

Exhibit A

Engineer's Report Introduction

INTRODUCTION

In 1982 the City Council of the City of San Pablo adopted its Resolution No. 82-81 forming the “City of San Pablo Street Lighting and Landscape Assessment District No. 1982-1” (“the District”). The District was formed pursuant to the provisions of the California Streets and Highways code section 22500 through 22679. This section of the code is known as the “Landscaping and Lighting Act of 1972” and is hereafter referred to as the “Act.” On November 6, 1996 the citizens of San Pablo overwhelmingly adopted Measure J approving of the continuation of the levy and collection of assessments within the District. Assessments have been levied in each year since formation. Since 1996, assessment rates have remained the same.

The boundaries of the District are identical to the City incorporation line and all parcels within the City are in the District. The District currently provides funding for the service and maintenance of street lighting, street trees, sidewalk repairs, medians, street sweeping, and the maintenance of John Davis Park, Kennedy Plaza, Wanlass Park, Rumrill Park, San Pablo Youth Soccer Field among a few other small park facilities. Also included is the maintenance of recreational buildings including the buildings at Davis Park, Maple Hall, Wanlass Park and the Senior Center and the cleaning, sandblasting and painting of walls and other improvements to remove or cover graffiti. The District’s annual maintenance cost is approximately \$1.2 million. A reduced print of the Assessment Diagram and Map of Improvements is included as Figure 1. The full size diagram and map is folded and bound with the report on file with the City Clerk.

Since the adoption of Measure J, the City has installed and constructed a number of landscaping, lighting, park and recreation improvements throughout the City. These improvements have been completed pursuant to the City’s General Plan dated August 1996, the five year Capital Improvement Plan and the Street Tree Planting Master Plan dated August 1995.

Assessments are levied in accordance with the estimated special benefits received by each parcel respectively from the improvements. The method of assessment is essentially the same as the method approved by the Council upon formation of the District in 1982 and modified by the Engineer and Council respectfully between 1983 and 1995 to reflect changes and addition in the scope of the improvements. Since the adoption of Measure J in 1996, assessments per parcel have not been increased above the amounts set forth in the report approved by that measure. Any future proposed increase in assessments would require a special report, mailed ballot and public hearing proceeding pursuant to Section 4 of Article XIII D of the State Constitution and State Law.

The undersigned being duly appointed as Engineer of Work for the San Pablo Street Lighting and Landscape Assessment District No. 1982-1, City of San Pablo, Contra Costa County, California, makes this report for the 2019/20 fiscal year (FY), as directed by the City Council, pursuant to Section 22585 of the Act. The improvements which are the subject of this report are generally described as:

The maintenance or servicing or both of existing or future public lighting facilities or landscaping, parks and facilities appurtenant thereto and the installation and construction of improvements or substantial changes in existing improvements. For the 2019/20 FY new improvements are generally described in Part A of this report.

This report includes the following:

Introduction – A background of the District and Summary of this report.

Part A – The plans and specifications for the work which provide a description of the general nature, location and extent of the existing and expanded improvements. The plans and specifications for the work though separately bound are included in this report by reference. Conceptual plans, maintenance specifications, street lighting map and schedules, and maintenance policies and procedures to the extent that they exist are available for review in the office of Development Services and are included in this report by reference.

Part B – An estimate of the total cost to service and maintain the improvements. This total cost has been reduced by a contribution by the City which is intended to offset any general benefit.

Part C – The method utilized by the undersigned to identify the special benefits estimated to be received from the improvements.

Part D – An assessment of the estimated cost of the improvement on each benefited parcel of land within this assessment district. The assessment roll is keyed to the assessment diagram by assessor's parcel number as shown on the updated County tax roll for taxes. The assessment roll includes the mailing address of each parcel as shown on the updated County tax roll. The assessment roll is included with the complete report on file with the City Clerk.

Part E – A diagram showing all of the parcels of real property within this assessment district. A reduced copy of the Diagram has been included for reference as Figure 1. The full size diagram is included with the complete report on file with the City Clerk.

We do hereby assess the net cost to maintain improvements for the 2019/20 fiscal year upon the various parcels of land within the District in proportion to the estimated special benefits to be received, respectively, by each parcel from the improvements.



Respectfully submitted,
LCC Engineering & Surveying, Inc.
Engineer of Work

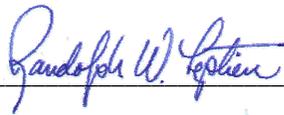
 Date: May 8, 2019

Figure 1

Diagram

ASSESSMENT DIAGRAM AND MAP OF IMPROVEMENTS

SAN PABLO STREET LIGHTING AND
LANDSCAPE ASSESSMENT DISTRICT NO. 1982-1
City of San Pablo, Contra Costa County, California
2019/20 FISCAL YEAR



