PINOLE CITY COUNCIL
SPECIAL MEETING AGENDA

January 13, 2026
5:00 PM
Attend in Person: PINOLE CITY COUNCIL CHAMBERS - 2131 PEAR STREET
OR
Attend VIA ZOOM TELECONFERENCE – Details provided below

How to Submit Public Comments:

In Person:
Attend meeting at the Pinole City Council Chambers, fill out a yellow public comment card and submit it to the City Clerk.

Via Zoom:
Members of the public may submit a live remote public comment via Zoom video conferencing. Download the Zoom mobile app from the Apple Appstore or Google Play. If you are using a desktop computer, you can test your connection to Zoom by clicking here. Zoom also allows you to join the meeting by phone.

From a PC, Mac, iPad, iPhone or Android:
https://us02web.zoom.us/j/89335000272

Webinar ID: 893 3500 0272

By phone: +1 (669) 900-6833 or +1 (253) 215-8782 or +1 (346) 248-7799

- Speakers will be asked to provide their name and city of residence, although providing this is not required for participation.
- Each speaker will be afforded up to 3 minutes to speak (subject to modification by the Mayor)
- Speakers will be muted until their opportunity to provide public comment.

When the Mayor opens the comment period for the item you wish to speak on, please use the “raise hand” feature (or press *9 if connecting via telephone) which will alert staff that you have a comment to provide and press *6 to unmute. To comment with your video enabled, please let the City Clerk know you would like to turn your camera on once you are called to speak.

Written Comments:

All comments received **before 3:00 pm the day of the meeting** will be posted on the City’s website on the agenda page (Agenda Page Link) and provided to the City Council prior to the meeting. Written comments will not be read aloud during the meeting. **Email comments to comment@pinole.gov** Please indicate which item on the agenda you are commenting on in the subject line of your email.

OTHER WAYS TO WATCH THE MEETING

LIVE ON CHANNEL 26. They are retelecast the following week. The Community TV Channel 26 schedule is published on the city's website at www.pinole.gov.

VIDEO-STREAMED LIVE ON THE CITY'S WEBSITE, www.pinole.gov and remain archived on the site for five (5) years.

If none of these options are available to you, or you need assistance with public comment, please contact the Deputy City Clerk, Roxane Stone at (510) 724-8937 or rstone@pinole.gov.

Americans With Disabilities Act: In compliance with the Americans With Disabilities Act of 1990, if you need special assistance to participate in a City Meeting or you need a copy of the agenda, or the agenda packet in an appropriate alternative format, please contact the Deputy City Clerk's Office at (510) 724-8937. Notification at least 48 hours prior to the meeting or time when services are needed will assist the City staff in assuring that reasonable arrangements can be made to provide accessibility to the meeting or service.

Note: Staff reports are available for inspection on the City Website at www.pinole.gov. You may also contact the Deputy City Clerk via e-mail at rstone@pinole.gov.

Ralph M. Brown Act. Gov. Code § 54950. In enacting this chapter, the Legislature finds and declares that the public commissions, boards and councils and the other public agencies in this State exist to aid in the conduct of the people's business. It is the intent of the law that their actions be taken openly and that their deliberations be conducted openly. The people of this State do not yield their sovereignty to the agencies, which serve them. The people, in delegating authority, do not give their public servants the right to decide what is good for the people to know and what is not good for them to know. The people insist on remaining informed so that they may retain control over the instruments they have created.

1. CALL TO ORDER & PLEDGE OF ALLEGIANCE IN HONOR OF THE US MILITARY TROOPS

2. LAND ACKNOWLEDGMENT

Before we begin, we would like to acknowledge the Ohlone people, who are the traditional custodians of this land. We pay our respects to the Ohlone elders, past, present, and future, who call this place, Ohlone Land, the land that Pinole sits upon, their home. We are proud to continue their tradition of coming together and growing as a community. We thank the Ohlone community for their stewardship and support, and we look forward to strengthening our ties as we continue our relationship of mutual respect and understanding.

3. ROLL CALL, CITY CLERK'S REPORT & STATEMENT OF CONFLICT

An official who has a conflict must, prior to consideration of the decision: (1) publicly identify in detail the financial interest that causes the conflict; (2) recuse himself /herself from discussing and voting on the matter; and (3) leave the room until after the decision has been made, Cal. Gov't Code § 87105.

4. CONVENE TO A CLOSED SESSION

Citizens may address the Council regarding a Closed Session item prior to the Council adjourning into the Closed Session, by first providing a speaker card to the City Clerk.

A. **CONFERENCE WITH LABOR NEGOTIATORS**
Gov. Code § 54957.6
Agency designated representatives: Human Resources Director, Stacy Shell, Finance Director, Markisha Guillory, and Gregory Ramirez, IEDA
Employee organizations: The Pinole Police Employees Association (PPEA)

B. **CONFERENCE WITH LABOR NEGOTIATORS**
Gov. Code § 54957.6
Title: Acting City Manager

C. **CONFERENCE WITH LABOR NEGOTIATORS**
Gov. Code § 54957.6
Title: Interim City Manager

5. RECONVENE IN OPEN SESSION TO ANNOUNCE RESULTS OF CLOSED SESSION

6. CITIZENS TO BE HEARD (Public Comments)

Citizens may speak under any item not listed on the Agenda. The time limit is 3 minutes and is subject to modification by the Mayor. Individuals may not share or offer time to another speaker. Pursuant to provisions of the Brown Act, no action may be taken on a matter unless it is listed on the agenda, or unless certain emergency or special circumstances exist. The City Council may direct staff to investigate and/or schedule certain matters for consideration at a future Council meeting. PLEASE SEE THE COVERSHEET OF THE AGENDA FOR INSTRUCTIONS ON HOW TO SUBMIT PUBLIC COMMENTS

7. RECOGNITIONS / PRESENTATIONS / COMMUNITY EVENTS

A. **Proclamations**

1. Honoring Reverend Dr. Martin Luther King Jr.
2. National Day of Racial Healing
3. Holocaust Remembrance Day

B. **Presentations**

1. Republic Services: Post Collection Agreement and 2026 Rates by Executive Director, Cliff Feldman

8. CONSENT CALENDAR

All matters under the Consent Calendar are considered to be routine and noncontroversial. These items will be enacted by one motion and without discussion. If, however, any interested party or Council member(s) wishes to comment on an item, they may do so before action is taken on the Consent Calendar. Following comments, if a Council member wishes to discuss an item, it will be removed from the Consent Calendar and taken up in order after adoption of the Consent Calendar.

A. Adopt a Resolution Approving the Engineer's Report, declaring intent to form Appian Village Residential Lighting Assessment District and levy and collect assessments for Fiscal Year 2026/27, and setting January 20, 2026 as the date for the public hearing **Action: Adopt Resolution per Staff Recommendation (Lilly Whalen, David Hanham)**

9. PUBLIC HEARINGS

Citizens wishing to speak regarding a Public Hearing item should fill out a speaker card prior to the completion of the presentation, by first providing a speaker card to the City Clerk. **An official who engaged in an ex parte communication that is the subject of a Public Hearing must disclose the communication on the record prior to the start of the Public Hearing.**

A. None

10. OLD BUSINESS

A. None

11. NEW BUSINESS

A. None

12. CITIZENS TO BE HEARD (Continued from Item 6) (Public Comments)

Open only to members of the public who did not speak under the first Citizens to Be Heard, Agenda Item 6 **Citizens may speak under any item not listed on the Agenda.** The time limit is 3 minutes for City Council items and is subject to modification by the Mayor. Individuals may not share or offer time to another speaker. Pursuant to provisions of the Brown Act, no action may be taken on a matter unless it is listed on the agenda, or unless certain emergency or special circumstances exist. The City Council may direct staff to investigate and/or schedule certain matters for consideration at a future meeting.

13. ADJOURNMENT to the Regular City Council Meeting of January 20, 2026, in Remembrance of Amber Swartz.

I hereby certify under the laws of the State of California that the foregoing Agenda was posted on the bulletin board at the main entrance of Pinole City Hall, 2131 Pear Street Pinole, CA, and on the City's website, not less than 72 hours prior to the meeting date set forth on this agenda.

____

Roxane Stone, CMC
Deputy City Clerk
POSTED: Friday, January 9, 2026 at 11:05 am

Proclamation

HONORING REVEREND DR. MARTIN LUTHER KING JR.

JANUARY 19, 2026

WHEREAS, *Dr. King came of age in the South during a time when racial discrimination was the law of the land; and*

WHEREAS, *Black Americans risked jail time for accessing public accommodations like drinking fountains, parks, restrooms, restaurants, and hotels. Their voting rights were denied by complicated, onerous, and discriminatory rules; and*

WHEREAS, *Dr. King imagined a different future for America — an America he called the "Beloved Community."; and*

WHEREAS, *Dr. Martin Luther King Jr. devoted his life to advancing equality, social justice, and opportunity for all, and challenged all Americans to participate in the never-ending work of building a more perfect union; and*

WHEREAS, *His bold leadership and prophetic eloquence united people of all backgrounds in a noble quest for freedom and basic civil rights; and*

WHEREAS, *Dr. King's teachings can continue to guide and inspire us in addressing challenges in our communities; and*

WHEREAS*, when basic voting rights are under attack in our country and people are being targeted in senseless hate crimes, it's crucial that we carry Dr. King's call to action forward and use our moral authority to stand up for what's right; and*

WHEREAS*, the King Day of Service is the only federal holiday commemorated as a National Day of Service, and offers an opportunity for Americans to give back to their communities on the holiday and make an ongoing commitment to service throughout the year.*

NOW, THEREFORE, I, ANTHONY TAVE, *Mayor of the City of Pinole, County of Contra Costa, State of California, on behalf of the City Council and the entire City of Pinole, do hereby proclaim* ***JANUARY 19, 2026 AS THE MARTIN LUTHER KING, JR., HOLIDAY****, and I encourage all Pinole citizens to observe this day with appropriate civic, community, and service programs in honor of Dr. King's life and legacy.*

ANTHONY TAVE
MAYOR of the City of Pinole

Dated: January 13, 2026

Proclamation

NATIONAL DAY OF RACIAL HEALING

JANUARY 20, 2026

WHEREAS, *the National Day of Racial Healing was Created and hosted by the W.K. Kellogg Foundation in 2017; and*

WHEREAS, *this special day is an opportunity for people, organizations, and communities to call for racial healing, bring people together in their shared humanity and take action together to create a more just and equitable world; and*

WHEREAS, *this annual event builds on the work and learnings of the Truth, Racial Healing and Transformation with which many universities lead the charge; and*

WHEREAS, *Fundamental to this day is a clear understanding that racial healing is at the core of racial equity. This day is observed every year on the Tuesday following Martin Luther King, Jr. Day; and*

WHEREAS, *Communities across the country will observe the National Day of Racial Healing in unique and meaningful ways by taking action that supports the National Day of Racial Healing; and*

WHEREAS, *everyone can bring racial healing into their homes, communities, and institutions; and*

WHEREAS, *the responsibility belongs to all of us to participate in these honest, powerful, and moving experiences, and pursue this journey together. Through racial healing, we can all forge deep, meaningful relationships, lay the groundwork to transform broken systems, and create a world in which, together, we are a new force for positive change.*

NOW, THEREFORE, I, ANTHONY TAVE, *Mayor of the City of Pinole, County of Contra Costa, State of California, on behalf of the City Council and the entire City of Pinole, do hereby proclaim* ***JANUARY 20, 2026 AS THE NATIONAL DAY OF RACIAL HEALING****, and I encourage all Pinole citizens to observe this day by showing your support for racial healing.*

ANTHONY TAVE
MAYOR of the City of Pinole

Dated: January 13, 2026

Proclamation

HOLOCAUST REMEMBRANCE DAY

JANUARY 27, 2026

WHEREAS, *Holocaust Remembrance Day - Each year on January 27th, the world remembers one of the most horrific events in modern history; and*

WHEREAS, *this tragic event is known as the Holocaust. The holocaust occurred during WWII when Nazi Germany killed millions of innocent victims; and*

WHEREAS, *On Holocaust Day of Remembrance, we remember the six million Jews murdered in the Holocaust; and*

WHEREAS, *the date marks the anniversary of the liberation of the Nazi Concentration and Extermination Camp of Auschwitz-Birkenau by Soviet troops on 27 January 1945; and*

WHEREAS, *it was designated by United Nations General Assembly resolution 60/7 on 1 November 2005. The resolution came after a special session was held earlier that year on January* 24^{TH} *to mark the 60th anniversary of the liberation of the Nazi concentration camps and the end of the Holocaust; and*

WHEREAS, *in a time of increased antisemitism and Holocaust denial we should be more vigilant in ensuring that people of all ages are educated about these crimes against humanity; and*

WHEREAS*, we should remain forever vigilant against hatred, persecution, and tyranny.*

NOW, THEREFORE, I, ANTHONY TAVE, *Mayor of the City of Pinole, County of Contra Costa, State of California, on behalf of the City Council and the entire City of Pinole, do hereby proclaim* ***JANUARY 27, 2026, AS HOLOCAUST DAY OF REMEMBRANCE****, and I encourage all Pinole citizens to observe this day and pause to remember victims and survivors of the Holocaust.*

ANTHONY TAVE
MAYOR of the City of Pinole

Dated: January 13, 2026

Post Collection Agreement with Republic Services and 2026 Rates

JANUARY 13, 2026

recyclemore
WEST CONTRA COSTA INTEGRATED
WASTE MANAGEMENT AUTHORITY

Post Collection Agreement

Background

Post Collection Agreement

Disposal and recycling processing services

- Republic Services
- 15-year term

Collection Agreement

Residential and Commercial collection services

- Republic Services
- 15-year term

Post Collection Agreement

Background

- RecycleMore Joint Powers Authority manages the Post Collection Agreement (PCA)
- Member Agencies include: Pinole, Hercules, Richmond, El Cerrito, San Pablo, and Unincorporated Contra Costa County

Post Collection Agreement

Terms and Conditions

Scope of Services

(continuation of current programs/services)

- Processing and handling of Solid Waste, Recyclable Materials, Organic/Compost Materials (green waste, food scraps, etc.)
- Construction and Demolition Materials collected for recycling processing
- Household Hazardous Waste (HHW) Program operation of permanent and satellite facilities
- Mattresses drop-off collection and recycling

Post Collection Agreement

Terms and Conditions

Value-added Provisions

- SB 1383 Compost Procurement Compliance
  - Monthly residential compost giveaway program
  - New direct compost distribution allocation to Member Agencies
  - New direct compost procurement opportunities for Member Agencies
  - SB 1383 Reporting Compliance
  - Continued access to key reporting metrics with increased reporting requirements
  - Access to commercial sector real-time compliance data
- Continuation of Authority led student tours of recycling facility
- Extended Producer Responsibility cost assurance

Post Collection Agreement

Material Specific Cost Adjustment Schedule

Table 1 - Fixed and Variable Rates

Year	Rate Year	Fixed Rate	Variable Rate: Allowable Percent Increase[1]	Year	Rate Year	Fixed Rate	Variable Rate: Allowable Percent Increase[1]
2026	1	$158.41	N/A	2034	9	N/A	8.00%
2027	2	$174.25	N/A	2035	10	N/A	8.00%
2028	3	$191.68	N/A	2036	11	N/A	8.00%
2029	4	N/A	5.00%	2037	12	N/A	8.00%
2030	5	N/A	5.00%	2038	13	N/A	8.00%
2031	6	N/A	5.00%	2039	14	N/A	8.00%
2032	7	N/A	6.0%[2]	2040	15	N/A	8.00%
2033	8	N/A	7.00%				

[1] The allowable percent increase is based on performance of the CPI.

