00	$25.00
092A-0716-094-00	$25.00
092A-0716-095-00	$25.00
092A-0716-096-00	$25.00
092A-0716-097-00	$25.00
092A-0716-098-00	$25.00
092A-0716-099-00	$25.00
092A-0716-100-00	$25.00
092A-0716-101-00	$25.00
092A-0716-102-00	$25.00
092A-0716-103-00	$25.00
092A-0716-104-00	$25.00
092A-0716-105-00	$25.00
092A-0716-106-00	$25.00
092A-0716-107-00	$25.00
092A-0716-108-00	$25.00
092A-0716-109-00	$25.00
092A-0716-110-00	$25.00
092A-0716-111-00	$25.00
092A-0716-112-00	$25.00
092A-0716-113-00	$25.00
092A-0716-114-00	$25.00
092A-0716-115-00	$25.00
092A-0716-116-00	$25.00
092A-0716-117-00	$25.00
092A-0716-118-00	$25.00
092A-0716-119-00	$25.00
092A-0716-120-00	$25.00
092A-0716-121-00	$25.00
092A-0716-122-00	$25.00
092A-0716-123-00	$25.00
092A-0716-124-00	$25.00
092A-0716-125-00	$25.00
092A-0716-126-00	$25.00
092A-0716-127-00	$25.00
092A-0716-128-00	$25.00
092A-0716-129-00	$25.00
092A-0716-130-00	$25.00
092A-0716-131-00	$25.00
092A-0716-132-00	$25.00
092A-0716-133-00	$25.00
092A-0716-134-00	$25.00
092A-0716-135-00	$25.00
092A-0717-001-00	$25.00
092A-0717-002-00	$25.00
092A-0717-003-00	$25.00
092A-0717-004-00	$25.00
092A-0717-005-00	$25.00
092A-0717-006-00	$25.00
092A-0717-007-00	$25.00
092A-0717-008-00	$25.00
092A-0717-009-00	$25.00
092A-0717-010-00	$25.00
092A-0717-011-00	$25.00
092A-0717-013-00	$25.00
092A-0717-014-00	$25.00
092A-0717-015-00	$25.00
092A-0717-016-00	$25.00
092A-0718-001-00	$25.00
092A-0718-002-00	$25.00
092A-0718-003-00	$25.00
092A-0718-004-00	$25.00
092A-0718-005-00	$25.00
092A-0718-006-00	$25.00
092A-0718-007-00	$25.00
092A-0718-008-00	$25.00
092A-0718-009-00	$25.00
092A-0718-010-00	$25.00
092A-0718-011-00	$25.00
092A-0718-012-00	$25.00
092A-0718-013-00	$25.00
092A-0718-014-00	$25.00
092A-0718-015-00	$25.00
092A-0718-016-00	$25.00
092A-0718-017-00	$25.00
092A-0718-018-00	$25.00
092A-0718-019-00	$25.00
092A-0718-020-00	$25.00
092A-0718-021-00	$25.00
092A-0718-022-00	$25.00
092A-0718-023-00	$25.00
092A-0718-024-00	$25.00
092A-0718-025-00	$25.00
092A-0718-026-00	$25.00
092A-0718-027-00	$25.00
092A-0718-028-00	$25.00
092A-0718-029-00	$25.00
092A-0718-030-00	$25.00
092A-0718-031-00	$25.00
092A-0718-032-00	$25.00
092A-0718-033-00	$25.00
092A-0718-034-00	$25.00
092A-0718-035-00	$25.00
092A-0718-036-00	$25.00
092A-0718-037-00	$25.00
092A-0718-038-00	$25.00
092A-0718-039-00	$25.00
092A-0718-040-00	$25.00
092A-0718-041-00	$25.00
092A-0718-042-00	$25.00
092A-0718-043-00	$25.00
092A-0718-044-00	$25.00
092A-0718-045-00	$25.00
092A-0718-046-00	$25.00
092A-0718-047-00	$25.00
092A-0718-048-00	$25.00
092A-0718-049-00	$25.00
092A-0718-050-00	$25.00
092A-0718-051-00	$25.00
092A-0718-052-00	$25.00
092A-0718-053-00	$25.00
092A-0718-054-00	$25.00
092A-0718-055-00	$25.00
092A-0718-056-00	$25.00
092A-0718-057-00	$25.00
092A-0718-059-00	$25.00
092A-0718-060-00	$25.00
092A-0718-061-00	$25.00
092A-0718-062-00	$25.00
092A-0718-063-00	$25.00
092A-0718-064-00	$25.00
092A-0718-065-00	$25.00
092A-0718-066-00	$25.00
092A-0718-067-00	$25.00
092A-0718-068-00	$25.00
092A-0718-069-00	$25.00
092A-0718-070-00	$25.00
092A-0718-071-00	$25.00
092A-0718-072-00	$25.00
092A-0718-073-00	$25.00
092A-0718-074-00	$25.00
092A-0718-075-00	$25.00
092A-0718-076-00	$25.00
092A-0718-077-00	$25.00
092A-0718-078-00	$25.00
092A-0718-079-00	$25.00
092A-0718-080-00	$25.00
092A-0724-007-00	$25.00
092A-0724-008-00	$25.00
092A-0724-009-00	$25.00
092A-0724-010-00	$25.00
092A-0724-011-00	$25.00

CITY OF NEWARK
LANDSCAPING & LIGHTING DISTRICT No. 11
ASSESSMENT ROLL
FISCAL YEAR 2025-26

Assessor's Parcel Number	Assessment Amount	Assessor's Parcel Number	Assessment Amount	Assessor's Parcel Number	Assessment Amount
092A-0724-012-00	$25.00	092A-0724-064-00	$25.00	092A-0725-027-00	$25.00
092A-0724-013-00	$25.00	092A-0724-066-00	$25.00	092A-0725-028-00	$25.00
092A-0724-014-00	$25.00	092A-0724-067-00	$25.00	092A-0725-029-00	$25.00
092A-0724-015-00	$25.00	092A-0724-068-00	$25.00	092A-0725-030-00	$25.00
092A-0724-016-00	$25.00	092A-0724-069-00	$25.00	092A-0725-031-00	$25.00
092A-0724-017-00	$25.00	092A-0724-070-00	$25.00	092A-0725-032-00	$25.00
092A-0724-018-00	$25.00	092A-0724-071-00	$25.00	092A-0725-034-00	$25.00
092A-0724-019-00	$25.00	092A-0724-072-00	$25.00	092A-0725-035-00	$25.00
092A-0724-020-00	$25.00	092A-0724-073-00	$25.00	092A-0725-036-00	$25.00
092A-0724-021-00	$25.00	092A-0724-074-00	$25.00	092A-0725-038-00	$25.00
092A-0724-022-00	$25.00	092A-0724-075-00	$25.00	092A-0725-039-00	$25.00
092A-0724-023-00	$25.00	092A-0724-076-00	$25.00	092A-0725-040-00	$25.00
092A-0724-024-00	$25.00	092A-0724-077-00	$25.00	092A-0725-041-00	$25.00
092A-0724-025-00	$25.00	092A-0724-078-00	$25.00	092A-0725-042-00	$25.00
092A-0724-026-00	$25.00	092A-0724-079-00	$25.00	092A-0725-043-00	$25.00
092A-0724-027-00	$25.00	092A-0724-080-00	$25.00	092A-0725-044-00	$25.00
092A-0724-028-00	$25.00	092A-0724-081-00	$25.00	092A-0725-045-00	$25.00
092A-0724-029-00	$25.00	092A-0724-082-00	$25.00	092A-0725-046-00	$25.00
092A-0724-030-00	$25.00	092A-0724-083-00	$25.00	092A-0725-047-00	$25.00
092A-0724-031-00	$25.00	092A-0724-084-00	$25.00	092A-0725-048-00	$25.00
092A-0724-032-00	$25.00	092A-0724-085-00	$25.00	092A-0725-049-00	$25.00
092A-0724-033-00	$25.00	092A-0724-086-00	$25.00	092A-0725-050-00	$25.00
092A-0724-034-00	$25.00	092A-0724-087-00	$25.00	092A-0725-051-00	$25.00
092A-0724-035-00	$25.00	092A-0724-088-00	$25.00	092A-0725-052-00	$25.00
092A-0724-036-00	$25.00	092A-0724-089-00	$25.00	092A-0725-059-00	$25.00
092A-0724-037-00	$25.00	092A-0724-090-00	$25.00	092A-0725-060-00	$25.00
092A-0724-038-00	$25.00	092A-0724-091-00	$25.00	092A-0725-063-00	$25.00
092A-0724-039-00	$25.00	092A-0724-092-00	$25.00	092A-0725-065-00	$25.00
092A-0724-040-00	$25.00	092A-0724-093-00	$25.00	092A-0725-066-00	$25.00
092A-0724-041-00	$25.00	092A-0724-094-00	$25.00	092A-0726-003-00	$25.00
092A-0724-042-00	$25.00	092A-0725-005-00	$25.00	092A-0726-004-00	$25.00
092A-0724-043-00	$25.00	092A-0725-006-00	$25.00	092A-0726-005-00	$25.00
092A-0724-044-00	$25.00	092A-0725-007-00	$25.00	092A-0726-006-00	$25.00
092A-0724-045-00	$25.00	092A-0725-008-00	$25.00	092A-0726-007-00	$25.00
092A-0724-046-00	$25.00	092A-0725-009-00	$25.00	092A-0726-008-00	$25.00
092A-0724-047-00	$25.00	092A-0725-010-00	$25.00	092A-0726-009-00	$25.00
092A-0724-048-00	$25.00	092A-0725-011-00	$25.00	092A-0726-010-00	$25.00
092A-0724-049-00	$25.00	092A-0725-012-00	$25.00	092A-0726-011-00	$25.00
092A-0724-050-00	$25.00	092A-0725-013-00	$25.00	092A-0726-012-00	$25.00
092A-0724-051-00	$25.00	092A-0725-014-00	$25.00	092A-0726-013-00	$25.00
092A-0724-052-00	$25.00	092A-0725-015-00	$25.00	092A-0726-014-00	$25.00
092A-0724-053-00	$25.00	092A-0725-016-00	$25.00	092A-0726-015-00	$25.00
092A-0724-054-00	$25.00	092A-0725-017-00	$25.00	092A-0726-016-00	$25.00
092A-0724-055-00	$25.00	092A-0725-018-00	$25.00	092A-0726-017-00	$25.00
092A-0724-056-00	$25.00	092A-0725-019-00	$25.00	092A-0726-018-00	$25.00
092A-0724-057-00	$25.00	092A-0725-020-00	$25.00	092A-0726-019-00	$25.00
092A-0724-058-00	$25.00	092A-0725-021-00	$25.00	092A-0726-020-00	$25.00
092A-0724-059-00	$25.00	092A-0725-022-00	$25.00	092A-0726-021-00	$25.00
092A-0724-060-00	$25.00	092A-0725-023-00	$25.00	092A-0726-022-00	$25.00
092A-0724-061-00	$25.00	092A-0725-024-00	$25.00	092A-0726-023-00	$25.00
092A-0724-062-00	$25.00	092A-0725-025-00	$25.00	092A-0726-024-00	$25.00
092A-0724-063-00	$25.00	092A-0725-026-00	$25.00	092A-0726-025-00	$25.00

CITY OF NEWARK
LANDSCAPING & LIGHTING DISTRICT No. 11
ASSESSMENT ROLL
FISCAL YEAR 2025-26

Assessor's Parcel Number	Assessment Amount
092A-0726-026-00	$25.00
092A-0726-027-00	$25.00
092A-0726-028-00	$25.00
092A-0726-029-00	$25.00
092A-0726-030-00	$25.00
092A-0726-031-00	$25.00
092A-0726-032-00	$25.00
092A-0726-033-00	$25.00
092A-0726-034-00	$25.00
092A-0726-035-00	$25.00
092A-0726-036-00	$25.00
092A-0726-037-00	$25.00
092A-0726-038-00	$25.00
092A-0726-039-00	$25.00
092A-0726-040-00	$25.00
092A-0726-041-00	$25.00
092A-0726-042-00	$25.00
092A-0726-043-00	$25.00
092A-0726-044-00	$25.00
092A-0726-045-00	$25.00
092A-0726-046-00	$25.00
092A-0726-047-00	$25.00
092A-0726-048-00	$25.00
092A-0726-049-00	$25.00
092A-0726-050-00	$25.00
092A-0726-051-00	$25.00
092A-0726-052-00	$25.00
092A-0726-053-00	$25.00
092A-0726-054-00	$25.00
092A-0726-055-00	$25.00
092A-0726-056-00	$25.00
092A-0726-057-00	$25.00
092A-0726-058-00	$25.00
092A-0726-059-00	$25.00
092A-0726-060-00	$25.00
092A-0726-061-00	$25.00
092A-0726-062-00	$25.00
092A-0726-063-00	$25.00
092A-0726-064-00	$25.00
092A-0726-065-00	$25.00
092A-0726-066-00	$25.00
092A-0726-067-00	$25.00
092A-0726-068-00	$25.00
092A-0726-069-00	$25.00
092A-0726-070-00	$25.00
092A-0726-071-00	$25.00
092A-0726-072-00	$25.00
092A-0726-073-00	$25.00
092A-0726-074-00	$25.00
092A-0726-075-00	$25.00
092A-0726-076-00	$25.00
092A-0726-077-00	$25.00
092A-0726-078-00	$25.00
092A-0726-079-00	$25.00
092A-0726-080-00	$25.00
092A-0726-081-00	$25.00
092A-0726-082-00	$25.00
092A-0726-083-00	$25.00
092A-0726-084-00	$25.00
092A-0726-085-00	$25.00
092A-0726-086-00	$25.00
092A-0726-087-00	$25.00
092A-0726-088-00	$25.00
092A-0726-089-00	$25.00
092A-0726-090-00	$25.00
092A-0726-091-00	$25.00
092A-0726-092-00	$25.00
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092A-0727-005-00	$25.00
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092A-0727-007-00	$25.00
092A-0727-008-00	$25.00
092A-0727-009-00	$25.00
092A-0727-010-00	$25.00
092A-0727-011-00	$25.00
092A-0727-012-00	$25.00
092A-0727-013-00	$25.00
092A-0727-014-00	$25.00
092A-0727-015-00	$25.00
092A-0727-016-00	$25.00
092A-0727-017-00	$25.00
092A-0727-018-00	$25.00
092A-0727-019-00	$25.00
092A-0727-020-00	$25.00
092A-0727-021-00	$25.00
092A-0727-022-00	$25.00
092A-0727-023-00	$25.00
092A-0727-024-00	$25.00
092A-0727-025-00	$25.00
092A-0727-026-00	$25.00
092A-0727-027-00	$25.00
092A-0727-029-00	$25.00
092A-0727-030-00	$25.00
092A-0727-031-00	$25.00
092A-0727-032-00	$25.00
092A-0727-033-00	$25.00
092A-0727-034-00	$25.00
092A-0727-035-00	$25.00
092A-0727-036-00	$25.00
092A-0727-037-00	$25.00
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092A-0727-039-00	$25.00
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092A-0727-043-00	$25.00
092A-0727-044-00	$25.00
092A-0727-045-00	$25.00
092A-0727-046-00	$25.00
092A-0727-047-00	$25.00
092A-0727-048-00	$25.00
092A-0727-049-00	$25.00
092A-0727-050-00	$25.00
092A-0727-051-00	$25.00
092A-0727-052-00	$25.00
092A-0727-053-00	$25.00
092A-0727-054-00	$25.00
092A-0727-056-00	$25.00
092A-0727-057-00	$25.00
092A-0727-058-00	$25.00
092A-0727-059-00	$25.00
092A-0727-060-00	$25.00
092A-0727-061-00	$25.00
092A-0727-062-00	$25.00
092A-0727-063-00	$25.00
092A-0727-064-00	$25.00
092A-0727-065-00	$25.00
092A-0727-066-00	$25.00
092A-0727-067-00	$25.00
092A-0727-068-00	$25.00
092A-0727-069-00	$25.00
092A-0727-070-00	$25.00
092A-0727-071-00	$25.00
092A-0727-072-00	$25.00
092A-0727-073-00	$25.00
092A-0727-074-00	$25.00
092A-0727-075-00	$25.00
092A-0727-076-00	$25.00
092A-0727-077-00	$25.00
092A-0727-078-00	$25.00
092A-0727-079-00	$25.00
092A-0727-080-00	$25.00
092A-0727-081-00	$25.00
092A-0727-083-00	$25.00
092A-0727-084-00	$25.00
092A-0727-085-00	$25.00
092A-0727-086-00	$25.00
092A-0727-087-00	$25.00
092A-0727-088-00	$25.00
092A-0727-089-00	$25.00
092A-0727-090-00	$25.00
092A-0727-091-00	$25.00
092A-0727-092-00	$25.00
092A-0727-093-00	$25.00
092A-0727-094-00	$25.00

CITY OF NEWARK
LANDSCAPING & LIGHTING DISTRICT No. 11
ASSESSMENT ROLL
FISCAL YEAR 2025-26

Assessor's Parcel Number	Assessment Amount	Assessor's Parcel Number	Assessment Amount	Assessor's Parcel Number	Assessment Amount
092A-0727-095-00	$25.00	092A-0727-148-00	$25.00	092A-0728-039-00	$25.00
092A-0727-096-00	$25.00	092A-0727-149-00	$25.00	092A-0728-040-00	$25.00
092A-0727-097-00	$25.00	092A-0727-150-00	$25.00	092A-0728-041-00	$25.00
092A-0727-098-00	$25.00	092A-0727-151-00	$25.00	092A-0728-042-00	$25.00
092A-0727-099-00	$25.00	092A-0727-152-00	$25.00	092A-0728-043-00	$25.00
092A-0727-100-00	$25.00	092A-0727-153-00	$25.00	092A-0728-044-00	$25.00
092A-0727-101-00	$25.00	092A-0727-154-00	$25.00	092A-0728-045-00	$25.00
092A-0727-102-00	$25.00	092A-0727-155-00	$25.00	092A-0728-046-00	$25.00
092A-0727-103-00	$25.00	092A-0727-156-00	$25.00	092A-0728-047-00	$25.00
092A-0727-104-00	$25.00	092A-0727-157-00	$25.00	092A-0728-048-00	$25.00
092A-0727-105-00	$25.00	092A-0727-158-00	$25.00	092A-0728-049-00	$25.00
092A-0727-106-00	$25.00	092A-0727-159-00	$25.00	092A-0728-050-00	$25.00
092A-0727-107-00	$25.00	092A-0727-160-00	$25.00	092A-0728-051-00	$25.00
092A-0727-108-00	$25.00	092A-0727-161-00	$25.00	092A-0728-052-00	$25.00
092A-0727-110-00	$25.00	092A-0728-001-00	$25.00	092A-0728-053-00	$25.00
092A-0727-111-00	$25.00	092A-0728-002-00	$25.00	092A-0728-054-00	$25.00
092A-0727-112-00	$25.00	092A-0728-003-00	$25.00	092A-0728-055-00	$25.00
092A-0727-113-00	$25.00	092A-0728-004-00	$25.00	092A-0728-056-00	$25.00
092A-0727-114-00	$25.00	092A-0728-005-00	$25.00	092A-0728-057-00	$25.00
092A-0727-115-00	$25.00	092A-0728-006-00	$25.00	092A-0728-058-00	$25.00
092A-0727-116-00	$25.00	092A-0728-007-00	$25.00	092A-0728-059-00	$25.00
092A-0727-117-00	$25.00	092A-0728-008-00	$25.00	092A-0728-060-00	$25.00
092A-0727-118-00	$25.00	092A-0728-009-00	$25.00	092A-0728-061-00	$25.00
092A-0727-119-00	$25.00	092A-0728-010-00	$25.00	092A-0728-062-00	$25.00
092A-0727-120-00	$25.00	092A-0728-011-00	$25.00	092A-0728-063-00	$25.00
092A-0727-121-00	$25.00	092A-0728-012-00	$25.00	092A-0728-064-00	$25.00
092A-0727-122-00	$25.00	092A-0728-013-00	$25.00	092A-0728-065-00	$25.00
092A-0727-123-00	$25.00	092A-0728-014-00	$25.00	092A-0728-066-00	$25.00
092A-0727-124-00	$25.00	092A-0728-015-00	$25.00	092A-0728-067-00	$25.00
092A-0727-125-00	$25.00	092A-0728-016-00	$25.00	092A-0728-068-00	$25.00
092A-0727-126-00	$25.00	092A-0728-017-00	$25.00	092A-0728-069-00	$25.00
092A-0727-127-00	$25.00	092A-0728-018-00	$25.00	092A-0728-070-00	$25.00
092A-0727-128-00	$25.00	092A-0728-019-00	$25.00	092A-0728-071-00	$25.00
092A-0727-129-00	$25.00	092A-0728-020-00	$25.00	092A-0728-072-00	$25.00
092A-0727-130-00	$25.00	092A-0728-021-00	$25.00	092A-0728-074-00	$25.00
092A-0727-131-00	$25.00	092A-0728-022-00	$25.00	092A-0728-075-00	$25.00
092A-0727-132-00	$25.00	092A-0728-023-00	$25.00	092A-0728-076-00	$25.00
092A-0727-133-00	$25.00	092A-0728-024-00	$25.00	092A-0728-077-00	$25.00
092A-0727-134-00	$25.00	092A-0728-025-00	$25.00	092A-0728-078-00	$25.00
092A-0727-135-00	$25.00	092A-0728-026-00	$25.00	092A-0728-079-00	$25.00
092A-0727-136-00	$25.00	092A-0728-027-00	$25.00	092A-0728-080-00	$25.00
092A-0727-137-00	$25.00	092A-0728-028-00	$25.00	092A-0728-081-00	$25.00
092A-0727-138-00	$25.00	092A-0728-029-00	$25.00	092A-0728-082-00	$25.00
092A-0727-139-00	$25.00	092A-0728-030-00	$25.00	092A-0728-083-00	$25.00
092A-0727-140-00	$25.00	092A-0728-031-00	$25.00	092A-0728-084-00	$25.00
092A-0727-141-00	$25.00	092A-0728-032-00	$25.00	092A-0728-085-00	$25.00
092A-0727-142-00	$25.00	092A-0728-033-00	$25.00	092A-0728-086-00	$25.00
092A-0727-143-00	$25.00	092A-0728-034-00	$25.00	092A-0728-087-00	$25.00
092A-0727-144-00	$25.00	092A-0728-035-00	$25.00	092A-0728-088-00	$25.00
092A-0727-145-00	$25.00	092A-0728-036-00	$25.00	092A-0728-089-00	$25.00
092A-0727-146-00	$25.00	092A-0728-037-00	$25.00	092A-0728-090-00	$25.00
092A-0727-147-00	$25.00	092A-0728-038-00	$25.00	092A-0728-091-00	$25.00

CITY OF NEWARK
LANDSCAPING & LIGHTING DISTRICT No. 11
ASSESSMENT ROLL
FISCAL YEAR 2025-26

Assessor's Parcel Number	Assessment Amount
092A-0728-092-00	$25.00
092A-0728-093-00	$25.00
092A-0728-094-00	$25.00
092A-0728-095-00	$25.00
092A-0728-096-00	$25.00
092A-0728-097-00	$25.00
092A-0728-098-00	$25.00
092A-0728-099-00	$25.00
092A-0728-100-00	$25.00
092A-0728-101-00	$25.00
092A-0728-102-00	$25.00
092A-0728-103-00	$25.00
092A-0728-104-00	$25.00
092A-0728-105-00	$25.00
092A-0728-106-00	$25.00
092A-0728-107-00	$25.00
092A-0728-108-00	$25.00
092A-0728-109-00	$25.00
092A-0728-110-01	$25.00
092A-0728-111-01	$25.00
092A-0728-112-00	$25.00
092A-0728-113-00	$25.00
092A-0728-114-00	$25.00
092A-0728-115-00	$25.00
092A-0728-116-00	$25.00
092A-0728-117-00	$25.00
092A-0728-118-00	$25.00
092A-0728-119-00	$25.00
092A-0728-120-00	$25.00
092A-0728-121-00	$25.00
092A-0728-122-00	$25.00
092A-0728-123-00	$25.00
092A-0728-124-00	$25.00
092A-0728-125-00	$25.00
092A-0728-126-00	$25.00
092A-0728-127-00	$25.00
092A-0728-128-00	$25.00
092A-0728-129-00	$25.00
092A-0729-001-00	$25.00
092A-0729-002-00	$25.00
092A-0729-003-00	$25.00
092A-0729-004-00	$25.00
092A-0729-005-00	$25.00
092A-0729-006-00	$25.00
092A-0729-007-00	$25.00
092A-0729-008-00	$25.00
092A-0729-009-00	$25.00
092A-0729-010-00	$25.00
092A-0729-011-00	$25.00
092A-0729-012-00	$25.00
092A-0729-013-00	$25.00
092A-0729-014-00	$25.00
092A-0729-015-00	$25.00
092A-0729-016-00	$25.00
092A-0729-017-00	$25.00
092A-0729-018-00	$25.00
092A-0729-019-00	$25.00
092A-0729-020-00	$25.00
092A-0729-021-00	$25.00
092A-0729-022-00	$25.00
092A-0729-023-00	$25.00
092A-0729-024-00	$25.00
092A-0729-025-00	$25.00
092A-0729-026-00	$25.00
092A-0729-027-00	$25.00
092A-0729-028-00	$25.00
092A-0729-029-00	$25.00
092A-0729-030-00	$25.00
092A-0729-031-00	$25.00
092A-0729-032-00	$25.00
092A-0729-033-00	$25.00
092A-0729-034-00	$25.00
092A-0729-035-00	$25.00
092A-0729-036-00	$25.00
092A-0729-037-00	$25.00
092A-0729-038-00	$25.00
092A-0729-039-00	$25.00
092A-0729-040-00	$25.00
092A-0729-041-00	$25.00
092A-0729-042-00	$25.00
092A-0729-043-00	$25.00
092A-0729-044-00	$25.00
092A-0729-045-00	$25.00
092A-0729-046-00	$25.00
092A-0729-047-00	$25.00
092A-0729-048-00	$25.00
092A-0729-049-00	$25.00
092A-0729-050-00	$25.00
092A-0729-051-00	$25.00
092A-0729-052-00	$25.00
092A-0729-053-00	$25.00
092A-0729-054-00	$25.00
092A-0729-055-00	$25.00
092A-0729-056-00	$25.00
092A-0729-057-00	$25.00
092A-0729-058-00	$25.00
092A-0729-059-00	$25.00
092A-0729-060-00	$25.00
092A-0729-061-00	$25.00
092A-0729-062-00	$25.00
092A-0729-063-00	$25.00
092A-0729-064-00	$25.00
092A-0729-065-00	$25.00
092A-0729-066-00	$25.00
092A-0729-067-00	$25.00
092A-0729-068-00	$25.00
092A-0729-069-00	$25.00
092A-0729-070-00	$25.00
092A-0729-071-00	$25.00
092A-0729-072-00	$25.00
092A-0729-073-00	$25.00
092A-0729-074-00	$25.00
092A-0729-075-01	$25.00
092A-0729-076-01	$25.00
092A-0729-077-00	$25.00
092A-0729-078-00	$25.00
092A-0729-079-00	$25.00
092A-0729-080-00	$25.00
092A-0729-081-00	$25.00
092A-0729-082-00	$25.00
092A-0729-083-00	$25.00
092A-0729-084-00	$25.00
092A-0729-085-00	$25.00
092A-0729-086-00	$25.00
092A-0729-087-00	$25.00
092A-0729-088-00	$25.00
092A-0729-089-00	$25.00
092A-0729-090-00	$25.00
092A-0729-091-00	$25.00
092A-0729-092-00	$25.00
092A-0729-093-00	$25.00
092A-0729-094-00	$25.00
092A-0729-095-00	$25.00
092A-0729-096-00	$25.00
092A-0729-097-00	$25.00
092A-0729-098-00	$25.00
092A-0729-099-00	$25.00
092A-0729-100-00	$25.00
092A-0729-101-00	$25.00
092A-0729-102-00	$25.00
092A-0729-103-00	$25.00
092A-0729-104-00	$25.00
092A-0729-105-00	$25.00
092A-0729-106-00	$25.00
092A-0729-107-00	$25.00
092A-2590-001-00	$25.00
092A-2590-002-00	$25.00
092A-2590-003-00	$25.00
092A-2590-005-00	$25.00
092A-2590-006-00	$25.00
092A-2590-007-00	$25.00
092A-2590-008-00	$25.00
092A-2590-009-00	$25.00
092A-2590-010-00	$25.00
092A-2590-011-00	$25.00
092A-2590-012-00	$25.00

CITY OF NEWARK
LANDSCAPING & LIGHTING DISTRICT No. 11
ASSESSMENT ROLL
FISCAL YEAR 2025-26

Assessor's Parcel Number	Assessment Amount
092A-2590-013-00	$25.00
092A-2590-014-00	$25.00
092A-2590-015-00	$25.00
092A-2590-016-00	$25.00
092A-2590-017-00	$25.00
092A-2590-018-00	$25.00
092A-2590-019-00	$25.00
092A-2590-020-00	$25.00
092A-2590-021-00	$25.00
092A-2590-022-00	$25.00
092A-2590-023-00	$25.00
092A-2590-024-00	$25.00
092A-2590-025-00	$25.00
092A-2590-026-00	$25.00
092A-2590-027-00	$25.00
092A-2590-028-00	$25.00
092A-2590-029-00	$25.00
092A-2590-030-00	$25.00
092A-2590-031-00	$25.00
092A-2590-032-00	$25.00
092A-2590-033-00	$25.00
092A-2590-034-00	$25.00
092A-2590-035-00	$25.00
092A-2590-036-00	$25.00
092A-2590-037-00	$25.00
092A-2590-038-00	$25.00
092A-2590-039-00	$25.00
092A-2590-040-00	$25.00
092A-2590-041-00	$25.00
092A-2590-042-00	$25.00
092A-2590-043-00	$25.00
092A-2590-044-00	$25.00
092A-2590-045-00	$25.00
092A-2590-046-00	$25.00
092A-2590-047-00	$25.00
Total Parcels:	1,127
Total Assessment:	$28,175.00

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Landscaping and Lighting District No. 15

Fiscal Year 2025-26
Preliminary Engineer's Report

May 22, 2025

Prepared by

FRANCISCO AND ASSOCIATES

Where Innovative Strategies
Fund Tomorrow's Communities

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ENGINEER'S REPORT
CITY OF NEWARK
LANDSCAPING AND LIGHTING DISTRICT NO. 15
FISCAL YEAR 2025-26

The undersigned, acting on behalf of Francisco & Associates respectfully submits the enclosed Engineer's Report as directed by the Newark City Council pursuant to the provisions of Article XIIID, Section 4 of the California Constitution, and the Landscape and Lighting Act of 1972 being Section 22500 et al of the California Streets and Highways Code (the “1972 Act”). The undersigned certifies that he is a Professional Engineer, registered in the State of California.

Dated: April 30, 2025

By: _____
Eduardo Espinoza, P.E.
RCE # 83709

SECTION I

INTRODUCTION

The City of Newark ("City") levies and collects special assessments on parcels within the City of Newark Landscaping and Lighting District No. 15 ("District") to maintain public improvements. The District was formed to provide a dedicated source of funding for the ongoing maintenance of median-landscape improvements benefiting parcels within the boundaries of the District.

The assessments and method of apportionment described in this Report utilize commonly accepted assessment engineering practices and have been calculated and proportionately spread to each parcel based on the special benefits received as approved by the City Council at the time the District was formed.

The District generally consists of those properties along and fronting Iris Court. A reduced copy of the Assessment Diagram showing the exterior boundaries of the District is provided in Part C of this Report.

