

**CITY OF WATSONVILLE**  
**Santa Cruz County, California**



**BAY BREEZE LANDSCAPE AND LIGHTING  
MAINTENANCE ASSESSMENT DISTRICT NO. PK-03-02**

**ENGINEER'S REPORT  
On the  
LEVY OF ANNUAL ASSESSMENT**

**2025/2026**

**(Pursuant to the Landscaping and Lighting Act of 1972)**

**Prepared by**

**Public Works and Utilities Department  
Murray Fontes, Assistant Director  
City of Watsonville  
California**

**MAY 2025**

**ENGINEER'S REPORT**  
**CITY OF WATSONVILLE**  
**BAY BREEZE LANDSCAPE AND LIGHTING**  
**MAINTENANCE ASSESSMENT DISTRICT No. PK 03-02**

(Pursuant to the Landscaping and Lighting Act of 1972)

The undersigned respectfully submits the enclosed report as directed by the City Council.

DATED: \_\_\_\_\_ MURRAY FONTES  
Assistant Public Works/Utilities Director, Engineer of Work

By: \_\_\_\_\_

I HEREBY CERTIFY that the enclosed Engineer's Report, together with Assessment and Assessment Diagram thereto attached, was filed with me on the \_\_\_\_\_ day of \_\_\_\_\_, 2025.

IRWIN I. ORTIZ, City Clerk,  
City of Watsonville, Santa Cruz County, California

By: \_\_\_\_\_

I HEREBY CERTIFY that the enclosed Engineer's Report, together with Assessment and Assessment Diagram thereto attached, was approved and confirmed by the City Council of the City of Watsonville, Santa Cruz County, California, on the \_\_\_\_\_ day of \_\_\_\_\_, 2025.

IRWIN I. ORTIZ, City Clerk,  
City of Watsonville, Santa Cruz County, California

By: \_\_\_\_\_

I HEREBY CERTIFY that the enclosed Engineer's Report, together with Assessment and Assessment Diagram thereto attached, was filed with the County Auditor of the County of Santa Cruz on the \_\_\_\_\_ day of \_\_\_\_\_, 2025.

IRWIN I. ORTIZ, City Clerk,  
City of Watsonville, Santa Cruz County, California

By: \_\_\_\_\_

**ENGINEER'S REPORT**  
**BAY BREEZE LANDSCAPE AND LIGHTING**  
**MAINTENANCE ASSESSMENT DISTRICT No. PK 03-02**  
**City of Watsonville, Santa Cruz County, California**  
**2025/26 Fiscal Year**  
(Pursuant to the Landscaping and Lighting Act of 1972)

The City of Watsonville's Assistant Public Works and Utilities Director, Murray Fontes, as City Engineer of Work for Bay Breeze Landscape and Lighting Maintenance Assessment District No. PK 03-02, City of Watsonville, Santa Cruz County, California makes this report, as directed by the City Council, pursuant to Section 22500 of the Streets and Highways, Code (Landscaping and Lighting Act of 1972).

The improvements which are the subject of this report are briefly described as the maintenance, repair and servicing of public lighting, landscaping, park and recreational improvements within the assessment district.

This report consists of the following parts:

- PART A:**      **Plans and Specifications** for the work and the improvements to be maintained.
- PART B:**      **Estimate of Cost** of the improvements for the 2025/2026 fiscal year.
- PART C:**      **Assessment District Diagram** showing all parcels of real property within this assessment district. Incorporated within this report as Appendix A
- PART D:**      **Method of Apportionment of Assessment** based upon the estimated benefits to be received based upon the parcel classification of land within the Assessment District and in proportion to the estimated benefits.
- PART E:**      **Property List and Assessment Roll-** This part contains an assessment of the estimated cost of the improvements on each benefited lot or parcel of land within the Assessment District. The Assessment Roll is filed in the Office of the City of Watsonville City Clerk and is incorporated within this Report as Appendix B.