[2] Contractor shall be entitled to a one-time compensation adjustment providing the amount of revenue associated with the CPI performance

Post Collection Agreement

Blended Per Ton Rate			
Rate Component	2025 (7/1/25 – 12/31/25)	2026 (1/1/26 – 12/31/26)	Percent of Rate
Material Specific	$144.01	$158.41	80.9%
Government Fees	$10.70	$11.07	5.7%
HHW Program	$9.25	$13.62	7.0%
Authority Budget	$12.57	$12.72	6.4%
Recycling Rebate*	($3.80)	N/A	0.0%
SB 1383 Change in Law*	$1.62	N/A	0.0%
Total	$174.35	$195.82	100.0%

*Omitted from new PCA

2026 Post Collection Rate Setting

Blended Per Ton Rate	✖	Total Tons	=	Revenue Requirement

Revenue Requirement	÷	Service Levels	=	Post Collection Rates

2026 Rates

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WASTE MANAGEMENT AUTHORITY

Rate Impact - Residential

Member Agency	Single-Family & Multi-Family Trash Service Levels	Collection Rate (7/1/25)	Current PCA Rate (7/1/25)	Total Rate Charged To Ratepayers (7/1/25)	PCA Rate (1/1/26)	PCA Rate Increase (1/1/26)	New Total Rate Charged To Ratepayers (1/1/26)	Rate Impact Percent Change
Pinole	20-gallon	$31.31	$10.82	$42.13	$11.80	$0.97	$43.10	**2.30%**
	35-gallon	$34.66	$19.00	$53.66	$20.71	$1.71	$55.37	**3.19%**
	65-gallon	$66.59	$35.31	$101.90	$38.49	$3.18	$105.08	**3.12%**
	95-gallon	$95.83	$53.01	$148.84	$57.78	$4.77	$153.61	**3.20%**

2026 Rates

Rate Impact – Commercial

Commercial Customers

Member Agency	2 Cubic Yard Bin Collected 2x/Week (7/1/25)	PCA Cubic Yard Rate = $16.99 (7/1/25)	Total Rate Charged To Ratepayers (7/1/25)	New PCA Cubic Yard Rate = $18.71 (1/1/26)	New Total Rate Charged To Ratepayers (1/1/26)	Rate Impact Percent Change
Pinole	$1,067.83	$147.13	$1,214.96	$162.03	$1,229.86	1.23%
					Average	**1.38%**

Rates Comparison

Contra Costa County					
Jurisdiction	35-Gallon Trash Cart Cost Per Month		Jurisdiction	35-Gallon Trash Cart Cost Per Month	
	2026	2025		2026	2025
El Cerrito	**$79.06**	**$68.21**	San Ramon	$52.11	
Orinda[1]	$67.31		**West CC County**	**$55.26**	**$50.96**
Kensington	$63.12		Moraga[1]	$49.96	
Richmond	**$58.45**		Martinez	$48.82	
Richmond		**$56.74**	Lafayette[1]	$47.84	
Hercules	**$58.07**		Antioch	$41.39	
Hercules		**$56.36**	Danville[1]	$41.36	
Pinole	**$55.39**		Pleasant Hill	$36.40	
Pinole		**$53.66**	Walnut Creek[1]	$31.99	
Concord	$54.31		**Average**	**$52.72**	
San Pablo	**$55.37**				
San Pablo		**$50.66**			

Rates Comparison

Alameda County			
Jurisdiction	35-Gallon Trash Cart Cost Per Month Current Rates	Jurisdiction	35-Gallon Trash Cart Cost Per Month Current Rates
Piedmont	$108.60	**Hayward**	$45.49
Union City	$69.09	**Newark**	$45.16
Albany	$66.25	**Dublin**	$44.66
Oakland	$62.83	**San Leandro**	$43.34
Berkeley	$61.66	**Livermore**	$40.73
Castro Valley Sanitary District	$56.44	**Pleasanton**	$34.42
Alameda	$50.80	**Emeryville**	$26.17
Fremont	$46.84	**Average**	**$53.50**

Questions?

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WEST CONTRA COSTA INTEGRATED
WASTE MANAGEMENT AUTHORITY

CITY COUNCIL REPORT

8.A.

DATE: JANUARY 13, 2026

TO: MAYOR AND COUNCIL MEMBERS

FROM: Lilly Whalen, Community Development Director, 510-724-9832, lwhalen@pinole.gov
David Hanham, Planning Manager, 510-724-9842, dhanham@pinole.gov

SUBJECT: ADOPT A RESOLUTION APPROVING THE ENGINEER'S REPORT, DECLARING INTENT TO FORM APPIAN VILLAGE RESIDENTIAL LIGHTING ASSESSMENT DISTRICT AND LEVY AND COLLECT ASSESSMENTS FOR FISCAL YEAR 2026/27, AND SETTING JANUARY 20, 2026 AS THE DATE FOR THE PUBLIC HEARING

RECOMMENDATION

Adopt a Resolution approving the Engineer's Report declaring intent to form the Appian Village Residential Lighting Assessment District and levy and collect assessments for Fiscal Year 2026/27, and setting January 20, 2026 as the date for the public hearing

BACKGROUND

On December 2, 2025, the City Council adopted a Resolution initiating proceedings to form the Appian Village Residential Lighting Assessment District ("District") and directing preparation of the Engineer's Report in accordance with the Landscaping and Lighting Act of 1972 (Streets & Highways Code §22500 et seq.) and Article XIII D of the California Constitution. This action was the first required step to fulfill Condition of Approval No. 39 of Planning Commission Resolution No. 22-01, which requires the Appian Village subdivision to be incorporated into a lighting and landscaping district to ensure ongoing maintenance of public improvements serving the development.

Historically, the City has administered a single commercial Lighting & Landscaping Assessment District along Pinole Valley Road (Zones A and B). That district funds landscaping, lighting, traffic signals, irrigation, graffiti removal, litter abatement, and other public improvements within the commercial corridor. However, the existing LLAD provides improvements and special benefits to commercial parcels—not residential subdivisions. Consequently, the City elected to form a new, stand-alone residential district tailored specifically to the improvements constructed for Appian Village.

The Appian Village development consists of 154 residential units along Appian Way and Canyon Drive. Public improvements installed as part of the project include new sidewalks, upgraded traffic signals, new streetlights, resurfaced roadway segments, and associated electrical and traffic-related infrastructure. Landscaping within the subdivision is privately maintained and is not included within the District.

Preparation of the Engineer’s Report is required prior to declaring the City’s intent to form the District, identifying the improvements to be maintained, defining special and general benefits, presenting the proposed assessment methodology, and preparing a parcel-level assessment roll. That report (Attachment B) has now been completed and is presented for Council consideration.

REVIEW AND ANALYSIS

The purpose of this agenda item is to consider a Resolution (Attachment A) approving the Engineer’s Report (Attachment B), declaring the City Council’s intent to form the Appian Village Residential Lighting Assessment District and to levy and collect assessments beginning in Fiscal Year 2026/27, and setting January 20, 2026 as the date for the required Proposition 218 public hearing.

The Report identifies that the District will fund the annual operation, servicing, and maintenance of public streetlighting, traffic signal equipment, electrical utilities, routine maintenance and minor repairs, litter and graffiti removal within the project’s right-of-way, the City’s administrative costs associated with managing this maintenance, and capital replacement, contingency and operating reserves. All improvements included in the assessment are located within the public right-of-way along Appian Way and Canyon Drive and provide special benefit to the parcels within the subdivision in addition to the public.

Proposition 218 Procedures

Adoption of the attached Resolution will:
• Approve the Engineer’s Report,
• Declare the Council’s intent to form the District,
• Authorize the levy and collection of assessments in FY 2026/27, and
• Set January 20, 2026 as the Proposition 218 public hearing date.

Following Council action, staff will mail required notices and ballots to all affected property owners. Property owners will have the opportunity to submit ballots in favor of or in opposition to the proposed assessments. At the public hearing, the Council will open and close the balloting period, tabulate ballots, and, if a majority of weighted ballots are in favor, may adopt a Resolution confirming assessments.

As noted in the December 2, 2025 staff report, the property owner of the Appian Village development has requested the City shorten the 45-day notice period and signed a waiver approving the shorter balloting period. There are no other property owners within the proposed district.

Next Steps and Implementation Timeline

Per the schedule outlined in the December 2, 2025 staff report, the steps following approval of

tonight's item are:
• January 20, 2026: Public hearing, ballot tabulation, and potential Council action confirming assessments;
• August 10, 2026: Deadline to submit final assessments to Contra Costa County for inclusion on the FY 2026/27 property tax roll.

FISCAL IMPACT

Approval of the Resolution approving the Engineer's Report, declaring intent to form the Appian Village Residential Lighting Assessment District, and setting the date of the public hearing has no immediate fiscal impact on the City's General Fund.

If the District is approved by property owners through the Proposition 218 balloting process, annual assessments levied on parcels within Appian Village will fund a portion of the ongoing operation, maintenance, utilities, and administrative costs related to the public lighting and traffic-related improvements serving the development.

The proposed assessment will have an initial Maximum Assessment for the District in the amount of $33,311.33 to be divided by the number of equivalent benefit units of each parcel within the District boundary. These rates may be adjusted annually by the greater of four percent (4%) or the cumulative percentage increase in the Consumer Price Index over the base year of 2025.

The revenue from this special assessment will be deposited into a Special Fund and will be used to pay for the services provided in the District. The total annual cost for maintenance associated with this District is $52,952.10. Of this amount, $33,311.33 is attributed as a special benefit to the development and will be assessed accordingly. The remaining general benefit portion will be funded by the City's General Fund or other source. Both the revenue and expenses will be part of the City's FY 2026-27 Adopted Budget.

If the District is not approved by the property owners, the City would need to identify an alternate funding source or defer maintenance of the associated improvements.

ATTACHMENTS

A. Resolution
B. Engineer's Report

CITY OF PINOLE
APPIAN VILLAGE
LANDSCAPE AND LIGHTING ASSESSMENT DISTRICT

ENGINEER'S REPORT

January 2026

PREPARED BY

Harris & Associates

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Temecula, CA 92590
www.weareharris.com

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ENGINEER'S CERTIFICATION

AGENCY: **THE CITY OF PINOLE**

PROJECT: **CITY OF PINOLE**
APPIAN VILLAGE LANDSCAPING AND LIGHTING ASSESSMENT DISTRICT

TO: **THE CITY COUNCIL OF THE CITY OF PINOLE, STATE OF CALIFORNIA**

ENGINEER'S REPORT

LANDSCAPING AND LIGHTING ACT OF 1972, DIVISION 15 OF THE STREETS AND HIGHWAYS CODE OF THE STATE OF CALIFORNIA

Pursuant to the provisions of Sections 22565 through 22574 of the Landscaping and Lighting Act of 1972, said act being Part 2 of Division 15 of the California Streets and Highways Code ("1972 Act"), in compliance with the substantive and procedural requirements of Articles XIII C and XIII D (Proposition 218) of the California Constitution, recent court precedent and under the direction of the City Council of the City of Pinole, California ("City Council"), submitted herewith is the annexation Engineer's Report ("Report") for the City of Pinole ("City").

This Report provides for the formation of the City of Pinole Appian Village Landscape and Lighting Assessment District ("Appian Village LLAD" or "District") as required under the terms of Tract 9630 issued for the development of the following Assessor Parcel Numbers (APN):

401-500-001	401-500-010	401-500-019	401-510-005
401-500-002	401-500-011	401-500-020	401-510-006
401-500-003	401-500-012	401-500-021	401-510-007
401-500-004	401-500-013	401-500-022	401-510-008
401-500-005	401-500-014	401-500-023	401-510-009
401-500-006	401-500-015	401-510-001	401-510-010
401-500-007	401-500-016	401-510-002	401-510-011
401-500-008	401-500-017	401-510-003	401-510-012
401-500-009	401-500-018	401-510-004	

This Report also establishes the Maximum Assessment to be levied commencing with Fiscal Year 2026-2027 (i.e., commencing July 1, 2026, and ending June 30, 2027) and continuing in all subsequent Fiscal Years, for the area to be known and designated as:

Appian Village LLAD

I do hereby assess and apportion the total amount of the costs and expenses upon parcels of land within the designated area liable therefore and benefited thereby, in proportion to the estimated benefits that each parcel receives, respectively, from said services.

I, the appointed Engineer, acting on behalf of the City of Pinole, pursuant to the 1972 Act, do hereby submit the following:

- The costs and expenses of the District which have been assessed upon the parcels of land in the District benefited thereby in direct proportion and relation to the estimated benefits to be received by each of said parcels pursuant to the provisions of law.
- An Assessment Diagram/Boundary Map is filed herewith as required by law, showing the District as well as the boundaries and dimensions of the respective parcels or lots and subdivisions of land within said District, as the same exist as of the date of this Report. Reference is made to the Assessor Parcel Map for a description of the lots or parcels.
- An Assessment Roll showing the annual assessment for each parcel corresponding to the numbers assigned to each parcel by the Contra Costa County Assessor and are current as of the date of this Report.

In conclusion, it is my opinion that the assessments for Appian Village LLAD have been spread in accordance with the benefits that each parcel receives from the items being financed.

DATED this 6th day of January 2026

Alison M. Bouley, P.E., Assessment Engineer
R.C.E. No. C61383
Engineer of Work
County of Contra Costa
State of California

EXECUTIVE SUMMARY

A. Introduction

Pursuant to the provisions of Sections 22565 through 22574 of the Landscaping and Lighting Act of 1972, said act being Part 2 of Division 15 of the California Streets and Highways Code ("1972 Act"), in compliance with the substantive and procedural requirements of Articles XIII C and XIII D (Proposition 218) of the California Constitution and recent court precedent, the costs and expenses of Appian Village LLAD ("Appian Village LLAD" or "District") have been assessed upon the parcels of land in the District benefited thereby in direct proportion and relation to the estimated benefits to be received by each of said parcels. For particulars as to the identification of said parcels, reference is made to the Assessment Diagram/Boundary Map, a reduced copy of which is included in Part IV of this Report. On the 13th day of January, 2026 the City Council, City of Pinole, State of California, ordering the preparation of the Engineer's Report ("Report") providing for the formation of the Appian Village LLAD did, pursuant to the provisions of the 1972 Act, adopt Resolution No. 2026-______ for a special assessment district known and designated as:

Appian Village LLAD

The formation of the Appian Village LLAD includes the parcels identified by the Assessor Parcel Numbers (APN) valid as of the date of this Report:

401-500-001	401-500-010	401-500-019	401-510-005
401-500-002	401-500-011	401-500-020	401-510-006
401-500-003	401-500-012	401-500-021	401-510-007
401-500-004	401-500-013	401-500-022	401-510-008
401-500-005	401-500-014	401-500-023	401-510-009
401-500-006	401-500-015	401-510-001	401-510-010
401-500-007	401-500-016	401-510-002	401-510-011
401-500-008	401-500-017	401-510-003	401-510-012
401-500-009	401-500-018	401-510-004	

Formation of a landscape & lighting assessment district for the maintenance of improvements in perpetuity is a prerequisite for development of these parcels or any future subdivision of land under the terms of Tract 9630.

As required by law, an Assessment Diagram/Boundary Map is filed herewith, showing the District, as well as the respective parcels and subdivisions of land within said District as they exist on the date of this Report. Each of which subdivisions of land into parcels or lots, respectively, has been assigned a distinctive number and is so indicated on the Assessment Diagram/Boundary Map and in the Assessment Roll contained herein. Harris submits this Report, consisting of five parts, for the annexation of Appian Village LLAD and the establishment of the Maximum Assessment to be levied and collected commencing Fiscal Year 2026-2027 and continuing in subsequent fiscal years.

Part I

Plans and Specifications: A description of Appian Village LLAD boundaries and the proposed improvements within said District. The District shall consist of thirty-five parcels which comprise the residential development known as Appian Village LLAD. The proposed improvements described in this Report are based on the requirements of Tract 9630 ("Appian Village") and the current development and improvement plans provided to Harris & Associates (Harris) by the City of Pinole as of the date of this Report. (1) Unsigned Appian Way - Public Street Lighting for Denova Homes, Apian Way/Canyon Drive, by Giacalone Design Services, Inc., dated 06/27/2025 and (2) Unsigned Subdivision 9630 Apian Village tract map, by CBG Civil Engineers., dated March 2025 are on file in the office of the City Engineer and are incorporated into this Report by reference.

Part II

Cost Estimate: An estimate of the cost of the streetlight and traffic signal improvements maintenance and service, including incidental costs and expenses in connection therewith, for Fiscal Year 2025-2026.

Part III

Method of Apportionment: A narrative of the property benefits from the improvements and the method of calculating each property's proportional special benefit and annual assessment. The proposed initial Maximum Assessment established for Appian Village LLAD is based on current property development Plans and estimated annual costs and expenses associated with all improvements to be accepted and maintained by Appian Village LLAD at build-out.

Part IV

Assessment Diagram/Boundary Map: An Assessment Diagram/Boundary Map showing the parcels of land included within the boundaries of Appian Village LLAD. For details concerning the lines and dimensions of the applicable Assessor's Parcel Numbers, refer to the County Assessor's Maps as of the date of this Report.

Part V

Assessment Roll: A listing of the Assessor's Parcel Numbers, or the lot/unit numbers assigned for subdivided parcels, and the initial Maximum Assessment per parcel or acre to be applied on the tax roll for Fiscal Year 2025-2026.

B. Assessment District

The improvements and services to be provided by Appian Village LLAD generally include streetlight and traffic signal maintenance. The formation of Appian Village LLAD will provide the financial mechanism (annual assessments) by which the ongoing operation and maintenance of these improvements and services will be funded in perpetuity. Appian Village LLAD's structure, proposed improvements, method of apportionment and assessments described in this Report are based on the Plans provided to Harris as of the date of this Report, including all estimated direct expenditures, incidental expenses, and reserves associated with the maintenance and servicing of the proposed improvements.

PART I – PLANS AND SPECIFICATIONS

A. Description of the Assessment District

Appian Village LLAD is located within the City of Pinole, County of Contra Costa, State of California generally located at the northeast corner of Appian Way and Canyon Drive. At full development, Appian Village LLAD is projected to include a one-hundred-fifty-four (154) residential unit project in twenty-six (26) buildings on twenty-six (26) taxable residential parcels and nine (9) non-assessable parcels. Appian Village LLAD consists of all lots/units, parcels and subdivisions of land located in the residential development area currently defined by the following Assessor Parcel Numbers as of the date of this Report:

401-500-001	401-500-010	401-500-019	401-510-005
401-500-002	401-500-011	401-500-020	401-510-006
401-500-003	401-500-012	401-500-021	401-510-007
401-500-004	401-500-013	401-500-022	401-510-008
401-500-005	401-500-014	401-500-023	401-510-009
401-500-006	401-500-015	401-510-001	401-510-010
401-500-007	401-500-016	401-510-002	401-510-011
401-500-008	401-500-017	401-510-003	401-510-012
401-500-009	401-500-018	401-510-004	

A general boundary map for the District is presented in Part IV of this Report.