Compliance with the California Constitution

Assessments are levied annually within the District pursuant to the 1972 Act. All assessments described in this Report and approved by the City Council are prepared in accordance with the 1972 Act and are compliant with the provisions of the California Constitution Article XIIID ("Article XIIID"), which was enacted with the passage of Proposition 218 in November 1996. Pursuant to Article XIIID Section 5, certain existing assessments are exempt from the substantive and procedural requirements of Article XIIID Section 4. Specifically, Article XIIID Section 5(b) exempted:

> *"Any assessment imposed pursuant to a petition signed by the persons owning all of the parcels subject to the assessment at the time the assessment is initially imposed. Subsequent increases in such assessment shall be subject to the procedures and approval process set forth in Section 4."*

The City determined that the annual assessments originally established for the District were established by a petition signed by the persons owning all the parcels subject to the assessment at the time the assessment was originally proposed. As such, pursuant to Article XIIID Section 5(b), the pre–existing assessment amount has been exempted from the procedural requirements of Article XIIID Section 4 since the amount of the assessment has not increased since the passage of Proposition 218.

Any future increase in the assessment rate or substantial changes in the services provided would require that the District be brought into compliance with all the requirements of Article XIIID and would require the approval of the property owners subject to the assessment based upon a mailed ballot which would be sent to each property owner.

Current Annual Administration

As required by the 1972 Act, the Engineer's Report includes: (1) a description of the improvements to be operated, maintained, and serviced by the District, (2) a cost estimate for the District, and (3) a listing of the proposed Fiscal Year 2025-26 assessments to be levied upon each assessable lot or parcel within the District.

The City will hold a Public Hearing on June 26, 2025, regarding this District which will provide an opportunity for any interested person to be heard. At the conclusion of the Public Hearing, the City Council may adopt a resolution confirming the assessment rates as originally proposed or as modified.

Payment of these annual assessments for each parcel will be made in the same manner and at the same time as payments are made for their annual property taxes. All funds collected through the assessments 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 FOR THE CITY OF NEWARK LANDSCAPING AND LIGHTING DISTRICT NO. 15 FISCAL YEAR 2025-26

Pursuant to the Landscaping and Lighting Act of 1972 (Part 2 of Division 15 of the Streets and Highways Code of the State of California), and in accordance with the Resolution of Initiation, being Resolution No. 11740, which directs the preparation and filing of the Engineer's Report, adopted by the City Council of the City of Newark, on April 24, 2025, the following Report was prepared 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 Newark 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 Fiscal Year 2025-26, 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 Newark.

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 Director of Public Works of the City of Newark.

The lines and dimensions of each lot or parcel within the District are those lines and dimensions shown on the maps of the Alameda 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 classification within the District in proportion to the estimated special benefits to be received.

PART E: ASSESSMENT ROLL

This part contains an assessment of the estimated cost of the improvements apportioned to each benefited parcel of land within the District. The Assessment Roll is filed in the Office of the City Clerk of the City of Newark and is incorporated in this Report. The list is keyed to the records of the Alameda County Assessor, which are incorporated herein by reference.

PART A

PLANS AND SPECIFICATIONS

IMPROVEMENTS AND SERVICES PURSUANT TO THE 1972 ACT

The improvements and services authorized by the provisions of the Landscape and Lighting Act of 1972, being Part 2 of Division 15 of the Streets and Highways Code, commencing with Section 22500 (hereafter referred to as the "1972 Act"), that may be applicable to this District and associated assessments 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 have been constructed within the City, and those which may be subsequently constructed, operated, maintained, and serviced with District assessments are generally described as follows:

The maintenance and operation of landscaping within the easement areas and the public right-of-way along Robertson Avenue fronting the District.

Improvement diagrams have been prepared identifying all improvements and areas that are to be maintained by the District. A copy of this diagram is on file with the City's Public Works Department.

PART B

ESTIMATE OF COSTS

The 1972 Act requires that a special fund be set up for the collection of revenues and expenditures of the District. The Act provides that the total cost of construction, operation, and maintenance and servicing of the public improvements specified in Part A of this Report can be recovered by the District. Incidental expenses including administration of the District, engineering fees, legal fees and all other costs associated with the construction, operation and maintenance and servicing of the Districts can also be included.

The 1972 Act also requires that a special fund be set up for the revenues and expenditures of the District. Funds raised from the assessments shall be used only for the expenditures represented above. A contribution to the District by the City may be made to reduce assessments as the City deems appropriate. Any balance remaining on July 1 at the end of the fiscal year must be carried over to the next fiscal year unless the funds are being accumulated for future capital replacement projects or operating reserves.

The following table provides a summary of the estimated District revenues and cost estimates for Fiscal Year 2025-26.

Landscaping and Lighting District No. 15 Fiscal Year 2025-26 Cost Estimate	
Projected Revenues	
Assessment Revenue	$5,046
Non-Assessment Revenues[1]	$573
Total Projected Revenues	**$5,619**
Projected Expenses	
Contract Services	$1,310
Utilities	$1,500
Administration and Incidentals	$3,129
County Collection Fees	$86
Unforeseen Maintenance and Repairs[2]	$301
Total Projected Expenses	**$6,325**
Projected Fund Balance	
Beginning Fund Balance - July 1, 2025	$38,214
Reserve Fund Collection Increase/(Decrease)	($706)
Ending Fund Balance - June 30, 2026	$37,508
Recommended Operating Reserves	$3,012
Available Operating Reserves	$3,012
Available Capital Reserves	$34,496

[1]Non-Assessment Revenue includes interest earnings estimated at 1.5% of Projected Beginning Fund Balance and any other non-assessment revenue sources.

[2]Unforeseen Maintenance and Repairs are assumed to be 5% of the Projected Expenses.

The purpose of the various reserves is to ensure the District will have funds available for cashflow purposes and to repair or reconstruct the improvements that are the responsibility of the District.

The Recommended Operating Reserve target is fifty percent (50%) of the projected expenditures. Maintaining a fully funded Operating Reserve eliminates the need for the City to transfer funds from non-District accounts to pay for operational expenses during the first half of the fiscal year and provides the District with sufficient funds to address any unforeseen or unusual expenditures that may occur during the year.

The purpose of collecting and holding funds in a Capital Reserve is so that when improvements need to be replaced or expenditures are greater than can be conveniently raised from a single year's assessment, funds are available so that the District can respond and address the need promptly.

PART C

ASSESSMENT DISTRICT DIAGRAM

The boundaries of the District are shown herein. The Diagram is on file in the Public Works Department of the City and shown on the following page of this Engineer's Report. The lines and dimensions of each parcel within the District are those lines and dimensions shown on the maps of the Alameda 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.

LANDSCAPING AND LIGHTING DISTRICT NO. 15
(IRIS COURT)
ASSESSMENT DIAGRAM



PART D

METHOD OF APPORTIONMENT OF ASSESSMENTS

This section explains the benefits to be derived from the improvements and the methodology used to apportion the total costs of the improvements to properties within the District.

The method used for apportioning the assessment is based upon the relative special benefits to be derived by the properties in the District and any established benefit zones. The assessment is apportioned to each parcel in proportion to the relative cost of the special benefits from the improvements.

General

The 1972 Act permits the establishment of assessment districts by agencies for the purpose of providing certain public improvements which include the construction, maintenance and servicing of public lights, landscaping, and appurtenant facilities. The 1972 Act further requires that the cost of these improvements be levied according to benefit rather than assessed value:

> *"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 benefits to be received by each such lot or parcel from the improvements."*

The formula used for calculating assessments in the District therefore reflects the composition of the parcels, and the improvements and services provided, to fairly apportion the costs based on estimated benefit to each parcel.

In addition, 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." Thus, the 1972 Act requires the levy of a true "assessment" rather than a "special tax".

Discussion of Benefit

Each of the improvements have been carefully reviewed by the City and the corresponding assessments have been proportionately spread to each parcel based on the special benefits conferred to property from the improvements as determined at the time the District was established. The District consists of all Assessor Parcels within the boundaries of the District. The method of apportioning costs and assessing properties is based upon the proportional special benefits to be conferred by the improvements and services to the properties within the boundaries of the District. The apportioning of special benefit is a two-step process: the first step is to identify the types of special benefits arising from the improvements and services, and the second step is to allocate the costs and assign assessments to property based on the estimates of the special benefit being conferred to each property.

In summary, the assessments can only be levied based on the special benefit to property conferred from the installation, maintenance, and servicing of the improvements funded by the District. These special benefits are not dependent on any one property owner's use of the District's improvements or their specific demographic status. The basis for these special benefits comes from statutes approved by the California Legislature and other studies that describe the types of benefits received by property from such improvements. The identified special benefits conferred to property from the improvements can be summarized as follows:

- Improved aesthetics:
    - Well-maintained and attractive landscaping enhances the overall appearance and desirability of the area, making it visually appealing to property owners and visitors.

- Increased property values:
    - Attractive and well-maintained landscaping can increase the desirability of nearby properties, potentially leading to higher property values.

- Safety:
    - Landscaping helps calm traffic and reduce speeds, creating a safer environment for people traveling to and from properties within the District. It also acts as a physical buffer between roadways and properties within the District.

- Noise reduction:
    - Trees and plants help absorb traffic noise and create a buffer between the road and nearby properties, reducing noise levels and creating a more peaceful environment.

- Reduced pollution:
    - Trees and plants aid in filtering pollutants from the air, improving air quality and creating a healthier environment for properties in proximity to the landscape.

These benefits, when applied to property in the District, specifically increase the utility of the property within the District. For example, the assessments provide funding to maintain the landscaping that improves safety and provides visual and environmental benefits to the properties within the District. Such improved and well-maintained public facilities enhance the overall usability, quality, desirability, and safety of the properties.

Method of Assessment

This process of apportioning assessments to each property involves determining the relative special benefit received by each property from the improvements and services. Therefore, the City and Engineer at the time of formation determined that each parcel within the boundaries of the District receives a similar benefit from the improvements. Therefore, the most appropriate method of apportioning costs was determined to be spreading all District costs equally to each parcel in the District. This methodology is commonly used to distribute assessments in proportion to estimated special benefit and is generally recognized as providing the basis for a fair and appropriate distribution of assessments.

In Fiscal Year 2025-26, the City proposes to collect the maximum assessment revenue from the assessable parcels located in the District, which amounts to $174.00 per parcel to be levied. A listing of each assessable parcel and their proposed Fiscal Year 2025-26 assessment is on the Assessment Roll in Part E of this Report.

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 (all of which are typically not assigned an Assessor's Parcel Number (APN) by the County). Also exempted from the assessment would be public agency owned property, utility rights-of-ways, common areas (such as in condominium complexes or those that are owned by a Homeowner's or Property Owner's Association), and any other property that is deemed to be unable to develop by the City. These types of parcels do not benefit from the improvements.

Appeals and Interpretations

Any property owner who feels that the assessment levied on the subject property is in error because of incorrect information being used to apply the foregoing method of assessment, may file a written appeal with City Engineer or his or her designee. Any such appeal is limited to correction of an assessment during the then current or, if before July 1, the upcoming fiscal year. Upon the filing of any such appeal, the City Engineer or his or her designee will promptly review the appeal and any information provided by the property owner. If the City Engineer or his or her designee finds that the assessment should be modified, the appropriate changes shall be made to the assessment roll. If any such changes are approved after the assessment roll has been filed with the County for collection, the City Engineer or his or her designee is authorized to refund to the property owner the amount of any approved reduction. Any property owner who disagrees with the decision of the City Engineer or her or his designee may refer their appeal to the City Council and the decision of the City 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 parcel within the District is shown on the last equalized Secured Property Tax Roll of the Alameda 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 parcel. The Assessment Roll is on file in the Public Works Department of the City and is included in this Report beginning on the next page.

The total proposed assessment for Fiscal Year 2025-26 is $5,046.00**.**

CITY OF NEWARK
LANDSCAPING & LIGHTING DISTRICT No. 15
ASSESSMENT ROLL
FISCAL YEAR 2025-26

Assessor's Parcel Number	Assessment Amount
092A-2376-031-00	$174.00
092A-2376-032-00	$174.00
092A-2376-033-00	$174.00
092A-2376-034-00	$174.00
092A-2376-035-00	$174.00
092A-2376-036-00	$174.00
092A-2376-037-00	$174.00
092A-2376-038-00	$174.00
092A-2376-039-00	$174.00
092A-2376-040-00	$174.00
092A-2376-041-00	$174.00
092A-2376-042-00	$174.00
092A-2376-043-00	$174.00
092A-2376-044-00	$174.00
092A-2376-045-00	$174.00
092A-2376-046-00	$174.00
092A-2376-047-00	$174.00
092A-2376-048-00	$174.00
092A-2376-049-00	$174.00
092A-2376-050-00	$174.00
092A-2376-051-00	$174.00
092A-2376-052-00	$174.00
092A-2376-053-00	$174.00
092A-2376-054-00	$174.00
092A-2376-055-00	$174.00
092A-2376-056-00	$174.00
092A-2376-057-00	$174.00
092A-2376-058-00	$174.00
092A-2376-059-00	$174.00
Total Parcels:	29
Total Assessment:	$5,046.00

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Landscaping and Lighting District No. 16

Fiscal Year 2025-26
Preliminary Engineer's Report

May 22, 2025

Prepared by

FRANCISCO AND ASSOCIATES

Where Innovative Strategies
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ENGINEER'S REPORT
CITY OF NEWARK
LANDSCAPING AND LIGHTING DISTRICT NO. 16
FISCAL YEAR 2025-26

The undersigned, acting on behalf of Francisco & Associates respectfully submits the enclosed Engineer's Report as directed by the Newark City Council pursuant to the provisions of Article XIIID, Section 4 of the California Constitution, and the Landscape and Lighting Act of 1972 being Section 22500 et al of the California Streets and Highways Code (the “1972 Act”). The undersigned certifies that he is a Professional Engineer, registered in the State of California.

Dated: April 30, 2025

By: _____
Eduardo Espinoza, P.E.
RCE # 83709

SECTION I

INTRODUCTION

The City of Newark ("City") levies and collects special assessments on parcels within the City of Newark Landscaping and Lighting District No. 16 ("District") to maintain public improvements. The District was formed in May of 1999 to provide a dedicated source of funding for the ongoing maintenance of landscaping and park improvements benefiting parcels within the boundaries of the District.

The assessments and method of apportionment described in this Report utilize commonly accepted assessment engineering practices and have been calculated and proportionately spread to each parcel based on the special benefits received as approved by the City Council at the time the District was formed.

The District generally consists of those properties within the development east of Kiote Drive, along Rinconada Court, Crystal Springs Court, Tanforan Court, and Silverado Place. A reduced copy of the Assessment Diagram showing the exterior boundaries of the District is provided in Part C of this Report.

Impacts of Proposition 218

On November 5, 1996 California voters approved Proposition 218 entitled "Right to Vote on Taxes Act" which added Articles XIIIC and XIIID to the California Constitution. While its title refers only to taxes, Proposition 218 established new procedural requirements for the formation and administration of assessment districts.

These new procedures stipulate that even if assessments are initially exempt from Proposition 218, future increases in assessments must comply with the provisions of Proposition 218. However, if the increase in assessments were anticipated in the assessment formula (e.g., CPI increase or assessment cap) then the assessment would comply with the intent and provisions of Proposition 218.

Current Annual Administration

As required by the 1972 Act, the Engineer's Report includes: (1) a description of the improvements to be operated, maintained, and serviced by the District, (2) a cost estimate for the District, and (3) a listing of the proposed Fiscal Year 2025-26 assessments to be levied upon each assessable lot or parcel within the District.

The City will hold a Public Hearing on June 26, 2025, regarding this District which will provide an opportunity for any interested person to be heard. At the conclusion of the Public Hearing, the City Council may adopt a resolution confirming the assessment rates as originally proposed or as modified. Payment of annual assessments for each parcel will be made in the same manner and at the same time as payments are made for their annual property taxes. All funds collected through the assessments 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 FOR THE CITY OF NEWARK LANDSCAPING AND LIGHTING DISTRICT NO. 16 FISCAL YEAR 2025-26

Pursuant to the Landscaping and Lighting Act of 1972 (Part 2 of Division 15 of the Streets and Highways Code of the State of California), and in accordance with the Resolution of Initiation, being Resolution No. 11740, which directs the preparation and filing of the Engineer's Report, adopted by the City Council of the City of Newark, on April 24, 2025, the following Report was prepared 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 Newark 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 Fiscal Year 2025-26, 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 Newark.

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 Director of Public Works of the City of Newark.

The lines and dimensions of each lot or parcel within the District are those lines and dimensions shown on the maps of the Alameda 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 classification within the District in proportion to the estimated special benefits to be received.

PART E: ASSESSMENT ROLL

This part contains an assessment of the estimated cost of the improvements apportioned to each benefited parcel of land within the District. The Assessment Roll is filed in the Office of the City Clerk of the City of Newark and is incorporated in this Report. The list is keyed to the records of the Alameda County Assessor, which are incorporated herein by reference.

PART A

PLANS AND SPECIFICATIONS

IMPROVEMENTS AND SERVICES PURSUANT TO THE 1972 ACT

The improvements and services authorized by the provisions of the Landscape and Lighting Act of 1972, being Part 2 of Division 15 of the Streets and Highways Code, commencing with Section 22500 (hereafter referred to as the "1972 Act"), that may be applicable to this District and associated assessments 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 have been constructed within the City, and those which may be subsequently constructed, operated, maintained, and serviced with District assessments are generally described as follows:

- The Landscape Improvements include, but are not limited to landscaping, planting, turf, trees, irrigation systems, and fixtures in public street and sidewalk rights-of-way, including parkways and other easements dedicated to the City within, and adjacent to, the District.
- The Park Improvements include but are not limited to landscaping, planting, shrubbery, trees, irrigation systems, hardscapes and fixtures, trails, and open space areas.

A more detailed description of the facilities which either have or will be constructed, operated, maintained, and serviced are generally described as follows.

> The maintenance of landscaping and the landscape irrigation system within the public right-of-way and adjacent easement along the street frontage of Kiote Drive in Tract 6671 and the landscaping, irrigation system, and recreation facilities related to the mini park common area shown as Parcel A on the Tract Map.

Improvement diagrams have been prepared identifying all improvements and areas that are to be maintained by the District. A copy of these diagrams is on file with the City's Public Works Department.

PART B

ESTIMATE OF COSTS

The 1972 Act requires that a special fund be set up for the collection of revenues and expenditures of the District. The Act provides that the total cost of construction, operation, and maintenance and servicing of the public improvements specified in Part A of this Report can be recovered by the District. Incidental expenses including administration of the District, engineering fees, legal fees and all other costs associated with the construction, operation and maintenance and servicing of the District can also be included.

Funds raised from the assessments shall be used only for the expenditures represented above. A contribution to the District by the City may be made to reduce assessments as the City deems appropriate. Any balance remaining on July 1 at the end of the fiscal year must be carried over to the next fiscal year unless the funds are being accumulated for future capital replacement projects or operating reserves.

The following table provides a summary of the estimated District revenues and cost estimates for Fiscal Year 2025-26.

Landscaping and Lighting District No. 16
Fiscal Year 2025-26 Cost Estimate

Projected Revenues	
Assessment Revenue	$19,903
Non-Assessment Revenues[1]	$1,416
Total Projected Revenues	**$21,319**
Projected Expenses	
Contract Services	$3,510
Utilities	$10,000
Administration and Incidentals	$9,129
County Collection Fees	$338
Unforeseen Maintenance and Repairs[2]	$1,149
Total Projected Expenses	**$24,127**
Projected Fund Balance	
Beginning Fund Balance - July 1, 2025	$62,257
Reserve Fund Collection Increase/(Decrease)	($2,808)
Ending Fund Balance - June 30, 2026	$59,449
Recommended Operating Reserves	$11,489
Available Operating Reserves	$11,489
Available Capital Reserves	$47,960

[1]Non-Assessment Revenues include interest earnings estimated at 1.5% of Projected Beginning Fund Balance and the City contribution in the amount of $482 for General Benefits conferred to the public at large.

[2]Unforeseen Maintenance and Repairs are assumed to be 5% of the Projected Expenses.

The purpose of the various reserves is to ensure the District will have funds available for cashflow purposes and to repair or reconstruct the improvements that are the responsibility of the District.

The Recommended Operating Reserve target is fifty percent (50%) of the projected expenditures. Maintaining a fully funded Operating Reserve eliminates the need for the City to transfer funds from non-District accounts to pay for operational expenses during the first half of the fiscal year and provides the District with sufficient funds to address any unforeseen or unusual expenditures that may occur during the year.

The purpose of collecting and holding funds in a Capital Reserve is so that when improvements need to be replaced or expenditures are greater than can be conveniently raised from a single year's assessment, funds are available so that the District can respond and address the need promptly.

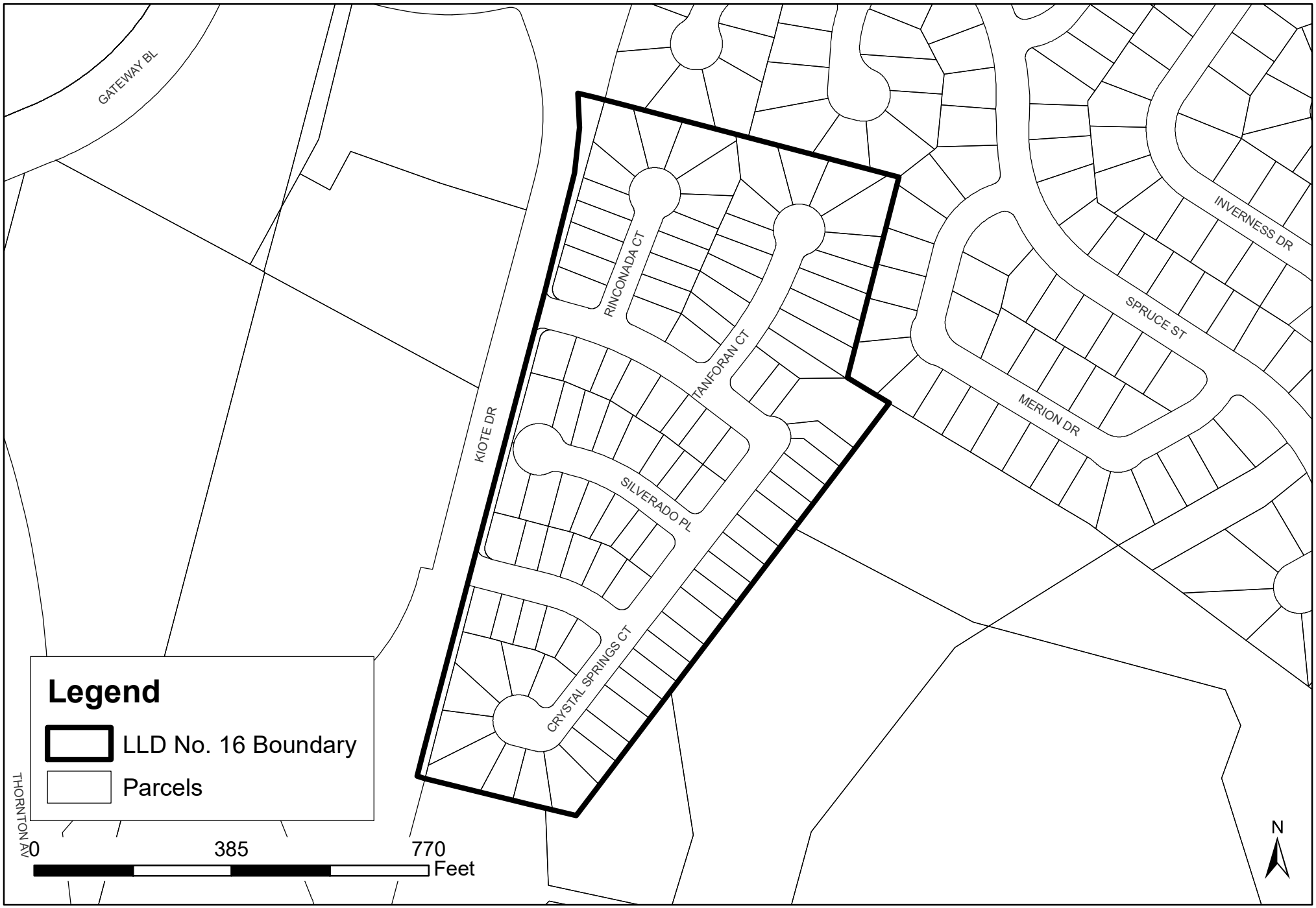
PART C

ASSESSMENT DISTRICT DIAGRAM

The boundaries of the District are shown herein. The Diagram is on file in the Public Works Department of the City and shown on the following page of this Engineer's Report. The lines and dimensions of each parcel within the District are those lines and dimensions shown on the maps of the Alameda 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.

LANDSCAPING AND LIGHTING DISTRICT NO. 16
(PUITE HOMES/TRACT 6671)
ASSESSMENT DIAGRAM



PART D

METHOD OF APPORTIONMENT OF ASSESSMENTS

This section explains the benefits to be derived from the improvements and the methodology used to apportion the total costs of the improvements to properties within the District.

The method used for apportioning the assessment is based upon the relative special benefits to be derived by the properties in the District and any established benefit zones. The assessment is apportioned to each parcel in proportion to the relative cost of the special benefits from the improvements.

General

The 1972 Act permits the establishment of assessment districts by agencies for the purpose of providing certain public improvements which include the construction, maintenance and servicing of streetlights, landscaping, parks, trails, open space, and appurtenant facilities. The 1972 Act further requires that the cost of these improvements be levied according to benefit rather than assessed value:

> *"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 benefits to be received by each such lot or parcel from the improvements."*

The formula used for calculating assessments in the District therefore needs to reflect the composition of the parcels, and the improvements and services provided, to fairly apportion the costs based on estimated benefit to each parcel.

In addition, Article XIIID, of the California Constitution limits the amount of any assessment to the proportional "special benefit" conferred on the property. Article XIIID provides that only special benefits are assessable, and the City must separate the general benefits from the special benefits conferred on a parcel. There is no widely accepted or statutory formula for determining general and special benefit. However, the constitution states that a special benefit is different from a general benefit in that it is "particular and distinct" and "over and above" general benefits received by other properties.

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." Thus, the 1972 Act requires the levy of a true "assessment" rather than a "special tax".

Article XIIID 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 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, utility easements, and that portion of public property that is not developed and used for business purposes similar to private residential, commercial, industrial, and institutional activities.

The amount to be assessed may be apportioned by any formula or method which fairly distributes the amount among all assessable lots or parcels. In order for the City to separate out the general and special benefits for each improvement type, an analysis of each improvement was conducted. The analysis reviewed the purpose and users of each improvement, and then identified the properties that benefit from the improvement, and then allocated the costs to maintain, service, and replace each improvement type to each identified property.

Because general benefits are not assessable, any costs associated with general benefits are to be paid for by the City. Only the costs associated with the special benefits conferred on property within District from the authorized improvements are assessable, and therefore assessed herein. A summary of the benefits conferred by the improvements is described below.

Discussion of Benefit

Each of the improvements have been carefully reviewed by the City and the corresponding assessments have been proportionately spread to each parcel based on the special benefits conferred to property from the improvements as determined at the time the District was formed.

The District consists of all Assessor Parcels within the boundaries of the District. The method of apportioning costs and assessing properties is based upon the proportional special benefits to be conferred by the improvements and services within the boundaries of the District. The apportioning of special benefit is a two-step process: the first step is to identify the types of special benefits arising from the improvements and services, and the second step is to allocate the costs and assign assessments to property based on the estimates of the special benefit being conferred to each property.

In determining the proportionate special benefit derived by each identified parcel, the proximity of the parcel to the public improvements detailed in Part A above, and the capital, maintenance, and operating costs of said public improvements, was considered and analyzed. Due to the close proximity of the parcels to the improvements detailed in Part A above, it has been demonstrated and determined that the parcels are uniquely benefited by, and receive a direct advantage from, and are conferred a particular and distinct special benefit over and above general benefits by said public improvements in a way that is particular and distinct from its effect on other parcels, and that real property in general and the public at large do not share.

In summary, the assessments can only be levied based on the special benefit to property conferred from the installation, maintenance, and servicing of the improvements funded by the District. These special benefits are not dependent on any one property owner's use of the improvements or their specific demographic status. The basis for these special benefits comes from statutes approved by the California Legislature and other studies that describe the types of benefits received by property from such improvements. The identified special benefits conferred to property from the improvements are summarized as follows.

Special Benefit from Landscape Maintenance

All parcels within the District receive special benefit from Landscape Maintenance. Trees, landscaping, hardscapes, ornamental structures, and appurtenant facilities, if well maintained, confer a particular and distinct special benefit upon real property within the District by providing beautification, shade and positive enhancement of the community character, attractiveness, and desirability of the surroundings. The landscape surrounding the development also acts as a buffer between nearby properties and the roadways improving the overall safety of properties within the development. In addition, the trees and plantings adjacent to the development help absorb noise and create a buffer between the road and nearby properties, reducing noise levels and creating a more peaceful environment. In addition, all the aforementioned contribute to a specific increase in property desirability and a specific enhancement of the property value of each parcel within the District.

In Parkways and Land Values, written by John Nolan and Henry V. Hubbard in 1937, it is stated:

> " ... there is no lack of opinion, based on general principles and experience and common sense, that parkways do in fact add value to property, even though the amount cannot be determined exactly .... Indeed, in most cases where public money has been spent on parkways the assumption has been made that the proposed parkway will show a provable financial profit to the City. It has been believed that the establishment of parkways causes a rise in real estate values throughout the City, or in parts of the City, ... "

It should be noted that the definition of "parkways" above may include the roadway as well as the landscaping alongside the roadway.

Special Benefit from Park Maintenance

All parcels within District receive special benefit from Park Maintenance. The overall quality of life and desirability of an area is enhanced, when public parks and recreational facilities are in place, improved, operable, safe, clean, and properly maintained. Conversely, property desirability decreases when park and recreational facilities are unsafe or destroyed by the elements or vandalism.

Property desirability in an area also increases when there is an increase in the number of parks, recreation centers and sports facilities. These park and recreational facilities enable property owners to participate in sporting events, leisure activities, picnics, organized social events, and other miscellaneous activities.

Studies in several communities, including counties and cities throughout the United States, have indicated that recreation areas and facilities, if well maintained and wisely administered, have caused a marked increase in the property values of parcels in the community. Consequently, such recreation and park facilities have proved a potent factor in maintaining a sound economic condition and a high standard of livability in the community. These studies confirm the opinion, long held by planning authorities, as to the economic value of parks and recreational facilities in a community.

> *"The recreation value is realized as a rise in the value of land and other property in or near the recreation area, and is of both private interest to the landowner and others, holding an economic stake in the area, and of public interest to the taxpayers, who have a stake ...." (National Recreation and Park Association, June 1985)*

> *"Recreation and park amenities are central components in establishing the quality of life in a community. ... [Businesses'] main resource is their employees for whom quality of life is an important issue… The availability and attractiveness of local parks and programs influences some companies' relocation decisions. ... the presence of a park encourages real estate development around it.... ". (California Parks & Recreation, Winter 1997)*

The benefit of parks and other recreational facilities to residential and commercial/industrial properties has been summarized by several studies. The United States Department of the Interior, National Park Service, in a publication from June 1984, concluded that:

- Parks and recreation stimulate business and generate tax revenues
- Parks and recreation help conserve land, energy, and resources
- An investment in parks and recreation helps reduce pollution and noise, makes communities more livable, and increases property values
- Public recreation benefits all residents and employers by providing continuing opportunities to maintain a level of fitness throughout one's working life, and through helping individuals cope with the stress of a fast-paced and demanding life

Proper maintenance and operation of the mini park within the District benefits those properties within the development by providing environmental quality and recreational enhancement.