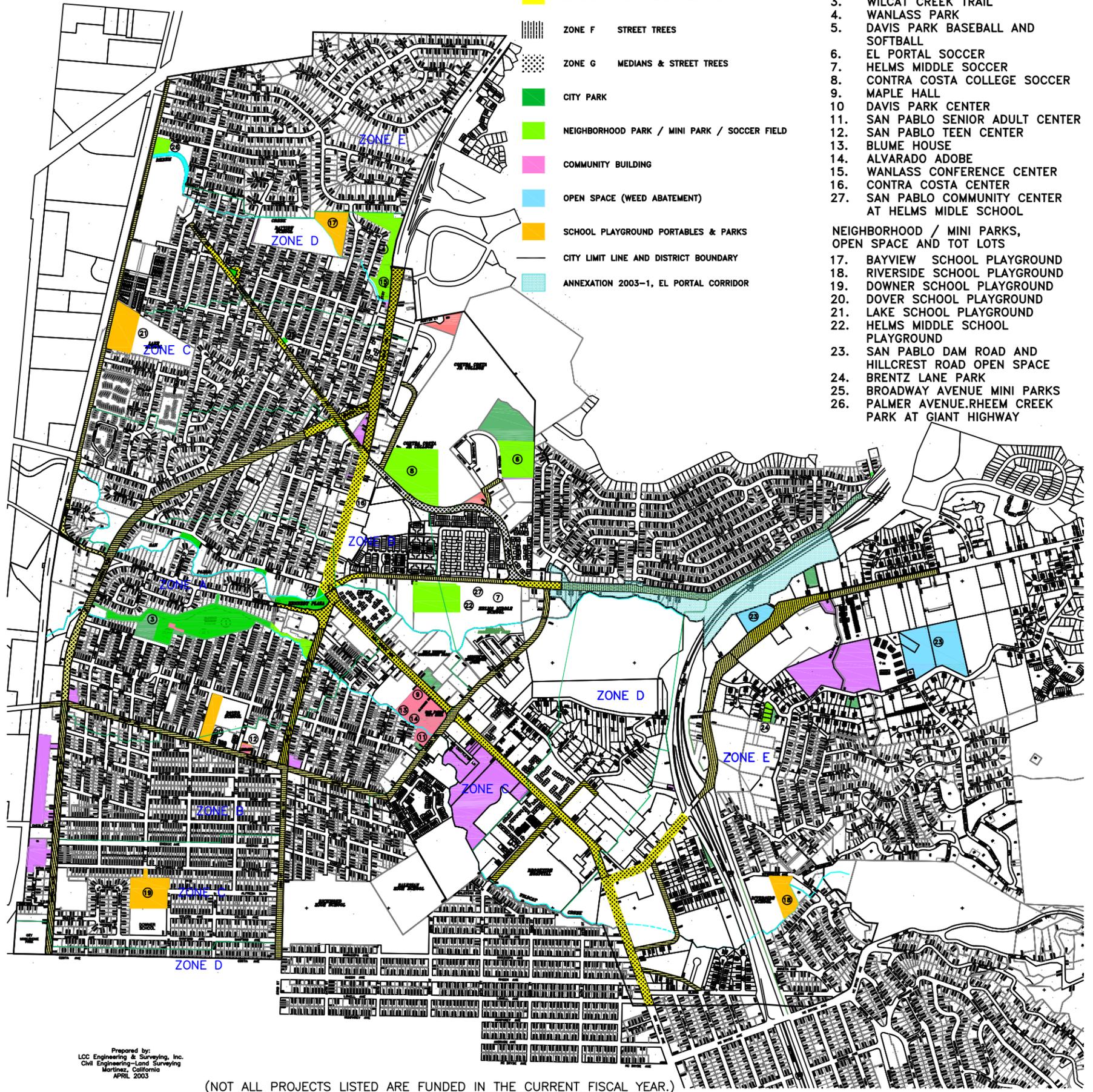
SCALE: 1" = 400'
GRAPHIC SCALE
1" = 400'

LEGEND

- ZONE 2 MEDIUM INTENSITY LIGHTING
- ZONE 3 HIGH INTENSITY LIGHTING
- ZONE F STREET TREES
- ZONE G MEDIANS & STREET TREES
- CITY PARK
- NEIGHBORHOOD PARK / MINI PARK / SOCCER FIELD
- COMMUNITY BUILDING
- OPEN SPACE (WEED ABATEMENT)
- SCHOOL PLAYGROUND PORTABLES & PARKS
- CITY LIMIT LINE AND DISTRICT BOUNDARY
- ANNEXATION 2003-1, EL PORTAL CORRIDOR

NUMBERED LOCATIONS OF FACILITIES

- CITYWIDE PARK, RECREATION AND COMMUNITY FACILITIES**
1. JOHN DAVIS PARK
 2. KENNEDY PLAZA
 3. WILCAT CREEK TRAIL
 4. WANLASS PARK
 5. DAVIS PARK BASEBALL AND SOFTBALL
 6. EL PORTAL SOCCER
 7. HELMS MIDDLE SOCCER
 8. CONTRA COSTA COLLEGE SOCCER
 9. MAPLE HALL
 10. DAVIS PARK CENTER
 11. SAN PABLO SENIOR ADULT CENTER
 12. SAN PABLO TEEN CENTER
 13. BLUME HOUSE
 14. ALVARADO ADOBE
 15. WANLASS CONFERENCE CENTER
 16. CONTRA COSTA CENTER
 27. SAN PABLO COMMUNITY CENTER AT HELMS MIDDLE SCHOOL
- NEIGHBORHOOD / MINI PARKS, OPEN SPACE AND TOT LOTS**
17. BAYVIEW SCHOOL PLAYGROUND
 18. RIVERSIDE SCHOOL PLAYGROUND
 19. DOWNER SCHOOL PLAYGROUND
 20. DOVER SCHOOL PLAYGROUND
 21. LAKE SCHOOL PLAYGROUND
 22. HELMS MIDDLE SCHOOL PLAYGROUND
 23. SAN PABLO DAM ROAD AND HILLCREST ROAD OPEN SPACE
 24. BRENTZ LANE PARK
 25. BROADWAY AVENUE MINI PARKS
 26. PALMER AVENUE. RHEEM CREEK PARK AT GIANT HIGHWAY



Prepared by:
LCC Engineering & Surveying, Inc.
Civil Engineering-Land Surveying
Martinez, California
APRIL 2003

(NOT ALL PROJECTS LISTED ARE FUNDED IN THE CURRENT FISCAL YEAR.)

FIGURE 1