B. Description of Improvements and Services Authorized by the Landscaping and Lighting Act of 1972

As applicable to the District, the 1972 Act (specifically, Section 22525 of the California Streets and Highways Code) defines improvements to mean 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, streetlights and traffic signals.
- The installation or construction of any facilities which are appurtenant to any of the foregoing or which are necessary or convenient for the maintenance or servicing thereof, including, but not limited to, grading, clearing, removal of debris, the installation or construction of curbs, gutters, walls, sidewalks, or paving, or water, irrigation, drainage, or electrical facilities.
- The installation of park or recreational improvements, including, but not limited to, all of 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 foregoing, and any of the improvements authorized in Streets and Highways Code Section 22525 (i).
- The acquisition of land for park, recreational, or open-space purposes.
- The acquisition of any existing improvement otherwise authorized pursuant to this section.
- 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.

Section 22526 of the California Streets and Highways Code states that "incidental expenses" associated with the improvements include, but are not limited to the following:

- The cost of preparation of the report, including plans, specifications, estimates, diagram, and assessment.
- The costs of printing, advertising, and the 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 the improvements.
- Any expenses incidental to the issuance of bonds or notes pursuant to Section 22662.5 of the California Streets and Highways Code.
- Costs associated with any elections held for the approval of a new or increased assessment.

Section 22531 of the 1972 Act defines "maintain" or "maintenance" to mean the following:

- Furnishing of services and materials for the ordinary and usual maintenance, operation, and servicing 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 [vegetation] 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.

C. Improvements and Services for Appian Village LLAD

Appian Village LLAD provides for the collection of annual assessments to fund the ongoing maintenance and servicing of streetlighting and traffic signal improvements on Appian Way and Canyon Drive within the public right-of-way of the following parcels:

401-500-001	401-500-010	401-500-019	401-510-005
401-500-002	401-500-011	401-500-020	401-510-006
401-500-003	401-500-012	401-500-021	401-510-007
401-500-004	401-500-013	401-500-022	401-510-008
401-500-005	401-500-014	401-500-023	401-510-009
401-500-006	401-500-015	401-510-001	401-510-010
401-500-007	401-500-016	401-510-002	401-510-011
401-500-008	401-500-017	401-510-003	401-510-012
401-500-009	401-500-018	401-510-004	

The assessments will also fund any appurtenant facilities and related incidental expenses including, but not limited to, the cost of personnel, electrical energy, materials, equipment, contracting services, and other items necessary for the satisfactory operation of these services which are the responsibility of Appian Village LLAD.

PART II – COST ESTIMATE

The Cost Estimate is located below:

APPIAN VILAGE LANDSCAPE AND LIGHTING ASSESSMENT DISTRICT
CITY OF PINOLE
ANNUAL BUDGET
FISCAL YEAR 2025-2026

MAINTENANCE OF IMPROVEMENTS

FUNCTION	PROJECTED ANNUAL COST [1]
Street Light Operation and Maintenance Costs Appian Way (125 Watt LED - 6 poles)	$ 3,239.71
Street Light Operation and Maintenance Costs Canyon Drive (125 Watt LED - 3 poles)	$ 1,619.85
Annual Service/Repairs Cost	$ 540.00
Traffic Signal Maintenance[6]	$ 11,501.00
Capital Reserves - Streetlighting Appian Way[2]	$ 1,500.00
Capital Reserves - Streetlighting Canyon Drive[2]	$ 750.00
Capital Reserves - Traffic Signal Upgrades[6]	$ 16,642.86
TOTAL MAINTENANCE COSTS	**$ 35,793.42**

INCIDENTAL COSTS

FUNCTION	PROJECTED ANNUAL COST
Administrative Costs[3]	$ 10,000.00
Contingency (10%)	$ 3,579.34
Operating Reserves (10%)	$ 3,579.34
TOTAL INCIDENTAL COSTS	**$ 17,158.68**

	PROJECTED ANNUAL COST
TOTAL PROJECTED COSTS	**$ 52,952.10**
GENERAL BENEFIT OFFSET[4]	**($18,872.86)**
SPECIAL BENEFIT PARCELS OUTSIDE DISTRICT OFFSET[5]	**$ (767.92)**
TOTAL ASSESSED COSTS	**$ 33,311.33**

APPIAN VILAGE LANDSCAPE AND LIGHTING ASSESSMENT DISTRICT
CITY OF PINOLE
ANNUAL BUDGET (CONTINUED)
FISCAL YEAR 2025-2026

[1] **Appian Village is composed of 26 residential parcels containing 154 single family dwelling units and 9 non-assessable parcels on 4.25 net assessable acres and 77 EBUs.**

[2] **Streetlight Capital Reserve based on one estimated pole and lighting fixture replacement every 5 years due to traffic collisions + labor costs.**

[3] **Administrative cost is composed of consultant annual administrative contract fees and City overhead.**

[4] **General Benefit Offset = General benefit offset Appian Way Streetlights and Traffic Signals**

[5] **Special Benefit Parcels Outside District Offset = Streetlight special benefit to parcels outside district located on Canyon Drive.**

[6] **Traffic Signal Maintenance and Upgrade costs provided by the City of Pinole.**

PART III – METHOD OF APPORTIONMENT

A. Method of Apportionment

The 1972 Act permits the establishment of assessment districts by agencies for the purpose of providing certain public improvements, which include dedicated easements for streetlighting and traffic signals use, and appurtenant facilities. Section 22573 of the 1972 Act gives the following instructions for apportioning assessments to the parcels within the district:

> *"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 for parcels within Appian Village LLAD, which reflects the composition of the parcels and the improvements and services which are the responsibility of Appian Village LLAD, fairly apportions the costs based on the estimated benefit to each parcel. In addition, Article XIII D of the California Constitution ("Article XIIID") requires that a parcel's assessment may not exceed the reasonable cost of the proportional special benefit conferred on that parcel. 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. A special benefit is a particular and distinct benefit over, and above general benefits conferred on the public at large, including real property within the District. The general enhancement of property value does not constitute a special benefit.

This section of the Engineer's Report includes an explanation of the special and general benefits to be derived from the public improvements maintained by the District and the methodology used to apportion the total assessment to properties within the District. The method used for apportioning the assessment is based upon the proportional special benefits conferred to the properties over and above the general benefits conferred to real property in the District or to the public at large. Special benefit and the Assessments are calculated for each parcel in the District using the following process:

1. Description and quantification of the general benefits
2. Determination of the relative special benefits by improvement type
3. Determination of the Benefit Factors by Land Use Type
4. Description and calculation of Equivalent Dwelling Unit (EDU) Methodology
5. Description and calculation of Equivalent Benefit Unit (EBU) Methodology
6. Calculation of assessment rates and calculation of assessments

The proposed improvements, the associated costs, and assessments have been carefully reviewed, identified, and allocated based on special benefit.

Streetlighting and traffic signal maintenance are the responsibility of Appian Village LLAD.

Benefit Factors

The special benefits will be applied by improvement and land use types through the application of an Applied Benefit Factor ("Benefit Factor). The Benefit Factor will be multiplied by the Equivalent Dwelling Units (EDUs) to derive the Equivalent Benefit Units (EBUs) in the report, both described later in this report. The EBUs proportionately spread the assessments based on the special benefits received.

Benefit Factors quantify the relative amount of benefit a parcel receives from an improvement. The following paragraphs describe each Benefit Factor by land use.

Benefit Factors – Streetlighting

The factors that determine the benefit of streetlighting to a particular land use are defined as follows:

Safety & Security: Streetlighting is a crucial component in enhancing safety and security for residential and commercial developments. Adequate streetlighting deters criminal activity by increasing visibility and decreasing locations for criminal activity to not be visible. This improved security reduces the likelihood of crime, making neighborhoods and business districts safer and more appealing for residents, employees, and visitors.

Community Character & Vitality: Streetlighting contributes to the overall character and vitality of a community. Consistent, well-designed lighting helps create an inviting atmosphere that reflects the community's identity, encourages social interactions, and supports a sense of pride among residents. Well-lit streets and public spaces stimulate economic activity by making these areas more attractive for evening activities, contributing to a vibrant local culture and economy.

Property Access: Streetlighting directly support property access by ensuring that streets, sidewalks, and pathways are well lit and easy to navigate after dark for parcels within or adjacent to streetlight illumination pattern. This lighting benefits visitors and emergency services by providing clear, visible pathways, which enhance accessibility, safety, and ease of movement to and from properties. This factor is especially important in high-traffic areas, enhancing the overall usability of roads and walkways at night.

Nighttime Visibility: Good nighttime visibility provided by streetlighting primarily benefits commercial land uses by improving navigation and reducing hazards. With enhanced visibility, visitors can travel safely and comfortably at night, reducing the risk of accidents and injuries when accessing commercial parcels. For commercial areas, nighttime visibility also aids in attracting customers and fostering a safe, lively environment, supporting both safety and economic activity.

The special and direct benefits of streetlighting for each land use type are listed in Table 1 below with the Applied Benefit Factor assigned to each land use type by taking the total benefit factor for each land use divided by the commercial benefit total.

Table 1
Applied Benefit Factor

Special Benefits/Land Use	Single Family Residential (Neighborhood Lighting)	Office	Utility, Industrial, Schools, Colleges	Commercial	Park	Vacant, Agricultural, Golf
Safety & Security	1	1	1	1	1	1
Community Character & Vitality	1	1		1		
Property Access		1	1	1	1	
Nighttime Visibility				1		
Subtotal:	2	3	2	4	2	1
Applied Benefit Factor (Subtotal/Commercial Subtotal)	0.50	0.75	0.50	1.00	0.50	0.25

Separation of General Benefit and Special Benefit

Based on Article XIIID, Section 4 of the of the California Constitution, all benefits are either general or special.

In other words:

Total Benefit = Special Benefit + General Benefit

General Benefit = Benefits to Population of the District + Benefits to the Public At Large

Special Benefit = Benefit to Parcels Inside the District + Benefit to Parcels Outside the District

The identified improvements and services provide benefits to the parcels located within the District. Some of these benefits are "special benefits," benefits that are above and beyond those "general benefits" provided to the public at large. Under Article XIIID, Section 4 of the California Constitution, only "special benefits" provided to the parcels within the District are assessable. Special Benefits provided to parcels outside the District are not assessable. General benefit to the population of the District and the public at large are not assessable. As such, isolation and quantification of the "special benefits" provided to parcels within the District associated with the improvements and services are paramount. In order to isolate the "Special Benefits," it is necessary to quantify the amount of "General Benefits" associated with the improvements and services. Additionally, we will also identify the Special Benefit to any parcels outside the District that must be excluded from the assessment of District parcels.

Special benefits impact the assessed properties in a way that is particular and distinct from their effect on other parcels not within the District and that real property in general and the public at large do not share. The improvements were installed as a condition of development for the Appian Village residential development and would not have been installed otherwise. Since these improvements were installed and are maintained especially for the benefit of properties within the District, all assessable properties in the District receive a special benefit and are assessed for the special benefits conferred by the improvements.

General Benefit - Streetlighting

The project includes installation, operation and maintenance of six (6) new streetlights on Appian Way and three (3) new streetlights on Canyon Drive for a total of nine (9) new streetlights.

Appian Way: The six (6) additional streetlights on Appian Way are a City required condition of approval for the development and therefore 50% of the associated costs to service and maintain those streetlights and provide for future capital replacement are assigned as general benefit to the developing parcels. The remaining 50% is further divided based on the following additional criteria. Additionally, Appian Way is an arterial roadway composed of two lanes in each direction. Roadway lights clearly provide a measure of general benefit to the public and to properties in general resulting from nighttime traffic safety and circulation on these primary streets. The lane immediately adjacent to the parcels is primarily used for local traffic, including accessing the project parcels, and confers a particular and distinct special benefit upon parcels within Appian Village LLAD. The thru lane, located nearest the median, is designated for traffic continuing past the parcels traveling to other destinations. The thru lane comprises 50% of the two lanes bordering the development. Therefore, it is reasonable to conclude that fifty percent (50%) of the remaining costs associated with the servicing, maintenance, and future capital replacement of the streetlights on Appian Way would be considered a general benefit. **This results in a net total of 25% of the arterial streetlights on Appian Way and associated costs to service and maintain those streetlights and provide for future capital replacement would be considered a general benefit.**

Canyon Drive: Canyon Drive is a collector roadway composed of one lane in each direction. Streetlights on Canyon Drive provide special and direct benefit to the parcels inside the District as well as certain parcels outside the District which are located adjacent to the development and illuminated by the streetlights (addressed later in Special Benefit section of report) and provide a de-minimus amount of benefit to the public in general. **Therefore, the general benefit from streetlights on Canyon Drive is zero**. See special benefit calculation for parcels outside the District in Table 6.

General Benefit – Traffic Signals

Traffic Signal costs are composed of the (1) Operation and maintenance costs and (2) Traffic signal upgrade costs.

Operation and Maintenance Costs: The facilities maintained in the District include the operation and maintenance of two (2) existing traffic signals on Appian Way/Mann Drive and Appian Way/Canyon Drive. Traffic signals clearly provide a measure of general benefit to the broader traveling public, to properties in general as well as properties within the assessment district. Operation and maintenance of the traffic signals provide general benefits by (1) Improving overall network circulation, enhancing regional mobility, and reducing travel delay for non-local through-traffic, (2) Pedestrian crossing protection and vehicle safety resulting from the traffic signal benefit all users of the intersection, including drivers, bicyclists, transit riders, and pedestrians who are not associated with any assessed parcel, and (3) Traffic signal improves emergency vehicle routing and response time, a benefit shared by the community as a whole. The ongoing cost to operate, service and maintain the traffic signals existed before the Appian Village development. However, the conditions of approval for the Appian Village development required one additional leg (2 poles/masts/signals) be added to the traffic signal at the intersection of Appian Way/Mann Drive to provide ingress/egress to Appian Village. **Therefore, it is reasonable to conclude that the associated annual costs to operate, service and maintain the existing traffic signals would be considered 75% general benefit for the traffic signal at Appian Way/Mann Drive and 100% general benefit for the traffic signal at Appian Way/Canyon Drive.**

Traffic Signal Upgrade Costs: The cost of upgrades to the traffic signal battery backup, video, controller & firmware occurred as a result of a condition of development of the Appian Villages development, however they also provide a benefit to the traffic passing thru the traffic signals traveling to other destinations. Additionally, Appian Way is an arterial roadway composed of two lanes in each direction. Roadway lights clearly provide a measure of general benefit to the public and to properties in general resulting from nighttime traffic safety and circulation on these primary streets. The lane immediately adjacent to the parcels is primarily used for local traffic, including accessing the project parcels, and confers a particular and distinct special benefit upon parcels within Appian Village LLAD. The thru lane, located nearest the median, is designated for traffic continuing past the parcels traveling to other destinations. The thru lane comprises 50% of the two lanes bordering the development. **Therefore, it is reasonable to conclude that 50% of traffic signal upgrade costs are considered general benefit.**

Summary – General Benefit Offset

All the General Benefit Offset amounts are summarized in Table 2 below:

Table 2
General Benefit Offset Summary

Improvements	Total Costs	General Benefit %[3]	General Benefit Offset
Traffic Signal Annual Maintenance Costs - Appian Way/Mann Drive[1]	$7,398.00	75%	$5,548.50
Traffic Signal Annual Maintenance Costs - Appian Way/Canyon Drive[1]	$4,103.00	100%	$4,103.00
Traffic Signal - Annual Capital Replacement Cost of Upgraded Equipment[1]	$16,642.86	50%	$8,321.43
Traffic Signal General Benefit			$17,972.93
Streetlighting - Appian Way[2]	$3,599.71	25%	$899.93
		Total General Benefit Offset	$18,872.86

[1] Refer to Table 7 - Traffic Signal Operation & Maintenance and Upgrade Costs.

[2] Appian Way streetlighting operation & maintenance costs + annual service & repair costs. Refer to Table 5 - Streetlighting Costs.

[3] Refer to General Benefit discussion section.

See additional amount of Benefit Offset in Special Benefit – Streetlighting (Parcels outside District) Offset Calculation.

Special Benefits by Improvement Type:

Special Benefit – Street Lighting

The operation, maintenance and servicing of lighting provides a special benefit to each and every assessable lot or parcel within the development or vicinity which is adjacent to such lighting resulting in: 1) improved safety and security of such lots or parcels, 2) contributes to the overall character and vitality of a community, 3) improved property access for such lots or parcels and traffic circulation by illuminating access after sunset, and 4) improved nighttime visibility by improving navigation, reducing accidents as well as aiding in attracting customers to commercial parcels.

Additionally, the street lighting improvements were installed as a condition of development for Appian Village LLAD and would not have been installed otherwise. Since these improvements were installed and are maintained especially for the benefit of properties within the District, all assessable properties in the District receive a special benefit and are assessed for the special benefits conferred by the improvements.