General Benefit

Since the in-tract streets within the development are designed to have minimal flow through traffic and the mini park within the District was designed for use by the properties within the District, there are few reasons for the public to visit the mini park or vehicles to access the in-tract streets unless their destination is to or from a single-family residential parcel within the development. However, it is reasonable to conclude that members of the public may use the mini park and vehicular traffic may on a rare occasion utilize the in-tract streets due to the need to turn around or a mistaken turn into the development. These rare circumstances where a pedestrian uses the mini park or a vehicle mistakenly uses the in-tract streets, have been determined to be a rare and infrequent circumstance. Even though these are rare and infrequent circumstances, they must be accounted for and cannot be assessed to the properties within the Districts. Therefore, based on low likelihood of the general public visiting the mini park and minimal if any flow-through traffic, it is conservatively estimated that approximately 98% of the annual trips to the mini park or along local in-tract roadways within the development would be a special and direct benefit to the parcels within the District and 2% of the annual trips to the mini park or along local in-tract roadways within the development would be a general benefit.

The share of costs attributable to the general benefits associated with the District improvements cannot be assessed to properties within the District, but are required to be paid by some other source, such as the City's General Fund.

Method of Assessment

This process of apportioning assessments to each property involves determining the relative special benefit received by each property from the improvements and services. Therefore, the City and Engineer at the time of formation determined that each parcel within the boundaries of the District receives a similar benefit from the improvements. Therefore, the most appropriate method of apportioning costs was determined to be spreading all District costs equally to each parcel in the District. This methodology is commonly used to distribute assessments in proportion to estimated special benefit and is generally recognized as providing the basis for a fair and appropriate distribution of assessments.

In Fiscal Year 2025-26, the City proposes to generate the maximum assessment revenue from the assessable parcels located in the District, which amounts to $209.50 per parcel to be levied. A listing of each assessable parcel and their proposed Fiscal Year 2025-26 assessment is on the Assessment Roll in Part E of this Report.

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 (all of which are typically not assigned an Assessor's Parcel Number (APN) by the County). Also exempted from the assessment would be public agency owned property, utility rights-of-ways, common areas (such as in condominium complexes or those that are owned by a Homeowner's or Property Owner's Association), and any other property that is deemed to be unable to develop by the City. These types of parcels do not benefit from the improvements.

Appeals and Interpretations

Any property owner who feels that the assessment levied on the subject property is in error because of incorrect information being used to apply the foregoing method of assessment, may file a written appeal with City Engineer or his or her designee. Any such appeal is limited to correction of an assessment during the then current or, if before July 1, the upcoming fiscal year. Upon the filing of any such appeal, the City Engineer or his or her designee will promptly review the appeal and any information provided by the property owner. If the City Engineer or his or her designee finds that the assessment should be modified, the appropriate changes shall be made to the assessment roll. If any such changes are approved after the assessment roll has been filed with the County for collection, the City Engineer or his or her designee is authorized to refund to the property owner the amount of any approved reduction. Any property owner who disagrees with the decision of the City Engineer or her or his designee may refer their appeal to the City Council and the decision of the City 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 parcel within the District is shown on the last equalized Secured Property Tax Roll of the Alameda 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 parcel. The Assessment Roll is on file in the Public Works Department of the City and is included in this Report beginning on the next page.

The total proposed assessment for Fiscal Year 2025-26 is $19,902.50**.**

CITY OF NEWARK
LANDSCAPING & LIGHTING DISTRICT No. 16
ASSESSMENT ROLL
FISCAL YEAR 2025-26

Assessor's Parcel Number	Assessment Amount
092A-2597-001-00	$209.50
092A-2597-002-00	$209.50
092A-2597-003-00	$209.50
092A-2597-004-00	$209.50
092A-2597-005-00	$209.50
092A-2597-006-00	$209.50
092A-2597-007-00	$209.50
092A-2597-008-00	$209.50
092A-2597-009-00	$209.50
092A-2597-010-00	$209.50
092A-2597-011-00	$209.50
092A-2597-012-00	$209.50
092A-2597-013-00	$209.50
092A-2597-014-00	$209.50
092A-2597-015-00	$209.50
092A-2597-016-00	$209.50
092A-2597-017-00	$209.50
092A-2597-018-00	$209.50
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092A-2597-029-00	$209.50
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092A-2597-031-00	$209.50
092A-2597-032-00	$209.50
092A-2597-033-00	$209.50
092A-2597-034-00	$209.50
092A-2597-035-00	$209.50
092A-2597-036-00	$209.50
092A-2597-037-00	$209.50
092A-2597-038-00	$209.50
092A-2597-039-00	$209.50
092A-2597-040-00	$209.50
092A-2597-041-00	$209.50
092A-2597-042-00	$209.50
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092A-2597-063-00	$209.50
092A-2597-064-00	$209.50
092A-2597-065-00	$209.50
092A-2597-066-00	$209.50
092A-2597-067-00	$209.50
092A-2597-068-00	$209.50
092A-2597-069-00	$209.50
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092A-2597-071-00	$209.50
092A-2597-072-00	$209.50
092A-2597-073-00	$209.50
092A-2597-074-00	$209.50
092A-2597-075-00	$209.50
092A-2597-076-00	$209.50
092A-2597-077-00	$209.50
092A-2597-078-00	$209.50
092A-2597-079-00	$209.50
092A-2597-080-00	$209.50
092A-2597-081-00	$209.50
092A-2597-082-00	$209.50
092A-2597-083-00	$209.50
092A-2597-084-00	$209.50
092A-2597-085-00	$209.50
092A-2597-086-00	$209.50
092A-2597-087-00	$209.50
092A-2597-088-00	$209.50
092A-2597-089-00	$209.50
092A-2597-090-00	$209.50
092A-2597-091-00	$209.50
092A-2597-092-00	$209.50
092A-2597-093-00	$209.50
092A-2597-094-00	$209.50
092A-2597-095-00	$209.50
Total Parcels:	95
Total Assessment:	$19,902.50

NEWARK
california

Landscaping and Lighting District No. 17

Fiscal Year 2025-26
Preliminary Engineer's Report

May 22, 2025

Prepared by

FRANCISCO AND ASSOCIATES

Where Innovative Strategies
Fund Tomorrow's Communities

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ENGINEER'S REPORT
CITY OF NEWARK
LANDSCAPING AND LIGHTING DISTRICT NO. 17
FISCAL YEAR 2025-26

The undersigned, acting on behalf of Francisco & Associates respectfully submits the enclosed Engineer's Report as directed by the Newark City Council pursuant to the provisions of Article XIIID, Section 4 of the California Constitution, and the Landscape and Lighting Act of 1972 being Section 22500 et al of the California Streets and Highways Code (the “1972 Act”). The undersigned certifies that he is a Professional Engineer, registered in the State of California.

Dated: April 30, 2025

By: _____
Eduardo Espinoza, P.E.
RCE # 83709

SECTION I

INTRODUCTION

The City of Newark ("City") levies and collects special assessments on parcels within the City of Newark Landscaping and Lighting District No. 17 ("District") to maintain public improvements. The District was formed in May of 2004 to provide a dedicated source of funding for the ongoing maintenance of landscaping improvements benefiting property within the boundaries of the District.

The assessments and method of apportionment described in this Report utilize commonly accepted assessment engineering practices and have been calculated and proportionately spread to each parcel based on the special benefits received as approved by the City Council at the time the District was formed.

The District generally consists of those properties within the infill development of Tract 7004 north of Mayhews Landing Road, along Dijon Drive, and south of Bellhaven Avenue. A reduced copy of the Assessment Diagram showing the exterior boundaries of the District is provided in Part C of this Report.

Impacts of Proposition 218

On November 5, 1996 California voters approved Proposition 218 entitled "Right to Vote on Taxes Act" which added Articles XIIIC and XIIID to the California Constitution. While its title refers only to taxes, Proposition 218 established new procedural requirements for the formation and administration of assessment districts.

These new procedures stipulate that even if assessments are initially exempt from Proposition 218, future increases in assessments must comply with the provisions of Proposition 218. However, if the increase in assessments were anticipated in the assessment formula (e.g., CPI increase or assessment cap) then the assessment would comply with the intent and provisions of Proposition 218.

Current Annual Administration

As required by the 1972 Act, the Engineer's Report includes: (1) a description of the improvements to be operated, maintained, and serviced by the District, (2) a cost estimate for the District, and (3) a listing of the proposed Fiscal Year 2025-26 assessments to be levied upon each assessable lot or parcel within the District.

The City will hold a Public Hearing on June 26, 2025, regarding this District which will provide an opportunity for any interested person to be heard. At the conclusion of the Public Hearing, the City Council may adopt a resolution confirming the assessment rates as originally proposed or as modified. Payment of annual assessments for each parcel will be made in the same manner and at the same time as payments are made for their annual property taxes. All funds collected through the assessments 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 FOR THE CITY OF NEWARK LANDSCAPING AND LIGHTING DISTRICT NO. 17 FISCAL YEAR 2025-26

Pursuant to the Landscaping and Lighting Act of 1972 (Part 2 of Division 15 of the Streets and Highways Code of the State of California), and in accordance with the Resolution of Initiation, being Resolution No. 11740, which directs the preparation and filing of the Engineer's Report, adopted by the City Council of the City of Newark, on April 24, 2025, the following Report was prepared 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 Newark 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 Fiscal Year 2025-26, 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 Newark.

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 Director of Public Works of the City of Newark.

The lines and dimensions of each lot or parcel within the District are those lines and dimensions shown on the maps of the Alameda 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 classification within the District in proportion to the estimated special benefits to be received.

PART E: ASSESSMENT ROLL

This part contains an assessment of the estimated cost of the improvements apportioned to each benefited parcel of land within the District. The Assessment Roll is filed in the Office of the City Clerk of the City of Newark and is incorporated in this Report. The list is keyed to the records of the Alameda County Assessor, which are incorporated herein by reference.

PART A

PLANS AND SPECIFICATIONS

IMPROVEMENTS AND SERVICES PURSUANT TO THE 1972 ACT

The improvements and services authorized by the provisions of the Landscape and Lighting Act of 1972, being Part 2 of Division 15 of the Streets and Highways Code, commencing with Section 22500 (hereafter referred to as the "1972 Act"), that may be applicable to this District and associated assessments 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 have been constructed within the City, and those which may be subsequently constructed, operated, maintained, and serviced with District assessments are generally described as follows:

- The Landscape Improvements include, but are not limited to landscaping, planting, turf, trees, irrigation systems, and fixtures in public street and sidewalk rights-of-way, including parkways and other easements dedicated to the City within, and adjacent to, the District.

A more detailed description of the facilities which either have or will be constructed, operated, maintained, and serviced are generally described as follows.

> The maintenance of landscaping and the landscape irrigation system within the public right-of-way along the street frontages of Newark Boulevard and Mayhews Landing Road associated with Tract 7004.

Improvement diagrams have been prepared identifying all improvements and areas that are to be maintained by the District. A copy of these diagrams is on file with the City's Public Works Department.

PART B

ESTIMATE OF COSTS

The 1972 Act requires that a special fund be set up for the collection of revenues and expenditures of the District. The Act provides that the total cost of construction, operation, and maintenance and servicing of the public improvements specified in Part A of this Report can be recovered by the District. Incidental expenses including administration of the District, engineering fees, legal fees and all other costs associated with the construction, operation and maintenance and servicing of the District can also be included.

Funds raised from the assessments shall be used only for the expenditures represented above. A contribution to the District by the City may be made to reduce assessments as the City deems appropriate. Any balance remaining on July 1 at the end of the fiscal year must be carried over to the next fiscal year unless the funds are being accumulated for future capital replacement projects or operating reserves.

The following table provides a summary of the estimated District revenues and cost estimates for Fiscal Year 2025-26.

Landscaping and Lighting District No. 17 Fiscal Year 2025-26 Cost Estimate	
Projected Revenues	
Assessment Revenue	$6,237
Non-Assessment Revenues[1]	$312
Total Projected Revenues	**$6,549**
Projected Expenses	
Contract Services	$1,894
Utilities	$4,000
Administration and Incidentals	$3,329
County Collection Fees	$106
Unforeseen Maintenance and Repairs[2]	$466
Total Projected Expenses	**$9,796**
Projected Fund Balance	
Beginning Fund Balance - July 1, 2025	$7,730
Reserve Fund Collection Increase/(Decrease)	($3,247)
Ending Fund Balance - June 30, 2026	$4,483
Recommended Operating Reserves	$4,665
Available Operating Reserves	$4,483
Available Capital Reserves	$0

[1]Non-Assessment Revenues include interest earnings estimated at 1.5% of Projected Beginning Fund Balance and the City contribution in the amount of $195 for General Benefits conferred to the public at large.

[2] Unforeseen Maintenance and Repairs are assumed to be 5% of the Projected Expenses.

The purpose of the various reserves is to ensure the District will have funds available for cashflow purposes and to repair or reconstruct the improvements that are the responsibility of the District.

The Recommended Operating Reserve target is fifty percent (50%) of the projected expenditures. Maintaining a fully funded Operating Reserve eliminates the need for the City to transfer funds from non-District accounts to pay for operational expenses during the first half of the fiscal year and provides the District with sufficient funds to address any unforeseen or unusual expenditures that may occur during the year.

The purpose of collecting and holding funds in a Capital Reserve is so that when improvements need to be replaced or expenditures are greater than can be conveniently raised from a single year's assessment, funds are available so that the District can respond and address the need promptly.

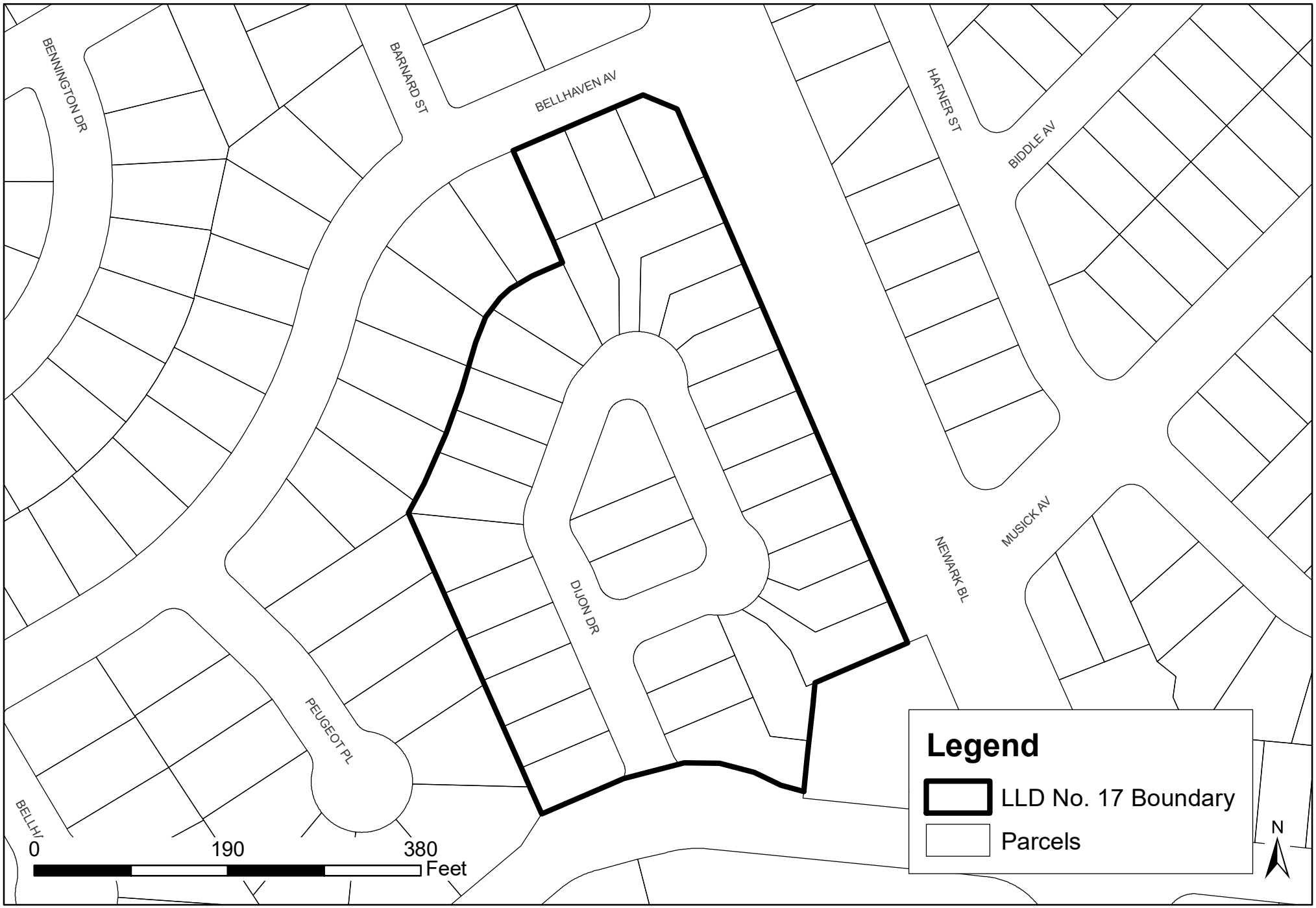
PART C

ASSESSMENT DISTRICT DIAGRAM

The boundaries of the District are shown herein. The Diagram is on file in the Public Works Department of the City and shown on the following page of this Engineer's Report. The lines and dimensions of each parcel within the District are those lines and dimensions shown on the maps of the Alameda 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.

LANDSCAPING AND LIGHTING DISTRICT NO. 17
(MER SOLIEL/TRACT 7004)
ASSESSMENT DIAGRAM



PART D

METHOD OF APPORTIONMENT OF ASSESSMENTS

This section explains the benefits to be derived from the improvements and the methodology used to apportion the total costs of the improvements to properties within the District.

The method used for apportioning the assessment is based upon the relative special benefits to be derived by the properties in the District and any established benefit zones. The assessment is apportioned to each parcel in proportion to the relative cost of the special benefits from the improvements.

General

The 1972 Act permits the establishment of assessment districts by agencies for the purpose of providing certain public improvements which include the construction, maintenance and servicing of streetlights, landscaping, parks, trails, open space, and appurtenant facilities. The 1972 Act further requires that the cost of these improvements be levied according to benefit rather than assessed value:

> *"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 benefits to be received by each such lot or parcel from the improvements."*

The formula used for calculating assessments in the District therefore needs to reflect the composition of the parcels, and the improvements and services provided, to fairly apportion the costs based on estimated benefit to each parcel.

In addition, Article XIIID, of the California Constitution limits the amount of any assessment to the proportional "special benefit" conferred on the property. Article XIIID provides that only special benefits are assessable, and the City must separate the general benefits from the special benefits conferred on a parcel. There is no widely accepted or statutory formula for determining general and special benefit. However, the constitution states that a special benefit is different from a general benefit in that it is "particular and distinct" and "over and above" general benefits received by other properties.

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." Thus, the 1972 Act requires the levy of a true "assessment" rather than a "special tax".

Article XIIID 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 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, utility easements, and that portion of public property that is not developed and used for business purposes similar to private residential, commercial, industrial, and institutional activities.

The amount to be assessed may be apportioned by any formula or method which fairly distributes the amount among all assessable lots or parcels. In order for the City to separate out the general and special benefits for each improvement type, an analysis of each improvement was conducted. The analysis reviewed the purpose and users of each improvement, and then identified the properties that benefit from the improvement, and then allocated the costs to maintain, service, and replace each improvement type to each identified property.

Because general benefits are not assessable, any costs associated with general benefits are to be paid for by the City. Only the costs associated with the special benefits conferred on property within the District from the authorized improvements are assessable, and therefore assessed herein. A summary of the benefits conferred by the improvements is described below.

Discussion of Benefit

Each of the improvements have been carefully reviewed by the City and the corresponding assessments have been proportionately spread to each parcel based on the special benefits conferred to property from the improvements as determined at the time the District was formed.

The District consists of all Assessor Parcels within the boundaries of the District. The method of apportioning costs and assessing properties is based upon the proportional special benefits to be conferred by the improvements and services within the boundaries of the District. The apportioning of special benefit is a two-step process: the first step is to identify the types of special benefits arising from the improvements and services, and the second step is to allocate the costs and assign assessments to property based on the estimates of the special benefit being conferred to each property.

In determining the proportionate special benefit derived by each identified parcel, the proximity of the parcel to the public improvements detailed in Part A above, and the capital, maintenance, and operating costs of said public improvements, was considered and analyzed. Due to the close proximity of the parcels to the improvements detailed in Part A above, it has been demonstrated and determined that the parcels are uniquely benefited by, and receive a direct advantage from, and are conferred a particular and distinct special benefit over and above general benefits by said public improvements in a way that is particular and distinct from its effect on other parcels, and that real property in general and the public at large do not share.

In summary, the assessments can only be levied based on the special benefit to property conferred from the installation, maintenance, and servicing of the improvements funded by the District. These special benefits are not dependent on any one property owner's use of the improvements or their specific demographic status. The basis for these special benefits comes from statutes approved by the California Legislature and other studies that describe the types of benefits received by property from such improvements. The identified special benefits conferred to property from the improvements are summarized as follows.

Special Benefit from Landscape Maintenance

All parcels within the District receive special benefit from Landscape Maintenance. Trees, landscaping, hardscapes, ornamental structures, and appurtenant facilities, if well maintained, confer a particular and distinct special benefit upon real property within the District by providing beautification, shade and positive enhancement of the community character, attractiveness, and desirability of the surroundings through association with the improvements. The landscape surrounding the development not only enhances beautification of the adjacent development but also acts as a buffer between nearby properties and the roadways improving the overall safety of properties within the development. In addition, the trees and plantings adjacent to the development help absorb noise and create a buffer between the road and nearby properties, reducing noise levels and creating a more peaceful environment. In addition, all the aforementioned contribute to a specific increase in property desirability and a specific enhancement of the property value of each parcel within the District.

In Parkways and Land Values, written by John Nolan and Henry V. Hubbard in 1937, it is stated:

> " ... there is no lack of opinion, based on general principles and experience and common sense, that parkways do in fact add value to property, even though the amount cannot be determined exactly .... Indeed, in most cases where public money has been spent on parkways the assumption has been made that the proposed parkway will show a provable financial profit to the City. It has been believed that the establishment of parkways causes a rise in real estate values throughout the City, or in parts of the City, ... "

It should be noted that the definition of "parkways" above may include the roadway as well as the landscaping alongside the roadway.

General Benefit

In reviewing each of the District improvements, the proximity of those improvements to both properties within the District and those outside the District, as well as the reasons for installing and constructing such improvements, it is evident that the improvements are solely the result of developing properties within the District, and the ongoing maintenance and operation of these improvements will directly affect the properties within the District. Although the improvements include public areas, easements, rights-of-way, and other amenities available or visible to the public at large, the construction and installation of these improvements were only necessary for the development of properties within the District and were not required, nor necessarily desired by any properties or developments

outside the District boundary and any public access or use of the improvements by others is incidental. Though the landscape was designed as a result of the development of the properties, and for use by the properties within the District, it is reasonable to conclude that pedestrians passing by and the traffic flow along the roadways adjacent to the landscaping receive some incidental benefit from the improvements and such incidental benefits must be accounted for and cannot be assessed to the properties within the District. Therefore, it is conservatively estimated that approximately 98% of the benefit conferred by the landscaping constructed for the development and properties within the District would be a special and direct benefit to the parcels within the District and 2% of the benefit is conservatively conferred to the public at large that may utilize the roadway adjacent to the development would be a general benefit.

The share of costs attributable to the general benefits associated with the District improvements cannot be assessed to properties within the District, but are required to be paid by some other source, such as the City's General Fund.

Method of Assessment

This process of apportioning assessments to each property involves determining the relative special benefit received by each property from the improvements and services. Therefore, the City and Engineer at the time of formation determined that each parcel within the boundaries of the District receives a similar benefit from the improvements. Therefore, the most appropriate method of apportioning costs was determined to be spreading all District costs equally to each parcel in the District. This methodology is commonly used to distribute assessments in proportion to estimated special benefit and is generally recognized as providing the basis for a fair and appropriate distribution of assessments.

In Fiscal Year 2025-26, the City proposes to generate the maximum assessment revenue from the assessable parcels located in the District, which amounts to $189.00 per parcel to be levied. A listing of each assessable parcel and their proposed Fiscal Year 2025-26 assessment is on the Assessment Roll in Part E of this Report.

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 (all of which are typically not assigned an Assessor's Parcel Number (APN) by the County). Also exempted from the assessment would be public agency owned property, utility rights-of-ways, common areas (such as in condominium complexes or those that are owned by a Homeowner's or Property Owner's Association), and any other property that is deemed to be unable to develop by the City. These types of parcels do not benefit from the improvements.

Appeals and Interpretations

Any property owner who feels that the assessment levied on the subject property is in error because of incorrect information being used to apply the foregoing method of assessment, may file a written appeal with City Engineer or his or her designee. Any such appeal is limited to correction of an assessment during the then current or, if before July 1, the upcoming fiscal year. Upon the filing of any such appeal, the City Engineer or his or her designee will promptly review the appeal and any information provided by the property owner. If the City Engineer or his or her designee finds that the assessment should be modified, the appropriate changes shall be made to the assessment roll. If any such changes are approved after the assessment roll has been filed with the County for collection, the City Engineer or his or her designee is authorized to refund to the property owner the amount of any approved reduction. Any property owner who disagrees with the decision of the City Engineer or her or his designee may refer their appeal to the City Council and the decision of the City 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 parcel within the District is shown on the last equalized Secured Property Tax Roll of the Alameda 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 parcel. The Assessment Roll is on file in the Public Works Department of the City and is included in this Report beginning on the next page.

The total proposed assessment for Fiscal Year 2025-26 is $6,237.00**.**

CITY OF NEWARK
LANDSCAPING & LIGHTING DISTRICT No. 17
ASSESSMENT ROLL
FISCAL YEAR 2025-26

Assessor's Parcel Number	Assessment Amount
092A-0623-089-00	$189.00
092A-0623-090-00	$189.00
092A-0623-091-00	$189.00
092A-0623-092-00	$189.00
092A-0623-093-00	$189.00
092A-0623-094-00	$189.00
092A-0623-095-00	$189.00
092A-0623-096-00	$189.00
092A-0623-097-00	$189.00
092A-0623-098-00	$189.00
092A-0623-099-00	$189.00
092A-0623-100-00	$189.00
092A-0623-101-00	$189.00
092A-0623-102-00	$189.00
092A-0623-103-00	$189.00
092A-0623-104-00	$189.00
092A-0623-105-00	$189.00
092A-0623-106-00	$189.00
092A-0623-107-00	$189.00
092A-0623-108-00	$189.00
092A-0623-109-00	$189.00
092A-0623-110-00	$189.00
092A-0623-111-00	$189.00
092A-0623-112-00	$189.00
092A-0623-113-00	$189.00
092A-0623-114-00	$189.00
092A-0623-115-00	$189.00
092A-0623-116-00	$189.00
092A-0623-117-00	$189.00
092A-0623-118-00	$189.00
092A-0623-119-00	$189.00
092A-0623-120-00	$189.00
092A-0623-121-00	$189.00
Total Parcels:	33
Total Assessment:	$6,237.00

NEWARK
california

Landscaping and Lighting District No. 18

Fiscal Year 2025-26
Preliminary Engineer's Report

May 22, 2025

Prepared by

FRANCISCO AND ASSOCIATES

Where Innovative Strategies
Fund Tomorrow's Communities

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ENGINEER'S REPORT
CITY OF NEWARK
LANDSCAPING AND LIGHTING DISTRICT NO. 18
FISCAL YEAR 2025-26

The undersigned, acting on behalf of Francisco & Associates respectfully submits the enclosed Engineer's Report as directed by the Newark City Council pursuant to the provisions of Article XIIID, Section 4 of the California Constitution, and the Landscape and Lighting Act of 1972 being Section 22500 et al of the California Streets and Highways Code (the “1972 Act”). The undersigned certifies that he is a Professional Engineer, registered in the State of California.

Dated: April 30, 2025

By: _____
Eduardo Espinoza, P.E.
RCE # 83709

SECTION I

INTRODUCTION

The City of Newark ("City") levies and collects special assessments on parcels within the City of Newark Landscaping and Lighting District No. 18 ("District") to maintain public improvements. The District was formed in June of 2015 to provide a dedicated source of funding for the ongoing maintenance of landscaping improvements benefiting parcels within the boundaries of the District.

The assessments and method of apportionment described in this Report utilize commonly accepted assessment engineering practices and have been calculated and proportionately spread to each parcel based on the special benefits received as approved by the City Council at the time the District was formed.

The District generally consists of those properties within the developments of Tract 8130, which is located north of Cedar Boulevard, south of Timber Street and the Nimitz Freeway, west of Central Avenue and the adjacent commercial and industrial structures, and east of the Public Storage property. A reduced copy of the Assessment Diagram showing the exterior boundaries of the District is provided in Part C of this Report.

Impacts of Proposition 218

On November 5, 1996 California voters approved Proposition 218 entitled "Right to Vote on Taxes Act" which added Articles XIIIC and XIIID to the California Constitution. While its title refers only to taxes, Proposition 218 established new procedural requirements for the formation and administration of assessment districts.

These new procedures stipulate that even if assessments are initially exempt from Proposition 218, future increases in assessments must comply with the provisions of Proposition 218. However, if the increase in assessments were anticipated in the assessment formula (e.g., CPI increase or assessment cap) then the assessment would comply with the intent and provisions of Proposition 218.

Current Annual Administration

As required by the 1972 Act, the Engineer's Report includes: (1) a description of the improvements to be operated, maintained, and serviced by the District, (2) a cost estimate for the District, and (3) a listing of the proposed Fiscal Year 2025-26 assessments to be levied upon each assessable lot or parcel within the District.

The City will hold a Public Hearing on June 26, 2025, regarding this District which will provide an opportunity for any interested person to be heard. At the conclusion of the Public Hearing, the City Council may adopt a resolution confirming the assessment rates as originally proposed or as modified.

Payment of annual assessments for each parcel will be made in the same manner and at the same time as payments are made for their annual property taxes. All funds collected through the assessments 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 FOR THE CITY OF NEWARK LANDSCAPING AND LIGHTING DISTRICT NO. 18 FISCAL YEAR 2025-26

Pursuant to the Landscaping and Lighting Act of 1972 (Part 2 of Division 15 of the Streets and Highways Code of the State of California), and in accordance with the Resolution of Initiation, being Resolution No. 11740, which directs the preparation and filing of the Engineer's Report, adopted by the City Council of the City of Newark, on April 24, 2025 the following Report was prepared 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 Newark 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 Fiscal Year 2025-26, 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 Newark.

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 Director of Public Works of the City of Newark.

The lines and dimensions of each lot or parcel within the District are those lines and dimensions shown on the maps of the Alameda 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 classification within the District in proportion to the estimated special benefits to be received.

PART E: ASSESSMENT ROLL

This part contains an assessment of the estimated cost of the improvements apportioned to each benefited parcel of land within the District. The Assessment Roll is filed in the Office of the City Clerk of the City of Newark and is incorporated in this Report. The list is keyed to the records of the Alameda County Assessor, which are incorporated herein by reference.