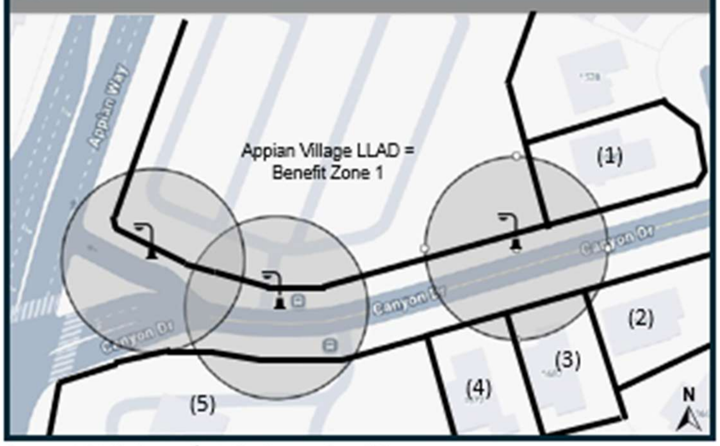
Special Benefit – Streetlighting (Parcels outside District) Offset Calculation

A summary of the Special Benefit for Parcels Outside the District Offset calculation for streetlights on Canyon Drive is as follows:

Five parcels (one commercial and four single family residences) outside the District benefit from the streetlights on Canyon Drive and are assigned to a benefit zone based on the 75-foot illumination pattern of each streetlight. The streetlights will illuminate each of the five parcels, therefore, each parcel receives special benefit from the streetlights. Parcels are grouped into a benefit zone based on the illumination benefit it receives, and a correlating benefit factor is assigned and the EBU calculated for each parcel.

The following graphic identifies the parcels illuminated by each streetlight on Canyon Drive, assigned benefit zones and the corresponding Benefit Factor:

Reference/APN	Benefit Zone	Benefit Factor[1]
(1) 401-271-001	2	.50
(2) 401-273-003	2	.50
(3) 401-273-002	2	.50
(4) 401-273-001	2	.50
(5) 401-273-048	2	1.00



For parcel detail, please refer to the Assessor Parcel Map of the County of Contra Costa for Fiscal Year 2025-2026 for an exact description of the lines and dimensions of each parcel/lot.

APN = Assessor Parcel Number

Streetlight Illumination Area

[1] See Applied Benefit Factor descriptions in Table 1

The Special Benefit for Parcels Outside the District offset is calculated in Table 6.

Equivalent Dwelling Units

A methodology, which takes into consideration the impact of land use and parcel size, has been developed and applied to The District. This methodology, called Equivalent Dwelling Units (EDUs), calculates the EDUs for each parcel where every land use is converted to EDUs based on the assessment formula appropriate for the City. Single Family Residential, which includes Condominiums, is defined as the basic unit for calculation of assessments and assigned 1 EDU per parcel. Multi-Family Residential (Apartments and Mobile Home Parks) are converted to EDUs based on the number of dwelling units on each parcel. Commercial/Industrial, Parks, and certain Public Property, such as Schools, are converted to EDUs based on the lot size of each parcel of land. Vacant Property and Public Property are converted to EDUs based on actual use using the equivalent Land Use Category EDU factor. Property Owner Association and Exempt parcels are assigned zero EDUs. The EDU method is seen as the most appropriate and equitable for streetlight and traffic signal maintenance districts, as the benefit to each parcel from the improvements are apportioned as a function of land use type and parcel size.

Parcel Classification

Residential:

Residential: Residential means a parcel for which a building permit has been issued permitting construction of one or more Residential dwelling units. Residential parcels shall be further classified as Single Family Residential.

- Single Family Residential (SFR): SFR means all parcels of residential property, other than Multi-Family Residential Property. The SFR parcel is the basic unit for calculation of the benefit assessments. Parcels designated as SFR land use will be assigned 1 EDU per dwelling unit, including vacant subdivided residential lots.
- Condominium/Townhome: Condominium means all parcels of developed property within a residential building or buildings comprised of dwelling units with each unit having individual ownership and assigned an individual assessor parcel number. Condominiums will be treated the same as SFR units. Therefore, parcels designated as Condominium/Townhome land use will be assigned 1 EDU per dwelling unit.

Non-Residential:

Non-Residential: Non-Residential means a parcel for which a building permit has been issued permitting construction of one or more Non-Residential structures. Non-Residential parcels shall be further classified as Commercial/Office/Industrial: Commercial/Office/Industrial means non-residential parcels that are not Exempt, Public Property, Property Owners Association Property, or Vacant, and are used for retail, office, professional, medical, restaurant, government, institutional, financial, lodging, or other commercial/industrial related uses. These parcels are assigned EDUs based on acreage. In converting Commercial/Office/Industrial properties to EDUs, the factor used is the City of Pinole average single family residential density of 4.61 dwelling units per acre (as derived from the City of Pinole General Plan, Housing Element adopted in 2023, the total number of Single Family Residential (SFR) dwelling units in the City divided by the entire SFR area (acres) of the City)(5,056 SFR units / 1,097.04 acres = 4.61 dwelling units/acre). Therefore, the Commercial/Industrial parcels, including institutional uses, will be assigned 4.61 EDUs per acre.

Special Benefiting Other Property:

- Parks: Parks will be assessed on parcel frontage, which is the approximate metric of the parcel typically benefiting from the Zone landscaping and streetlighting improvements. The typical frontage for a SFR is fifty (50) feet. Park parcels will be assessed 1 EDU for every fifty (50) feet of frontage.
- Schools: Schools will be assessed as 4.61 EDUs per acre for the portions of the parcel with building improvements. Playground and athletic fields will not be assessed as they are treated like Property Owners Association Property with no development potential.

Exempt Property and Vacant Property:

- Exempt: Exempt means any parcel dedicated as public streets, public avenues, public lanes, public roads, public drives, public courts, public alleys, public easements and rights-of-way, public greenbelts, parkways and that portion of public property that is not developed or used for business purposes similar to private commercial, industrial and institutional activities. Also defined as Exempt parcels are utility rights-of-way, common areas (such as in condominium complexes), landlocked parcels and small parcels vacated by the City as these parcels have little or no development potential and do not benefit from the improvements. These parcels are defined as having a zero EDU factor and, therefore, zero EDUs to be assessed.
- Vacant Property: Vacant Property means parcels with no improved structures, including agricultural and golf course parcels. Vacant parcels adjacent to streetlighting receive 25% of the benefit of fully developed commercial parcels. Therefore, Vacant parcels adjacent to streetlighting improvements are defined as having 1.15 (4.61 X 25%) EDU factor and, therefore, 1.15 EDUs for every acre to be assessed. Vacant parcels with approved subdivision maps filed on them will be assessed at the rate appropriate to their future designated use.

Determination of Rate

A summary of Equivalent Dwelling Unit (EDU) rates is shown in Table 3:

TABLE 3
EDU Rates

Land Use Category	Basic Unit		Equivalent Dwelling Unit Factor		EDU Rates
Residential:					
Single Family Residential	1 DU	X	1.00	=	1 EDU/DU
Condominium/Townhome	1 DU	X	1.00	=	1 EDU/DU
Non-Residential:					
Commercial/Office/Industrial	Per Acre	X	4.61	=	4.61 EDU/Acre
Schools	Per Acre	X	4.61	=	4.61 EDU/Acre of developed area (excludes playground and athletic fields)
Public Property and Other Property:					
Parks	1 EDU/50 feet frontage	X	Per Park Frontage	=	1 EDU per 50 feet of frontage
Exempt & Vacant Property:					
Exempt	N/A	X	0.00	=	0.00 EDU/DU
Vacant/Agricultural/Golf Course	Per Acre	X	1.15	=	1.15 EDU/Acre

Equivalent Benefit Units

EDUs quantify how much benefit a particular property or parcel receives relative to other properties in the assessment district. They allow for equitable cost distribution based on factors like property size, type, or usage, which influence the level of benefit from the improvement.

The EBU for each parcel is the product of the of the parcel's EDUs multiplied by the Benefit Factor which equals the Equivalent Benefit Units for that parcel.

The following are the EDU and EBU calculations and Cost per EBU by improvement Type:

Table 4
EBU Calculation

EBU Calculation						
Benefit Zones	**Acres**	**Dwelling Units[2]**	**Equivalent Dwelling Unit (EDU) Factor [3]**	**Equivalent Dwelling Units[2]**	**Benefit Factor[3]**	**Equivalent Benefit Units (EBUs)[4]**
Benefit Zone 1 (Inside District)[1]	-	154	1.00	154.00	0.50	77.00
Benefit Zone 2 (Outside Zone)						
401-271-001 (SFR)[5]	-	1	1.00	1.00	0.50	0.5
401-273-001 (SFR)[5]	-	1	1.00	1.00	0.50	0.5
401-273-002 (SFR)[5]	-	1	1.00	1.00	0.50	0.5
401-273-003 (SFR)[5]	-	1	1.00	1.00	0.50	0.5
401-273-048 (Commercial)[6]	1.75	0	4.61	8.07	1.00	8.07
Subtotal (Outside District)	**1.75**	**4**		**12.07**		**10.07**
Total EDU / EBU	**1.75**	**158**		**166.07**		**87.07**

[1] Benefit Zone 1 is composed entirely of single family townhome parcels located inside District.
[2] Parcels in Benefit Zone 1 (Inside District) are composed of parcels with multiple dwelling units (single-family owned
[3] Refer to Benefit Factor Table in this report.
[3] Refer to Equivalent Dwelling Unit Factors in Table 6.
[4] Equivalent Benefit Units = Equivalent Dwelling Units times Benefit Factor.
[5] Parcel is composed of single family residential land use which is located within the 75 foot illumination pattern of a streetlight on Canyon Drive and has an additional Benefit Factor of property access illuminated by the streetlight = .5
[6] Parcel is composed of commercial land use which is located within the 75 foot illumination pattern of a streetlight on Canyon Drive and has an additional Benefit Factor of property access illuminated by the streetlight = 1.

Table 5
Streetlighting Costs

Streetlighting Costs							
	Annual Operation & Maintenance Costs[1]	**Annual Service / Repair Costs[2]**	**Capital Reserves[1]**	**Administrative Costs[3]**	**Contingency[4]**	**Operating Reserve[5]**	**Total**
Streetlighting							
Appian Way	$ 3,239.71	$ 360.00	$1,500.00	$2,500.00	$509.97	$509.97	$8,619.65
Canyon Drive	$ 1,619.85	$ 180.00	$750.00	$2,500.00	$254.99	$254.99	$5,559.82
Total Cost	$4,859.56	$540.00	$2,250.00	$5,000.00	$764.96	$764.96	$14,179.47

[1] Streetlight annual operation and maintenance cost and capital reserves from Annual Budget.

[2] Streetlight annual service/repair costs, from Annual Budget, allocated based on Appian Way and Canyon Drive percentage of total operation & maintenance costs.

[3] City Administrative overhead = $10,000 total budgeted administrative cost, from Annual Budget, is allocated 25% to each maintained improvement = $2,500.

[4] Contingency = 10% of the sum of Annual Energy Costs, Annual Service & Repair Costs and Capital Reserves.

[5] Operating Reserve = 10% of the sum of Annual Energy Costs, Annual Service & Repair Costs and Capital Reserves.

Table 6
Assessment per EBU Calculation – Streetlighting

Assessment Per EBU - Streetlighting			
	Number of EBUs	Cost/EBU	Cost
Costs - Streetlighting[1]			
Appian Way			$8,619.65
Canyon Drive			$5,559.82
Total Costs - Streetlighting[1]			$14,179.47
Less: General Benefit Offset on Appian Way[2]			($899.93)
Total Special Benefit Cost - All Property			$13,279.54
Portion of Special Benefit Cost Attributed to Condition of Development (50%)	77.00	$86.23	$6,639.77
Portion of Special Benefit Cost Attributed to all else (50%)	87.07	$76.26	$6,639.77
Special Benefit parcels outside of District[2]	10.07	$76.26	$767.92
Assessment Summary			
Total Costs - Streetlighting			$14,179.47
Less: General Benefit Offset[2]			($899.93)
Less: Special Benefit parcels outside of District			($767.92)
Total Special Benefit Assessment to District			**$12,511.62**
Total District EBUs[3]			77.00
Special Benefit Assessment per EBU - Streetlighting			**$162.49**

[1] Refer to Table 5 - Streetlighting Costs.
[2] Refer to General Benefit Offset Summary.
[3] Refer to Table 4 - EBU Calculation.

Special Benefit – Traffic Signals

New development within the assessment boundary generates additional traffic that will rely on the signalized intersection for primary site access. The operation, maintenance and servicing of the existing traffic signals and installation of additional traffic signals provides a special benefit to each and every assessable lot or parcel within the development resulting in: 1) Improved safety of ingress and egress from such lots or parcels and 2) Improved traffic circulation by regulating traffic patterns and mitigating delays directly attributable to their generated trips.

Traffic Signal Operation and Maintenance: The conditions of approval for the Appian Village development require one additional leg (2 poles/masts/signals) to be installed at the Appian Way/Mann Drive traffic signal to provide ingress/egress to Appian Village. No changes were required for the Appian Way/Canyon Drive traffic signal. **Therefore, we have allocated 25% special benefit for the traffic signal at Appian Way/Mann Drive and 100% general benefit for the traffic signal at Appian Way/Canyon Drive for traffic signal annual operation and maintenance.** See the General Benefit – Traffic Signals section previously in this report.

Traffic Signal Upgrades: The traffic signal upgrades were a condition of approval for the Appian Village development. Additionally, the cost for the traffic signal upgrades to the traffic signal battery backup, video, controller & firmware benefit the Appian Village development as they access the development.. **Therefore, we have allocated 50% general benefit and 50% special benefit to the traffic signal upgrades**. See the General Benefit – Traffic Signals section previously in this report.

The following details the annual traffic signal operating and maintenance costs and traffic signal upgrade costs (capital reserves) for ultimate replacement of traffic signal facilities and cost per EBU calculation for the traffic signals on Appian Way/Mann Drive and Appian Way/Canyon Drive:

Table 7
Traffic Signal Operation & Maintenance and Upgrade Costs

Traffic Signal Operation & Maintenance and Upgrades Costs						
	Annual Operation & Maintenance Costs[1]	Traffic Signal Upgrades - Capital Reserves[2]	Administrative Costs[3]	Contingency[4]	Operating Reserve[5]	Total
Traffic Signal						
at Appian Way/Mann Drive	$7,398.00	$7,428.57	$2,500.00	$1,482.66	$1,482.66	$20,291.89
at Appian Way/Canyon Drive	$4,103.00	$9,214.29	$2,500.00	$1,331.73	$1,331.73	$18,480.74
Total Costs	**$11,501.00**	**$16,642.86**	**$5,000.00**	**$2,814.39**	**$2,814.39**	**$38,772.63**

[1] Traffic Signal annual operation and maintenance costs provided by the City of Pinole - from Annual Budget.
[2] Capital Reserves for Traffic Signal Upgrades: Traffic Signal Upgrade (Battery Backup/Video/Controller & Firmware) costs provided by City ($52,000 Appian Way/Mann Drive and $47,000 Appian Way/Canyon Drive) divided by useful life of 7 years.
[3] City Admininstrative = $10,000 total budgeted administrative overhead cost, from Annual Budget, is allocated 25% to each maintained improvement = $2,500.
[4] Contingency = 10% of Capital Reserves and Annual Maintenance Costs.
[5] Operating Reserve = 10% of Capital Reserves and Annual Maintenance Costs.

Table 8
Assessment per EBU Calculation – Traffic Signal Operation & Maintenance and Upgrades

Assessment Per EBU - Traffic Signal Operation & Maintenance and Upgrades	
Costs - Traffic Signals[1]	
Appian Way/Mann Drive	$20,291.89
Appian Way/Canyon Drive	$18,480.74
Total Costs - Traffic Signals[1]	$38,772.63
Less: General Benefit Offset[2]	($17,972.93)
Total Special Benefit Assessment	$20,799.70
Total District EBUs[3]	77.00
Special Benefit Assessment per EBU - Streetlighting	**$270.13**

[1] Refer to Traffic Signal Upgrade Costs - Table 6.
[2] Refer to General Benefit Offset Summary.
[3] Refer to Table 4 - EBU Calculation.

B. Annual Assessment

The Method of Apportionment of the Assessment is based upon the relative special benefit derived from the improvements and conferred upon the assessable real property within the District over and above general benefit conferred upon the assessable real property within the District or to the public at large. The assessment for each assessable parcel within the District is calculated as follows: Each parcel currently within the District will be placed into one of the designated categories by land use. Using the EDU factor for the applicable land use category in Table 3 above, multiply the EDU factor rate by the number of Basic Units for each parcel to determine the number of EDUs for that parcel. A Benefit Factor is then multiplied by the number of EDUs to calculate the Equivalent Benefit Units (EBUs).

Once the total costs and the total number of EBUs associated with all parcels within the District are determined, the total costs are divided by the total EBUs to determine an assessment rate for each EBU in the District.

Total Zone Costs ÷ Total Number of EBUs in Zone = Zone Assessment Rate per EBU

Each individual parcel's assessment will then be determined by multiplying the District assessment rate by the parcel's total EBUs.

Zone Assessment Rate per EBU x Parcel's Total EBUs = Parcel's Annual Assessment

The maximum assessment rate is subject to a cost-of-living increase as explained in the Maximum Assessment Methodology section below.

Summary

In summary, no property is assessed in excess of the reasonable cost of the proportional special benefit conferred on that property. The special benefit proportionate share of the costs and expenses for the provision of streetlighting and traffic signals as well as costs and expenses for the maintenance of the streetlighting and traffic signals are apportioned on an EBU basis and assessed only for special and direct benefits. The general benefit and special benefit for parcels outside the district will be funded by the City General Fund or other financial sources.

C. Maximum Assessment Methodology

The purpose of establishing a Maximum Assessment formula is to provide for reasonable increases and inflationary adjustments to annual assessments without requiring costly noticing and mailing procedures, which would add to the District costs and assessments.

The following are the Cost per EBU and Total Cost/Max Assessment by improvement Type summarized:

Table 9
Total Assessment/Max Assessment Summary

Total Assessment/Max Assessment			
Improvement	Assessment per EBU	EBUs[4]	Total Assessment/Max Assessment[1]
Streetlighting Cost[2]	$ 162.49	77.00	$ 12,511.62
Trafffic Signal Cost[3]	$ 270.13	77.00	$ 20,799.71
Total Assessment/Max Assessment	**$ 432.62**		**$ 33,311.33**

[1] Includes effect for rounding.
[2] Refer to Table 6 - Assessment per EBU Calculation – Streetlighting.
[3] Refer to Table 8 - Assessment per EBU Calculation – Traffic Signal Operation & Maintenance and Upgrade Costs .
[4] Refer to Table 4 - EBU Calculation.

The Maximum Assessment formula shall be applied to all assessable parcels of land within the District.

- For Appian Village LLAD, the initial Maximum Assessment for Fiscal Year 2025-2026 shall be a total of $33,311.33 or $432.62 per EBU as detailed in Part III.

The initial Maximum Assessment is subject to an annual inflator starting in Fiscal Year 2026-2027. The initial Maximum Assessment may be adjusted by the greater of four percent (4%) per year or the cumulative percentage increase in the Consumer Price Index for all Urban Consumers for ("CPI-U") for the San Francisco-Oakland-San Jose California Standard Metropolitan Statistical Area ("Index") published by the Bureau of Labor Statistics of the United States Department of Labor. The annual CPI-U adjustment will be based on the cumulative increase, if any, in the Index as it stands in March of each year over the base Index of 2025.

The Maximum Assessment is adjusted annually and is calculated independent of the Appian Village LLAD annual budget and proposed annual assessment. The annual assessment (rate per equivalent dwelling unit) applied in any fiscal year is not considered to be an increased assessment if less than or equal to the Maximum Assessment amount for that fiscal year. In no case shall the annual assessment exceed the Maximum Assessment.

Although the Maximum Assessment will increase each year, the actual Appian Village LLAD assessments may remain virtually unchanged. The Maximum Assessment adjustment is designed to establish a reasonable limit on Appian Village LLAD assessments. The Maximum Assessment calculated each year does not require the annual assessment be raised to the adjusted maximum but can be less than maximum. If the budget and assessments for the fiscal year require an increase to an amount greater than the adjusted Maximum Assessment, it is considered an increased assessment.

To impose an increase greater than the annually adjusted maximum assessment, the City of Pinole must comply with the provisions of California Constitution Articles XIII C and XIII D, which require a public hearing and certain protest procedures including mailed notice of the public hearing and property owner protest balloting. Through the balloting process, property owners must approve the proposed maximum assessment increase. If the proposed change is approved, then a new Maximum Assessment is established for Appian Village LLAD. If the proposed change is not approved, the City may not levy an assessment greater than the annually adjusted Maximum Assessment previously established for Appian Village LLAD.

PART IV – ASSESSMENT DIAGRAM/BOUNDARY MAP

Part IV – Assessment Diagram/Boundary Map

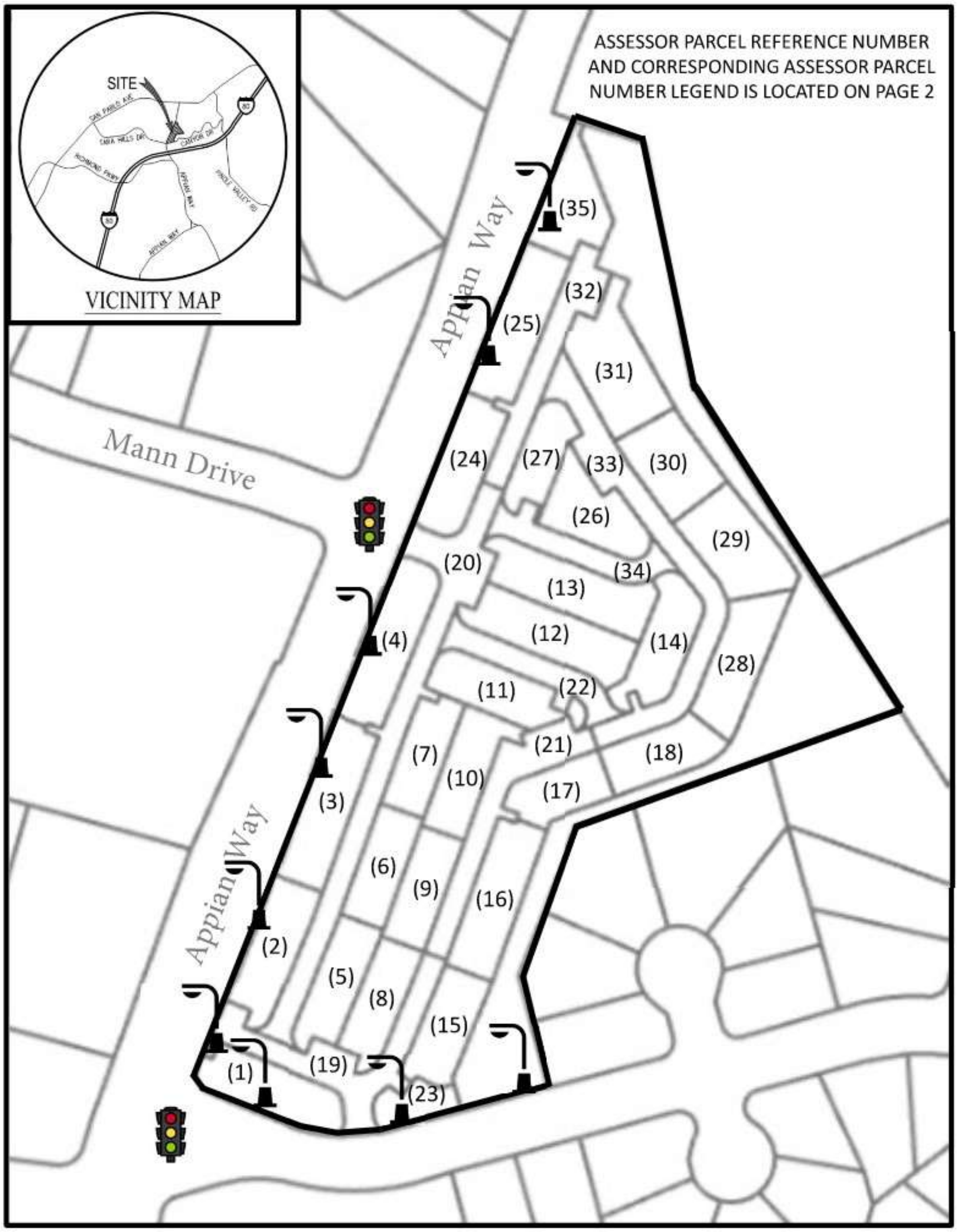
Fiscal Year 2025-2026 Appian Village LLAD

The Assessment Diagram/Boundary Map for Appian Village LLAD by this reference is incorporated and made a part of this Report. Only the parcels identified within the Appian Village LLAD Assessment Diagram/Boundary Map are within said boundary.

If any parcel submitted for collection is identified by the County Auditor-Controller to be an invalid parcel number for the current fiscal year, a corrected parcel number and/or new parcel number (or numbers) will be identified and resubmitted to the County Auditor-Controller. The assessment amount to be levied and collected for the resubmitted parcel and/or new parcel number(s) shall be based on the method of apportionment and the assessment rate as defined in this Report. Therefore, if a single parcel has changed to multiple parcels, the assessment amount applied to each of the new parcels shall be recalculated and applied according to the approved method of apportionment and the assessment rate rather than as a proportionate share of the original assessment.

Page 1 of 2

Assessment Diagram / Boundary Map
Appian Village
Landscape and Lighting Assessment District



For parcel detail, please refer to the Assessor Parcel Map of the County of Contra Costa for Fiscal Year 2025-2026 for an exact description of the lines and dimensions of each parcel/lot.

Harris & Associates

November 2025 N **No Scale**

Page 2 of 2

Assessment Diagram / Boundary Map
Appian Village
Landscape and Lighting Assessment District

City of Pinole, Contra Costa County
State of California

SEC. 28, T.2N., R.4W.

Legend

Zone Boundary

Parcels

Landscape Improvements

New Streetlight

Assessor Parcel Numbers Located within Proposed Boundaries of the Appian Village Landscape and Lighting Assessment District as of Fiscal Year 2025-26

Label	APN	Label	APN	Label	APN	Label	APN
(1)	401500001	(10)	401500010	(19)	401500019	(28)	401510005
(2)	401500002	(11)	401500011	(20)	401500020	(29)	401510006
(3)	401500003	(12)	401500012	(21)	401500021	(30)	401510007
(4)	401500004	(13)	401500013	(22)	401500022	(31)	401510008
(5)	401500005	(14)	401500014	(23)	401500023	(32)	401510009
(6)	401500006	(15)	401500015	(24)	401510001	(33)	401510010
(7)	401500007	(16)	401500016	(25)	401510002	(34)	401510011
(8)	401500008	(17)	401500017	(26)	401510003	(35)	401510012
(9)	401500009	(18)	401500018	(27)	401510004		

(#) Assessor Parcel Reference Number for parcels on Page 1

For parcel detail, please refer to the Assessor Parcel Map of the County of Contra Costa for Fiscal Year 2025-2026 for an exact description of the lines and dimensions of each parcel/lot.

Harris & Associates

PART V – ASSESSMENT ROLL

Parcel identification for each lot/unit or parcel within Appian Village LLAD shall be the parcel as shown on the Contra Costa County Secured Roll for the year in which this Report is prepared and reflective of the Assessor's Parcel Map. Appian Village LLAD includes the following APNs as of the date of this Report:

401-500-001	401-500-010	401-500-019	401-510-005
401-500-002	401-500-011	401-500-020	401-510-006
401-500-003	401-500-012	401-500-021	401-510-007
401-500-004	401-500-013	401-500-022	401-510-008
401-500-005	401-500-014	401-500-023	401-510-009
401-500-006	401-500-015	401-510-001	401-510-010
401-500-007	401-500-016	401-510-002	401-510-011
401-500-008	401-500-017	401-510-003	401-510-012
401-500-009	401-500-018	401-510-004	

The initial Maximum Assessment for each parcel will be as follows[1]:

APPIAN VILLAGE LANDSCAPE AND LIGHTING ASSESSMENT DISTRICT
PROPOSED FISCAL YEAR 2025-2026 MAXIMUM ASSESSMENT

Assessor Parcel Number	EBU's	Rate per EBU	Max Assessment[1,2,3]
401-500-001	4.00	$ 432.61	$ 1,730.46
401-500-002	4.00	$ 432.61	$ 1,730.46
401-500-003	5.00	$ 432.61	$ 2,163.08
401-500-004	5.00	$ 432.61	$ 2,163.08
401-500-005	2.50	$ 432.61	$ 1,081.54
401-500-006	2.50	$ 432.61	$ 1,081.54
401-500-007	2.50	$ 432.61	$ 1,081.54
401-500-008	2.50	$ 432.61	$ 1,081.54
401-500-009	2.50	$ 432.61	$ 1,081.54
401-500-010	2.50	$ 432.61	$ 1,081.54
401-500-011	2.50	$ 432.61	$ 1,081.54
401-500-012	3.50	$ 432.61	$ 1,514.16
401-500-013	3.50	$ 432.61	$ 1,514.16
401-500-014	2.50	$ 432.61	$ 1,081.54
401-500-015	2.50	$ 432.61	$ 1,081.54
401-500-016	3.50	$ 432.61	$ 1,514.16
401-500-017	2.00	$ 432.61	$ 865.23
401-500-018	2.00	$ 432.61	$ 865.23
401-510-001	4.00	$ 432.61	$ 1,730.46
401-510-002	5.00	$ 432.61	$ 2,163.08
401-510-003	2.00	$ 432.61	$ 865.23
401-510-004	2.00	$ 432.61	$ 865.23
401-510-005	2.50	$ 432.61	$ 1,081.54
401-510-006	2.00	$ 432.61	$ 865.23
401-510-007	2.00	$ 432.61	$ 865.23
401-510-008	2.50	$ 432.61	$ 1,081.54
Rounding			$ (0.09)
Total	**77.00**		**$ 33,311.33**

[1] The Actual Assessment for each Assessable Parcel, when submitted to the tax roll, will be rounded to even pennies, as required by the Contra Costa County Auditor-Controller to allow for the equal division of 2 installment payments on the property tax bill.

[2] The initial Maximum Assessment may be adjusted annually by the greater of four percent (4%) per year, or the cumulative percentage increase in the CPI-U, if any, as it stands in March of each year over the base Index of 2025.

[3] Max Assessment includes effect for rounding.

CITY OF PINOLE
APPIAN VILLAGE
LANDSCAPE AND LIGHTING ASSESSMENT DISTRICT

ENGINEER'S REPORT

January 2026

PREPARED BY

Harris & Associates

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Temecula, CA 92590
www.weareharris.com

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ENGINEER'S CERTIFICATION

AGENCY: **THE CITY OF PINOLE**

PROJECT: **CITY OF PINOLE**
APPIAN VILLAGE LANDSCAPING AND LIGHTING ASSESSMENT DISTRICT

TO: **THE CITY COUNCIL OF THE CITY OF PINOLE, STATE OF CALIFORNIA**

ENGINEER'S REPORT

LANDSCAPING AND LIGHTING ACT OF 1972, DIVISION 15 OF THE STREETS AND HIGHWAYS CODE OF THE STATE OF CALIFORNIA

Pursuant to the provisions of Sections 22565 through 22574 of the Landscaping and Lighting Act of 1972, said act being Part 2 of Division 15 of the California Streets and Highways Code ("1972 Act"), in compliance with the substantive and procedural requirements of Articles XIII C and XIII D (Proposition 218) of the California Constitution, recent court precedent and under the direction of the City Council of the City of Pinole, California ("City Council"), submitted herewith is the annexation Engineer's Report ("Report") for the City of Pinole ("City").

This Report provides for the formation of the City of Pinole Appian Village Landscape and Lighting Assessment District ("Appian Village LLAD" or "District") as required under the terms of Tract 9630 issued for the development of the following Assessor Parcel Numbers (APN):

401-500-001	401-500-010	401-500-019	401-510-005
401-500-002	401-500-011	401-500-020	401-510-006
401-500-003	401-500-012	401-500-021	401-510-007
401-500-004	401-500-013	401-500-022	401-510-008
401-500-005	401-500-014	401-500-023	401-510-009
401-500-006	401-500-015	401-510-001	401-510-010
401-500-007	401-500-016	401-510-002	401-510-011
401-500-008	401-500-017	401-510-003	401-510-012
401-500-009	401-500-018	401-510-004	

This Report also establishes the Maximum Assessment to be levied commencing with Fiscal Year 2026-2027 (i.e., commencing July 1, 2026, and ending June 30, 2027) and continuing in all subsequent Fiscal Years, for the area to be known and designated as:

Appian Village LLAD

I do hereby assess and apportion the total amount of the costs and expenses upon parcels of land within the designated area liable therefore and benefited thereby, in proportion to the estimated benefits that each parcel receives, respectively, from said services.

I, the appointed Engineer, acting on behalf of the City of Pinole, pursuant to the 1972 Act, do hereby submit the following:

- The costs and expenses of the District which have been assessed upon the parcels of land in the District benefited thereby in direct proportion and relation to the estimated benefits to be received by each of said parcels pursuant to the provisions of law.
- An Assessment Diagram/Boundary Map is filed herewith as required by law, showing the District as well as the boundaries and dimensions of the respective parcels or lots and subdivisions of land within said District, as the same exist as of the date of this Report. Reference is made to the Assessor Parcel Map for a description of the lots or parcels.
- An Assessment Roll showing the annual assessment for each parcel corresponding to the numbers assigned to each parcel by the Contra Costa County Assessor and are current as of the date of this Report.

In conclusion, it is my opinion that the assessments for Appian Village LLAD have been spread in accordance with the benefits that each parcel receives from the items being financed.

DATED this 6th day of January 2026

REGISTERED PROFESSIONAL ENGINEER ALISON M. BOULEY NO. C61383 CIVIL STATE OF CALIFORNIA

Alison M. Bouley, P.E., Assessment Engineer
R.C.E. No. C61383
Engineer of Work
County of Contra Costa
State of California

EXECUTIVE SUMMARY

A. Introduction

Pursuant to the provisions of Sections 22565 through 22574 of the Landscaping and Lighting Act of 1972, said act being Part 2 of Division 15 of the California Streets and Highways Code ("1972 Act"), in compliance with the substantive and procedural requirements of Articles XIII C and XIII D (Proposition 218) of the California Constitution and recent court precedent, the costs and expenses of Appian Village LLAD ("Appian Village LLAD" or "District") have been assessed upon the parcels of land in the District benefited thereby in direct proportion and relation to the estimated benefits to be received by each of said parcels. For particulars as to the identification of said parcels, reference is made to the Assessment Diagram/Boundary Map, a reduced copy of which is included in Part IV of this Report. On the 13th day of January, 2026 the City Council, City of Pinole, State of California, ordering the preparation of the Engineer's Report ("Report") providing for the formation of the Appian Village LLAD did, pursuant to the provisions of the 1972 Act, adopt Resolution No. 2026-______ for a special assessment district known and designated as:

Appian Village LLAD

The formation of the Appian Village LLAD includes the parcels identified by the Assessor Parcel Numbers (APN) valid as of the date of this Report:

401-500-001	401-500-010	401-500-019	401-510-005
401-500-002	401-500-011	401-500-020	401-510-006
401-500-003	401-500-012	401-500-021	401-510-007
401-500-004	401-500-013	401-500-022	401-510-008
401-500-005	401-500-014	401-500-023	401-510-009
401-500-006	401-500-015	401-510-001	401-510-010
401-500-007	401-500-016	401-510-002	401-510-011
401-500-008	401-500-017	401-510-003	401-510-012
401-500-009	401-500-018	401-510-004	

Formation of a landscape & lighting assessment district for the maintenance of improvements in perpetuity is a prerequisite for development of these parcels or any future subdivision of land under the terms of Tract 9630.