PART A

PLANS AND SPECIFICATIONS

IMPROVEMENTS AND SERVICES PURSUANT TO THE 1972 ACT

The improvements and services authorized by the provisions of the Landscape and Lighting Act of 1972, being Part 2 of Division 15 of the Streets and Highways Code, commencing with Section 22500 (hereafter referred to as the "1972 Act"), that may be applicable to this District and associated assessments 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 have been constructed within the City, and those which may be subsequently constructed, operated, maintained, and serviced with District assessments are generally described as follows:

- The Landscape Improvements include, but are not limited to landscaping, planting, turf, trees, irrigation systems, and fixtures in medians, public streets, and sidewalk rights-of-way, including parkways and other easements dedicated to the City within, and adjacent to, the District.

A more detailed description of the facilities which either have or will be constructed, operated, maintained, and serviced are generally described as follows.

The maintenance of landscaping and the landscape irrigation system within the Cedar Boulevard street medians along the frontage of Tract 8130.

Improvement diagrams have been prepared identifying all improvements and areas that are to be maintained by the District. A copy of these diagrams is on file with the City's Public Works Department.

PART B

ESTIMATE OF COSTS

The 1972 Act requires that a special fund be set up for the collection of revenues and expenditures of the District. The Act provides that the total cost of construction, operation, and maintenance and servicing of the public improvements specified in Part A of this Report can be recovered by the District. Incidental expenses including administration of the District, engineering fees, legal fees and all other costs associated with the construction, operation and maintenance and servicing of the District can also be included.

Funds raised from the assessments shall be used only for the expenditures represented above. A contribution to the District by the City may be made to reduce assessments as the City deems appropriate. Any balance remaining on July 1 at the end of the fiscal year must be carried over to the next fiscal year unless the funds are being accumulated for future capital replacement projects or operating reserves.

The following table provides a summary of the estimated District revenues and cost estimates for Fiscal Year 2025-26.

Landscaping and Lighting District No. 18 Fiscal Year 2025-26 Cost Estimate	
Projected Revenues	
Assessment Revenue	$10,981
Non-Assessment Revenues[1]	$1,490
Total Projected Revenues	**$12,471**
Projected Expenses	
Contract Services[2]	$25,383
Utilities	$5,000
Administration and Incidentals	$5,801
County Collection Fees	$187
Unforeseen Maintenance and Repairs[2]	$1,819
Total Projected Expenses	**$38,190**
Projected Fund Balance	
Beginning Fund Balance - July 1, 2025	$48,386
Reserve Fund Collection Increase/(Decrease)	($25,719)
Ending Fund Balance - June 30, 2026	$22,668
Recommended Operating Reserves	$18,186
Available Operating Reserves	$18,186
Available Capital Reserves	$4,482

[1]Non-Assessment Revenues include interest earnings estimated at 1.5% of Projected Beginning Fund Balance and the City contribution in the amount of $763 for General Benefits conferred to the public at large.

[2]Includes $15,000 for Plant and Tree Replacement, Grading, and Irrigation repair projects.

[3]Unforeseen Maintenance and Repairs are assumed to be 5% of the Projected Expenses.

The purpose of the various reserves is to ensure the District will have funds available for cashflow purposes and to repair or reconstruct the improvements that are the responsibility of the District.

The Recommended Operating Reserve target is fifty percent (50%) of the projected expenditures. Maintaining a fully funded Operating Reserve eliminates the need for the City to transfer funds from non-District accounts to pay for operational expenses during the first half of the fiscal year and provides the District with sufficient funds to address any unforeseen or unusual expenditures that may occur during the year.

The purpose of collecting and holding funds in a Capital Reserve is so that when improvements need to be replaced or expenditures are greater than can be conveniently raised from a single year's assessment, funds are available so that the District can respond and address the need promptly.

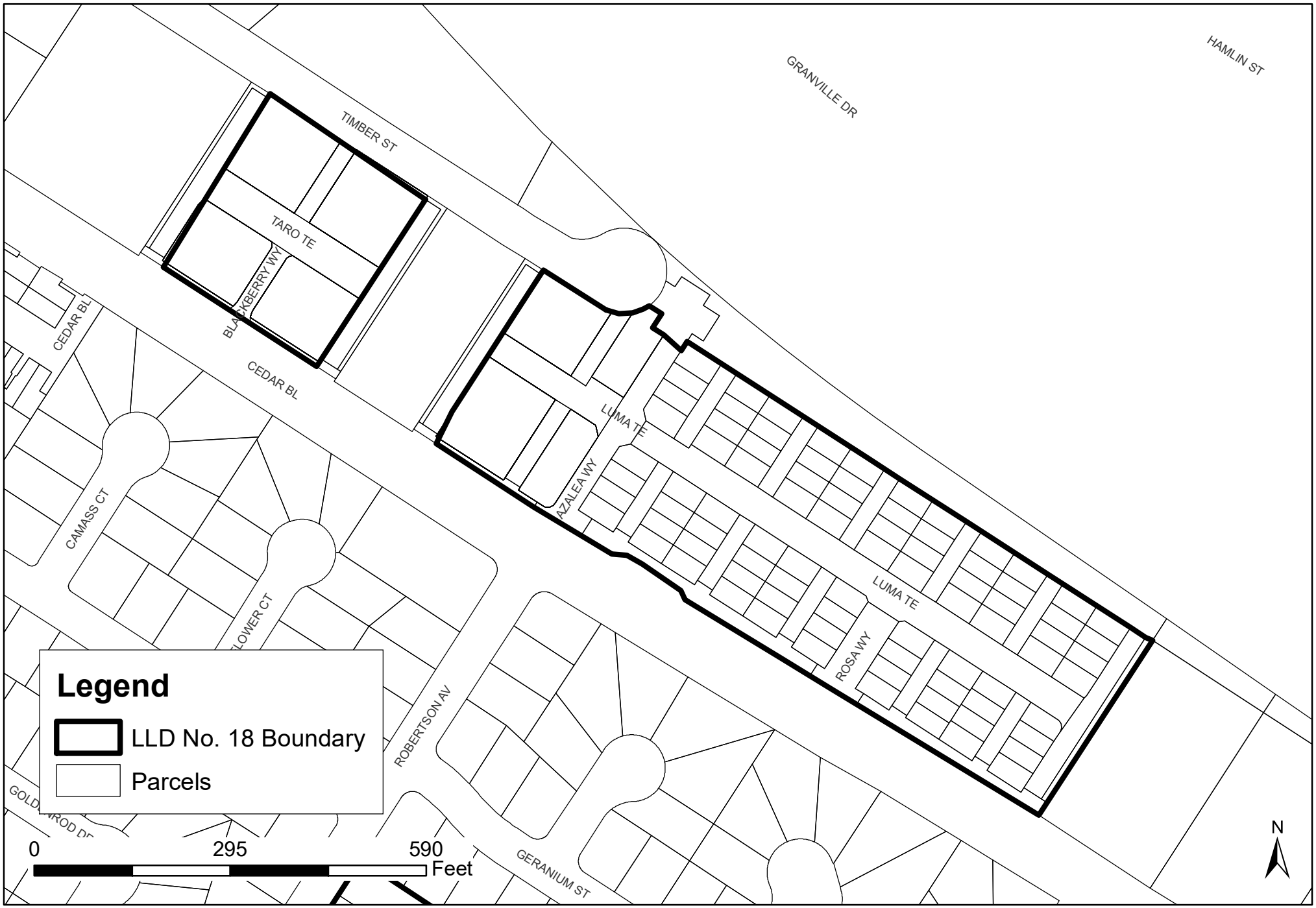
PART C

ASSESSMENT DISTRICT DIAGRAM

The boundaries of the District are shown herein. The Diagram is on file in the Public Works Department of the City and shown on the following page of this Engineer's Report. The lines and dimensions of each parcel within the District are those lines and dimensions shown on the maps of the Alameda 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.

LANDSCAPING AND LIGHTING DISTRICT NO. 18
(TRACT 8130)
ASSESSMENT DIAGRAM



PART D

METHOD OF APPORTIONMENT OF ASSESSMENTS

This section explains the benefits to be derived from the improvements and the methodology used to apportion the total costs of the improvements to properties within the District.

The method used for apportioning the assessment is based upon the relative special benefits to be derived by the properties in the District and any established benefit zones. The assessment is apportioned to each parcel in proportion to the relative cost of the special benefits from the improvements.

General

The 1972 Act permits the establishment of assessment districts by agencies for the purpose of providing certain public improvements which include the construction, maintenance and servicing of streetlights, landscaping, parks, trails, open space, and appurtenant facilities. The 1972 Act further requires that the cost of these improvements be levied according to benefit rather than assessed value:

> *"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 benefits to be received by each such lot or parcel from the improvements."*

The formula used for calculating assessments in the District therefore needs to reflect the composition of the parcels, and the improvements and services provided, to fairly apportion the costs based on estimated benefit to each parcel.

In addition, Article XIIID, of the California Constitution limits the amount of any assessment to the proportional "special benefit" conferred on the property. Article XIIID provides that only special benefits are assessable, and the City must separate the general benefits from the special benefits conferred on a parcel. There is no widely accepted or statutory formula for determining general and special benefit. However, the constitution states that a special benefit is different from a general benefit in that it is "particular and distinct" and "over and above" general benefits received by other properties.

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." Thus, the 1972 Act requires the levy of a true "assessment" rather than a "special tax".

Article XIIID 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 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, utility easements,

and that portion of public property that is not developed and used for business purposes similar to private residential, commercial, industrial, and institutional activities.

The amount to be assessed may be apportioned by any formula or method which fairly distributes the amount among all assessable lots or parcels. In order for the City to separate out the general and special benefits for each improvement type, an analysis of each improvement was conducted. The analysis reviewed the purpose and users of each improvement, and then identified the properties that benefit from the improvement, and then allocated the costs to maintain, service, and replace each improvement type to each identified property.

Because general benefits are not assessable, any costs associated with general benefits are to be paid for by the City. Only the costs associated with the special benefits conferred on property within District from the authorized improvements are assessable, and therefore assessed herein. A summary of the benefits conferred by the improvements is described below.

Discussion of Benefit

Each of the improvements have been carefully reviewed by the City and the corresponding assessments have been proportionately spread to each parcel based on the special benefits conferred to property from the improvements as determined at the time the District was formed.

The District consists of all Assessor Parcels within the boundaries of the District. The method of apportioning costs and assessing properties is based upon the proportional special benefits to be conferred by the improvements and services within the boundaries of the District. The apportioning of special benefit is a two-step process: the first step is to identify the types of special benefits arising from the improvements and services, and the second step is to allocate the costs and assign assessments to property based on the estimates of the special benefit being conferred to each property.

In determining the proportionate special benefit derived by each identified parcel, the proximity of the parcel to the public improvements detailed in Part A above, and the capital, maintenance, and operating costs of said public improvements, was considered and analyzed. Due to the close proximity of the parcels to the improvements detailed in Part A above, it has been demonstrated and determined that the parcels are uniquely benefited by, and receive a direct advantage from, and are conferred a particular and distinct special benefit over and above general benefits by said public improvements in a way that is particular and distinct from its effect on other parcels, and that real property in general and the public at large do not share.

In summary, the assessments can only be levied based on the special benefit to property conferred from the installation, maintenance, and servicing of the improvements funded by the District. These special benefits are not dependent on any one property owner's use of the improvements or their specific demographic status. The basis for these special benefits comes from statutes approved by the California Legislature and other studies that describe the types of benefits received by property from such improvements. The identified special benefits conferred to property from the improvements are summarized as follows.

Special Benefit from Landscape Maintenance

All parcels within the District receive special benefit from Landscape Maintenance within the adjacent medians. Trees, landscaping, hardscapes, ornamental structures, and appurtenant facilities, if well maintained, confer a particular and distinct special benefit upon real property within the District by providing beautification, shade and positive enhancement of the community character, attractiveness, and desirability of the surroundings. The medians adjacent to the development help calm traffic and reduce speeds, creating a safer environment for those traveling to and from the properties within the District. The median also acts as a physical buffer between portions of the roadway and properties within the District improving the overall safety of properties within the development. In addition, the trees and plantings within the medians help absorb noise from the road for nearby properties, reducing noise levels and creating a more peaceful environment. In addition, all the aforementioned contribute to a specific increase in property desirability and a specific enhancement of the property value of each parcel within the District.

In Parkways and Land Values, written by John Nolan and Henry V. Hubbard in 1937, it is stated:

> " ... there is no lack of opinion, based on general principles and experience and common sense, that parkways do in fact add value to property, even though the amount cannot be determined exactly .... Indeed, in most cases where public money has been spent on parkways the assumption has been made that the proposed parkway will show a provable financial profit to the City. It has been believed that the establishment of parkways causes a rise in real estate values throughout the City, or in parts of the City, ... "

It should be noted that the definition of "parkways" above may include the roadway as well as the landscaping alongside the roadway.

General Benefit

In reviewing each of the District improvements, the proximity of those improvements to both properties within the District and those outside the District, as well as the reasons for installing and constructing such improvements, it is evident that the improvements are solely the result of developing properties within the District, and the ongoing maintenance and operation of these improvements will directly affect the properties within the District. Although the improvements include public areas, easements, rights-of-way, and other amenities available or visible to the public at large, the construction and installation of these improvements were only necessary for the development of properties within the District and were not required, nor necessarily desired by any properties or developments outside the District boundary. Though the medians were designed as a result of the development of the properties within the District, it is reasonable to conclude that the traffic flow along the roadways adjacent to the median landscaping receive some incidental benefit from the improvements and such incidental benefits must be accounted for and cannot be assessed to the properties within the District. Therefore, it is conservatively estimated that approximately 98% of the benefit conferred by the medians in the roadways constructed for the development and properties within the District would be a special and

direct benefit to the parcels within the District and 2% of the benefit from the medians is conferred to the public at large that may utilize the roadway adjacent to the development would be a general benefit.

The share of costs attributable to the general benefits associated with the District improvements cannot be assessed to properties within the District, but are required to be paid by some other source, such as the City's General Fund.

Method of Assessment

This process of apportioning assessments to each property involves determining the relative special benefit received by each property from the improvements and services. Therefore, the City and Engineer at the time of formation determined that each parcel within the boundaries of the District receives a similar benefit from the improvements. Therefore, the most appropriate method of apportioning costs was determined to be spreading all District costs equally to each dwelling unit in the District. This methodology is commonly used to distribute assessments in proportion to estimated special benefit and is generally recognized as providing the basis for a fair and appropriate distribution of assessments.

In Fiscal Year 2025-26, the City proposes to collect the maximum assessment revenue from the assessable parcels located in the District, which amounts to $66.96 per parcel to be levied. A listing of each assessable parcel and their proposed Fiscal Year 2025-26 assessment is on the Assessment Roll in Part E of this Report.

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 (all of which are typically not assigned an Assessor's Parcel Number (APN) by the County). Also exempted from the assessment would be public agency owned property, utility rights-of-ways, common areas (such as in condominium complexes or those that are owned by a Homeowner's or Property Owner's Association), and any other property that is deemed to be unable to develop by the City. These types of parcels do not benefit from the improvements.

Appeals and Interpretations

Any property owner who feels that the assessment levied on the subject property is in error because of incorrect information being used to apply the foregoing method of assessment, may file a written appeal with City Engineer or his or her designee. Any such appeal is limited to correction of an assessment during the then current or, if before July 1, the upcoming fiscal year. Upon the filing of any such appeal, the City Engineer or his or her designee will promptly review the appeal and any information provided by the property owner. If the City Engineer or his or her designee finds that the assessment should be modified, the appropriate changes shall be made to the assessment roll. If any such changes are approved after the assessment roll has been filed with the County for collection, the City Engineer or his or her designee is authorized to refund to the property owner the amount of any approved reduction. Any property owner who disagrees with the decision of the City Engineer or her or his designee may refer their appeal to the City Council and the decision of the City 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 parcel within the District is shown on the last equalized Secured Property Tax Roll of the Alameda 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 parcel. The Assessment Roll is on file in the Public Works Department of the City and is included in this Report beginning on the next page.

The total proposed assessment for Fiscal Year 2025-26 is $10,981.44**.**

CITY OF NEWARK
LANDSCAPING & LIGHTING DISTRICT No. 18
ASSESSMENT ROLL
FISCAL YEAR 2025-26

Assessor's Parcel Number	Assessment Amount
092A-2598-024-00	$66.96
092A-2598-025-00	$66.96
092A-2598-026-00	$66.96
092A-2598-027-00	$66.96
092A-2598-028-00	$66.96
092A-2598-029-00	$66.96
092A-2598-030-00	$66.96
092A-2598-031-00	$66.96
092A-2598-032-00	$66.96
092A-2598-033-00	$66.96
092A-2598-034-00	$66.96
092A-2598-035-00	$66.96
092A-2598-037-00	$66.96
092A-2598-038-00	$66.96
092A-2598-039-00	$66.96
092A-2598-040-00	$66.96
092A-2598-041-00	$66.96
092A-2598-042-00	$66.96
092A-2598-043-00	$66.96
092A-2598-044-00	$66.96
092A-2598-045-00	$66.96
092A-2598-046-00	$66.96
092A-2598-047-00	$66.96
092A-2598-048-00	$66.96
092A-2598-050-00	$66.96
092A-2598-051-00	$66.96
092A-2598-052-00	$66.96
092A-2598-053-00	$66.96
092A-2598-054-00	$66.96
092A-2598-055-00	$66.96
092A-2598-056-00	$66.96
092A-2598-057-00	$66.96
092A-2598-058-00	$66.96
092A-2598-059-00	$66.96
092A-2598-061-00	$66.96
092A-2598-062-00	$66.96
092A-2598-063-00	$66.96
092A-2598-064-00	$66.96
092A-2598-065-00	$66.96
092A-2598-066-00	$66.96
092A-2598-067-00	$66.96
092A-2598-068-00	$66.96
092A-2598-069-00	$66.96
092A-2598-070-00	$66.96
092A-2598-072-00	$66.96
092A-2598-073-00	$66.96
092A-2598-074-00	$66.96
092A-2598-075-00	$66.96
092A-2598-076-00	$66.96
092A-2598-077-00	$66.96
092A-2598-078-00	$66.96
092A-2598-079-00	$66.96
092A-2598-080-00	$66.96
092A-2598-081-00	$66.96
092A-2598-082-00	$66.96
092A-2598-083-00	$66.96
092A-2598-084-00	$66.96
092A-2598-085-00	$66.96
092A-2598-087-00	$66.96
092A-2598-088-00	$66.96
092A-2598-089-00	$66.96
092A-2598-090-00	$66.96
092A-2598-091-00	$66.96
092A-2598-092-00	$66.96
092A-2598-093-00	$66.96
092A-2598-095-00	$66.96
092A-2598-096-00	$66.96
092A-2598-097-00	$66.96
092A-2598-098-00	$66.96
092A-2598-099-00	$66.96
092A-2598-100-00	$66.96
092A-2598-101-00	$66.96
092A-2598-102-00	$66.96
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092A-2598-104-00	$66.96
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092A-2598-107-00	$66.96
092A-2598-108-00	$66.96
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092A-2599-018-00	$66.96
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092A-2599-036-00	$66.96
092A-2599-037-00	$66.96
092A-2599-038-00	$66.96
092A-2599-039-00	$66.96
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092A-2599-041-00	$66.96
092A-2599-042-00	$66.96
092A-2599-043-00	$66.96
092A-2599-044-00	$66.96
092A-2599-045-00	$66.96
092A-2599-046-00	$66.96
092A-2599-047-00	$66.96
092A-2599-048-00	$66.96
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092A-2599-061-00	$66.96
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092A-2599-074-00	$66.96
092A-2599-075-00	$66.96
092A-2599-076-00	$66.96
092A-2599-077-00	$66.96
092A-2599-078-00	$66.96
092A-2599-079-00	$66.96
092A-2599-080-00	$66.96
092A-2599-081-00	$66.96
092A-2599-082-00	$66.96
092A-2599-083-00	$66.96
092A-2599-084-00	$66.96
092A-2599-085-00	$66.96
092A-2599-086-00	$66.96
092A-2599-087-00	$66.96
092A-2599-088-00	$66.96
092A-2599-089-00	$66.96
092A-2599-090-00	$66.96
092A-2599-091-00	$66.96
092A-2599-092-00	$66.96
092A-2599-093-00	$66.96

CITY OF NEWARK
LANDSCAPING & LIGHTING DISTRICT No. 18
ASSESSMENT ROLL
FISCAL YEAR 2025-26

Assessor's Parcel Number	Assessment Amount
092A-2599-094-00	$66.96
092A-2599-095-00	$66.96
092A-2599-096-00	$66.96
092A-2599-097-00	$66.96
092A-2599-098-00	$66.96
092A-2599-099-00	$66.96
092A-2599-100-00	$66.96
092A-2599-101-00	$66.96
Total Parcels:	164
Total Assessment:	$10,981.44

NEWARK
california

Landscaping and Lighting District No. 19

Fiscal Year 2025-26
Preliminary Engineer's Report

May 22, 2025

Prepared by

FRANCISCO AND ASSOCIATES

Where Innovative Strategies
Fund Tomorrow's Communities

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ENGINEER'S REPORT
CITY OF NEWARK
LANDSCAPING AND LIGHTING DISTRICT NO. 19
FISCAL YEAR 2025-26

The undersigned, acting on behalf of Francisco & Associates respectfully submits the enclosed Engineer's Report as directed by the Newark City Council pursuant to the provisions of Article XIIID, Section 4 of the California Constitution, and the Landscape and Lighting Act of 1972 being Section 22500 et al of the California Streets and Highways Code (the "1972 Act"). The undersigned certifies that he is a Professional Engineer, registered in the State of California.

Dated: April 30, 2025

By: _____
Eduardo Espinoza, P.E.
RCE # 83709

SECTION I

INTRODUCTION

The City of Newark ("City") levies and collects special assessments on parcels within the City of Newark Landscaping and Lighting District No. 19 ("District") to maintain public improvements. The District was formed in December of 2016 to provide a dedicated source of funding for the ongoing maintenance of median and buffer landscape, street lighting, and park improvements benefiting parcels within the boundaries of the District. Since formation, additional properties have been annexed into the District. A historical listing of the date each annexation occurred since formation follows:

- Annexation No. 1 (September 14, 2017)
- Annexation No. 2 (September 14, 2017)
- Annexation No. 3 (September 14, 2017)
- Annexation No. 4 (May 9, 2019)
- Annexation No. 5 (November 12, 2020)
- Annexation No. 6 (January 27, 2022)

Following the approval of the annexations listed above, the District consists of the following seven (7) zones of benefit.

- Zone 1 (Bayshores)
  The Bayshores Tract Map 8085 was comprised of residential lots (detached homes, condominiums, and townhomes), landscape lots, a park area, and private roads. The landscape lots and park around the clubhouse will be maintained by the Homeowners Association and will not be funded by assessments.

- Zone 2 (Lighthouse)
  The Lighthouse Tract Map 8157 was comprised of eighty-eight (88) condominium units and private roads.

- Zone 3 (Newark Senior Housing – USA Properties)
  The Newark Senior Housing – USA Properties project is comprised of one building, containing seventy-five (75) apartment units.

- Zone 4 (Tract 8098 – Glass Bay)
  The Glass Bay Tract Map 8098 was comprised of two hundred and seventeen (217) single-family homes and private roads.

- Zone 5 (Tracts 8099 & 8436 - Bridgeway)
  The Bridgeway Development was comprised of Tract 8099 and 8436 and contains three hundred and six (306) single family lots and two hundred and seventy (270) multi-family units.

- Zone 6 (Tract 8459 – Compass Bay)
  The Compass Bay Development was comprised of Tract 8459 which included fifty-three (53) single family lots and eighty-five (85) multi-family units.

- Zone 7 (Tract 8453 – Harbor Pointe)
  The Harbor Pointe (Bridgeway Parcel C) Development was comprised of Tract 8453 and contains one hundred and ninety two (192) single family lots.

The assessments and method of apportionment described in this Report utilize commonly accepted assessment engineering practices and have been calculated and proportionately spread to each parcel based on the special benefits received as approved by the City Council at the time the District was formed and each subsequent zone of benefit was established.

The District generally consists of those properties in an area known as Bayside Newark, formerly known as the Dumbarton Transit-Oriented Development. The Bayside Newark project is located next to the proposed commuter rail station near the corner of Willow Avenue and Enterprise Drive. A reduced copy of the Assessment Diagram showing the exterior boundaries of the District and each zone of benefit is provided in Part C of this Report.

Impacts of Proposition 218

On November 5, 1996 California voters approved Proposition 218 entitled "Right to Vote on Taxes Act" which added Articles XIIIC and XIIID to the California Constitution. While its title refers only to taxes, Proposition 218 established new procedural requirements for the formation and administration of assessment districts.

These new procedures stipulate that even if assessments are initially exempt from Proposition 218, future increases in assessments must comply with the provisions of Proposition 218. However, if the increase in assessments were anticipated in the assessment formula (e.g., CPI increase or assessment cap) then the assessment would comply with the intent and provisions of Proposition 218.

Current Annual Administration

As required by the 1972 Act, the Engineer's Report includes: (1) a description of the improvements to be operated, maintained, and serviced by the District and each benefit zone, (2) a cost estimate for the District and each benefit zone, and (3) a listing of the proposed Fiscal Year 2025-26 assessments to be levied upon each assessable lot or parcel within the District and each benefit zone.

The City will hold a Public Hearing on June 26, 2025, regarding this District which will provide an opportunity for any interested person to be heard. At the conclusion of the Public Hearing, the City Council may adopt a resolution confirming the assessment rates as originally proposed or as modified. Payment of annual assessments for each parcel will be made in the same manner and at the same time as payments are made for their annual property taxes. All funds collected through the assessments 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 FOR THE CITY OF NEWARK LANDSCAPING AND LIGHTING DISTRICT NO. 19 FISCAL YEAR 2024-25

Pursuant to the Landscaping and Lighting Act of 1972 (Part 2 of Division 15 of the Streets and Highways Code of the State of California), and in accordance with the Resolution of Initiation, being Resolution No. 11740, which directs the preparation and filing of the Engineer's Report, adopted by the City Council of the City of Newark, on April 24, 2025, the following Report was prepared 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 Newark 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 Fiscal Year 2025-26, 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 Newark.

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 Director of Public Works of the City of Newark.

The lines and dimensions of each lot or parcel within the District are those lines and dimensions shown on the maps of the Alameda 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 classification within the District in proportion to the estimated special benefits to be received.

PART E: ASSESSMENT ROLL

This part contains an assessment of the estimated cost of the improvements apportioned to each benefited parcel of land within the District. The Assessment Roll is filed in the Office of the City Clerk of the City of Newark and is incorporated in this Report. The list is keyed to the records of the Alameda County Assessor, which are incorporated herein by reference.

PART A

PLANS AND SPECIFICATIONS

IMPROVEMENTS AND SERVICES PURSUANT TO THE 1972 ACT

The improvements and services authorized by the provisions of the Landscape and Lighting Act of 1972, being Part 2 of Division 15 of the Streets and Highways Code, commencing with Section 22500 (hereafter referred to as the "1972 Act"), that may be applicable to this District and associated assessments 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 have been constructed within the City, and those which may be subsequently constructed, operated, maintained, and serviced with District assessments are generally described as follows:

- The Landscape Improvements include, but are not limited to landscaping, planting, turf, trees, irrigation systems, and fixtures in public street and sidewalk rights-of-way, including medians, traffic circles, parkways and other easements dedicated to the City within, and adjacent to, the zones.

- The Park Improvements include but are not limited to landscaping, planting, shrubbery, trees, irrigation systems, hardscapes and fixtures, trails, and open space areas.

- Street Lighting Improvements include, but are not limited to poles, fixtures, bulbs, conduits, conductors, equipment including guys, anchors, posts and pedestals, metering devices and appurtenant facilities as required to provide lighting in public street and sidewalk rights-of-way and other easements dedicated to the City within, and adjacent to, the zones.

Improvement diagrams have been prepared identifying all improvements and areas that are to be maintained by the District. A copy of these diagrams is on file with the City's Public Works Department.

A more detailed description of the facilities which either have or will be constructed, operated, maintained, and serviced by each of the benefit zones follows.

Zone 1 (Bayshores)

Landscape Improvements

The Landscape Improvements include streetscapes, medians, and traffic circles, specifically:

- The south side of Central Avenue, between Willow Street and Salty Cove Road.
- The south side of Central Avenue, between Salty Cove Road and Hickory Street.
- East side of Willow Street, south of Central Avenue.
- West side of Willow Street, along the eastern border of the tract, including planter strips.
- Medians along Willow Street, between Central Avenue and Seawind Way.
- Traffic Circles at the intersections of Willow Street and Central Avenue, and Willow Street and Seawind Way.
- 47 Trash Capture Devices ("TCD") throughout the project, to keep trash from collecting in the landscaped areas along the southern edge of the project and the wetlands beyond.

Street Lighting Improvements

The Street Lighting Improvements will be located along streets within the zone as shown below:

- 7 streetlights located along Seawind Way at the eastern boundary of the zone.
- 10 streetlights located along Spring Tide Road, through the center of the zone.
- 3 streetlights located along Bayshores Drive.

- 2 streetlights located along Quiet Cove Way.
- 2 streetlights located along Lookout Way.
- 6 streetlights located along Harbor Light Road.
- 7 streetlights located along Central Avenue at the southern boundary of the zone.
- 13 streetlights located along Willow Street at the eastern boundary of the zone.

Zone 2 (Lighthouse)

Landscape Improvements

The Landscape Improvements include streetscapes, medians, and traffic circles, specifically:

- Northwest corner of intersection of Willow Street and Seawind Way.
- West side of Willow Street, along the easterly border of the tract, including planter strips.
- Medians along Willow Street, between Seawind Way and the northerly border of the tract.
- Traffic Circle at the intersection of Willow Street and Seawind Way.
- One TCD on Seawind Way.

Street Lighting Improvements

The Street Lighting Improvements will be located along streets within the zone as shown below:

- 3 streetlights located along Seawind Way.
- 1 streetlight located along Willow Street.
- 4 streetlights located along Willow Street between Seawind Way and Enterprise Drive.

Zone 3 (Newark Senior Housing – USA Properties)

Landscape Improvements

The Landscape Improvements include streetscapes, medians, and traffic circles, specifically:

- West side of Willow Street, along the eastern border of the project, including planter strips.

- Medians along Willow Street, between the northerly and southerly border of the project.

Street Lighting Improvements
The Street Lighting Improvements will be located along streets within the zone as shown below:

- 4 streetlights located along Willow Street between Seawind Way and Enterprise Drive.

Zone 4 (Tract 8098 – Glass Bay)

Landscape Improvements
The Landscape Improvements include streetscapes, medians, and traffic circles, specifically:

- The east side of Willow Street at the southeast and northeast corners of Seawind Way and Willow Street.
- Medians along Enterprise Drive along the northerly border of the tract.
- Traffic Circle at the intersection of Willow Street and Seawind Way.
- Traffic Circle at the intersection of Willow Street and Enterprise Drive.
- 27 Landscape Debris/TCD throughout the tract.

Street Lighting Improvements
The Street Lighting Improvements will be located along streets within the zone as shown below:

- 21 streetlights located throughout the interior of the tract.
- 4 streetlights located along Enterprise Drive at the northerly boundary of the tract.
- 4 streetlights located along Willow Street between Central Avenue and Seawind Way.
- 4 streetlights located along Willow Street between Seawind Way and Enterprise Drive.

Zone 5 (Tracts 8099 & 8436 - Bridgeway)

Landscape Improvements
The Landscape Improvements include streetscapes, medians, and traffic circles, specifically:

- Median islands at Hickory Street and Seawind Way.