As required by law, an Assessment Diagram/Boundary Map is filed herewith, showing the District, as well as the respective parcels and subdivisions of land within said District as they exist on the date of this Report. Each of which subdivisions of land into parcels or lots, respectively, has been assigned a distinctive number and is so indicated on the Assessment Diagram/Boundary Map and in the Assessment Roll contained herein. Harris submits this Report, consisting of five parts, for the annexation of Appian Village LLAD and the establishment of the Maximum Assessment to be levied and collected commencing Fiscal Year 2026-2027 and continuing in subsequent fiscal years.

Part I

Plans and Specifications: A description of Appian Village LLAD boundaries and the proposed improvements within said District. The District shall consist of thirty-five parcels which comprise the residential development known as Appian Village LLAD. The proposed improvements described in this Report are based on the requirements of Tract 9630 ("Appian Village") and the current development and improvement plans provided to Harris & Associates (Harris) by the City of Pinole as of the date of this Report. (1) Unsigned Appian Way - Public Street Lighting for Denova Homes, Apian Way/Canyon Drive, by Giacalone Design Services, Inc., dated 06/27/2025 and (2) Unsigned Subdivision 9630 Apian Village tract map, by CBG Civil Engineers., dated March 2025 are on file in the office of the City Engineer and are incorporated into this Report by reference.

Part II

Cost Estimate: An estimate of the cost of the streetlight and traffic signal improvements maintenance and service, including incidental costs and expenses in connection therewith, for Fiscal Year 2025-2026.

Part III

Method of Apportionment: A narrative of the property benefits from the improvements and the method of calculating each property's proportional special benefit and annual assessment. The proposed initial Maximum Assessment established for Appian Village LLAD is based on current property development Plans and estimated annual costs and expenses associated with all improvements to be accepted and maintained by Appian Village LLAD at build-out.

Part IV

Assessment Diagram/Boundary Map: An Assessment Diagram/Boundary Map showing the parcels of land included within the boundaries of Appian Village LLAD. For details concerning the lines and dimensions of the applicable Assessor's Parcel Numbers, refer to the County Assessor's Maps as of the date of this Report.

Part V

Assessment Roll: A listing of the Assessor's Parcel Numbers, or the lot/unit numbers assigned for subdivided parcels, and the initial Maximum Assessment per parcel or acre to be applied on the tax roll for Fiscal Year 2025-2026.

B. Assessment District

The improvements and services to be provided by Appian Village LLAD generally include streetlight and traffic signal maintenance. The formation of Appian Village LLAD will provide the financial mechanism (annual assessments) by which the ongoing operation and maintenance of these improvements and services will be funded in perpetuity. Appian Village LLAD's structure, proposed improvements, method of apportionment and assessments described in this Report are based on the Plans provided to Harris as of the date of this Report, including all estimated direct expenditures, incidental expenses, and reserves associated with the maintenance and servicing of the proposed improvements.

PART I – PLANS AND SPECIFICATIONS

A. Description of the Assessment District

Appian Village LLAD is located within the City of Pinole, County of Contra Costa, State of California generally located at the northeast corner of Appian Way and Canyon Drive. At full development, Appian Village LLAD is projected to include a one-hundred-fifty-four (154) residential unit project in twenty-six (26) buildings on twenty-six (26) taxable residential parcels and nine (9) non-assessable parcels. Appian Village LLAD consists of all lots/units, parcels and subdivisions of land located in the residential development area currently defined by the following Assessor Parcel Numbers as of the date of this Report:

401-500-001	401-500-010	401-500-019	401-510-005
401-500-002	401-500-011	401-500-020	401-510-006
401-500-003	401-500-012	401-500-021	401-510-007
401-500-004	401-500-013	401-500-022	401-510-008
401-500-005	401-500-014	401-500-023	401-510-009
401-500-006	401-500-015	401-510-001	401-510-010
401-500-007	401-500-016	401-510-002	401-510-011
401-500-008	401-500-017	401-510-003	401-510-012
401-500-009	401-500-018	401-510-004	

A general boundary map for the District is presented in Part IV of this Report.

B. Description of Improvements and Services Authorized by the Landscaping and Lighting Act of 1972

As applicable to the District, the 1972 Act (specifically, Section 22525 of the California Streets and Highways Code) defines improvements to mean 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, streetlights and traffic signals.
- The installation or construction of any facilities which are appurtenant to any of the foregoing or which are necessary or convenient for the maintenance or servicing thereof, including, but not limited to, grading, clearing, removal of debris, the installation or construction of curbs, gutters, walls, sidewalks, or paving, or water, irrigation, drainage, or electrical facilities.
- The installation of park or recreational improvements, including, but not limited to, all of 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 foregoing, and any of the improvements authorized in Streets and Highways Code Section 22525 (i).
- The acquisition of land for park, recreational, or open-space purposes.
- The acquisition of any existing improvement otherwise authorized pursuant to this section.
- 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.

Section 22526 of the California Streets and Highways Code states that "incidental expenses" associated with the improvements include, but are not limited to the following:

- The cost of preparation of the report, including plans, specifications, estimates, diagram, and assessment.
- The costs of printing, advertising, and the 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 the improvements.
- Any expenses incidental to the issuance of bonds or notes pursuant to Section 22662.5 of the California Streets and Highways Code.
- Costs associated with any elections held for the approval of a new or increased assessment.

Section 22531 of the 1972 Act defines "maintain" or "maintenance" to mean the following:

- Furnishing of services and materials for the ordinary and usual maintenance, operation, and servicing 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 [vegetation] 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.

C. Improvements and Services for Appian Village LLAD

Appian Village LLAD provides for the collection of annual assessments to fund the ongoing maintenance and servicing of streetlighting and traffic signal improvements on Appian Way and Canyon Drive within the public right-of-way of the following parcels:

401-500-001	401-500-010	401-500-019	401-510-005
401-500-002	401-500-011	401-500-020	401-510-006
401-500-003	401-500-012	401-500-021	401-510-007
401-500-004	401-500-013	401-500-022	401-510-008
401-500-005	401-500-014	401-500-023	401-510-009
401-500-006	401-500-015	401-510-001	401-510-010
401-500-007	401-500-016	401-510-002	401-510-011
401-500-008	401-500-017	401-510-003	401-510-012
401-500-009	401-500-018	401-510-004	

The assessments will also fund any appurtenant facilities and related incidental expenses including, but not limited to, the cost of personnel, electrical energy, materials, equipment, contracting services, and other items necessary for the satisfactory operation of these services which are the responsibility of Appian Village LLAD.

PART II – COST ESTIMATE

The Cost Estimate is located below:

APPIAN VILAGE LANDSCAPE AND LIGHTING ASSESSMENT DISTRICT
CITY OF PINOLE
ANNUAL BUDGET
FISCAL YEAR 2025-2026

MAINTENANCE OF IMPROVEMENTS

FUNCTION	PROJECTED ANNUAL COST [1]
Street Light Operation and Maintenance Costs Appian Way (125 Watt LED - 6 poles)	$ 3,239.71
Street Light Operation and Maintenance Costs Canyon Drive (125 Watt LED - 3 poles)	$ 1,619.85
Annual Service/Repairs Cost	$ 540.00
Traffic Signal Maintenance[6]	$ 11,501.00
Capital Reserves - Streetlighting Appian Way[2]	$ 1,500.00
Capital Reserves - Streetlighting Canyon Drive[2]	$ 750.00
Capital Reserves - Traffic Signal Upgrades[6]	$ 16,642.86
TOTAL MAINTENANCE COSTS	**$ 35,793.42**

INCIDENTAL COSTS

FUNCTION	PROJECTED ANNUAL COST
Administrative Costs[3]	$ 10,000.00
Contingency (10%)	$ 3,579.34
Operating Reserves (10%)	$ 3,579.34
TOTAL INCIDENTAL COSTS	**$ 17,158.68**

	PROJECTED ANNUAL COST
TOTAL PROJECTED COSTS	**$ 52,952.10**
GENERAL BENEFIT OFFSET[4]	**($18,872.86)**
SPECIAL BENEFIT PARCELS OUTSIDE DISTRICT OFFSET[5]	**$ (767.92)**
TOTAL ASSESSED COSTS	**$ 33,311.33**

APPIAN VILAGE LANDSCAPE AND LIGHTING ASSESSMENT DISTRICT
CITY OF PINOLE
ANNUAL BUDGET (CONTINUED)
FISCAL YEAR 2025-2026

[1] **Appian Village is composed of 26 residential parcels containing 154 single family dwelling units and 9 non-assessable parcels on 4.25 net assessable acres and 77 EBUs.**

[2] **Streetlight Capital Reserve based on one estimated pole and lighting fixture replacement every 5 years due to traffic collisions + labor costs.**

[3] **Administrative cost is composed of consultant annual administrative contract fees and City overhead.**

[4] **General Benefit Offset = General benefit offset Appian Way Streetlights and Traffic Signals**

[5] **Special Benefit Parcels Outside District Offset = Streetlight special benefit to parcels outside district located on Canyon Drive.**

[6] **Traffic Signal Maintenance and Upgrade costs provided by the City of Pinole.**

PART III – METHOD OF APPORTIONMENT

A. Method of Apportionment

The 1972 Act permits the establishment of assessment districts by agencies for the purpose of providing certain public improvements, which include dedicated easements for streetlighting and traffic signals use, and appurtenant facilities. Section 22573 of the 1972 Act gives the following instructions for apportioning assessments to the parcels within the district:

> *"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 for parcels within Appian Village LLAD, which reflects the composition of the parcels and the improvements and services which are the responsibility of Appian Village LLAD, fairly apportions the costs based on the estimated benefit to each parcel. In addition, Article XIII D of the California Constitution ("Article XIIID") requires that a parcel's assessment may not exceed the reasonable cost of the proportional special benefit conferred on that parcel. 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. A special benefit is a particular and distinct benefit over, and above general benefits conferred on the public at large, including real property within the District. The general enhancement of property value does not constitute a special benefit.

This section of the Engineer's Report includes an explanation of the special and general benefits to be derived from the public improvements maintained by the District and the methodology used to apportion the total assessment to properties within the District. The method used for apportioning the assessment is based upon the proportional special benefits conferred to the properties over and above the general benefits conferred to real property in the District or to the public at large. Special benefit and the Assessments are calculated for each parcel in the District using the following process:

1. Description and quantification of the general benefits
2. Determination of the relative special benefits by improvement type
3. Determination of the Benefit Factors by Land Use Type
4. Description and calculation of Equivalent Dwelling Unit (EDU) Methodology
5. Description and calculation of Equivalent Benefit Unit (EBU) Methodology
6. Calculation of assessment rates and calculation of assessments

The proposed improvements, the associated costs, and assessments have been carefully reviewed, identified, and allocated based on special benefit.

Streetlighting and traffic signal maintenance are the responsibility of Appian Village LLAD.

Benefit Factors

The special benefits will be applied by improvement and land use types through the application of an Applied Benefit Factor ("Benefit Factor). The Benefit Factor will be multiplied by the Equivalent Dwelling Units (EDUs) to derive the Equivalent Benefit Units (EBUs) in the report, both described later in this report. The EBUs proportionately spread the assessments based on the special benefits received.

Benefit Factors quantify the relative amount of benefit a parcel receives from an improvement. The following paragraphs describe each Benefit Factor by land use.

Benefit Factors – Streetlighting

The factors that determine the benefit of streetlighting to a particular land use are defined as follows:

Safety & Security: Streetlighting is a crucial component in enhancing safety and security for residential and commercial developments. Adequate streetlighting deters criminal activity by increasing visibility and decreasing locations for criminal activity to not be visible. This improved security reduces the likelihood of crime, making neighborhoods and business districts safer and more appealing for residents, employees, and visitors.

Community Character & Vitality: Streetlighting contributes to the overall character and vitality of a community. Consistent, well-designed lighting helps create an inviting atmosphere that reflects the community's identity, encourages social interactions, and supports a sense of pride among residents. Well-lit streets and public spaces stimulate economic activity by making these areas more attractive for evening activities, contributing to a vibrant local culture and economy.

Property Access: Streetlighting directly support property access by ensuring that streets, sidewalks, and pathways are well lit and easy to navigate after dark for parcels within or adjacent to streetlight illumination pattern. This lighting benefits visitors and emergency services by providing clear, visible pathways, which enhance accessibility, safety, and ease of movement to and from properties. This factor is especially important in high-traffic areas, enhancing the overall usability of roads and walkways at night.

Nighttime Visibility: Good nighttime visibility provided by streetlighting primarily benefits commercial land uses by improving navigation and reducing hazards. With enhanced visibility, visitors can travel safely and comfortably at night, reducing the risk of accidents and injuries when accessing commercial parcels. For commercial areas, nighttime visibility also aids in attracting customers and fostering a safe, lively environment, supporting both safety and economic activity.

The special and direct benefits of streetlighting for each land use type are listed in Table 1 below with the Applied Benefit Factor assigned to each land use type by taking the total benefit factor for each land use divided by the commercial benefit total.

Table 1
Applied Benefit Factor

Special Benefits/Land Use	Single Family Residential (Neighborhood Lighting)	Office	Utility, Industrial, Schools, Colleges	Commercial	Park	Vacant, Agricultural, Golf
Safety & Security	1	1	1	1	1	1
Community Character & Vitality	1	1		1		
Property Access		1	1	1	1	
Nighttime Visibility				1		
Subtotal:	2	3	2	4	2	1
Applied Benefit Factor (Subtotal/Commercial Subtotal)	0.50	0.75	0.50	1.00	0.50	0.25

Separation of General Benefit and Special Benefit

Based on Article XIIID, Section 4 of the of the California Constitution, all benefits are either general or special.

In other words:

Total Benefit = Special Benefit + General Benefit

General Benefit = Benefits to Population of the District + Benefits to the Public At Large

Special Benefit = Benefit to Parcels Inside the District + Benefit to Parcels Outside the District

The identified improvements and services provide benefits to the parcels located within the District. Some of these benefits are "special benefits," benefits that are above and beyond those "general benefits" provided to the public at large. Under Article XIIID, Section 4 of the California Constitution, only "special benefits" provided to the parcels within the District are assessable. Special Benefits provided to parcels outside the District are not assessable. General benefit to the population of the District and the public at large are not assessable. As such, isolation and quantification of the "special benefits" provided to parcels within the District associated with the improvements and services are paramount. In order to isolate the "Special Benefits," it is necessary to quantify the amount of "General Benefits" associated with the improvements and services. Additionally, we will also identify the Special Benefit to any parcels outside the District that must be excluded from the assessment of District parcels.

Special benefits impact the assessed properties in a way that is particular and distinct from their effect on other parcels not within the District and that real property in general and the public at large do not share. The improvements were installed as a condition of development for the Appian Village residential development and would not have been installed otherwise. Since these improvements were installed and are maintained especially for the benefit of properties within the District, all assessable properties in the District receive a special benefit and are assessed for the special benefits conferred by the improvements.

General Benefit - Streetlighting

The project includes installation, operation and maintenance of six (6) new streetlights on Appian Way and three (3) new streetlights on Canyon Drive for a total of nine (9) new streetlights.

Appian Way: The six (6) additional streetlights on Appian Way are a City required condition of approval for the development and therefore 50% of the associated costs to service and maintain those streetlights and provide for future capital replacement are assigned as general benefit to the developing parcels. The remaining 50% is further divided based on the following additional criteria. Additionally, Appian Way is an arterial roadway composed of two lanes in each direction. Roadway lights clearly provide a measure of general benefit to the public and to properties in general resulting from nighttime traffic safety and circulation on these primary streets. The lane immediately adjacent to the parcels is primarily used for local traffic, including accessing the project parcels, and confers a particular and distinct special benefit upon parcels within Appian Village LLAD. The thru lane, located nearest the median, is designated for traffic continuing past the parcels traveling to other destinations. The thru lane comprises 50% of the two lanes bordering the development. Therefore, it is reasonable to conclude that fifty percent (50%) of the remaining costs associated with the servicing, maintenance, and future capital replacement of the streetlights on Appian Way would be considered a general benefit. **This results in a net total of 25% of the arterial streetlights on Appian Way and associated costs to service and maintain those streetlights and provide for future capital replacement would be considered a general benefit.**

Canyon Drive: Canyon Drive is a collector roadway composed of one lane in each direction. Streetlights on Canyon Drive provide special and direct benefit to the parcels inside the District as well as certain parcels outside the District which are located adjacent to the development and illuminated by the streetlights (addressed later in Special Benefit section of report) and provide a de-minimus amount of benefit to the public in general. **Therefore, the general benefit from streetlights on Canyon Drive is zero**. See special benefit calculation for parcels outside the District in Table 6.