- Traffic Circle at the intersection of Hickory Street and Seawind Way.
- Median islands at Seawind Way in Phase 2 of the development.
- 6 TCD on Seawind Way.
- 8 TCD on Bay Breeze Street.
- 2 TCD on Headlands Avenue.
- 17 TCD on Hickory Street.
- 12 TCD on Seawind Way, in Phase 2 of the development.
- The Bay Trail in Phases 1 and 2 of the development.

Street Lighting Improvements
The Street Lighting Improvements will be located along streets within the zone as shown below:

- 2 streetlights located along Headlands Avenue.
- 6 streetlights located along Bay Breeze Street.
- 4 streetlights located along Seawind Way in Phase 1 of the development.
- 4 streetlights located at the intersection of Seawind Way and Hickory Street.
- 15 streetlights located along Hickory Street.
- 8 streetlights located along Seawind Way in Phase 2 of the development.

Zone 6 (Tract 8459 – Compass Bay)

Landscape Improvements
The Landscape Improvements include streetscapes, medians, and traffic circles, specifically:

- Median Islands at Seawind Way and Hickory Street.
- Median Islands at Hickory Street and Enterprise Drive.
- Center Median on Enterprise Drive.
- Traffic Circle at Seawind Way and Hickory Street.

- Traffic Circle at Hickory Street and Enterprise Drive.
- 1 TCD on Seawind Way.
- 3 TCD on Hickory Street.
- 4 TCD on Enterprise Drive.

Park Improvements
Park improvements include but are not limited to landscaping, planting, shrubbery, trees, irrigation systems, hardscapes and fixtures and open space areas within a planned 5.05 acre park that is proposed for the FMC Willow Development to be located northwest of the Compass Bay development near the intersection of Hickory Street and Enterprise Drive.

Street Lighting Improvements
The Street Lighting Improvements will be located along streets within the zone as shown below:

- 1 Streetlight located on Seawind Way.
- 1 Streetlight located at the intersection of Seawind Way and Hickory Street.
- 2 Streetlights located on Hickory Street.
- 2 Streetlights located at the intersection of Hickory Street and Enterprise Drive.
- 6 Streetlights located on Enterprise Drive.

Zone 7 (Tract 8453 – Harbor Pointe)

Landscape Improvements
The Landscape Improvements include streetscapes, medians, and traffic circles, specifically:

- Traffic circle located at Enterprise Drive and Seawind Way.
- Median islands located along Enterprise Drive.
- Traffic circle located at Enterprise Drive and Hickory Street.
- 12 TCD along Enterprise Drive and the Enterprise Drive and Seawind Way traffic circle.
- The Bay Trail located along the exterior of the development.

Park Improvements

Park improvements include but are not limited to landscaping, planting, shrubbery, trees, irrigation systems, hardscapes and fixtures and open space areas within a planned 5.05 acre park that is proposed for the FMC Willow Development to be located northwest of the Compass Bay development near the intersection of Hickory Street and Enterprise Drive.

Street Lighting Improvements

The Street Lighting Improvements will be located along streets within the zone as shown below:

- 11 streetlights located along Enterprise Drive and the Enterprise Drive and Seawind Way traffic circle.

- 2 streetlights located at the traffic circle at Enterprise Drive and Hickory Street.

PART B

ESTIMATE OF COSTS

The 1972 Act requires that a special fund be set up for the collection of revenues and expenditures of the District. The Act provides that the total cost of construction, operation, and maintenance and servicing of the public improvements specified in Part A of this Report can be recovered by the District. Incidental expenses including administration of the District, engineering fees, legal fees and all other costs associated with the construction, operation and maintenance and servicing of the District can also be included.

Funds raised from the assessments shall be used only for the expenditures represented above. A contribution to the District by the City may be made to reduce assessments as the City deems appropriate. Any balance remaining on July 1 at the end of the fiscal year must be carried over to the next fiscal year unless the funds are being accumulated for future capital replacement projects or operating reserves.

The following table provides a summary of the estimated District revenues and cost estimates for Fiscal Year 2025-26.

Landscaping and Lighting District No. 19
Fiscal Year 2025-26 Cost Estimate

	Zone 1	Zone 2	Zone 3	Zone 4	Zone 5	Zone 6	Zone 7	Total Amount
Projected Revenues								
Assessment Revenue	$41,551	$3,923	$2,720	$19,777	$41,198	$12,546	$28,462	$150,177
Non-Assessment Revenues[1]	$13,807	$3,385	$3,338	$5,530	$7,522	$5,386	$1,360	$40,327
Total Projected Revenues	**$55,358**	**$7,308**	**$6,058**	**$25,307**	**$48,719**	**$17,933**	**$29,822**	**$190,504**
Projected Expenses								
Contract Services[2]	$21,093	$5,710	$6,019	$3,705	$6,060	$4,632	$7,000	$54,219
Utilities	$6,521	$417	$599	$2,178	$3,562	$2,723	$800	$16,800
Administration and Incidentals	$18,609	$1,191	$1,709	$6,215	$10,166	$7,771	$4,000	$49,663
County Collection Fees	$706	$67	$46	$336	$700	$213	$484	$2,553
Unforeseen Maintenance and Repairs[3]	$2,346	$369	$419	$622	$1,024	$767	$614	$6,162
Total Projected Expenses	**$49,275**	**$7,755**	**$8,792**	**$13,056**	**$21,514**	**$16,107**	**$12,898**	**$129,396**
Projected Fund Balance								
Beginning Fund Balance - July 1, 2025	$297,098	$24,546	$17,019	$123,736	$218,187	$11,214	$0	$691,799
Reserve Fund Collection Increase/(Decrease)	$6,083	($447)	($2,734)	$12,251	$27,206	$1,826	$16,924	$61,108
Ending Fund Balance - June 30, 2026	$303,181	$24,099	$14,286	$135,987	$245,393	$13,039	$16,924	$752,908
Recommended Operating Reserves	$23,464	$3,693	$4,186	$6,217	$10,245	$7,670	$6,142	$61,617
Available Operating Reserves	$23,464	$3,693	$4,186	$6,217	$10,245	$7,670	$6,142	$61,617
Available Capital Reserves	$279,716	$20,406	$10,099	$129,770	$235,148	$5,369	$10,782	$691,290

[1]Non-Assessment Revenues include interest earnings estimated at 1.5% of Projected Beginning Fund Balance and the City contribution in the amount of $15,640 for General Benefits and $15,340 for Special Benefits conferred to property not in the District.

[2]Includes $10,000 in Zone 1 and $5,000 in Zones 2 and 3 for mulch and tree replacement projects.

[3]Unforeseen Maintenance and Repairs are assumed to be 5% of the Projected Expenses.

The purpose of the various reserves is to ensure the District will have funds available for cashflow purposes and to repair or reconstruct the improvements that are the responsibility of the District.

The Recommended Operating Reserve target is fifty percent (50%) of the projected expenditures. Maintaining a fully funded Operating Reserve eliminates the need for the City to transfer funds from non-District accounts to pay for operational expenses during the first half of the fiscal year and provides the District with sufficient funds to address any unforeseen or unusual expenditures that may occur during the year.

The purpose of collecting and holding funds in a Capital Reserve is so that when improvements need to be replaced or expenditures are greater than can be conveniently raised from a single year's assessment, funds are available so that the District can respond and address the need promptly.

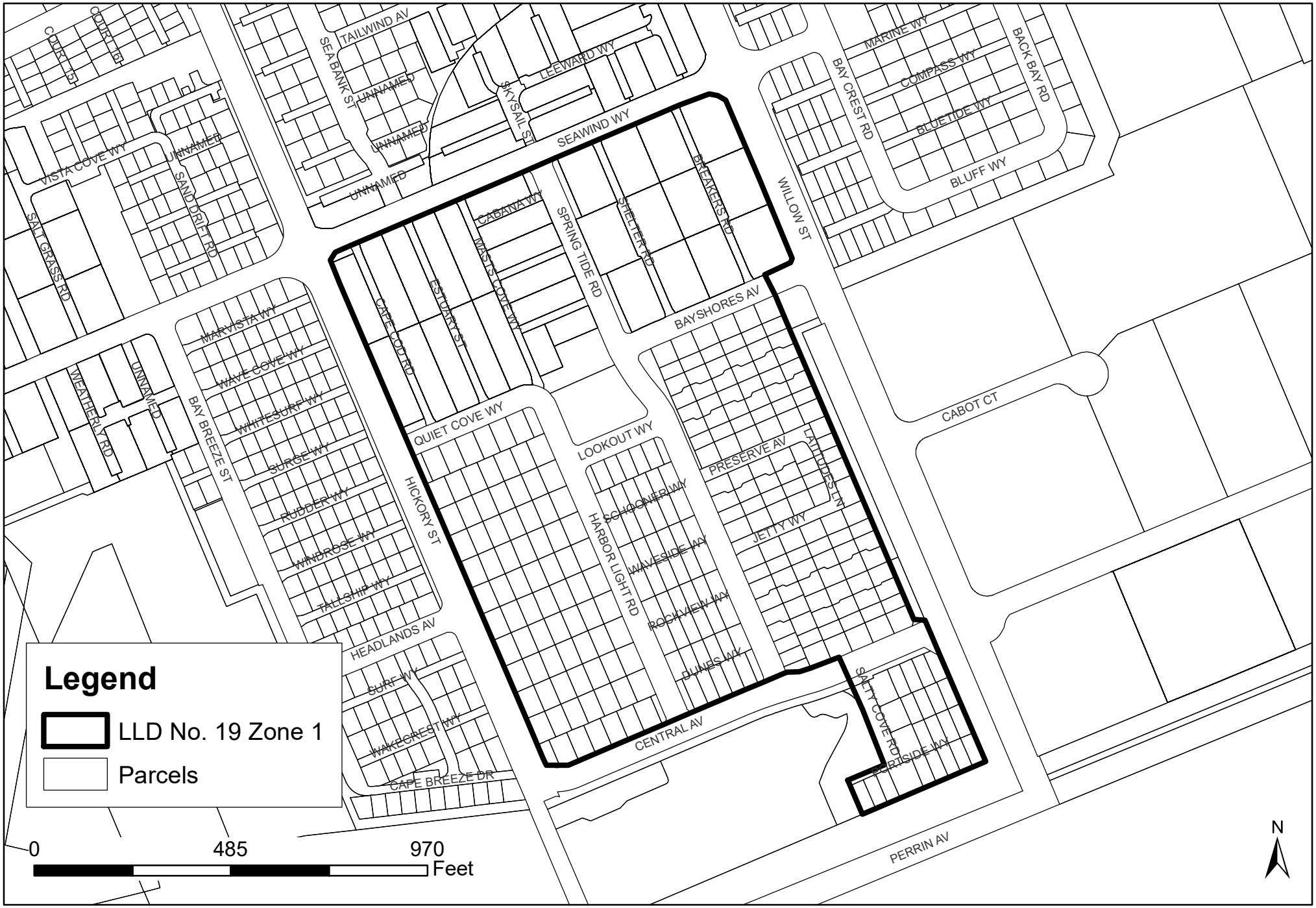
PART C

ASSESSMENT DISTRICT DIAGRAM

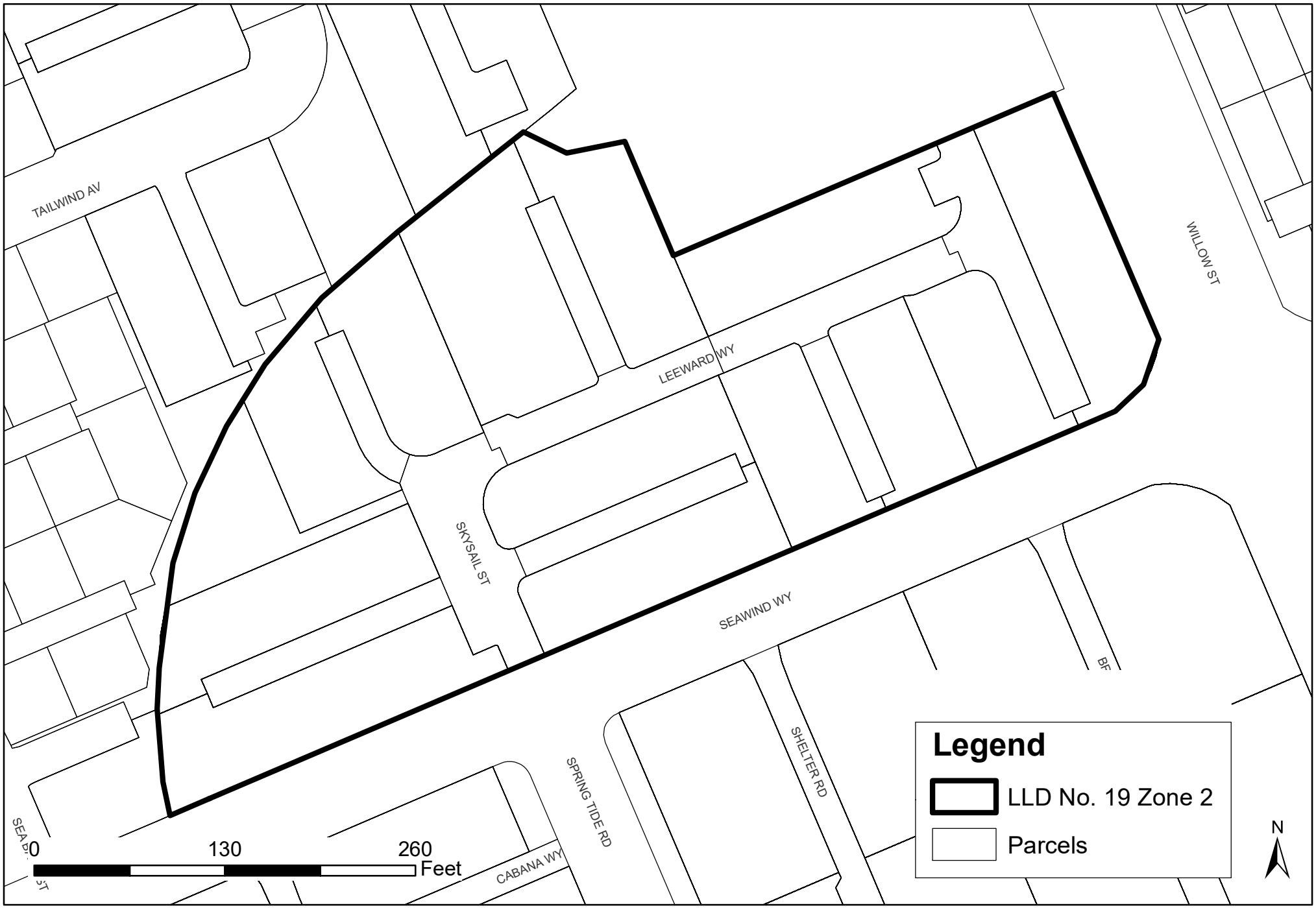
The boundaries of the District and each zone of benefit are shown herein. The Diagram is on file in the Public Works Department of the City and shown on the following page of this Engineer's Report. The lines and dimensions of each parcel within the District are those lines and dimensions shown on the maps of the Alameda 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.

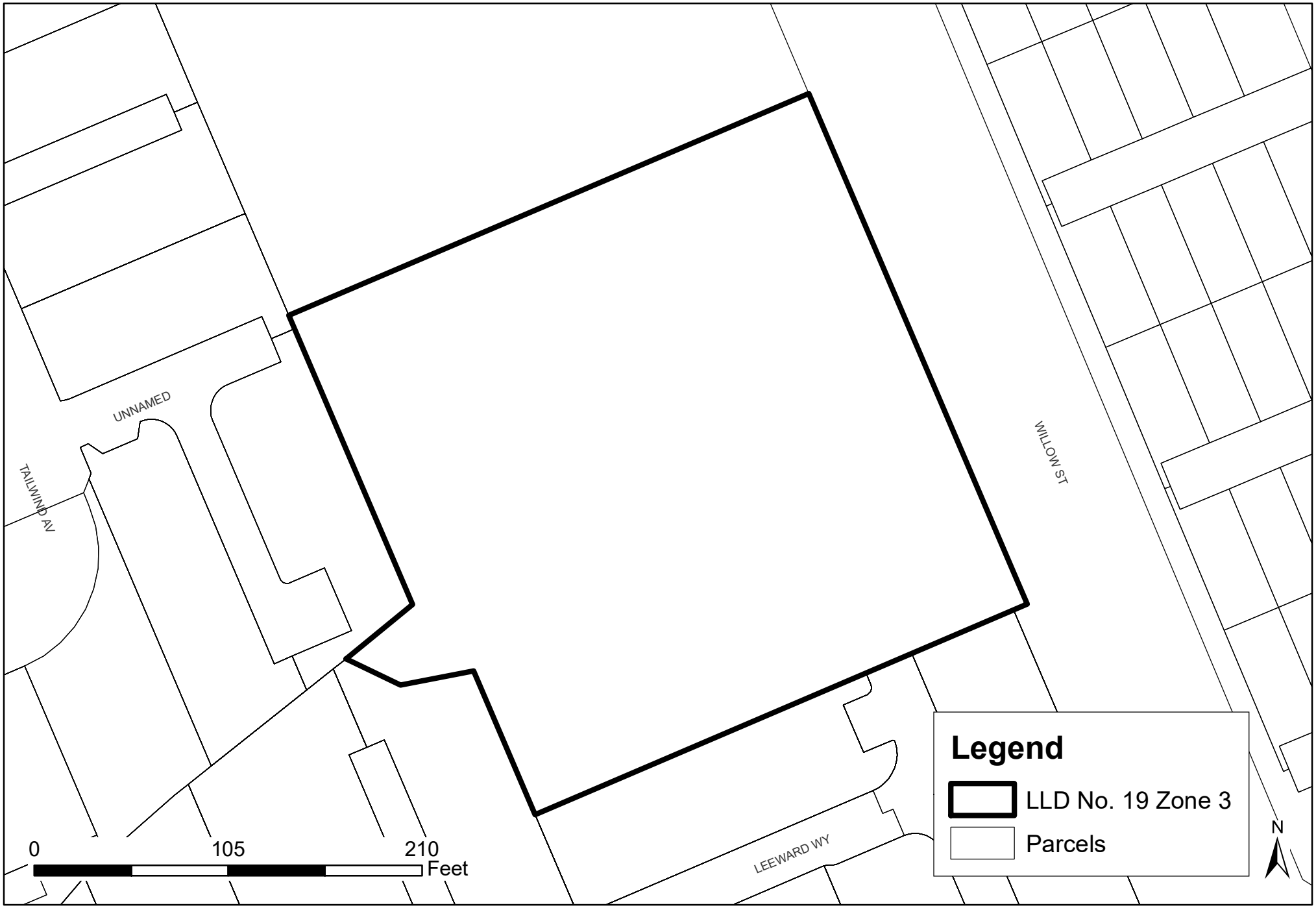
LANDSCAPING AND LIGHTING DISTRICT NO. 19 ZONE 1
(BAYSHORES)
ASSESSMENT DIAGRAM



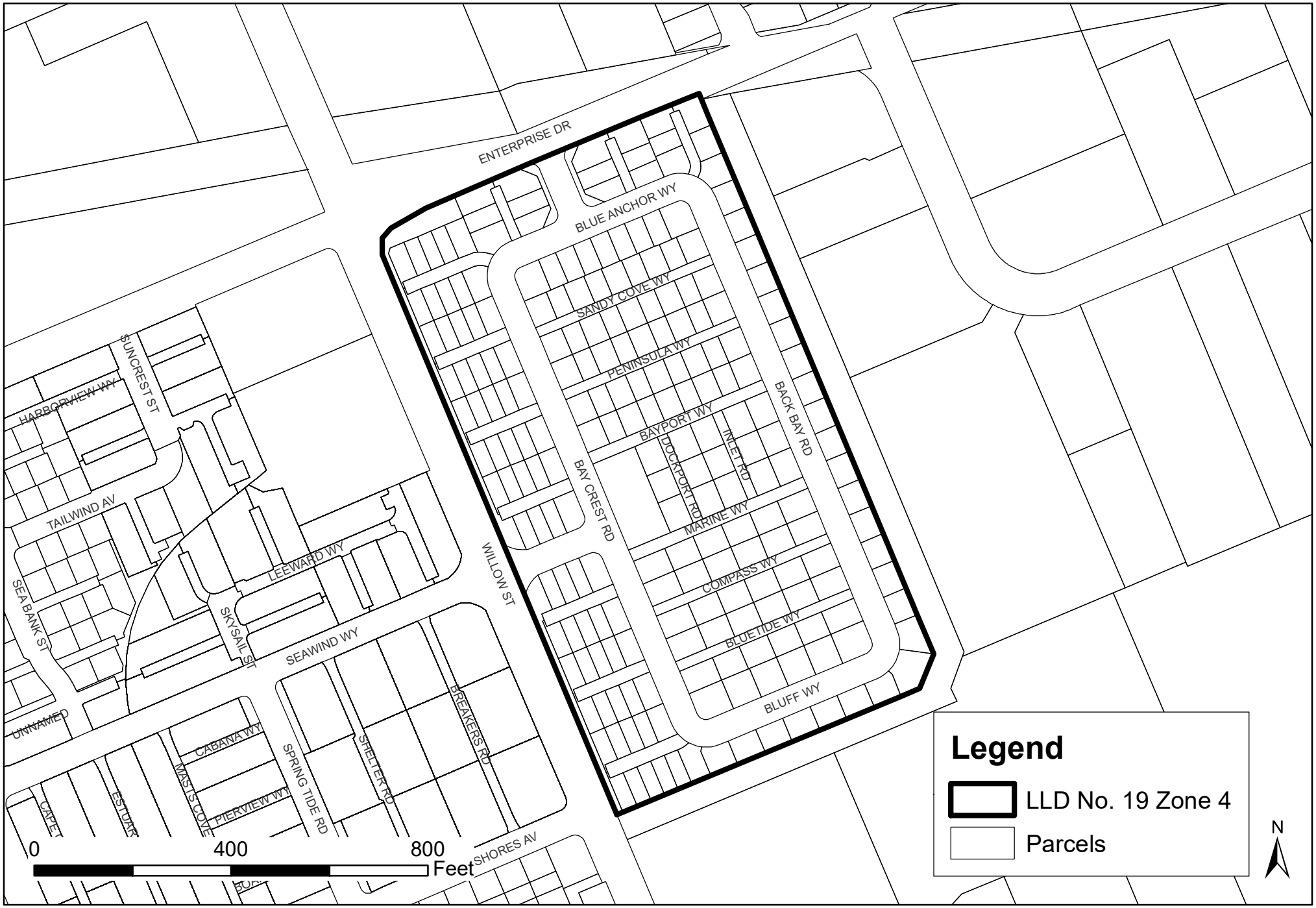
LANDSCAPING AND LIGHTING DISTRICT NO. 19 ZONE 2
ANNEXATION NO. 1 (LIGHTHOUSE)
ASSESSMENT DIAGRAM



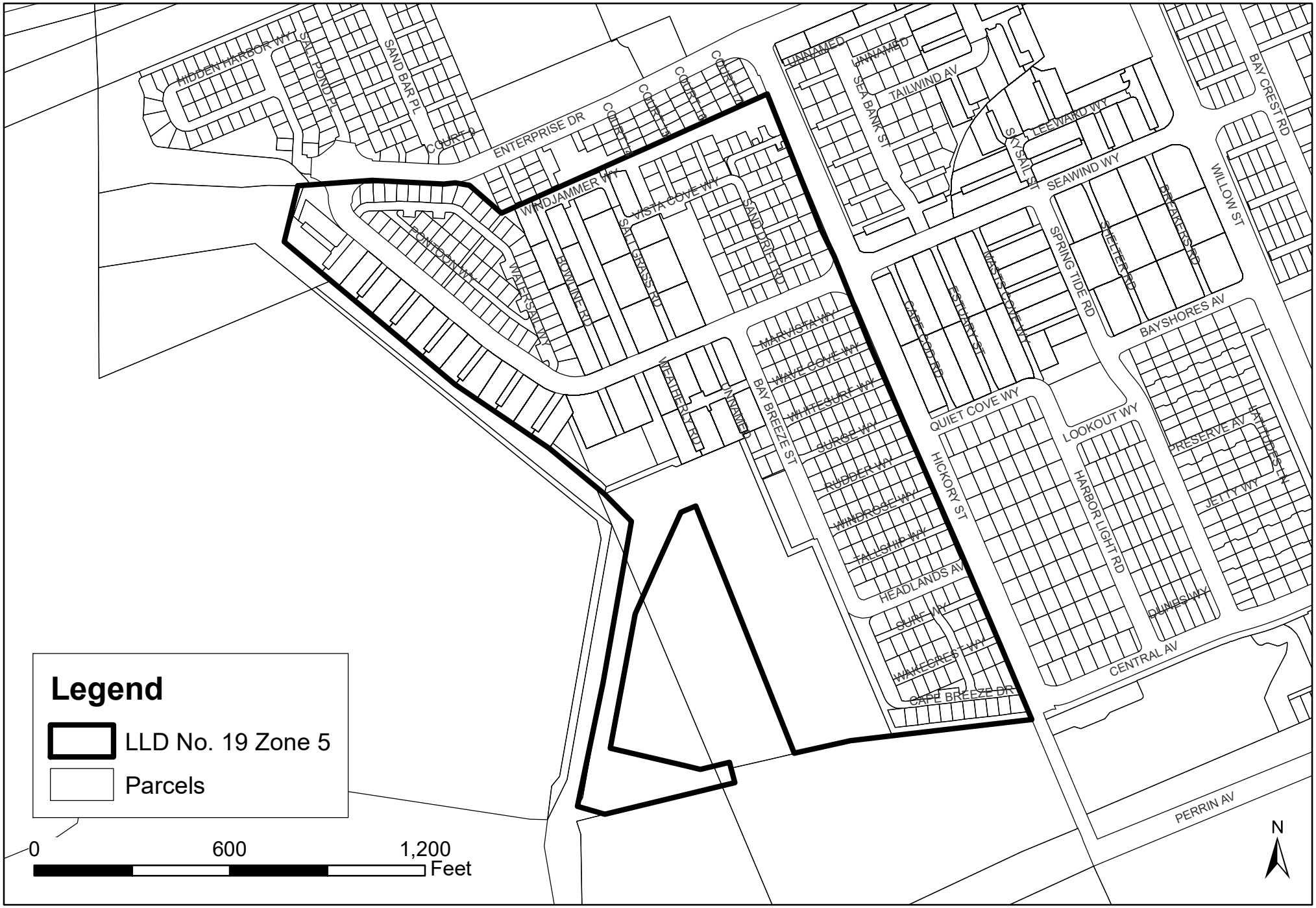
LANDSCAPING AND LIGHTING DISTRICT NO. 19 ZONE 3
ANNEXATION NO. 2 (NEWARK SENIORS HOUSING)
ASSESSMENT DIAGRAM



LANDSCAPING AND LIGHTING DISTRICT NO. 19 ZONE 4
ANNEXATION NO. 3 (GLASS BAY)
ASSESSMENT DIAGRAM



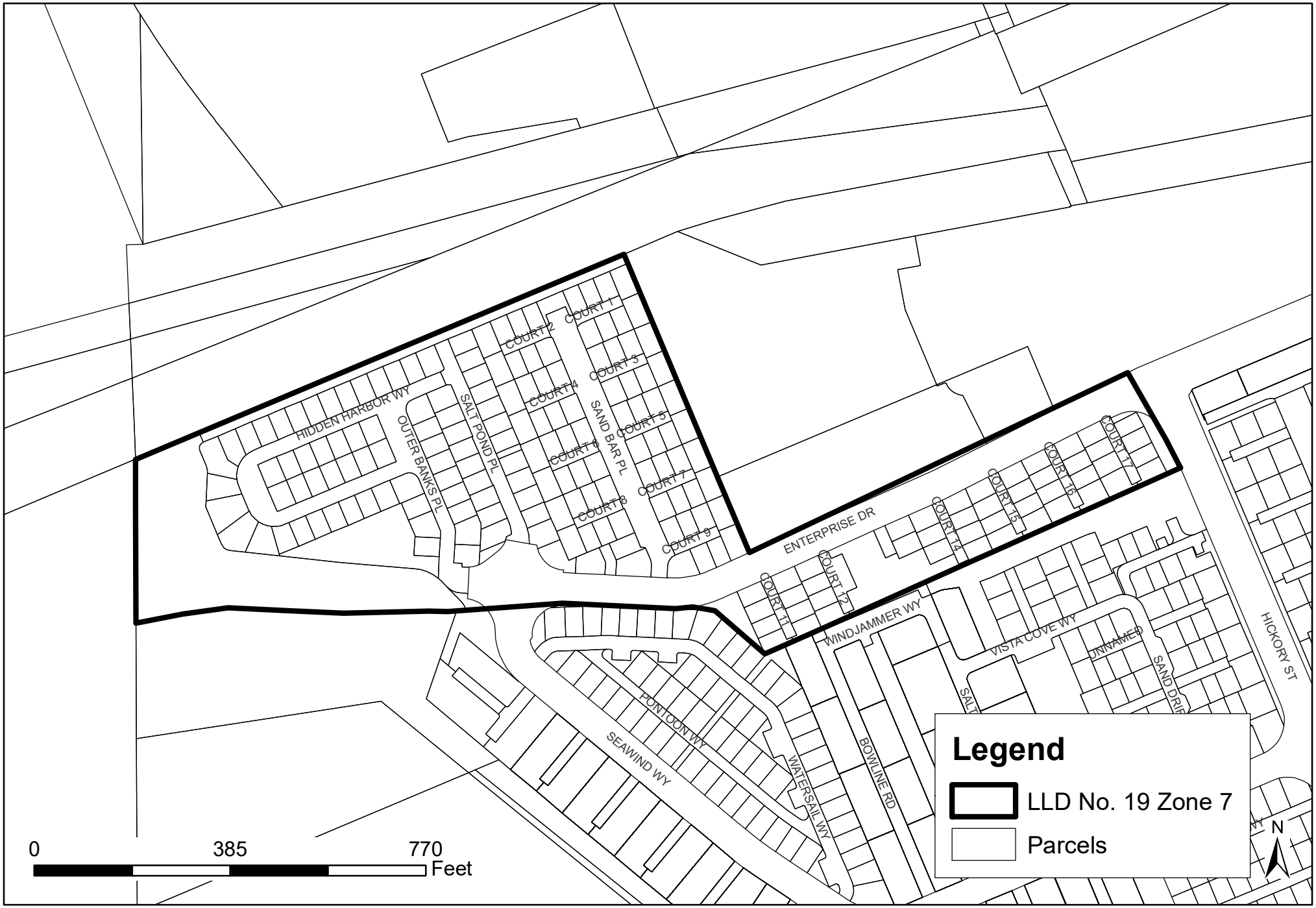
LANDSCAPING AND LIGHTING DISTRICT NO. 19 ZONE 5
ANNEXATION NO. 4 (BRIDGEWAY)
ASSESSMENT DIAGRAM



LANDSCAPING AND LIGHTING DISTRICT NO. 19 ZONE 6
ANNEXATION NO. 5 (COMPASS BAY)
ASSESSMENT DIAGRAM



LANDSCAPING AND LIGHTING DISTRICT NO. 19 ZONE 7
ANNEXATION NO. 6 (HARBOR POINTE)
ASSESSMENT DIAGRAM



PART D

METHOD OF APPORTIONMENT OF ASSESSMENTS

This section explains the benefits to be derived from the improvements and the methodology used to apportion the total costs of the improvements to properties within the District. The method used for apportioning the assessment is based upon the relative special benefits to be derived by the properties in the District and any established benefit zones. The assessment is apportioned to each parcel in proportion to the relative cost of the special benefits from the improvements.