General Benefit – Traffic Signals

Traffic Signal costs are composed of the (1) Operation and maintenance costs and (2) Traffic signal upgrade costs.

Operation and Maintenance Costs: The facilities maintained in the District include the operation and maintenance of two (2) existing traffic signals on Appian Way/Mann Drive and Appian Way/Canyon Drive. Traffic signals clearly provide a measure of general benefit to the broader traveling public, to properties in general as well as properties within the assessment district. Operation and maintenance of the traffic signals provide general benefits by (1) Improving overall network circulation, enhancing regional mobility, and reducing travel delay for non-local through-traffic, (2) Pedestrian crossing protection and vehicle safety resulting from the traffic signal benefit all users of the intersection, including drivers, bicyclists, transit riders, and pedestrians who are not associated with any assessed parcel, and (3) Traffic signal improves emergency vehicle routing and response time, a benefit shared by the community as a whole. The ongoing cost to operate, service and maintain the traffic signals existed before the Appian Village development. However, the conditions of approval for the Appian Village development required one additional leg (2 poles/masts/signals) be added to the traffic signal at the intersection of Appian Way/Mann Drive to provide ingress/egress to Appian Village. **Therefore, it is reasonable to conclude that the associated annual costs to operate, service and maintain the existing traffic signals would be considered 75% general benefit for the traffic signal at Appian Way/Mann Drive and 100% general benefit for the traffic signal at Appian Way/Canyon Drive.**

Traffic Signal Upgrade Costs: The cost of upgrades to the traffic signal battery backup, video, controller & firmware occurred as a result of a condition of development of the Appian Villages development, however they also provide a benefit to the traffic passing thru the traffic signals traveling to other destinations. Additionally, Appian Way is an arterial roadway composed of two lanes in each direction. Roadway lights clearly provide a measure of general benefit to the public and to properties in general resulting from nighttime traffic safety and circulation on these primary streets. The lane immediately adjacent to the parcels is primarily used for local traffic, including accessing the project parcels, and confers a particular and distinct special benefit upon parcels within Appian Village LLAD. The thru lane, located nearest the median, is designated for traffic continuing past the parcels traveling to other destinations. The thru lane comprises 50% of the two lanes bordering the development. **Therefore, it is reasonable to conclude that 50% of traffic signal upgrade costs are considered general benefit.**

Summary – General Benefit Offset

All the General Benefit Offset amounts are summarized in Table 2 below:

Table 2
General Benefit Offset Summary

Improvements	Total Costs	General Benefit %[3]	General Benefit Offset
Traffic Signal Annual Maintenance Costs - Appian Way/Mann Drive[1]	$7,398.00	75%	$5,548.50
Traffic Signal Annual Maintenance Costs - Appian Way/Canyon Drive[1]	$4,103.00	100%	$4,103.00
Traffic Signal - Annual Capital Replacement Cost of Upgraded Equipment[1]	$16,642.86	50%	$8,321.43
Traffic Signal General Benefit			$17,972.93
Streetlighting - Appian Way[2]	$3,599.71	25%	$899.93
		Total General Benefit Offset	$18,872.86

[1] Refer to Table 7 - Traffic Signal Operation & Maintenance and Upgrade Costs.

[2] Appian Way streetlighting operation & maintenance costs + annual service & repair costs. Refer to Table 5 - Streetlighting Costs.

[3] Refer to General Benefit discussion section.

See additional amount of Benefit Offset in Special Benefit – Streetlighting (Parcels outside District) Offset Calculation.

Special Benefits by Improvement Type:

Special Benefit – Street Lighting

The operation, maintenance and servicing of lighting provides a special benefit to each and every assessable lot or parcel within the development or vicinity which is adjacent to such lighting resulting in: 1) improved safety and security of such lots or parcels, 2) contributes to the overall character and vitality of a community, 3) improved property access for such lots or parcels and traffic circulation by illuminating access after sunset, and 4) improved nighttime visibility by improving navigation, reducing accidents as well as aiding in attracting customers to commercial parcels.

Additionally, the street lighting improvements were installed as a condition of development for Appian Village LLAD and would not have been installed otherwise. Since these improvements were installed and are maintained especially for the benefit of properties within the District, all assessable properties in the District receive a special benefit and are assessed for the special benefits conferred by the improvements.

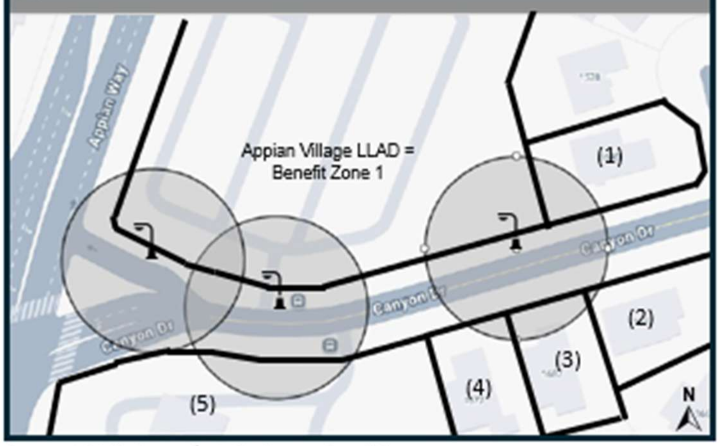
Special Benefit – Streetlighting (Parcels outside District) Offset Calculation

A summary of the Special Benefit for Parcels Outside the District Offset calculation for streetlights on Canyon Drive is as follows:

Five parcels (one commercial and four single family residences) outside the District benefit from the streetlights on Canyon Drive and are assigned to a benefit zone based on the 75-foot illumination pattern of each streetlight. The streetlights will illuminate each of the five parcels, therefore, each parcel receives special benefit from the streetlights. Parcels are grouped into a benefit zone based on the illumination benefit it receives, and a correlating benefit factor is assigned and the EBU calculated for each parcel.

The following graphic identifies the parcels illuminated by each streetlight on Canyon Drive, assigned benefit zones and the corresponding Benefit Factor:

Reference/APN	Benefit Zone	Benefit Factor[1]
(1) 401-271-001	2	.50
(2) 401-273-003	2	.50
(3) 401-273-002	2	.50
(4) 401-273-001	2	.50
(5) 401-273-048	2	1.00



For parcel detail, please refer to the Assessor Parcel Map of the County of Contra Costa for Fiscal Year 2025-2026 for an exact description of the lines and dimensions of each parcel/lot.

APN = Assessor Parcel Number

Streetlight Illumination Area

[1] See Applied Benefit Factor descriptions in Table 1

The Special Benefit for Parcels Outside the District offset is calculated in Table 6.

Equivalent Dwelling Units

A methodology, which takes into consideration the impact of land use and parcel size, has been developed and applied to The District. This methodology, called Equivalent Dwelling Units (EDUs), calculates the EDUs for each parcel where every land use is converted to EDUs based on the assessment formula appropriate for the City. Single Family Residential, which includes Condominiums, is defined as the basic unit for calculation of assessments and assigned 1 EDU per parcel. Multi-Family Residential (Apartments and Mobile Home Parks) are converted to EDUs based on the number of dwelling units on each parcel. Commercial/Industrial, Parks, and certain Public Property, such as Schools, are converted to EDUs based on the lot size of each parcel of land. Vacant Property and Public Property are converted to EDUs based on actual use using the equivalent Land Use Category EDU factor. Property Owner Association and Exempt parcels are assigned zero EDUs. The EDU method is seen as the most appropriate and equitable for streetlight and traffic signal maintenance districts, as the benefit to each parcel from the improvements are apportioned as a function of land use type and parcel size.

Parcel Classification

Residential:

Residential: Residential means a parcel for which a building permit has been issued permitting construction of one or more Residential dwelling units. Residential parcels shall be further classified as Single Family Residential.

- Single Family Residential (SFR): SFR means all parcels of residential property, other than Multi-Family Residential Property. The SFR parcel is the basic unit for calculation of the benefit assessments. Parcels designated as SFR land use will be assigned 1 EDU per dwelling unit, including vacant subdivided residential lots.
- Condominium/Townhome: Condominium means all parcels of developed property within a residential building or buildings comprised of dwelling units with each unit having individual ownership and assigned an individual assessor parcel number. Condominiums will be treated the same as SFR units. Therefore, parcels designated as Condominium/Townhome land use will be assigned 1 EDU per dwelling unit.

Non-Residential:

Non-Residential: Non-Residential means a parcel for which a building permit has been issued permitting construction of one or more Non-Residential structures. Non-Residential parcels shall be further classified as Commercial/Office/Industrial: Commercial/Office/Industrial means non-residential parcels that are not Exempt, Public Property, Property Owners Association Property, or Vacant, and are used for retail, office, professional, medical, restaurant, government, institutional, financial, lodging, or other commercial/industrial related uses. These parcels are assigned EDUs based on acreage. In converting Commercial/Office/Industrial properties to EDUs, the factor used is the City of Pinole average single family residential density of 4.61 dwelling units per acre (as derived from the City of Pinole General Plan, Housing Element adopted in 2023, the total number of Single Family Residential (SFR) dwelling units in the City divided by the entire SFR area (acres) of the City)(5,056 SFR units / 1,097.04 acres = 4.61 dwelling units/acre). Therefore, the Commercial/Industrial parcels, including institutional uses, will be assigned 4.61 EDUs per acre.

Special Benefiting Other Property:

- Parks: Parks will be assessed on parcel frontage, which is the approximate metric of the parcel typically benefiting from the Zone landscaping and streetlighting improvements. The typical frontage for a SFR is fifty (50) feet. Park parcels will be assessed 1 EDU for every fifty (50) feet of frontage.
- Schools: Schools will be assessed as 4.61 EDUs per acre for the portions of the parcel with building improvements. Playground and athletic fields will not be assessed as they are treated like Property Owners Association Property with no development potential.

Exempt Property and Vacant Property:

- Exempt: Exempt means any parcel dedicated as public streets, public avenues, public lanes, public roads, public drives, public courts, public alleys, public easements and rights-of-way, public greenbelts, parkways and that portion of public property that is not developed or used for business purposes similar to private commercial, industrial and institutional activities. Also defined as Exempt parcels are utility rights-of-way, common areas (such as in condominium complexes), landlocked parcels and small parcels vacated by the City as these parcels have little or no development potential and do not benefit from the improvements. These parcels are defined as having a zero EDU factor and, therefore, zero EDUs to be assessed.
- Vacant Property: Vacant Property means parcels with no improved structures, including agricultural and golf course parcels. Vacant parcels adjacent to streetlighting receive 25% of the benefit of fully developed commercial parcels. Therefore, Vacant parcels adjacent to streetlighting improvements are defined as having 1.15 (4.61 X 25%) EDU factor and, therefore, 1.15 EDUs for every acre to be assessed. Vacant parcels with approved subdivision maps filed on them will be assessed at the rate appropriate to their future designated use.

Determination of Rate

A summary of Equivalent Dwelling Unit (EDU) rates is shown in Table 3:

TABLE 3
EDU Rates

Land Use Category	Basic Unit		Equivalent Dwelling Unit Factor		EDU Rates
Residential:					
Single Family Residential	1 DU	X	1.00	=	1 EDU/DU
Condominium/Townhome	1 DU	X	1.00	=	1 EDU/DU
Non-Residential:					
Commercial/Office/Industrial	Per Acre	X	4.61	=	4.61 EDU/Acre
Schools	Per Acre	X	4.61	=	4.61 EDU/Acre of developed area (excludes playground and athletic fields)
Public Property and Other Property:					
Parks	1 EDU/50 feet frontage	X	Per Park Frontage	=	1 EDU per 50 feet of frontage
Exempt & Vacant Property:					
Exempt	N/A	X	0.00	=	0.00 EDU/DU
Vacant/Agricultural/Golf Course	Per Acre	X	1.15	=	1.15 EDU/Acre

Equivalent Benefit Units

EDUs quantify how much benefit a particular property or parcel receives relative to other properties in the assessment district. They allow for equitable cost distribution based on factors like property size, type, or usage, which influence the level of benefit from the improvement.

The EBU for each parcel is the product of the of the parcel's EDUs multiplied by the Benefit Factor which equals the Equivalent Benefit Units for that parcel.

The following are the EDU and EBU calculations and Cost per EBU by improvement Type:

Table 4
EBU Calculation

EBU Calculation						
Benefit Zones	**Acres**	**Dwelling Units[2]**	**Equivalent Dwelling Unit (EDU) Factor [3]**	**Equivalent Dwelling Units[2]**	**Benefit Factor[3]**	**Equivalent Benefit Units (EBUs)[4]**
Benefit Zone 1 (Inside District)[1]	-	154	1.00	154.00	0.50	77.00
Benefit Zone 2 (Outside Zone)						
401-271-001 (SFR)[5]	-	1	1.00	1.00	0.50	0.5
401-273-001 (SFR)[5]	-	1	1.00	1.00	0.50	0.5
401-273-002 (SFR)[5]	-	1	1.00	1.00	0.50	0.5
401-273-003 (SFR)[5]	-	1	1.00	1.00	0.50	0.5
401-273-048 (Commercial)[6]	1.75	0	4.61	8.07	1.00	8.07
Subtotal (Outside District)	**1.75**	**4**		**12.07**		**10.07**
Total EDU / EBU	**1.75**	**158**		**166.07**		**87.07**

[1] Benefit Zone 1 is composed entirely of single family townhome parcels located inside District.
[2] Parcels in Benefit Zone 1 (Inside District) are composed of parcels with multiple dwelling units (single-family owned
[3] Refer to Benefit Factor Table in this report.
[3] Refer to Equivalent Dwelling Unit Factors in Table 6.
[4] Equivalent Benefit Units = Equivalent Dwelling Units times Benefit Factor.
[5] Parcel is composed of single family residential land use which is located within the 75 foot illumination pattern of a streetlight on Canyon Drive and has an additional Benefit Factor of property access illuminated by the streetlight = .5
[6] Parcel is composed of commercial land use which is located within the 75 foot illumination pattern of a streetlight on Canyon Drive and has an additional Benefit Factor of property access illuminated by the streetlight = 1.

Table 5
Streetlighting Costs

Streetlighting Costs							
	Annual Operation & Maintenance Costs[1]	**Annual Service / Repair Costs[2]**	**Capital Reserves[1]**	**Administrative Costs[3]**	**Contingency[4]**	**Operating Reserve[5]**	**Total**
Streetlighting							
Appian Way	$ 3,239.71	$ 360.00	$1,500.00	$2,500.00	$509.97	$509.97	$8,619.65
Canyon Drive	$ 1,619.85	$ 180.00	$750.00	$2,500.00	$254.99	$254.99	$5,559.82
Total Cost	$4,859.56	$540.00	$2,250.00	$5,000.00	$764.96	$764.96	$14,179.47

[1] Streetlight annual operation and maintenance cost and capital reserves from Annual Budget.

[2] Streetlight annual service/repair costs, from Annual Budget, allocated based on Appian Way and Canyon Drive percentage of total operation & maintenance costs.

[3] City Administrative overhead = $10,000 total budgeted administrative cost, from Annual Budget, is allocated 25% to each maintained improvement = $2,500.

[4] Contingency = 10% of the sum of Annual Energy Costs, Annual Service & Repair Costs and Capital Reserves.

[5] Operating Reserve = 10% of the sum of Annual Energy Costs, Annual Service & Repair Costs and Capital Reserves.

Table 6
Assessment per EBU Calculation – Streetlighting

Assessment Per EBU - Streetlighting			
	Number of EBUs	Cost/EBU	Cost
Costs - Streetlighting[1]			
Appian Way			$8,619.65
Canyon Drive			$5,559.82
Total Costs - Streetlighting[1]			$14,179.47
Less: General Benefit Offset on Appian Way[2]			($899.93)
Total Special Benefit Cost - All Property			$13,279.54
Portion of Special Benefit Cost Attributed to Condition of Development (50%)	77.00	$86.23	$6,639.77
Portion of Special Benefit Cost Attributed to all else (50%)	87.07	$76.26	$6,639.77
Special Benefit parcels outside of District[2]	10.07	$76.26	$767.92
Assessment Summary			
Total Costs - Streetlighting			$14,179.47
Less: General Benefit Offset[2]			($899.93)
Less: Special Benefit parcels outside of District			($767.92)
Total Special Benefit Assessment to District			**$12,511.62**
Total District EBUs[3]			77.00
Special Benefit Assessment per EBU - Streetlighting			**$162.49**

[1] Refer to Table 5 - Streetlighting Costs.
[2] Refer to General Benefit Offset Summary.
[3] Refer to Table 4 - EBU Calculation.

Special Benefit – Traffic Signals

New development within the assessment boundary generates additional traffic that will rely on the signalized intersection for primary site access. The operation, maintenance and servicing of the existing traffic signals and installation of additional traffic signals provides a special benefit to each and every assessable lot or parcel within the development resulting in: 1) Improved safety of ingress and egress from such lots or parcels and 2) Improved traffic circulation by regulating traffic patterns and mitigating delays directly attributable to their generated trips.

Traffic Signal Operation and Maintenance: The conditions of approval for the Appian Village development require one additional leg (2 poles/masts/signals) to be installed at the Appian Way/Mann Drive traffic signal to provide ingress/egress to Appian Village. No changes were required for the Appian Way/Canyon Drive traffic signal. **Therefore, we have allocated 25% special benefit for the traffic signal at Appian Way/Mann Drive and 100% general benefit for the traffic signal at Appian Way/Canyon Drive for traffic signal annual operation and maintenance.** See the General Benefit – Traffic Signals section previously in this report.