General

The 1972 Act permits the establishment of assessment districts by agencies for the purpose of providing certain public improvements which include the construction, maintenance and servicing of streetlights, landscaping, parks, trails, open space, and appurtenant facilities. The 1972 Act further requires that the cost of these improvements be levied according to benefit rather than assessed value:

> *"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 benefits to be received by each such lot or parcel from the improvements."*

The formula used for calculating assessments in the District therefore needs to reflect the composition of the parcels, and the improvements and services provided, to fairly apportion the costs based on estimated benefit to each parcel. In addition, Article XIIID, of the California Constitution limits the amount of any assessment to the proportional "special benefit" conferred on the property. Article XIIID provides that only special benefits are assessable, and the City must separate the general benefits from the special benefits conferred on a parcel. There is no widely accepted or statutory formula for determining general and special benefit. However, the constitution states that a special benefit is different from a general benefit in that it is "particular and distinct" and "over and above" general benefits received by other properties. 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." Thus, the 1972 Act requires the levy of a true "assessment" rather than a "special tax".

Article XIIID 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 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, utility easements, and that portion of public property that is not developed and used for business purposes similar to private residential, commercial, industrial, and institutional activities.

The amount to be assessed may be apportioned by any formula or method which fairly distributes the amount among all assessable lots or parcels. In order for the City to separate out the general and special benefits for each improvement type, an analysis of each improvement was conducted. The analysis reviewed the purpose and users of each improvement, and then identified the properties that benefit from the improvement both within and outside the District and each zone of benefit, and then allocated the costs to maintain, service, and replace each improvement type to each identified property.

Because general benefits are not assessable, any costs associated with general benefits or special benefits assigned to properties (both within and outside and the District and each zone of benefit) not in a zone of benefit are to be paid for by the City or by the area receiving special benefits from the improvements. Only the costs associated with the special benefits conferred on property within each zone of benefit from the authorized improvements are assessable, and therefore assessed herein. A full analysis showing the quantification and separation of special and general benefits performed by the City and Assessment Engineer at the time of formation and the establishment of each zone of benefit can be found in the formation and annexation reports for each zone of benefit. A summary of the analysis by improvement type is described below.

Discussion of Benefit

Each of the improvements have been carefully reviewed by the City and the corresponding assessments have been proportionately spread to each parcel based on the special benefits conferred to property from the improvements as determined at the time the District and each subsequent zone of benefit was established.

The District consists of all Assessor Parcels within the boundaries of a zone of benefit. The method of apportioning costs and assessing properties is based upon the proportional special benefits to be conferred by the improvements and services within each zone of benefit to the properties within and outside the boundaries of the District and each zone of benefit. The apportioning of special benefit is a two-step process: the first step is to identify the types of special benefits arising from the improvements and services, and the second step is to allocate the costs and assign assessments to property based on the estimates of the special benefit being conferred to each property.

In determining the proportionate special benefit derived by each identified parcel, the proximity of the parcel to the public improvements detailed in Part A above, and the capital, maintenance, and operating costs of said public improvements, was considered and analyzed. Due to the close proximity of the parcels to the improvements detailed in Part A above, it has been demonstrated and determined that the parcels are uniquely benefited by, and receive a direct advantage from, and are conferred a particular and distinct special benefit over and above general benefits by said public improvements in a way that is particular and distinct from its effect on other parcels, and that real property in general and the public at large do not share.

In summary, the assessments can only be levied based on the special benefit to property conferred from the installation, maintenance, and servicing of the improvements funded by

each zone of benefit within the District. These special benefits are not dependent on any one property owner's use of each zone of benefit's improvements or their specific demographic status. The basis for these special benefits comes from statutes approved by the California Legislature and other studies that describe the types of benefits received by property from such improvements. The identified special benefits conferred to property from the improvements are summarized as follows.

Special Benefit from Landscape Maintenance

All parcels within each zone of benefit of the District receive special benefit from Landscape Maintenance. Trees, landscaping, hardscapes, ornamental structures, and appurtenant facilities, if well maintained, confer a particular and distinct special benefit upon real property within each zone of benefit by providing beautification, shade and positive enhancement of the community character, attractiveness, and desirability of the surroundings. In addition, all the aforementioned contribute to a specific increase in property desirability and a specific enhancement of the property value of each parcel within each zone of benefit of the District.

In Parkways and Land Values, written by John Nolan and Henry V. Hubbard in 1937, it is stated:

> " ... there is no lack of opinion, based on general principles and experience and common sense, that parkways do in fact add value to property, even though the amount cannot be determined exactly .... Indeed, in most cases where public money has been spent on parkways the assumption has been made that the proposed parkway will show a provable financial profit to the City. It has been believed that the establishment of parkways causes a rise in real estate values throughout the City, or in parts of the City, ... "

It should be noted that the definition of "parkways" above may include the roadway as well as the landscaping alongside the roadway.

Special Benefit from Street Lighting Maintenance

All parcels within each applicable zone of benefit of the District receive special benefit from Street Lighting Maintenance. The special benefit from street lighting can be measured by increased safety to people and property, as well as the increased availability of lighting. The safety to people results in a special benefit to parcels because street lighting improves traffic safety during ingress and egress to the property and creates a deterrent to crime against property. The safety to property results in a special benefit to both developed and vacant or undeveloped parcels because street lighting operation, maintenance and servicing provides for the protection of buildings and personal property against crimes such as theft and vandalism.

Additionally, all parcels in the applicable zones of benefit receive a special benefit from the installation, operation, maintenance, and servicing of the street lighting on collector streets. Collector street lighting benefits properties primarily because the properties, and the persons traveling to and from the properties, are provided safe street access.

Special Benefit from Park Maintenance

All parcels within Zones 6 (Tract 8459 – Compass Bay) and 7 (Tract 8453 – Harbor Pointe) receive special benefit from Park Maintenance. The overall quality of life and desirability of an area is enhanced, when public parks and recreational facilities are in place, improved, operable, safe, clean, and properly maintained. Conversely, property desirability decreases when park and recreational facilities are unsafe or destroyed by the elements or vandalism.

Property desirability in an area also increases when there is an increase in the number of parks, recreation centers and sports facilities. These park and recreational facilities enable property owners to participate in sporting events, leisure activities, picnics, organized social events, and other miscellaneous activities.

Studies in several communities, including counties and cities throughout the United States, have indicated that recreation areas and facilities, if well maintained and wisely administered, have caused a marked increase in the property values of parcels in the community. Consequently, such recreation and park facilities have proved a potent factor in maintaining a sound economic condition and a high standard of livability in the community. These studies confirm the opinion, long held by planning authorities, as to the economic value of parks and recreational facilities in a community.

> *"The recreation value is realized as a rise in the value of land and other property in or near the recreation area, and is of both private interest to the landowner and others, holding an economic stake in the area, and of public interest to the taxpayers, who have a stake ...." (National Recreation and Park Association, June 1985)*

> *"Recreation and park amenities are central components in establishing the quality of life in a community. ... [Businesses'] main resource is their employees for whom quality of life is an important issue… The availability and attractiveness of local parks and programs influences some companies' relocation decisions. ... the presence of a park encourages real estate development around it.... ". (California Parks & Recreation, Winter 1997)*

The benefit of parks and other recreational facilities to residential and commercial/industrial properties has been summarized by several studies. The United States Department of the Interior, National Park Service, in a publication from June 1984, concluded that:

- Parks and recreation stimulate business and generate tax revenues
- Parks and recreation help conserve land, energy, and resources
- An investment in parks and recreation helps reduce pollution and noise, makes communities more livable, and increases property values
- Public recreation benefits all residents and employers by providing continuing opportunities to maintain a level of fitness throughout one's working life, and through helping individuals cope with the stress of a fast-paced and demanding life

Proper maintenance and operation of the parks within the City benefits those properties within the service areas of the parks by providing environmental quality and recreational enhancement.

Special Benefit to Parcels Outside of the District

There are parcels outside each zone of benefit that receive special benefit from some of the improvements. Based on the analysis performed at the time of formation and the establishment of each subsequent annexation, a summary of the percentage of annual costs attributable to special benefits to parcels outside the District by zone of benefit is shown below:

LLD No. 19 Benefit Zone	Percentage of Costs Attributed to Special Benefit Outside the Zone
Zone 1 (Bayshore)	4.46%
Zone 2 (Lighthouse)	36.23%
Zone 3 (Newark Senior Housing)	35.06%
Zone 4 (Tract 8098 - Glass Bay)	11.29%
Zone 5 (Tracts 8099 & 8436 - Bridgeway)	3.97%
Zone 6 (Tract 8459 - Compass Bay)	25.17%
Zone 7 (Tract 8453 - Harbor Pointe)	3.83%

The share of costs attributable to special benefits conferred to parcels outside of each zone of benefit cannot be assessed to properties within each specific zone, but are required to be paid by some other source, such as the City's General Fund.

General Benefit

The Assessment Engineer at the time of District formation and at the establishment of each subsequent annexation performed an analysis and determined there are general benefits conferred from the landscape and park improvements to the public at large. Based on these analyses performed by the original Assessment Engineer, a summary of the percentage of annual costs attributable to general benefit are shown below:

LLD No. 19 Benefit Zone	Percentage of Costs Attributed to General Benefit
Zone 1 (Bayshore)	14.52%
Zone 2 (Lighthouse)	2.67%
Zone 3 (Newark Senior Housing)	0.00%
Zone 4 (Tract 8098 - Glass Bay)	16.85%
Zone 5 (Tracts 8099 & 8436 - Bridgeway)	15.78%
Zone 6 (Tract 8459 - Compass Bay)	7.23%
Zone 7 (Tract 8453 - Harbor Pointe)	6.71%

The share of costs attributable to the general benefits of each zone of benefit cannot be assessed to properties within each specific zone, but are required to be paid by some other source, such as the City's General Fund.

Method of Assessment

This process of apportioning assessments to each property involves determining the relative special benefit received by each property from the improvements and services. Since the assessment will be levied against parcels of property as shown on the tax roll, the final charges must be assigned by Assessor's Parcel Number. If assessments were to be spread just by parcel, not considering land use or parcel size, a single family parcel would be paying the same as a 50 unit apartment parcel or a large commercial establishment and this would not be equitable.

Therefore, the City and Engineer at the time of formation and the establishment of each subsequent zone, determined that the most appropriate method of apportioning costs was determined to be spreading each benefit zone costs on an Equivalent Dwelling Unit (EDU) basis. The single family detached residential unit or lot has been selected as the basic unit for calculation of assessments and is defined as one EDU. Each land-use in the District is converted to EDU's. The EDU method is seen as the most appropriate and equitable method of spread of benefit to each parcel from the improvements since it is based on land-use type and parcel size. Property within the District is assigned to one of the following categories.

Single Family Residential. Parcels zoned for single family detached home residential uses are assessed 1 EDU per dwelling unit. Parcels designated as Single Family Residential land-use will be assessed 1 EDU per dwelling unit or lot, including undeveloped subdivided residential lots and vacant land zoned for single family residential uses with a tentative or final tract map.

Multiple Family Residential. Multiple-family residential (including apartments, condominiums, townhomes, and duplexes) land use equivalencies are determined based on the number of dwelling units on each parcel. Due to population density and size of structure relative to the typical single family residence, each dwelling unit defined as multi-family residential, including apartments, condominiums, town homes, and duplexes, are assigned and EDU of 0.75 EDU . The EDU's assigned to a multiple-family residential parcel are calculated by multiplying the number of dwelling units by the EDU Factor of 0.75.

Non-Residential. In converting non-residential properties to EDU's, the EDU Factor used in each zone of benefit was determined using the EDU density of the residential property for each zone. During formation and the establishment of each subsequent zone, the number of planned residential EDU located in the zone were divided by the associated acreage to arrive at an EDU factor per acre for non-residential parcels. All properties that are developed for non-residential uses are therefore assigned an EDU factor per acre by zone of benefit, all of which are shown in the table below. Non-Residential may include but not be limited to commercial, industrial, church, school, institutional, and other non-residential uses.

Undeveloped Parcels. Undeveloped parcels receive a reduced level of benefit as compared to developed parcels. Undeveloped parcels therefore are assessed at 20% of

the non-residential rate per acre for each zone of benefit. This includes all lots designated as undeveloped or vacant without a tentative or final tract map but does not include easements or streets, whether private or public, which are non-assessable.

Exempt Parcels. - Publicly owned properties must be assessed unless there is clear and convincing evidence that those properties receive no special benefit from the improvements. 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, public parkways, public property designated open space, and any portion of public property that is not used for business purposes similar to private residential, commercial, industrial, and institutional activities. Also exempted from the assessments are private streets, utility easements, homeowner's or property owner's association common areas (except club houses, community centers, parking lots, etc.) and any other parcels that do not receive a special and direct benefit from the improvements.

The following table summarizes the EDU Factors by zone of benefit for each land use category.

		EDU Factor						
Land Use Classification	**Unit**	**Zone 1**	**Zone 2**	**Zone 3**	**Zone 4**	**Zone 5**	**Zone 6**	**Zone 7**
Single-Family Residential	per Dwelling Unit	1.000	1.000	1.000	1.000	1.000	1.000	1.000
Multi-Family Residential	per Dwelling Unit	0.750	0.750	0.750	0.750	0.750	0.750	0.750
Non-Residential	per Acre	11.250	8.158	27.040	10.150	8.158	7.810	8.158
Vacant Property	per Acre	2.250	1.632	5.410	2.030	1.631	1.562	1.631

Parcels within each zone may be assessed once it is anticipated that improvements will need to be maintained or reserve funds will need to be collected for the ensuing fiscal year.

The table below summarizes both the maximum and applied assessment rates per EDU for Fiscal Year 2025-26.

LLD No. 19 Benefit Zone	FY 2025/26 Maximum Assessment Rate	FY 2025/26 Applied Assessment Rate
Zone 1 (Bayshore)	$116.75	$87.34
Zone 2 (Lighthouse)	$79.47	$59.45
Zone 3 (Newark Senior Housing)	$64.64	$48.36
Zone 4 (Tract 8098 - Glass Bay)	$121.83	$91.14
Zone 5 (Tracts 8099 & 8436 - Bridgeway)	$99.74	$80.00
Zone 6 (Tract 8459 - Compass Bay)	$130.07	$107.46
Zone 7 (Tract 8453 - Harbor Pointe)	$148.25	$148.25

Maximum Assessment Rate Increases

The maximum assessment rates for each zone may be adjusted annually by the greater of the annual increase in the Bureau of Labor Statistics, Consumer Price Index for the month of February, All Urban Consumers for the San Francisco/Oakland/San Jose area, or 3%.

Appeals and Interpretations

Any property owner who feels that the assessment levied on the subject property is in error because of incorrect information being used to apply the foregoing method of assessment, may file a written appeal with City Engineer or his or her designee. Any such appeal is limited to correction of an assessment during the then current or, if before July 1, the upcoming fiscal year. Upon the filing of any such appeal, the City Engineer or his or her designee will promptly review the appeal and any information provided by the property owner. If the City Engineer or his or her designee finds that the assessment should be modified, the appropriate changes shall be made to the assessment roll. If any such changes are approved after the assessment roll has been filed with the County for collection, the City Engineer or his or her designee is authorized to refund to the property owner the amount of any approved reduction. Any property owner who disagrees with the decision of the City Engineer or her or his designee may refer their appeal to the City Council and the decision of the City 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 parcel within the District is shown on the last equalized Secured Property Tax Roll of the Alameda 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 parcel. The Assessment Roll is on file in the Public Works Department of the City and is included in this Report beginning on the next page.

The total proposed assessment for Fiscal Year 2025-26 is $150,177.32**.**

CITY OF NEWARK
LANDSCAPING & LIGHTING DISTRICT No. 19
ASSESSMENT ROLL
FISCAL YEAR 2025-26

Assessor's Parcel Number	Zone	Assessment Amount
092 -0258-012-00	1	$87.34
092 -0258-013-00	1	$87.34
092 -0258-014-00	1	$87.34
092 -0258-015-00	1	$87.34
092 -0258-016-00	1	$87.34
092 -0258-017-00	1	$87.34
092 -0258-018-00	1	$87.34
092 -0258-019-00	1	$87.34
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092 -0258-167-00	1	$87.34

CITY OF NEWARK
LANDSCAPING & LIGHTING DISTRICT No. 19
ASSESSMENT ROLL
FISCAL YEAR 2025-26

Assessor's Parcel Number	Zone	Assessment Amount
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092 -0257-046-00	1	$65.50
092 -0257-047-00	1	$65.50
092 -0257-048-00	1	$65.50
092 -0257-049-00	1	$65.50
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092 -0257-052-00	1	$65.50
092 -0257-053-00	1	$65.50
092 -0257-067-00	1	$65.50
092 -0257-068-00	1	$65.50
092 -0257-069-00	1	$65.50
092 -0257-070-00	1	$65.50
092 -0257-071-00	1	$65.50
092 -0257-072-00	1	$65.50
092 -0257-073-00	1	$65.50
092 -0257-074-00	1	$65.50
092 -0257-075-00	1	$65.50
092 -0257-077-00	1	$65.50
092 -0257-078-00	1	$65.50
092 -0257-079-00	1	$65.50
092 -0257-080-00	1	$65.50
092 -0257-081-00	1	$65.50
092 -0257-082-00	1	$65.50

CITY OF NEWARK
LANDSCAPING & LIGHTING DISTRICT No. 19
ASSESSMENT ROLL
FISCAL YEAR 2025-26

Assessor's Parcel Number	Zone	Assessment Amount
092 -0257-083-00	1	$65.50
092 -0257-084-00	1	$65.50
092 -0257-086-00	1	$65.50
092 -0257-087-00	1	$65.50
092 -0257-088-00	1	$65.50
092 -0257-089-00	1	$65.50
092 -0257-090-00	1	$65.50
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092 -0257-095-00	1	$65.50
092 -0257-096-00	1	$65.50
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092 -0257-099-00	1	$65.50
092 -0257-100-00	1	$65.50
092 -0257-101-00	1	$65.50
092 -0257-102-00	1	$65.50
092 -0257-103-00	1	$65.50
092 -0257-104-00	1	$65.50
092 -0257-105-00	1	$65.50
092 -0257-107-00	1	$65.50
092 -0257-108-00	1	$65.50
092 -0257-109-00	1	$65.50
092 -0257-110-00	1	$65.50
092 -0257-111-00	1	$65.50
092 -0257-112-00	1	$65.50
092 -0257-113-00	1	$65.50
092 -0257-114-00	1	$65.50
092 -0257-115-00	1	$65.50
092 -0257-117-00	1	$65.50
092 -0257-118-00	1	$65.50
092 -0257-119-00	1	$65.50
092 -0257-120-00	1	$65.50
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092 -0257-124-00	1	$65.50
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092 -0257-250-00	1	$65.50
092 -0257-251-00	1	$65.50
092 -0257-252-00	1	$65.50
092 -0257-253-00	1	$65.50
092 -0257-254-00	1	$65.50
092 -0257-255-00	1	$65.50

CITY OF NEWARK
LANDSCAPING & LIGHTING DISTRICT No. 19
ASSESSMENT ROLL
FISCAL YEAR 2025-26

Assessor's Parcel Number	Zone	Assessment Amount
092 -0257-256-00	1	$65.50
092 -0257-257-00	1	$65.50
092 -0257-258-00	1	$65.50
092 -0257-259-00	1	$65.50
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092 -0257-264-00	1	$65.50
092 -0257-265-00	1	$65.50
092 -0257-266-00	1	$65.50
092 -0257-267-00	1	$65.50
092 -0257-268-00	1	$65.50
092 -0257-269-00	1	$65.50
092 -0257-270-00	1	$65.50
092 -0257-272-00	1	$65.50
092 -0257-273-00	1	$65.50
092 -0257-274-00	1	$65.50
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092 -0257-287-00	1	$65.50
092 -0257-288-00	1	$65.50
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092 -0257-333-00	1	$65.50
092 -0257-334-00	1	$65.50
092 -0257-335-00	1	$65.50
092 -0257-336-00	1	$65.50
092 -0257-337-00	1	$65.50
092 -0260-024-00	2	$44.58
092 -0260-025-00	2	$44.58
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092 -0260-027-00	2	$44.58
092 -0260-028-00	2	$44.58
092 -0260-029-00	2	$44.58
092 -0260-030-00	2	$44.58
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092 -0260-035-00	2	$44.58
092 -0260-036-00	2	$44.58
092 -0260-037-00	2	$44.58
092 -0260-038-00	2	$44.58
092 -0260-039-00	2	$44.58
092 -0260-040-00	2	$44.58
092 -0260-042-00	2	$44.58
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092 -0260-067-00	2	$44.58
092 -0260-068-00	2	$44.58
092 -0260-069-00	2	$44.58
092 -0260-070-00	2	$44.58
092 -0260-071-00	2	$44.58
092 -0260-072-00	2	$44.58
092 -0260-074-00	2	$44.58
092 -0260-075-00	2	$44.58
092 -0260-076-00	2	$44.58
092 -0260-077-00	2	$44.58
092 -0260-078-00	2	$44.58
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092 -0260-111-00	2	$44.58
092 -0260-112-00	2	$44.58
092 -0260-113-00	2	$44.58
092 -0260-114-00	2	$44.58
092 -0260-116-00	2	$44.58
092 -0260-117-00	2	$44.58

CITY OF NEWARK
LANDSCAPING & LIGHTING DISTRICT No. 19
ASSESSMENT ROLL
FISCAL YEAR 2025-26

Assessor's Parcel Number	Zone	Assessment Amount
092 -0260-118-00	2	$44.58
092 -0260-119-00	2	$44.58
092 -0260-120-00	2	$44.58
092 -0260-121-00	2	$44.58
092 -0260-122-00	2	$44.58
092 -0260-123-00	2	$44.58
092 -0115-012-08	3	$2,720.24
092 -0259-024-00	4	$91.14
092 -0259-025-00	4	$91.14
092 -0259-026-00	4	$91.14
092 -0259-027-00	4	$91.14
092 -0259-028-00	4	$91.14
092 -0259-029-00	4	$91.14
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092 -0259-043-00	4	$91.14
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092 -0259-115-00	4	$91.14
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092 -0259-122-00	4	$91.14
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092 -0259-150-00	4	$91.14
092 -0259-151-00	4	$91.14
092 -0259-152-00	4	$91.14
092 -0259-153-00	4	$91.14
092 -0259-154-00	4	$91.14
092 -0259-155-00	4	$91.14
092 -0259-156-00	4	$91.14
092 -0259-157-00	4	$91.14
092 -0259-158-00	4	$91.14
092 -0259-159-00	4	$91.14
092 -0259-160-00	4	$91.14
092 -0259-161-00	4	$91.14
092 -0259-162-00	4	$91.14
092 -0259-163-00	4	$91.14
092 -0259-164-00	4	$91.14
092 -0259-165-00	4	$91.14
092 -0259-166-00	4	$91.14
092 -0259-167-00	4	$91.14
092 -0259-168-00	4	$91.14
092 -0259-169-00	4	$91.14
092 -0259-170-00	4	$91.14
092 -0259-171-00	4	$91.14
092 -0259-172-00	4	$91.14

CITY OF NEWARK
LANDSCAPING & LIGHTING DISTRICT No. 19
ASSESSMENT ROLL
FISCAL YEAR 2025-26

Assessor's Parcel Number	Zone	Assessment Amount
092 -0259-173-00	4	$91.14
092 -0259-174-00	4	$91.14
092 -0259-175-00	4	$91.14
092 -0259-176-00	4	$91.14
092 -0259-177-00	4	$91.14
092 -0259-178-00	4	$91.14
092 -0259-179-00	4	$91.14
092 -0259-180-00	4	$91.14
092 -0259-181-00	4	$91.14
092 -0259-182-00	4	$91.14
092 -0259-183-00	4	$91.14
092 -0259-184-00	4	$91.14
092 -0259-185-00	4	$91.14
092 -0259-186-00	4	$91.14
092 -0259-187-00	4	$91.14
092 -0259-188-00	4	$91.14
092 -0259-189-00	4	$91.14
092 -0259-190-00	4	$91.14
092 -0259-191-00	4	$91.14
092 -0259-192-00	4	$91.14
092 -0259-193-00	4	$91.14
092 -0259-194-00	4	$91.14
092 -0259-195-00	4	$91.14
092 -0259-196-00	4	$91.14
092 -0259-197-00	4	$91.14
092 -0259-198-00	4	$91.14
092 -0259-199-00	4	$91.14
092 -0259-200-00	4	$91.14
092 -0259-201-00	4	$91.14
092 -0259-202-00	4	$91.14
092 -0259-203-00	4	$91.14
092 -0259-204-00	4	$91.14
092 -0259-205-00	4	$91.14
092 -0259-206-00	4	$91.14
092 -0259-207-00	4	$91.14
092 -0259-208-00	4	$91.14
092 -0259-209-00	4	$91.14
092 -0259-210-00	4	$91.14
092 -0259-211-00	4	$91.14
092 -0259-212-00	4	$91.14
092 -0259-213-00	4	$91.14
092 -0259-214-00	4	$91.14
092 -0259-215-00	4	$91.14
092 -0259-216-00	4	$91.14
092 -0259-217-00	4	$91.14
092 -0259-218-00	4	$91.14
092 -0259-219-00	4	$91.14
092 -0259-220-00	4	$91.14
092 -0259-221-00	4	$91.14
092 -0259-222-00	4	$91.14
092 -0259-223-00	4	$91.14
092 -0259-224-00	4	$91.14
092 -0259-225-00	4	$91.14
092 -0259-226-00	4	$91.14
092 -0259-227-00	4	$91.14
092 -0259-228-00	4	$91.14
092 -0259-229-00	4	$91.14
092 -0259-230-00	4	$91.14
092 -0259-231-00	4	$91.14
092 -0259-232-00	4	$91.14
092 -0259-233-00	4	$91.14
092 -0259-234-00	4	$91.14
092 -0259-235-00	4	$91.14
092 -0259-236-00	4	$91.14
092 -0259-237-00	4	$91.14
092 -0259-238-00	4	$91.14
092 -0259-239-00	4	$91.14
092 -0259-240-00	4	$91.14
537 -0856-014-00	5	$80.00
537 -0856-015-00	5	$80.00
537 -0856-016-00	5	$80.00
537 -0856-017-00	5	$80.00
537 -0856-018-00	5	$80.00
537 -0856-019-00	5	$80.00
537 -0856-020-00	5	$80.00
537 -0856-021-00	5	$80.00
537 -0856-022-00	5	$80.00
537 -0856-023-00	5	$80.00
537 -0856-024-00	5	$80.00
537 -0856-025-00	5	$80.00
537 -0856-026-00	5	$80.00
537 -0856-027-00	5	$80.00
537 -0856-028-00	5	$80.00
537 -0856-029-00	5	$80.00
537 -0856-030-00	5	$80.00
537 -0856-031-00	5	$80.00
537 -0856-032-00	5	$80.00
537 -0856-033-00	5	$80.00
537 -0856-034-00	5	$80.00
537 -0856-035-00	5	$80.00
537 -0856-036-00	5	$80.00
537 -0856-037-00	5	$80.00
537 -0856-038-00	5	$80.00
537 -0856-039-00	5	$80.00
537 -0856-040-00	5	$80.00
537 -0856-041-00	5	$80.00
537 -0856-042-00	5	$80.00
537 -0856-043-00	5	$80.00
537 -0856-044-00	5	$80.00
537 -0856-045-00	5	$80.00
537 -0856-046-00	5	$80.00
537 -0856-047-00	5	$80.00
537 -0856-048-00	5	$80.00
537 -0856-049-00	5	$80.00
537 -0856-050-00	5	$80.00
537 -0856-051-00	5	$80.00
537 -0856-052-00	5	$80.00
537 -0856-053-00	5	$80.00
537 -0856-054-00	5	$80.00
537 -0856-055-00	5	$80.00
537 -0856-056-00	5	$80.00
537 -0856-057-00	5	$80.00
537 -0856-058-00	5	$80.00
537 -0856-059-00	5	$80.00
537 -0856-060-00	5	$80.00
537 -0856-061-00	5	$80.00
537 -0856-062-00	5	$80.00
537 -0856-063-00	5	$80.00
537 -0856-064-00	5	$80.00
537 -0856-065-00	5	$80.00
537 -0856-109-00	5	$60.00
537 -0856-110-00	5	$60.00
537 -0856-111-00	5	$60.00
537 -0856-112-00	5	$60.00
537 -0856-113-00	5	$60.00
537 -0856-114-00	5	$60.00
537 -0856-115-00	5	$60.00
537 -0856-117-00	5	$60.00
537 -0856-118-00	5	$60.00
537 -0856-119-00	5	$60.00
537 -0856-120-00	5	$60.00
537 -0856-121-00	5	$60.00
537 -0856-122-00	5	$60.00
537 -0856-123-00	5	$60.00
537 -0856-125-00	5	$60.00
537 -0856-126-00	5	$60.00
537 -0856-127-00	5	$60.00
537 -0856-128-00	5	$60.00
537 -0856-129-00	5	$60.00
537 -0856-130-00	5	$60.00
537 -0856-131-00	5	$60.00
537 -0856-132-00	5	$60.00
537 -0856-133-00	5	$60.00
537 -0856-135-00	5	$60.00
537 -0856-136-00	5	$60.00
537 -0856-137-00	5	$60.00
537 -0856-138-00	5	$60.00
537 -0856-139-00	5	$60.00
537 -0856-140-00	5	$60.00
537 -0856-141-00	5	$60.00
537 -0856-142-00	5	$60.00
537 -0856-143-00	5	$60.00
537 -0856-145-00	5	$60.00
537 -0856-146-00	5	$60.00
537 -0856-147-00	5	$60.00
537 -0856-148-00	5	$60.00

CITY OF NEWARK
LANDSCAPING & LIGHTING DISTRICT No. 19
ASSESSMENT ROLL
FISCAL YEAR 2025-26

Assessor's Parcel Number	Zone	Assessment Amount
537 -0856-149-00	5	$60.00
537 -0856-150-00	5	$60.00
537 -0856-151-00	5	$60.00
537 -0856-152-00	5	$60.00
537 -0856-153-00	5	$60.00
537 -0856-155-00	5	$60.00
537 -0856-156-00	5	$60.00
537 -0856-157-00	5	$60.00
537 -0856-158-00	5	$60.00
537 -0856-159-00	5	$60.00
537 -0856-160-00	5	$60.00
537 -0856-162-00	5	$60.00
537 -0856-163-00	5	$60.00
537 -0856-164-00	5	$60.00
537 -0856-165-00	5	$60.00
537 -0856-166-00	5	$60.00
537 -0856-167-00	5	$60.00
537 -0856-169-00	5	$60.00
537 -0856-170-00	5	$60.00
537 -0856-171-00	5	$60.00
537 -0856-172-00	5	$60.00
537 -0856-173-00	5	$60.00
537 -0856-174-00	5	$60.00
537 -0856-175-00	5	$60.00
537 -0856-176-00	5	$60.00
537 -0856-177-00	5	$60.00
537 -0856-179-00	5	$60.00
537 -0856-180-00	5	$60.00
537 -0856-181-00	5	$60.00
537 -0856-182-00	5	$60.00
537 -0856-184-00	5	$60.00
537 -0856-185-00	5	$60.00
537 -0856-186-00	5	$60.00
537 -0856-187-00	5	$60.00
537 -0856-188-00	5	$60.00
537 -0856-189-00	5	$60.00
537 -0856-190-00	5	$60.00
537 -0856-191-00	5	$60.00
537 -0856-192-00	5	$60.00
537 -0858-029-00	5	$60.00
537 -0858-030-00	5	$60.00
537 -0858-031-00	5	$60.00
537 -0858-032-00	5	$60.00
537 -0858-033-00	5	$60.00
537 -0858-034-00	5	$60.00
537 -0858-035-00	5	$60.00
537 -0858-037-00	5	$60.00
537 -0858-038-00	5	$60.00
537 -0858-039-00	5	$60.00
537 -0858-040-00	5	$60.00
537 -0858-041-00	5	$60.00
537 -0858-042-00	5	$60.00
537 -0858-043-00	5	$60.00
537 -0858-045-00	5	$60.00
537 -0858-046-00	5	$60.00
537 -0858-047-00	5	$60.00
537 -0858-048-00	5	$60.00
537 -0858-050-00	5	$60.00
537 -0858-051-00	5	$60.00
537 -0858-052-00	5	$60.00
537 -0858-053-00	5	$60.00
537 -0858-054-00	5	$60.00
537 -0858-055-00	5	$60.00
537 -0858-056-00	5	$60.00
537 -0858-057-00	5	$60.00
537 -0858-058-00	5	$60.00
537 -0858-060-00	5	$60.00
537 -0858-061-00	5	$60.00
537 -0858-062-00	5	$60.00
537 -0858-063-00	5	$60.00
537 -0858-064-00	5	$60.00
537 -0858-065-00	5	$60.00
537 -0858-067-00	5	$60.00
537 -0858-068-00	5	$60.00
537 -0858-069-00	5	$60.00
537 -0858-070-00	5	$60.00
537 -0858-071-00	5	$60.00
537 -0858-072-00	5	$60.00
537 -0858-073-00	5	$60.00
537 -0858-075-00	5	$60.00
537 -0858-076-00	5	$60.00
537 -0858-077-00	5	$60.00
537 -0858-078-00	5	$60.00
537 -0858-079-00	5	$60.00
537 -0858-080-00	5	$60.00
537 -0858-081-00	5	$60.00
537 -0858-082-00	5	$60.00
537 -0858-083-00	5	$60.00
537 -0858-085-00	5	$60.00
537 -0858-086-00	5	$60.00
537 -0858-087-00	5	$60.00
537 -0858-088-00	5	$60.00
537 -0858-089-00	5	$60.00
537 -0858-090-00	5	$60.00
537 -0860-095-00	5	$60.00
537 -0860-096-00	5	$60.00
537 -0860-097-00	5	$60.00
537 -0860-098-00	5	$60.00
537 -0860-099-00	5	$60.00
537 -0860-100-00	5	$60.00
537 -0860-102-00	5	$60.00
537 -0860-103-00	5	$60.00
537 -0860-104-00	5	$60.00
537 -0860-105-00	5	$60.00
537 -0860-106-00	5	$60.00
537 -0860-107-00	5	$60.00
537 -0860-109-00	5	$60.00
537 -0860-110-00	5	$60.00
537 -0860-111-00	5	$60.00
537 -0860-112-00	5	$60.00
537 -0860-113-00	5	$60.00
537 -0860-114-00	5	$60.00
537 -0860-116-00	5	$60.00
537 -0860-117-00	5	$60.00
537 -0860-118-00	5	$60.00
537 -0860-119-00	5	$60.00
537 -0860-120-00	5	$60.00
537 -0860-121-00	5	$60.00
537 -0860-123-00	5	$60.00
537 -0860-124-00	5	$60.00
537 -0860-125-00	5	$60.00
537 -0860-126-00	5	$60.00
537 -0860-127-00	5	$60.00
537 -0860-128-00	5	$60.00
537 -0860-130-00	5	$60.00
537 -0860-131-00	5	$60.00
537 -0860-132-00	5	$60.00
537 -0860-133-00	5	$60.00
537 -0860-134-00	5	$60.00
537 -0860-135-00	5	$60.00
537 -0860-137-00	5	$60.00
537 -0860-138-00	5	$60.00
537 -0860-139-00	5	$60.00
537 -0860-140-00	5	$60.00
537 -0860-141-00	5	$60.00
537 -0860-142-00	5	$60.00
537 -0860-144-00	5	$60.00
537 -0860-145-00	5	$60.00
537 -0860-146-00	5	$60.00
537 -0860-147-00	5	$60.00
537 -0860-148-00	5	$60.00
537 -0860-149-00	5	$60.00
537 -0856-087-00	5	$80.00
537 -0856-088-00	5	$80.00
537 -0856-089-00	5	$80.00
537 -0856-090-00	5	$80.00
537 -0856-091-00	5	$80.00
537 -0856-092-00	5	$80.00
537 -0856-093-00	5	$80.00
537 -0856-094-00	5	$80.00
537 -0856-095-00	5	$80.00
537 -0856-096-00	5	$80.00
537 -0856-097-00	5	$80.00
537 -0856-098-00	5	$80.00
537 -0856-099-00	5	$80.00
537 -0856-100-00	5	$80.00

CITY OF NEWARK
LANDSCAPING & LIGHTING DISTRICT No. 19
ASSESSMENT ROLL
FISCAL YEAR 2025-26

Assessor's Parcel Number	Zone	Assessment Amount	Assessor's Parcel Number	Zone	Assessment Amount	Assessor's Parcel Number	Zone	Assessment Amount
537 -0856-101-00	5	$80.00	537 -0857-065-00	5	$80.00	537 -0857-117-00	5	$80.00
537 -0856-102-00	5	$60.00	537 -0857-066-00	5	$80.00	537 -0857-118-00	5	$80.00
537 -0856-103-00	5	$60.00	537 -0857-067-00	5	$80.00	537 -0857-119-00	5	$80.00
537 -0856-104-00	5	$60.00	537 -0857-068-00	5	$80.00	537 -0857-120-00	5	$80.00
537 -0856-105-00	5	$60.00	537 -0857-069-00	5	$80.00	537 -0857-121-00	5	$80.00
537 -0856-106-00	5	$60.00	537 -0857-070-00	5	$80.00	537 -0857-122-00	5	$80.00
537 -0856-107-00	5	$60.00	537 -0857-071-00	5	$80.00	537 -0857-123-00	5	$80.00
537 -0857-020-00	5	$80.00	537 -0857-072-00	5	$80.00	537 -0857-124-00	5	$80.00
537 -0857-021-00	5	$80.00	537 -0857-073-00	5	$80.00	537 -0857-125-00	5	$80.00
537 -0857-022-00	5	$80.00	537 -0857-074-00	5	$80.00	537 -0857-126-00	5	$80.00
537 -0857-023-00	5	$80.00	537 -0857-075-00	5	$80.00	537 -0857-127-00	5	$80.00
537 -0857-024-00	5	$80.00	537 -0857-076-00	5	$80.00	537 -0857-128-00	5	$80.00
537 -0857-025-00	5	$80.00	537 -0857-077-00	5	$80.00	537 -0857-129-00	5	$80.00
537 -0857-026-00	5	$80.00	537 -0857-078-00	5	$80.00	537 -0857-130-00	5	$80.00
537 -0857-027-00	5	$80.00	537 -0857-079-00	5	$80.00	537 -0857-131-00	5	$80.00
537 -0857-028-00	5	$80.00	537 -0857-080-00	5	$80.00	537 -0857-132-00	5	$80.00
537 -0857-029-00	5	$80.00	537 -0857-081-00	5	$80.00	537 -0857-133-00	5	$80.00
537 -0857-030-00	5	$80.00	537 -0857-082-00	5	$80.00	537 -0857-134-00	5	$80.00
537 -0857-031-00	5	$80.00	537 -0857-083-00	5	$80.00	537 -0857-135-00	5	$80.00
537 -0857-032-00	5	$80.00	537 -0857-084-00	5	$80.00	537 -0857-136-00	5	$80.00
537 -0857-033-00	5	$80.00	537 -0857-085-00	5	$80.00	537 -0857-137-00	5	$80.00
537 -0857-034-00	5	$80.00	537 -0857-086-00	5	$80.00	537 -0857-138-00	5	$80.00
537 -0857-035-00	5	$80.00	537 -0857-087-00	5	$80.00	537 -0857-139-00	5	$80.00
537 -0857-036-00	5	$80.00	537 -0857-088-00	5	$80.00	537 -0857-140-00	5	$80.00
537 -0857-037-00	5	$80.00	537 -0857-089-00	5	$80.00	537 -0857-141-00	5	$80.00
537 -0857-038-00	5	$80.00	537 -0857-090-00	5	$80.00	537 -0857-142-00	5	$80.00
537 -0857-039-00	5	$80.00	537 -0857-091-00	5	$80.00	537 -0857-143-00	5	$80.00
537 -0857-040-00	5	$80.00	537 -0857-092-00	5	$80.00	537 -0857-144-00	5	$80.00
537 -0857-041-00	5	$80.00	537 -0857-093-00	5	$80.00	537 -0857-145-00	5	$80.00
537 -0857-042-00	5	$80.00	537 -0857-094-00	5	$80.00	537 -0857-146-00	5	$80.00
537 -0857-043-00	5	$80.00	537 -0857-095-00	5	$80.00	537 -0857-147-00	5	$80.00
537 -0857-044-00	5	$80.00	537 -0857-096-00	5	$80.00	537 -0857-148-00	5	$80.00
537 -0857-045-00	5	$80.00	537 -0857-097-00	5	$80.00	537 -0857-149-00	5	$80.00
537 -0857-046-00	5	$80.00	537 -0857-098-00	5	$80.00	537 -0857-150-00	5	$80.00
537 -0857-047-00	5	$80.00	537 -0857-099-00	5	$80.00	537 -0857-151-00	5	$80.00
537 -0857-048-00	5	$80.00	537 -0857-100-00	5	$80.00	537 -0857-152-00	5	$80.00
537 -0857-049-00	5	$80.00	537 -0857-101-00	5	$80.00	537 -0857-153-00	5	$80.00
537 -0857-050-00	5	$80.00	537 -0857-102-00	5	$80.00	537 -0857-154-00	5	$80.00
537 -0857-051-00	5	$80.00	537 -0857-103-00	5	$80.00	537 -0857-155-00	5	$80.00
537 -0857-052-00	5	$80.00	537 -0857-104-00	5	$80.00	537 -0857-156-00	5	$80.00
537 -0857-053-00	5	$80.00	537 -0857-105-00	5	$80.00	537 -0857-157-00	5	$80.00
537 -0857-054-00	5	$80.00	537 -0857-106-00	5	$80.00	537 -0857-158-00	5	$80.00
537 -0857-055-00	5	$80.00	537 -0857-107-00	5	$80.00	537 -0857-159-00	5	$80.00
537 -0857-056-00	5	$80.00	537 -0857-108-00	5	$80.00	537 -0857-160-00	5	$80.00
537 -0857-057-00	5	$80.00	537 -0857-109-00	5	$80.00	537 -0857-161-00	5	$80.00
537 -0857-058-00	5	$80.00	537 -0857-110-00	5	$80.00	537 -0857-162-00	5	$80.00
537 -0857-059-00	5	$80.00	537 -0857-111-00	5	$80.00	537 -0857-163-00	5	$80.00
537 -0857-060-00	5	$80.00	537 -0857-112-00	5	$80.00	537 -0857-164-00	5	$80.00
537 -0857-061-00	5	$80.00	537 -0857-113-00	5	$80.00	537 -0857-165-00	5	$80.00
537 -0857-062-00	5	$80.00	537 -0857-114-00	5	$80.00	537 -0857-166-00	5	$80.00
537 -0857-063-00	5	$80.00	537 -0857-115-00	5	$80.00	537 -0857-167-00	5	$80.00
537 -0857-064-00	5	$80.00	537 -0857-116-00	5	$80.00	537 -0857-168-00	5	$80.00

CITY OF NEWARK
LANDSCAPING & LIGHTING DISTRICT No. 19
ASSESSMENT ROLL
FISCAL YEAR 2025-26

Assessor's Parcel Number	Zone	Assessment Amount
537 -0857-169-00	5	$80.00
537 -0857-170-00	5	$80.00
537 -0857-171-00	5	$80.00
537 -0857-172-00	5	$80.00
537 -0857-173-00	5	$80.00
537 -0857-174-00	5	$80.00
537 -0857-175-00	5	$80.00
537 -0857-176-00	5	$80.00
537 -0857-177-00	5	$80.00
537 -0857-178-00	5	$80.00
537 -0857-179-00	5	$80.00
537 -0857-180-00	5	$80.00
537 -0857-181-00	5	$80.00
537 -0857-182-00	5	$80.00
537 -0857-183-00	5	$80.00
537 -0857-184-00	5	$80.00
537 -0857-185-00	5	$80.00
537 -0857-186-00	5	$80.00
537 -0857-187-00	5	$80.00
537 -0857-188-00	5	$80.00
537 -0857-189-00	5	$80.00
537 -0857-190-00	5	$80.00
537 -0857-191-00	5	$80.00
537 -0857-192-00	5	$80.00
537 -0857-193-00	5	$80.00
537 -0857-194-00	5	$80.00
537 -0857-195-00	5	$80.00
537 -0857-196-00	5	$80.00
537 -0857-197-00	5	$80.00
537 -0857-198-00	5	$80.00
537 -0857-199-00	5	$80.00
537 -0857-200-00	5	$80.00
537 -0860-037-00	5	$80.00
537 -0860-038-00	5	$80.00
537 -0860-039-00	5	$80.00
537 -0860-040-00	5	$80.00
537 -0860-041-00	5	$80.00
537 -0860-042-00	5	$80.00
537 -0860-043-00	5	$80.00
537 -0860-044-00	5	$80.00
537 -0860-045-00	5	$80.00
537 -0860-046-00	5	$80.00
537 -0860-047-00	5	$80.00
537 -0860-048-00	5	$80.00
537 -0860-049-00	5	$80.00
537 -0860-050-00	5	$80.00
537 -0860-051-00	5	$80.00
537 -0860-052-00	5	$80.00
537 -0860-053-00	5	$80.00
537 -0860-054-00	5	$80.00
537 -0860-055-00	5	$80.00
537 -0860-056-00	5	$80.00
537 -0860-057-00	5	$80.00
537 -0860-058-00	5	$80.00
537 -0860-059-00	5	$80.00
537 -0860-060-00	5	$80.00
537 -0860-061-00	5	$80.00
537 -0860-062-00	5	$80.00
537 -0860-063-00	5	$80.00
537 -0860-064-00	5	$80.00
537 -0860-065-00	5	$80.00
537 -0860-066-00	5	$80.00
537 -0860-067-00	5	$80.00
537 -0860-068-00	5	$80.00
537 -0860-069-00	5	$80.00
537 -0860-070-00	5	$80.00
537 -0860-071-00	5	$80.00
537 -0860-072-00	5	$80.00
537 -0860-073-00	5	$80.00
537 -0860-074-00	5	$80.00
537 -0860-075-00	5	$80.00
537 -0860-076-00	5	$80.00
537 -0860-077-00	5	$80.00
537 -0860-078-00	5	$80.00
537 -0860-079-00	5	$80.00
537 -0860-080-00	5	$80.00
537 -0860-081-00	5	$80.00
537 -0860-082-00	5	$80.00
537 -0860-083-00	5	$80.00
537 -0860-084-00	5	$80.00
537 -0860-085-00	5	$80.00
537 -0860-086-00	5	$80.00
537 -0860-087-00	5	$80.00
537 -0860-088-00	5	$80.00
537 -0860-089-00	5	$80.00
537 -0860-090-00	5	$80.00
537 -0860-091-00	5	$80.00
537 -0860-092-00	5	$80.00
537 -0860-093-00	5	$80.00
537 -0860-094-00	5	$80.00
537 -0856-208-00	5	$60.00
537 -0856-209-00	5	$60.00
537 -0856-210-00	5	$60.00
537 -0856-211-00	5	$60.00
537 -0856-212-00	5	$60.00
537 -0856-213-00	5	$60.00
537 -0856-215-00	5	$60.00
537 -0856-216-00	5	$60.00
537 -0856-217-00	5	$60.00
537 -0856-218-00	5	$60.00
537 -0856-219-00	5	$60.00
537 -0856-220-00	5	$60.00
537 -0856-221-00	5	$60.00
537 -0856-194-00	5	$60.00
537 -0856-195-00	5	$60.00
537 -0856-196-00	5	$60.00
537 -0856-197-00	5	$60.00
537 -0856-198-00	5	$60.00
537 -0856-199-00	5	$60.00
537 -0856-201-00	5	$60.00
537 -0856-202-00	5	$60.00
537 -0856-203-00	5	$60.00
537 -0856-204-00	5	$60.00
537 -0856-205-00	5	$60.00
537 -0856-206-00	5	$60.00
537 -0858-106-00	5	$60.00
537 -0858-107-00	5	$60.00
537 -0858-108-00	5	$60.00
537 -0858-109-00	5	$60.00
537 -0858-110-00	5	$60.00
537 -0858-111-00	5	$60.00
537 -0858-112-00	5	$60.00
537 -0858-099-00	5	$60.00
537 -0858-100-00	5	$60.00
537 -0858-101-00	5	$60.00
537 -0858-102-00	5	$60.00
537 -0858-103-00	5	$60.00
537 -0858-104-00	5	$60.00
537 -0858-092-00	5	$60.00
537 -0858-093-00	5	$60.00
537 -0858-094-00	5	$60.00
537 -0858-095-00	5	$60.00
537 -0858-096-00	5	$60.00
537 -0858-097-00	5	$60.00
537 -0860-151-00	5	$60.00
537 -0860-152-00	5	$60.00
537 -0860-153-00	5	$60.00
537 -0860-154-00	5	$60.00
537 -0860-155-00	5	$60.00
537 -0860-156-00	5	$60.00
537 -0860-165-00	5	$60.00
537 -0860-166-00	5	$60.00
537 -0860-167-00	5	$60.00
537 -0860-168-00	5	$60.00
537 -0860-169-00	5	$60.00
537 -0860-170-00	5	$60.00
537 -0860-158-00	5	$60.00
537 -0860-159-00	5	$60.00
537 -0860-160-00	5	$60.00
537 -0860-161-00	5	$60.00
537 -0860-162-00	5	$60.00
537 -0860-163-00	5	$60.00
537 -0860-172-00	5	$60.00
537 -0860-173-00	5	$60.00
537 -0860-174-00	5	$60.00
537 -0860-175-00	5	$60.00

CITY OF NEWARK
LANDSCAPING & LIGHTING DISTRICT No. 19
ASSESSMENT ROLL
FISCAL YEAR 2025-26

Assessor's Parcel Number	Zone	Assessment Amount
537 -0860-176-00	5	$60.00
537 -0860-177-00	5	$60.00
537 -0856-001-00	5	$517.52
537 -0860-179-00	5	$60.00
537 -0860-180-00	5	$60.00
537 -0860-181-00	5	$60.00
537 -0860-182-00	5	$60.00
537 -0860-183-00	5	$60.00
537 -0860-184-00	5	$60.00
537 -0860-186-00	5	$60.00
537 -0860-187-00	5	$60.00
537 -0860-188-00	5	$60.00
537 -0860-189-00	5	$60.00
537 -0860-190-00	5	$60.00
537 -0860-191-00	5	$60.00
537 -0860-193-00	5	$60.00
537 -0860-194-00	5	$60.00
537 -0860-195-00	5	$60.00
537 -0860-196-00	5	$60.00
537 -0860-197-00	5	$60.00
537 -0860-198-00	5	$60.00
092 -0265-064-00	6	$80.60
092 -0265-065-00	6	$80.60
092 -0265-053-00	6	$80.60
092 -0265-054-00	6	$80.60
092 -0265-055-00	6	$80.60
092 -0265-056-00	6	$80.60
092 -0265-057-00	6	$80.60
092 -0265-058-00	6	$80.60
092 -0265-045-00	6	$80.60
092 -0265-046-00	6	$80.60
092 -0265-047-00	6	$80.60
092 -0265-048-00	6	$80.60
092 -0265-049-00	6	$80.60
092 -0265-050-00	6	$80.60
092 -0265-051-00	6	$80.60
092 -0265-018-00	6	$80.60
092 -0265-019-00	6	$80.60
092 -0265-015-00	6	$80.60
092 -0265-016-00	6	$80.60
092 -0265-017-00	6	$80.60
092 -0265-021-00	6	$80.60
092 -0265-022-00	6	$80.60
092 -0265-023-00	6	$80.60
092 -0265-024-00	6	$80.60
092 -0265-074-00	6	$80.60
092 -0265-075-00	6	$80.60
092 -0265-076-00	6	$80.60
092 -0265-077-00	6	$80.60
092 -0265-038-00	6	$80.60
092 -0265-039-00	6	$80.60
092 -0265-040-00	6	$80.60
092 -0265-041-00	6	$80.60
092 -0265-042-00	6	$80.60
092 -0265-043-00	6	$80.60
092 -0265-035-00	6	$80.60
092 -0265-036-00	6	$80.60
092 -0265-033-00	6	$80.60
092 -0265-034-00	6	$80.60
092 -0265-027-00	6	$80.60
092 -0265-028-00	6	$80.60
092 -0265-029-00	6	$80.60
092 -0265-030-00	6	$80.60
092 -0265-031-00	6	$80.60
092 -0265-069-00	6	$80.60
092 -0265-070-00	6	$80.60
092 -0265-071-00	6	$80.60
092 -0265-072-00	6	$80.60
092 -0265-067-00	6	$80.60
092 -0265-068-00	6	$80.60
092 -0265-060-00	6	$80.60
092 -0265-061-00	6	$80.60
092 -0265-062-00	6	$80.60
092 -0265-063-00	6	$80.60
092 -0265-025-00	6	$80.60
092 -0264-011-00	6	$107.46
092 -0264-012-00	6	$107.46
092 -0264-013-00	6	$107.46
092 -0264-014-00	6	$107.46
092 -0264-015-00	6	$107.46
092 -0264-016-00	6	$107.46
092 -0264-022-00	6	$107.46
092 -0264-023-00	6	$107.46
092 -0264-024-00	6	$107.46
092 -0264-025-00	6	$107.46
092 -0264-026-00	6	$107.46
092 -0264-027-00	6	$107.46
092 -0264-028-00	6	$107.46
092 -0264-029-00	6	$107.46
092 -0264-030-00	6	$107.46
092 -0264-031-00	6	$107.46
092 -0264-032-00	6	$107.46
092 -0264-033-00	6	$107.46
092 -0264-034-00	6	$107.46
092 -0264-035-00	6	$107.46
092 -0264-036-00	6	$107.46
092 -0264-037-00	6	$107.46
092 -0264-038-00	6	$107.46
092 -0264-039-00	6	$107.46
092 -0264-040-00	6	$107.46
092 -0264-041-00	6	$107.46
092 -0264-042-00	6	$107.46
092 -0264-043-00	6	$107.46
092 -0264-044-00	6	$107.46
092 -0264-045-00	6	$107.46
092 -0264-046-00	6	$107.46
092 -0264-047-00	6	$107.46
092 -0264-048-00	6	$107.46
092 -0264-049-00	6	$107.46
092 -0264-050-00	6	$107.46
092 -0264-051-00	6	$107.46
092 -0264-052-00	6	$107.46
092 -0264-053-00	6	$107.46
092 -0264-054-00	6	$107.46
092 -0264-055-00	6	$107.46
092 -0264-056-00	6	$107.46
092 -0264-057-00	6	$107.46
092 -0264-058-00	6	$107.46
092 -0264-059-00	6	$107.46
092 -0264-060-00	6	$107.46
092 -0264-061-00	6	$107.46
092 -0264-062-00	6	$107.46
092 -0264-063-00	6	$107.46
092 -0264-100-00	6	$80.60
092 -0264-101-00	6	$80.60
092 -0264-102-00	6	$80.60
092 -0264-103-00	6	$80.60
092 -0264-104-00	6	$80.60
092 -0264-105-00	6	$80.60
092 -0264-093-00	6	$80.60
092 -0264-094-00	6	$80.60
092 -0264-095-00	6	$80.60
092 -0264-096-00	6	$80.60
092 -0264-097-00	6	$80.60
092 -0264-098-00	6	$80.60
092 -0264-074-00	6	$80.60
092 -0264-075-00	6	$80.60
092 -0264-076-00	6	$80.60
092 -0264-077-00	6	$80.60
092 -0264-078-00	6	$80.60
092 -0264-080-00	6	$80.60
092 -0264-081-00	6	$80.60
092 -0264-082-00	6	$80.60
092 -0264-083-00	6	$80.60
092 -0264-084-00	6	$80.60
092 -0264-085-00	6	$80.60
092 -0264-086-00	6	$80.60
092 -0264-070-00	6	$80.60
092 -0264-071-00	6	$80.60
092 -0264-072-00	6	$80.60
092 -0264-107-00	6	$80.60
092 -0264-108-00	6	$80.60
092 -0264-109-00	6	$80.60
092 -0264-110-00	6	$80.60
092 -0264-017-00	6	$107.46
092 -0264-018-00	6	$107.46

CITY OF NEWARK
LANDSCAPING & LIGHTING DISTRICT No. 19
ASSESSMENT ROLL
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Assessor's Parcel Number	Zone	Assessment Amount
092 -0264-019-00	6	$107.46
092 -0264-020-00	6	$107.46
092 -0264-021-00	6	$107.46
537 -0863-011-00	7	$148.24
537 -0863-012-00	7	$148.24
537 -0863-013-00	7	$148.24
537 -0863-014-00	7	$148.24
537 -0863-015-00	7	$148.24
537 -0863-016-00	7	$148.24
537 -0863-017-00	7	$148.24
537 -0863-018-00	7	$148.24
537 -0863-019-00	7	$148.24
537 -0863-020-00	7	$148.24
537 -0863-021-00	7	$148.24
537 -0863-022-00	7	$148.24
537 -0863-023-00	7	$148.24
537 -0863-024-00	7	$148.24
537 -0863-025-00	7	$148.24
537 -0863-026-00	7	$148.24
537 -0863-027-00	7	$148.24
537 -0863-028-00	7	$148.24
537 -0863-029-00	7	$148.24
537 -0863-030-00	7	$148.24
537 -0863-031-00	7	$148.24
537 -0863-032-00	7	$148.24
537 -0863-033-00	7	$148.24
537 -0863-034-00	7	$148.24
537 -0863-035-00	7	$148.24
537 -0863-036-00	7	$148.24
537 -0863-037-00	7	$148.24
537 -0863-038-00	7	$148.24
537 -0863-039-00	7	$148.24
537 -0863-040-00	7	$148.24
537 -0863-041-00	7	$148.24
537 -0863-042-00	7	$148.24
537 -0863-043-00	7	$148.24
537 -0863-044-00	7	$148.24
537 -0863-045-00	7	$148.24
537 -0863-046-00	7	$148.24
537 -0863-047-00	7	$148.24
537 -0863-048-00	7	$148.24
537 -0863-049-00	7	$148.24
537 -0863-050-00	7	$148.24
537 -0863-051-00	7	$148.24
537 -0863-052-00	7	$148.24
537 -0863-053-00	7	$148.24
537 -0863-054-00	7	$148.24
537 -0863-055-00	7	$148.24
537 -0861-027-00	7	$148.24
537 -0861-028-00	7	$148.24
537 -0861-029-00	7	$148.24
537 -0861-030-00	7	$148.24
537 -0861-031-00	7	$148.24
537 -0861-032-00	7	$148.24
537 -0861-033-00	7	$148.24
537 -0861-034-00	7	$148.24
537 -0861-035-00	7	$148.24
537 -0861-036-00	7	$148.24
537 -0862-018-00	7	$148.24
537 -0862-019-00	7	$148.24
537 -0862-020-00	7	$148.24
537 -0862-021-00	7	$148.24
537 -0862-022-00	7	$148.24
537 -0862-023-00	7	$148.24
537 -0862-024-00	7	$148.24
537 -0862-025-00	7	$148.24
537 -0862-026-00	7	$148.24
537 -0862-027-00	7	$148.24
537 -0862-028-00	7	$148.24
537 -0862-029-00	7	$148.24
537 -0862-030-00	7	$148.24
537 -0862-031-00	7	$148.24
537 -0862-032-00	7	$148.24
537 -0862-033-00	7	$148.24
537 -0862-034-00	7	$148.24
537 -0862-035-00	7	$148.24
537 -0862-036-00	7	$148.24
537 -0862-038-00	7	$148.24
537 -0862-039-00	7	$148.24
537 -0862-040-00	7	$148.24
537 -0862-041-00	7	$148.24
537 -0862-046-00	7	$148.24
537 -0862-047-00	7	$148.24
537 -0862-048-00	7	$148.24
537 -0862-049-00	7	$148.24
537 -0862-042-00	7	$148.24
537 -0862-043-00	7	$148.24
537 -0862-044-00	7	$148.24
537 -0862-050-00	7	$148.24
537 -0862-051-00	7	$148.24
537 -0862-052-00	7	$148.24
537 -0862-054-00	7	$148.24
537 -0862-055-00	7	$148.24
537 -0862-056-00	7	$148.24
537 -0862-057-00	7	$148.24
537 -0862-058-00	7	$148.24
537 -0862-059-00	7	$148.24
537 -0862-060-00	7	$148.24
537 -0862-062-00	7	$148.24
537 -0862-063-00	7	$148.24
537 -0862-064-00	7	$148.24
537 -0862-065-00	7	$148.24
537 -0862-066-00	7	$148.24
537 -0862-067-00	7	$148.24
537 -0862-068-00	7	$148.24
537 -0862-070-00	7	$148.24
537 -0862-071-00	7	$148.24
537 -0862-072-00	7	$148.24
537 -0862-073-00	7	$148.24
537 -0862-074-00	7	$148.24
537 -0862-075-00	7	$148.24
537 -0862-076-00	7	$148.24
537 -0862-078-00	7	$148.24
537 -0862-079-00	7	$148.24
537 -0862-080-00	7	$148.24
537 -0862-081-00	7	$148.24
537 -0862-082-00	7	$148.24
537 -0862-083-00	7	$148.24
537 -0862-084-00	7	$148.24
537 -0862-086-00	7	$148.24
537 -0862-087-00	7	$148.24
537 -0862-088-00	7	$148.24
537 -0862-089-00	7	$148.24
537 -0862-090-00	7	$148.24
537 -0862-091-00	7	$148.24
537 -0862-092-00	7	$148.24
537 -0862-094-00	7	$148.24
537 -0862-095-00	7	$148.24
537 -0862-096-00	7	$148.24
537 -0862-097-00	7	$148.24
537 -0862-098-00	7	$148.24
537 -0862-099-00	7	$148.24
537 -0862-101-00	7	$148.24
537 -0862-102-00	7	$148.24
537 -0862-103-00	7	$148.24
537 -0862-045-00	7	$148.24
537 -0862-037-00	7	$148.24
537 -0862-053-00	7	$148.24
537 -0862-061-00	7	$148.24
537 -0862-069-00	7	$148.24
537 -0862-077-00	7	$148.24
537 -0862-085-00	7	$148.24
537 -0862-093-00	7	$148.24
537 -0862-100-00	7	$148.24
537 -0862-104-00	7	$148.24
537 -0861-007-00	7	$148.24
537 -0861-008-00	7	$148.24
537 -0861-009-00	7	$148.24
537 -0861-010-00	7	$148.24
537 -0861-011-00	7	$148.24
537 -0861-012-00	7	$148.24
537 -0861-013-00	7	$148.24
537 -0861-014-00	7	$148.24
537 -0861-015-00	7	$148.24
537 -0861-016-00	7	$148.24
537 -0861-017-00	7	$148.24

CITY OF NEWARK
LANDSCAPING & LIGHTING DISTRICT No. 19
ASSESSMENT ROLL
FISCAL YEAR 2025-26

Assessor's Parcel Number	Zone	Assessment Amount
537 -0861-018-00	7	$148.24
537 -0861-019-00	7	$148.24
537 -0861-020-00	7	$148.24
537 -0861-021-00	7	$148.24
537 -0861-022-00	7	$148.24
537 -0861-023-00	7	$148.24
537 -0861-024-00	7	$148.24
537 -0861-025-00	7	$148.24
537 -0861-026-00	7	$148.24
537 -0861-037-00	7	$148.24
537 -0861-038-00	7	$148.24
537 -0861-039-00	7	$148.24
537 -0861-040-00	7	$148.24
537 -0861-041-00	7	$148.24
537 -0861-042-00	7	$148.24
537 -0861-043-00	7	$148.24
537 -0861-044-00	7	$148.24
537 -0861-045-00	7	$148.24
537 -0861-046-00	7	$148.24
537 -0861-047-00	7	$148.24
537 -0861-048-00	7	$148.24
537 -0861-049-00	7	$148.24
537 -0861-050-00	7	$148.24
537 -0861-051-00	7	$148.24
537 -0861-052-00	7	$148.24
537 -0861-053-00	7	$148.24
537 -0861-054-00	7	$148.24
537 -0861-055-00	7	$148.24
537 -0861-056-00	7	$148.24
537 -0861-057-00	7	$148.24
537 -0861-058-00	7	$148.24
537 -0861-059-00	7	$148.24
537 -0861-060-00	7	$148.24
537 -0861-061-00	7	$148.24
537 -0861-062-00	7	$148.24
537 -0861-063-00	7	$148.24
537 -0861-064-00	7	$148.24
537 -0861-065-00	7	$148.24
537 -0861-066-00	7	$148.24
Total Parcels:		1,755
Total Assessment:		$150,177.32

CITY OF NEWARK
LANDSCAPE & LIGHTNING DISTRICT No. 19
ASSESSMENT ROLL
Fiscal Year 2025-26

SUMMARY

Zone	Parcel	Assessment
Zone No. 1	542	$ 41,550.68
Zone No. 2	88	$ 3,923.04
Zone No. 3	1	$ 2,720.24
Zone No. 4	217	$ 19,777.38
Zone No. 5	559	$ 41,197.52
Zone No. 6	138	$ 12,546.38
Zone No. 7	192	$ 28,462.08
Total	1,755	$ 150,177.32

STAFF REPORT

Item F. 1.