Traffic Signal Upgrades: The traffic signal upgrades were a condition of approval for the Appian Village development. Additionally, the cost for the traffic signal upgrades to the traffic signal battery backup, video, controller & firmware benefit the Appian Village development as they access the development.. **Therefore, we have allocated 50% general benefit and 50% special benefit to the traffic signal upgrades**. See the General Benefit – Traffic Signals section previously in this report.

The following details the annual traffic signal operating and maintenance costs and traffic signal upgrade costs (capital reserves) for ultimate replacement of traffic signal facilities and cost per EBU calculation for the traffic signals on Appian Way/Mann Drive and Appian Way/Canyon Drive:

Table 7
Traffic Signal Operation & Maintenance and Upgrade Costs

Traffic Signal Operation & Maintenance and Upgrades Costs						
	Annual Operation & Maintenance Costs[1]	Traffic Signal Upgrades - Capital Reserves[2]	Administrative Costs[3]	Contingency[4]	Operating Reserve[5]	Total
Traffic Signal						
at Appian Way/Mann Drive	$7,398.00	$7,428.57	$2,500.00	$1,482.66	$1,482.66	$20,291.89
at Appian Way/Canyon Drive	$4,103.00	$9,214.29	$2,500.00	$1,331.73	$1,331.73	$18,480.74
Total Costs	**$11,501.00**	**$16,642.86**	**$5,000.00**	**$2,814.39**	**$2,814.39**	**$38,772.63**

[1] Traffic Signal annual operation and maintenance costs provided by the City of Pinole - from Annual Budget.
[2] Capital Reserves for Traffic Signal Upgrades: Traffic Signal Upgrade (Battery Backup/Video/Controller & Firmware) costs provided by City ($52,000 Appian Way/Mann Drive and $47,000 Appian Way/Canyon Drive) divided by useful life of 7 years.
[3] City Admininstrative = $10,000 total budgeted administrative overhead cost, from Annual Budget, is allocated 25% to each maintained improvement = $2,500.
[4] Contingency = 10% of Capital Reserves and Annual Maintenance Costs.
[5] Operating Reserve = 10% of Capital Reserves and Annual Maintenance Costs.

Table 8
Assessment per EBU Calculation – Traffic Signal Operation & Maintenance and Upgrades

Assessment Per EBU - Traffic Signal Operation & Maintenance and Upgrades	
Costs - Traffic Signals[1]	
Appian Way/Mann Drive	$20,291.89
Appian Way/Canyon Drive	$18,480.74
Total Costs - Traffic Signals[1]	$38,772.63
Less: General Benefit Offset[2]	($17,972.93)
Total Special Benefit Assessment	$20,799.70
Total District EBUs[3]	77.00
Special Benefit Assessment per EBU - Streetlighting	**$270.13**

[1] Refer to Traffic Signal Upgrade Costs - Table 6.
[2] Refer to General Benefit Offset Summary.
[3] Refer to Table 4 - EBU Calculation.

B. Annual Assessment

The Method of Apportionment of the Assessment is based upon the relative special benefit derived from the improvements and conferred upon the assessable real property within the District over and above general benefit conferred upon the assessable real property within the District or to the public at large. The assessment for each assessable parcel within the District is calculated as follows: Each parcel currently within the District will be placed into one of the designated categories by land use. Using the EDU factor for the applicable land use category in Table 3 above, multiply the EDU factor rate by the number of Basic Units for each parcel to determine the number of EDUs for that parcel. A Benefit Factor is then multiplied by the number of EDUs to calculate the Equivalent Benefit Units (EBUs).

Once the total costs and the total number of EBUs associated with all parcels within the District are determined, the total costs are divided by the total EBUs to determine an assessment rate for each EBU in the District.

Total Zone Costs ÷ Total Number of EBUs in Zone = Zone Assessment Rate per EBU

Each individual parcel's assessment will then be determined by multiplying the District assessment rate by the parcel's total EBUs.

Zone Assessment Rate per EBU x Parcel's Total EBUs = Parcel's Annual Assessment

The maximum assessment rate is subject to a cost-of-living increase as explained in the Maximum Assessment Methodology section below.

Summary

In summary, no property is assessed in excess of the reasonable cost of the proportional special benefit conferred on that property. The special benefit proportionate share of the costs and expenses for the provision of streetlighting and traffic signals as well as costs and expenses for the maintenance of the streetlighting and traffic signals are apportioned on an EBU basis and assessed only for special and direct benefits. The general benefit and special benefit for parcels outside the district will be funded by the City General Fund or other financial sources.

C. Maximum Assessment Methodology

The purpose of establishing a Maximum Assessment formula is to provide for reasonable increases and inflationary adjustments to annual assessments without requiring costly noticing and mailing procedures, which would add to the District costs and assessments.

The following are the Cost per EBU and Total Cost/Max Assessment by improvement Type summarized:

Table 9
Total Assessment/Max Assessment Summary

Total Assessment/Max Assessment			
Improvement	Assessment per EBU	EBUs[4]	Total Assessment/Max Assessment[1]
Streetlighting Cost[2]	$ 162.49	77.00	$ 12,511.62
Trafffic Signal Cost[3]	$ 270.13	77.00	$ 20,799.71
Total Assessment/Max Assessment	**$ 432.62**		**$ 33,311.33**

[1] Includes effect for rounding.
[2] Refer to Table 6 - Assessment per EBU Calculation – Streetlighting.
[3] Refer to Table 8 - Assessment per EBU Calculation – Traffic Signal Operation & Maintenance and Upgrade Costs .
[4] Refer to Table 4 - EBU Calculation.

The Maximum Assessment formula shall be applied to all assessable parcels of land within the District.

- For Appian Village LLAD, the initial Maximum Assessment for Fiscal Year 2025-2026 shall be a total of $33,311.33 or $432.62 per EBU as detailed in Part III.

The initial Maximum Assessment is subject to an annual inflator starting in Fiscal Year 2026-2027. The initial Maximum Assessment may be adjusted by the greater of four percent (4%) per year or the cumulative percentage increase in the Consumer Price Index for all Urban Consumers for ("CPI-U") for the San Francisco-Oakland-San Jose California Standard Metropolitan Statistical Area ("Index") published by the Bureau of Labor Statistics of the United States Department of Labor. The annual CPI-U adjustment will be based on the cumulative increase, if any, in the Index as it stands in March of each year over the base Index of 2025.

The Maximum Assessment is adjusted annually and is calculated independent of the Appian Village LLAD annual budget and proposed annual assessment. The annual assessment (rate per equivalent dwelling unit) applied in any fiscal year is not considered to be an increased assessment if less than or equal to the Maximum Assessment amount for that fiscal year. In no case shall the annual assessment exceed the Maximum Assessment.

Although the Maximum Assessment will increase each year, the actual Appian Village LLAD assessments may remain virtually unchanged. The Maximum Assessment adjustment is designed to establish a reasonable limit on Appian Village LLAD assessments. The Maximum Assessment calculated each year does not require the annual assessment be raised to the adjusted maximum but can be less than maximum. If the budget and assessments for the fiscal year require an increase to an amount greater than the adjusted Maximum Assessment, it is considered an increased assessment.

To impose an increase greater than the annually adjusted maximum assessment, the City of Pinole must comply with the provisions of California Constitution Articles XIII C and XIII D, which require a public hearing and certain protest procedures including mailed notice of the public hearing and property owner protest balloting. Through the balloting process, property owners must approve the proposed maximum assessment increase. If the proposed change is approved, then a new Maximum Assessment is established for Appian Village LLAD. If the proposed change is not approved, the City may not levy an assessment greater than the annually adjusted Maximum Assessment previously established for Appian Village LLAD.

PART IV – ASSESSMENT DIAGRAM/BOUNDARY MAP

Part IV – Assessment Diagram/Boundary Map

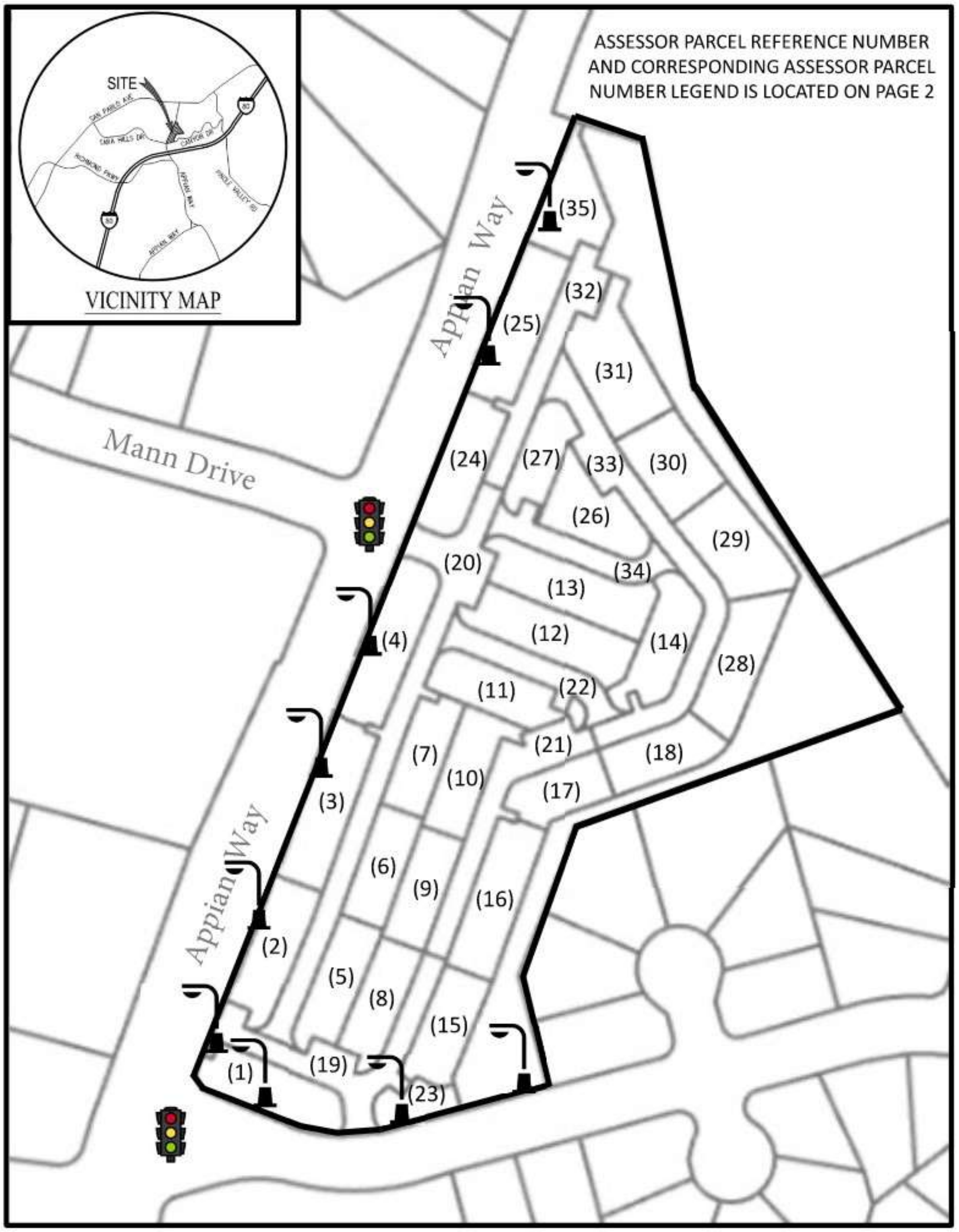
Fiscal Year 2025-2026 Appian Village LLAD

The Assessment Diagram/Boundary Map for Appian Village LLAD by this reference is incorporated and made a part of this Report. Only the parcels identified within the Appian Village LLAD Assessment Diagram/Boundary Map are within said boundary.

If any parcel submitted for collection is identified by the County Auditor-Controller to be an invalid parcel number for the current fiscal year, a corrected parcel number and/or new parcel number (or numbers) will be identified and resubmitted to the County Auditor-Controller. The assessment amount to be levied and collected for the resubmitted parcel and/or new parcel number(s) shall be based on the method of apportionment and the assessment rate as defined in this Report. Therefore, if a single parcel has changed to multiple parcels, the assessment amount applied to each of the new parcels shall be recalculated and applied according to the approved method of apportionment and the assessment rate rather than as a proportionate share of the original assessment.

Page 1 of 2

Assessment Diagram / Boundary Map
Appian Village
Landscape and Lighting Assessment District



For parcel detail, please refer to the Assessor Parcel Map of the County of Contra Costa for Fiscal Year 2025-2026 for an exact description of the lines and dimensions of each parcel/lot.

Harris & Associates

November 2025

N

No Scale

Assessment Diagram / Boundary Map
Appian Village
Landscape and Lighting Assessment District

City of Pinole, Contra Costa County
State of California

SEC. 28, T.2N., R.4W.

Legend

Zone Boundary

Parcels

Landscape Improvements

New Streetlight

Assessor Parcel Numbers Located within Proposed Boundaries of the Appian Village Landscape and Lighting Assessment District as of Fiscal Year 2025-26

Label	APN	Label	APN	Label	APN	Label	APN
(1)	401500001	(10)	401500010	(19)	401500019	(28)	401510005
(2)	401500002	(11)	401500011	(20)	401500020	(29)	401510006
(3)	401500003	(12)	401500012	(21)	401500021	(30)	401510007
(4)	401500004	(13)	401500013	(22)	401500022	(31)	401510008
(5)	401500005	(14)	401500014	(23)	401500023	(32)	401510009
(6)	401500006	(15)	401500015	(24)	401510001	(33)	401510010
(7)	401500007	(16)	401500016	(25)	401510002	(34)	401510011
(8)	401500008	(17)	401500017	(26)	401510003	(35)	401510012
(9)	401500009	(18)	401500018	(27)	401510004		

(#) Assessor Parcel Reference Number for parcels on Page 1

For parcel detail, please refer to the Assessor Parcel Map of the County of Contra Costa for Fiscal Year 2025-2026 for an exact description of the lines and dimensions of each parcel/lot.

Harris & Associates

PART V – ASSESSMENT ROLL

Parcel identification for each lot/unit or parcel within Appian Village LLAD shall be the parcel as shown on the Contra Costa County Secured Roll for the year in which this Report is prepared and reflective of the Assessor's Parcel Map. Appian Village LLAD includes the following APNs as of the date of this Report:

401-500-001	401-500-010	401-500-019	401-510-005
401-500-002	401-500-011	401-500-020	401-510-006
401-500-003	401-500-012	401-500-021	401-510-007
401-500-004	401-500-013	401-500-022	401-510-008
401-500-005	401-500-014	401-500-023	401-510-009
401-500-006	401-500-015	401-510-001	401-510-010
401-500-007	401-500-016	401-510-002	401-510-011
401-500-008	401-500-017	401-510-003	401-510-012
401-500-009	401-500-018	401-510-004	

The initial Maximum Assessment for each parcel will be as follows[1]:

APPIAN VILLAGE LANDSCAPE AND LIGHTING ASSESSMENT DISTRICT
PROPOSED FISCAL YEAR 2025-2026 MAXIMUM ASSESSMENT

Assessor Parcel Number	EBU's	Rate per EBU	Max Assessment[1,2,3]
401-500-001	4.00	$ 432.61	$ 1,730.46
401-500-002	4.00	$ 432.61	$ 1,730.46
401-500-003	5.00	$ 432.61	$ 2,163.08
401-500-004	5.00	$ 432.61	$ 2,163.08
401-500-005	2.50	$ 432.61	$ 1,081.54
401-500-006	2.50	$ 432.61	$ 1,081.54
401-500-007	2.50	$ 432.61	$ 1,081.54
401-500-008	2.50	$ 432.61	$ 1,081.54
401-500-009	2.50	$ 432.61	$ 1,081.54
401-500-010	2.50	$ 432.61	$ 1,081.54
401-500-011	2.50	$ 432.61	$ 1,081.54
401-500-012	3.50	$ 432.61	$ 1,514.16
401-500-013	3.50	$ 432.61	$ 1,514.16
401-500-014	2.50	$ 432.61	$ 1,081.54
401-500-015	2.50	$ 432.61	$ 1,081.54
401-500-016	3.50	$ 432.61	$ 1,514.16
401-500-017	2.00	$ 432.61	$ 865.23
401-500-018	2.00	$ 432.61	$ 865.23
401-510-001	4.00	$ 432.61	$ 1,730.46
401-510-002	5.00	$ 432.61	$ 2,163.08
401-510-003	2.00	$ 432.61	$ 865.23
401-510-004	2.00	$ 432.61	$ 865.23
401-510-005	2.50	$ 432.61	$ 1,081.54
401-510-006	2.00	$ 432.61	$ 865.23
401-510-007	2.00	$ 432.61	$ 865.23
401-510-008	2.50	$ 432.61	$ 1,081.54
Rounding			$ (0.09)
Total	**77.00**		**$ 33,311.33**

[1] The Actual Assessment for each Assessable Parcel, when submitted to the tax roll, will be rounded to even pennies, as required by the Contra Costa County Auditor-Controller to allow for the equal division of 2 installment payments on the property tax bill.

[2] The initial Maximum Assessment may be adjusted annually by the greater of four percent (4%) per year, or the cumulative percentage increase in the CPI-U, if any, as it stands in March of each year over the base Index of 2025.

[3] Max Assessment includes effect for rounding.