DATE	05/22/2025
TO	Honorable Mayor and City Council Members
FROM	Jonathan Arguello, Chief of Police
SUBJECT	Chief of Police Arguello presentation of the 2024 Newark Police Department Annual Report

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With a focus on enhancing community relationships and facilitating transparency and community trust, the 2024 Newark Police Department Annual Report provides a summary of the policing activities in the City throughout calendar year 2024. Included in this presentation is a comparison of property crimes, person crimes, and traffic collisions, as well as current Police Department initiatives.

Attachments

Presentation

NEWARK POLICE DEPARTMENT

May 22, 2025

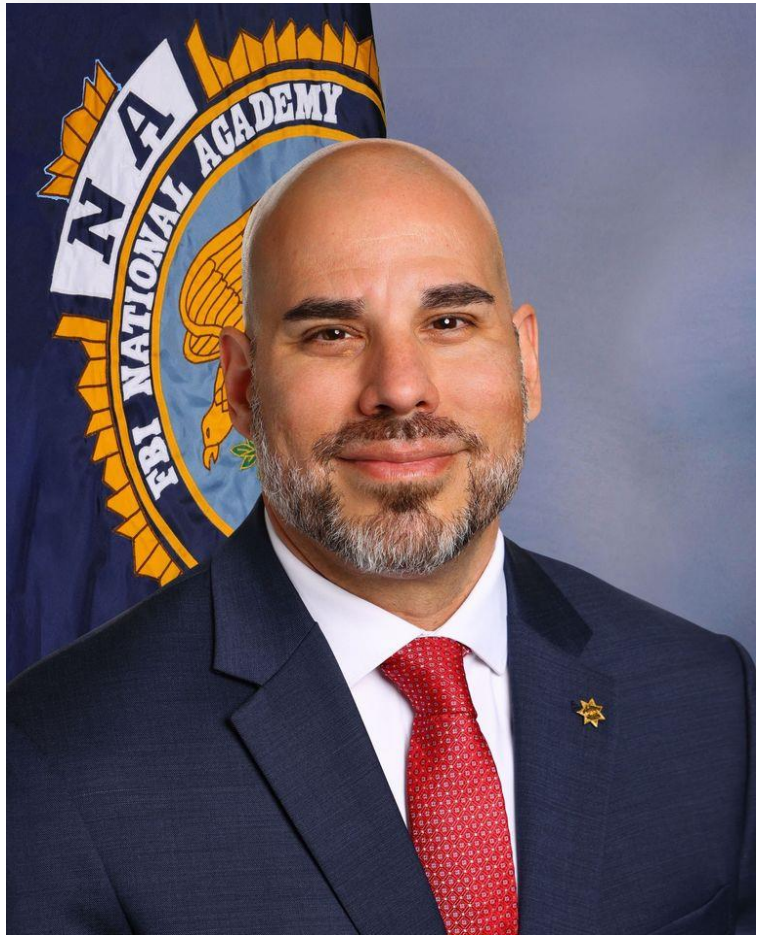


2024 Annual Report

Jonathan Arguello | Chief of Police

MESSAGE FROM THE CHIEF

May 22, 2025



On behalf of the dedicated men and women of the Newark Police Department, we are pleased to present our 2024 Annual Crime Report. We are committed to employing innovative strategies to address crime trends and community safety concerns through genuine dialogue, educational programs, directed crime prevention and enforcement, and an emphasis on leveraging technology to solve crimes. We look forward to continuing this trend in 2025 as we prioritize employee wellness and recruitment and enhance our community partnerships to achieve our shared goals and improve the quality of life in Newark.

NEWARK POLICE DEPARTMENT

May 22, 2025

MISSION

To provide professional public safety services in partnership with our community.

VISION

A commitment to our community and employees to improve quality of life through proactive and innovative public safety services.







ORGANIZATIONAL VALUES

May 22, 2025

CITYWIDE:

- Personal Service
- Resourcefulness
- Innovation
- Diversity, and
- Engagement

NEWARK POLICE DEPARTMENT:

- Honor
- Integrity
- Professionalism
- Commitment, and
- Leadership

STRATEGIC PLANNING

May 22, 2025

FOUNDATIONAL EXPECTATIONS:

- Communication
- Accountability
- Professionalism
- Leadership Development
- Trust
- Ownership

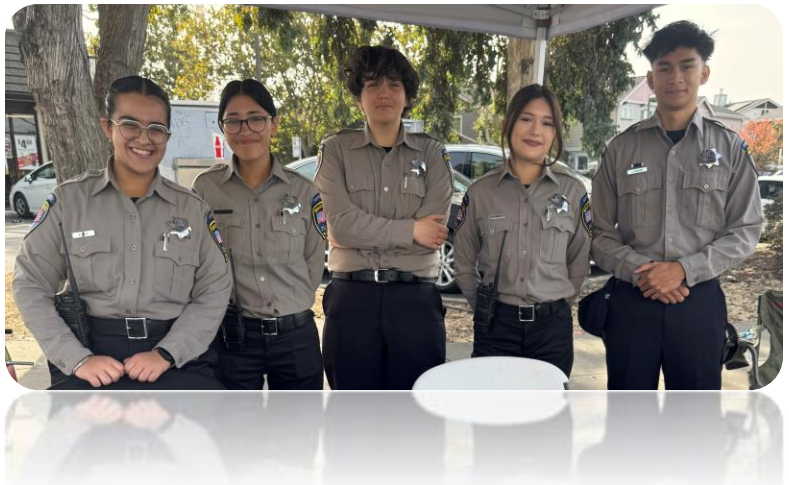




NOTABLE ACCOMPLISHMENTS IN 2024

May 22, 2025

- Recruitment and Hiring
- Staffing Improvements
- Community Engagement Program
- School Resource Officer
- Traffic Officers
- Explorer Program Expansion









NOTABLE ACCOMPLISHMENTS IN 2024

May 22, 2025

- Grant funding:
  - Traffic Safety $75,000
  - Newark Vehicle & Accessory Theft Prevention Program $986,444











NOTABLE ACCOMPLISHMENTS IN 2024

May 22, 2025



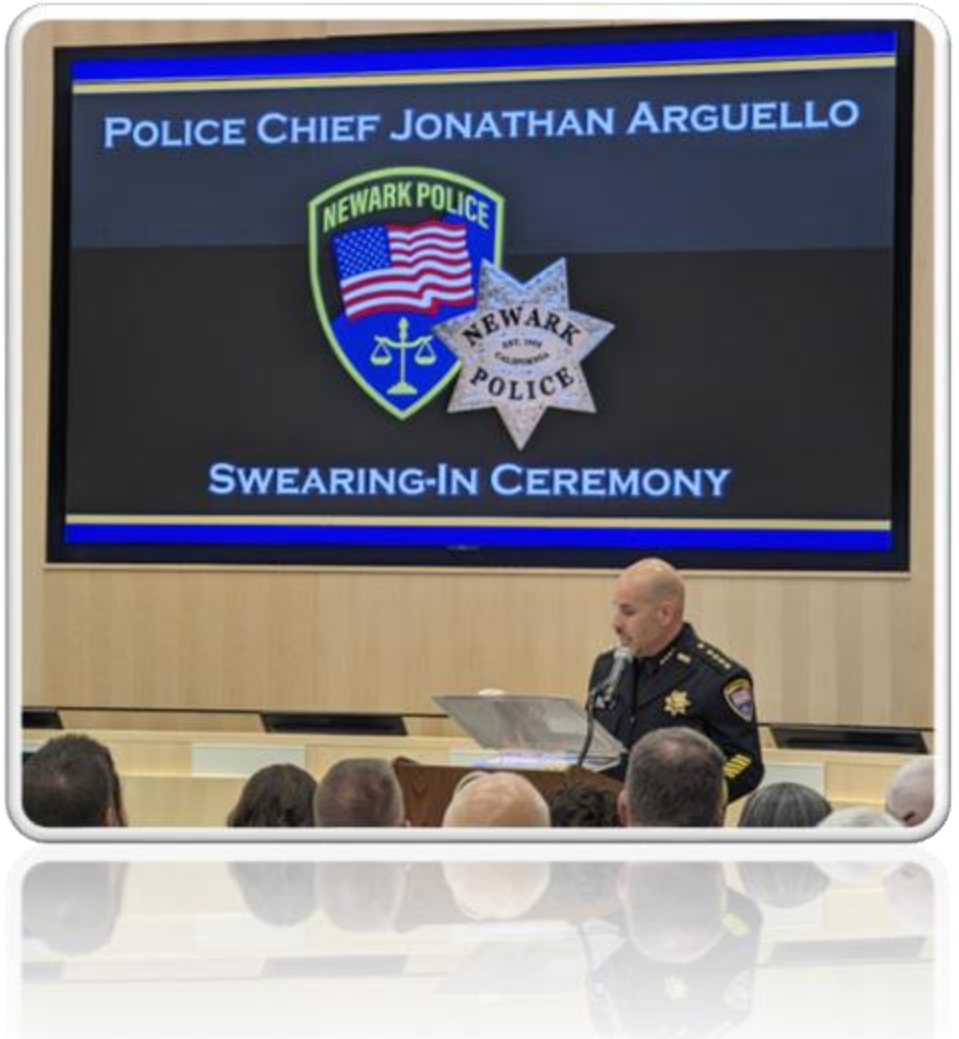
Line Items	Budget	Expenditures/ Encumbrances	Balance
Salaries & Benefits	$ 79,131	$ -	$ 79,131
Services - Flock ALPRs, Axon Car ALPRs	$ 354,766	$ 329,728	$ 25,038
Branded Merch & Advertisement	$ 59,000	$ 4,324	$ 54,676
Fremont Ford Cat Converter Partnership	$ 15,000	$ 3,600	$ 11,400
CSUEB Data Collection	$ 75,000	$ 9,692	$ 65,308
Equipment - Speed Trailer ALPRs, Pole Cameras, Vehicle	$ 281,234	$ 201,744	$ 79,490
Financial Audit/Indirect Costs	$ 113,313	$ -	$ 113,313
CPTED Training	$ 9,000	$ 3,284	$ 5,716
Total	$ 986,444	$ 552,372	$ 434,072

STRATEGIC PLANNING

May 22, 2025

CURRENT PRIORITIES:

- Retention and Recruitment
- Employee Wellness & Engagement
- Championing of Technology
- Staff and Leadership Development
- Crime Reduction
- Community Service and Engagement



RECRUITMENT & HIRING

May 22, 2025

Recruitment Events:

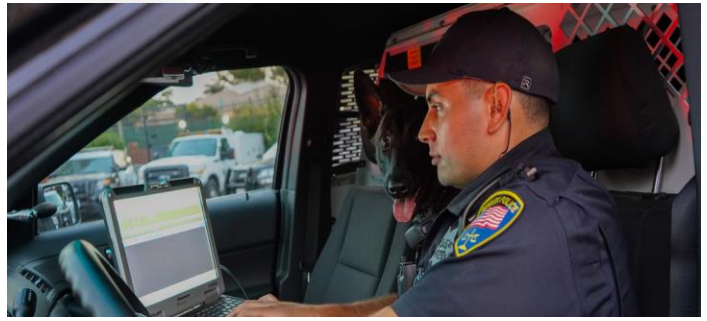
- 29 Pellet B Testing Events
- 28 WSTB Physical Agility Testing Events
- Newark Days
- Cargill Salt Safety Fair
- Gavilan College Requalification Academy Presentation (x2)
- Emergency Vehicle Show (Ripon, CA)
- Work for California Bay Area Job Fair
- Alameda County Fair





NEWARK POLICE DEPARTMENT

May 22, 2025







AUTHORIZED PERSONNEL

Sworn Staff	58
Current Vacancies	9
Professional Staff	33

NEW HIRES

Police Officers	4
Dispatchers	2
Community Eng Mgr	1
Vehicle Abatement	1
Vehicle Abate. P/T	1
Police Service Aide	4
Admin Support	1
Special Assistant	1

LEADERSHIP DEVELOPMENT

Sergeant	1
Dispatch Supervisor	1
Acting Sergeant	2
City/County Mentorship	2

LEADERSHIP ACADEMY GRADUATES

Inner Perspectives	1
Mid-Manager Academy	1

RECRUITMENT & HIRING EFFORTS

May 22, 2025

Recognizing Employees!









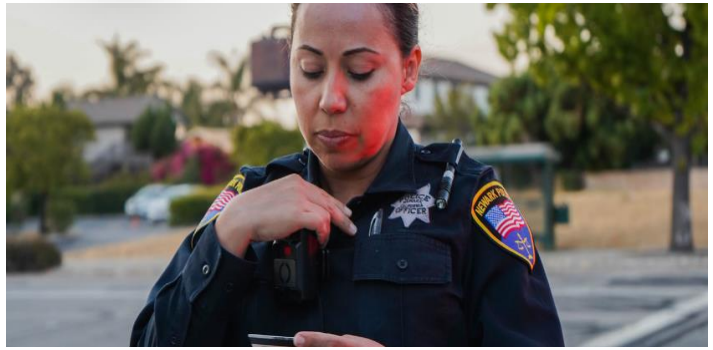






CALLS FOR SERVICE

May 22, 2025







TOTAL FIELD INCIDENTS

34,128

- Calls for Service
  23,542
- Proactive Calls
  10,586

DISPATCH

60,638

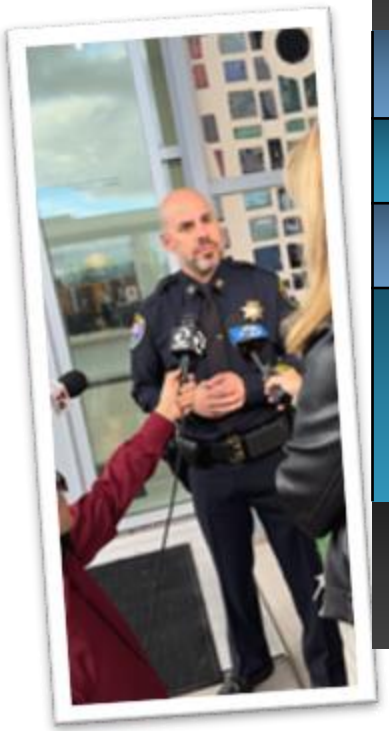
- Emergency Calls 13,315
- Incoming Calls 32,335
- Outgoing Calls 14,988

Answered within 15 Seconds:

- 911 99.52%
- Business 97.89%

PERSONS CRIMES

May 22, 2025



Category	2020	2021	2022†	2023	2024	2023 vs 2024
Homicide	1	0	5	0	1	%‡
Sexual Assault	24	13	12	9	4	- 56%
Robbery	55	69	50	59	58	- 2%
Aggravated Assault & Battery	353	357	439	381	439	+ 15%
Total Persons Crimes	**433**	**439**	**506**	**449**	**502**	**+ 12%**

† *California Incident Based Reporting System **(CIBRS)** implemented and adopted in early 2022*

‡ *Percentages are not shown for division by zero*

PROPERTY CRIMES

May 22, 2025

Category	2020	2021	2022†	2023†	2024	2023 vs 2024
Burglary	206	194	425	216	210	- 3%
Larceny - Theft	1,000	1,110	1,462	1,125	1,249	+ 11%
Catalytic Converter Theft‡	106	259	317	168	20	- 88%
Vehicle Theft	238	277	364	416	426	+ 2%
Arson	9	7	7	5	14	+ 180%
Total Property Crimes	**1,559**	**1,847**	**2,575**	**1,930**	**1,919**	- 1%

† *California Incident Based Reporting System **(CIBRS)** implemented and adopted in early 2022*

‡ *Catalytic Converter Theft is an element reported under Larceny Theft*

PROSECUTED CASES

May 22, 2025

DISTRICT ATTORNEY CASE DISPOSITION 2024

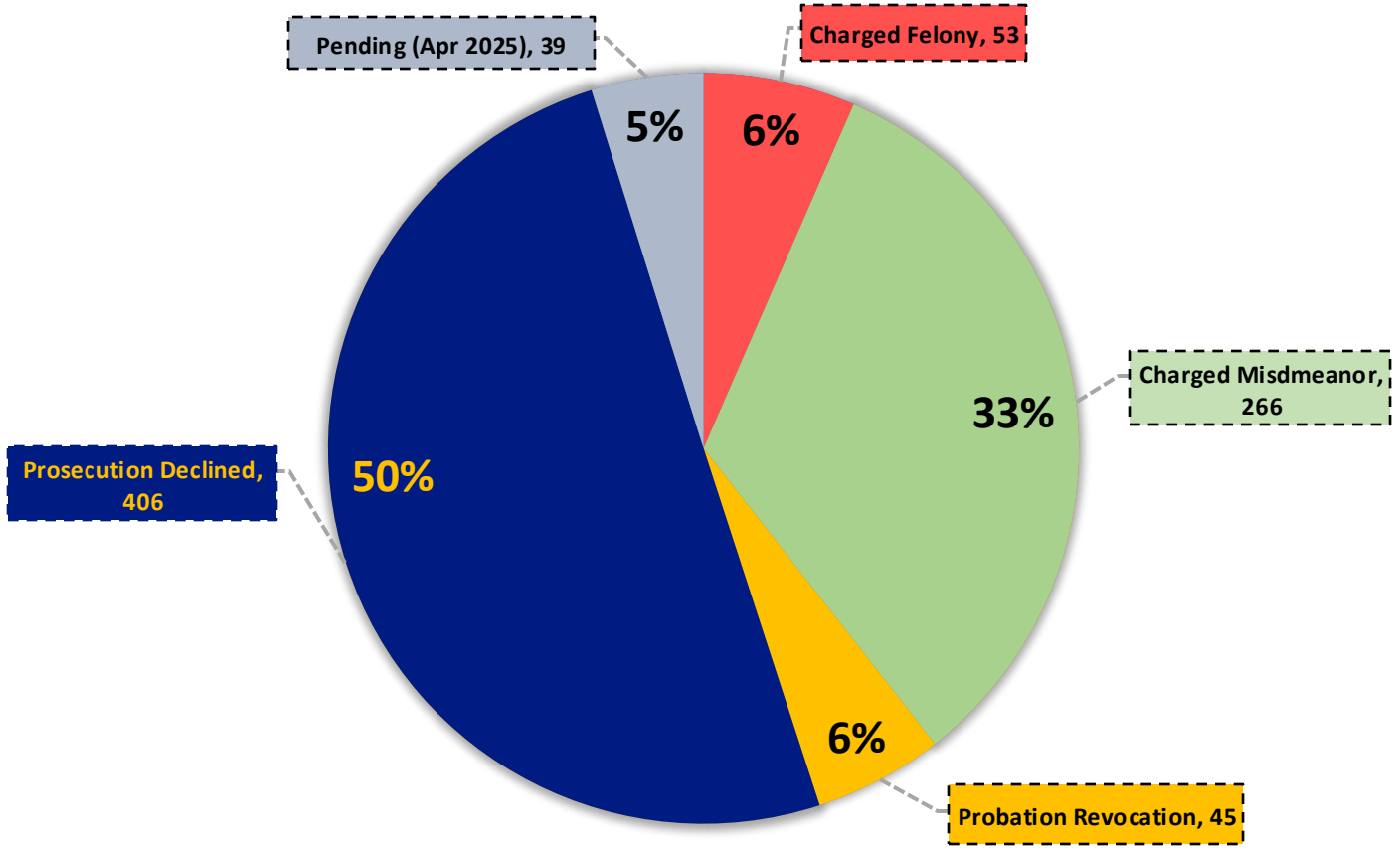
Case Reports	5,244	
Criminal Case Reports	3,592	68%

Cases Referred to District Attorney	809	
Charged Felony	53	6%
Charged Misdemeanor	266	33%
Probation Revocation	45	6%
Prosecution Declined	406	50%
Cases Pending Review (As of April 2025)	39	5%

PROSECUTED CASES

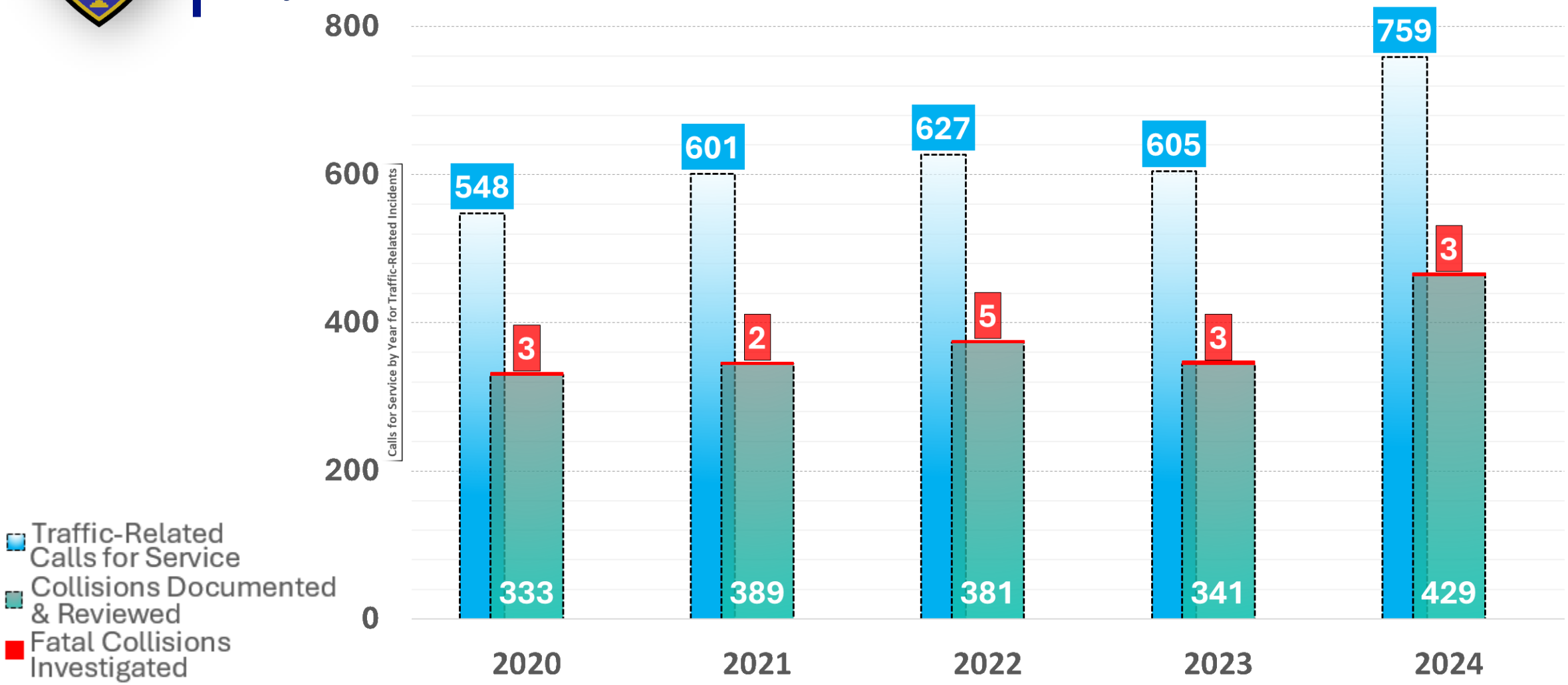
May 22, 2025

DISTRICT ATTORNEY CASE DISPOSITION 2024



COLLISION CALLS FOR SERVICE (CFS)

May 22, 2025



USE OF FORCE

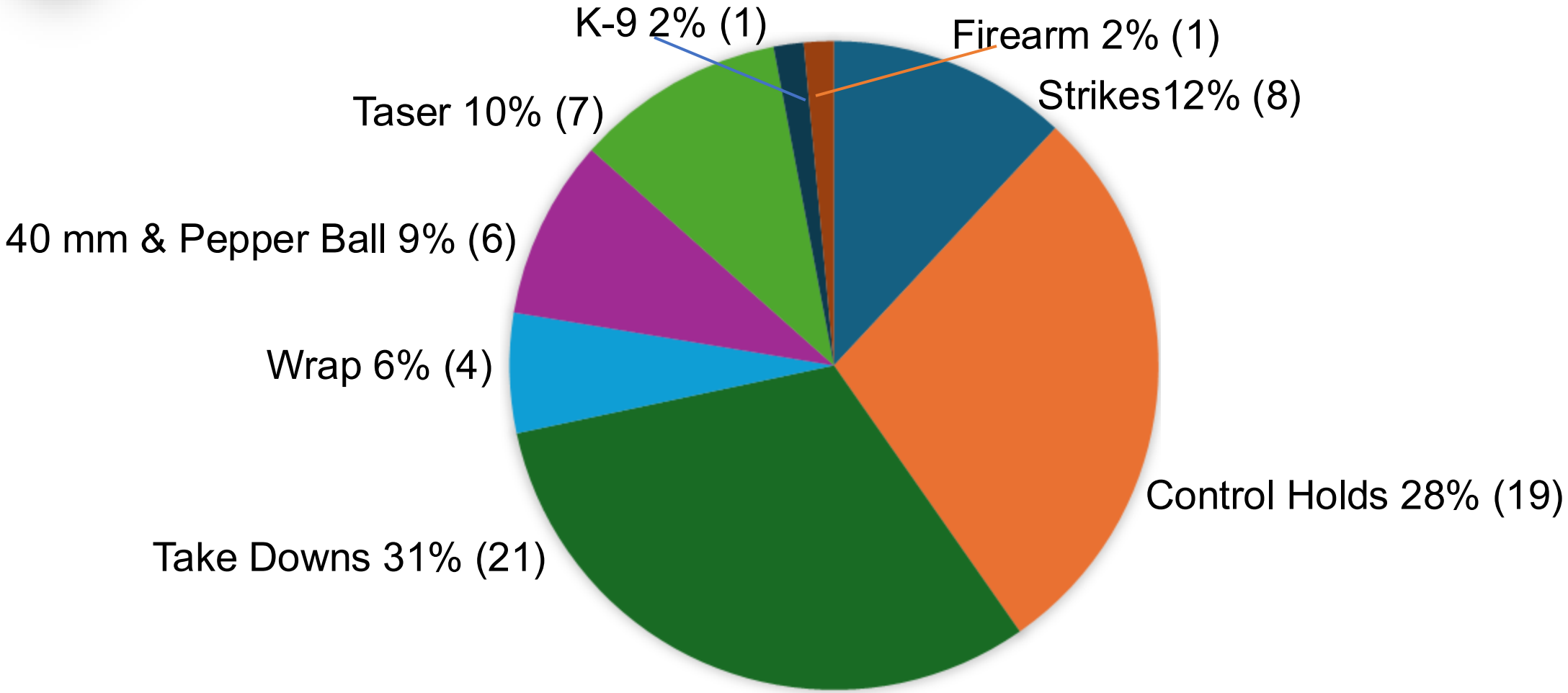
May 22, 2025

Total Incidents Where Force was Used	30
Use of Force Resulting in Serious Injury or Death to a Civilian	2
Officer Involved Shootings	1
In-Custody Deaths	0
Use of Force Per Field Incident	< 0.001 %

USE OF FORCE

May 22, 2025

TYPES OF FORCE USED:



CRIME ANALYST

May 22, 2025



- Proactive Policing Bulletin Development
  - Data Intelligence Policing Focus
- Monthly Crime Strategy & Trends Reporting
- Peregrine automation design
- Funding project & grant review
- Investigative support
- Mapping (GIS) support
- Regional data sharing liaison



ALPR PROGRAM ANNUAL REPORT

May 22, 2025



ALPR SUMMARY

- 31 City Cameras
- 9 HOA Cameras
- Internal Audit Summary
- Significant Cases

ALPR KEY METRICS

- CAD ALPR Activations: 364
- ALPR used for Investigations: 536
- Police Crime Reports: 37
- Persons Arrested (70)
  - 39 Arrested
  - 5 Detained (4 Cited)
  - 26 complaints sent to DA
- Recovered Stolen Vehicles: 21

COMMUNITY ENGAGEMENT: VOLUNTEERS

May 22, 2025









- VOLTS
- Graffiti Abatement Program
- ADA Parking Compliance
- Vacation Home Checks
- Police Explorers
- Neighborhood Watch
- Merchant Watch
- Document Shredding
- Catalytic Converter Etching





COMMUNITY ENGAGEMENT EVENTS

May 22, 2025

- Harmony in Community Forum
- Coffee with a Cop
- National Night Out







COMMUNITY ENGAGEMENT EVENTS

May 22, 2025

- Bingo with the Badges
- Big Truck Day
- Ash Street Park BBQ
- Read Across America









COMMUNITY ENGAGEMENT EVENTS

May 22, 2025

- Family Day at the Park
- Dia de los Muertos
- Trunk or Treat at NewPark Mall
- Cops Care Fantasy Flight
- Newark Tree Lighting Event













EMPLOYEE-LED INITIATIVES

May 22, 2025

- Special Olympics Torch Run – Sgt. Homayoun
- Turkey Drive 288 Turkeys donated to Viola Blythe – Sgt. Fredstrom
- 9th Annual Holiday Toy Drive in collaboration w/ SAVE & CALICO – Sgt. Musantry & K9 Ofc. Losier









QUESTIONS

NEWARK POLICE DEPARTMENT



STAFF REPORT

Item I. 1.

DATE	05/22/2025
TO	Honorable Mayor and City Council Members
FROM	Lenka Hovorka, Assistant City Manager
SUBJECT	Closed session for conference with Labor Negotiator pursuant to California Government Code Section 54957.6. Agency Designated Representative: Mayor Hannon, Unrepresented employee: City Manager Benoun