Respectfully Submitted,

MURRAY FONTES  
Assistant Public Works and Utilities Director  
Engineer of Work

## **PART A**

### **PLANS AND SPECIFICATIONS FOR THE WORK**

The facilities, which have been constructed within the Bay Breeze Landscaping and Lighting Maintenance Assessment District boundaries, and those which may be subsequently constructed, which will be maintained, repaired and serviced include:

- Operate, maintain, repair, and replace the interior streetlights within the District.
- Maintain and replace the street trees within the District.
- Operate, maintain, repair and replace the detention basins and detention basin access roads that service the District.
- Operate, maintain, repair, and replace the perimeter fencing on the exterior boundaries of the District. This includes lots 42 through 71, lot 82, lot 83, lots 92 through 114 and lot 1.
- Maintain and replace the plantings done as a part of the wetland mitigation plan. This shall include, but not be limited to, erosion control measures and landscaping in the area of the pedestrian path and the detention basins.
- Maintain the Environmental Management Open Space parcel created with the project final map.
- Maintain, repair and replace the pedestrian path within the slough area adjacent to the District.
- Maintain, repair, and replace the landscaping within the public lands [abutting] and within the District, including one-half of the Ohlone Parkway medians, the portion of the District that fronts on Ohlone Parkway and Harkins Slough Road and the sewer pump station lot.
- Operate, maintain, repair, and replace the sewer pump station within the District.
- Maintain the graffiti coatings on the public exposure of the perimeter walls along the District boundaries. This includes lot 1 through lot 7, lot 15, lot 15, lot 28, lot 29 and lot 42.
- Administrative services to operate the District.

Services include, but are not limited to: personnel; electrical energy; utilities such as water; materials; contractual services; grading; clearing; removal of debris; installation or construction of walls, irrigation, drainage, hardscapes, trees, furnishings such as tree grates, fencing, pathway, graffiti coatings and appurtenant facilities as required to provide an aesthetically pleasing environment throughout the District; and other items necessary for the maintenance or servicing or both including the facilities described below.

Maintenance means the furnishing of services and materials for the ordinary and usual operations, maintenance and servicing of the landscaping, public facilities, including repair, removal or replacement of all or part of any of the landscaping, public facilities, street lighting, detention basins, fencing, pathway and sewer lift station; providing for the life, growth, health and beauty of the landscaping, including cultivation, irrigation, trimming, spraying, fertilizing and treating for disease or injury; and the removal of trimmings, rubbish, debris and other solid waste. Servicing means the furnishing of water for the irrigation of the landscaping, and recreational facilities or appurtenant facilities.

A copy of the plans of the improvements installed by the Bay Breeze subdivision are available in the office of the Director of Parks, Recreation and Neighborhood Services and are included herein by reference.

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## PART B

### ESTIMATE OF COST

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

The projected costs for the maintenance, repair and servicing costs of the are summarized below:

<u>Item</u>	<u>Maintenance</u>	<u>Reserve</u>
Street Lights	\$1,229.66	\$5,740.36
Street Trees	\$17,051.54	\$1,002.26
Detention Basins	\$1,697.10	\$1,305.04
Perimeter Fencing	\$0.00	\$14,685.08
Wetland Mitigation	\$0.00	\$1,496.81
Environmental Management Open Space	\$0.00	\$522.03
Pedestrian Path	\$0.00	\$5,423.82
Landscaping	\$2,724.25	\$3,262.58
Sewer Pump Station	\$1,697.10	\$14,016.59
Graffiti Coating	\$0.00	\$1,044.03
Administration	\$339.41	\$0.00
<b>Annual Total</b>	<b>\$24,739.06</b>	<b>\$48,498.60</b>
Maximum Annual Assessment		<b>\$73,237.66</b>
<b>Maximum Annual Assessment per EDU</b>		<b>\$642.44</b>

*\* Amount rounded*

The 1972 Act requires that a special fund be set up for the revenues and expenditures of the District. Funds raised by the assessments shall be used only for the purpose as stated herein. A contribution to the City of Watsonville, for the Bay Breeze Landscape & Lighting Maintenance Assessment District, may be made to reduce assessments, as the City Council deems appropriate. Any balance remaining on July 1 must be carried over to the next fiscal year unless the funds are being accumulated for future capital improvements and operating reserves. The District may accumulate an operating reserve which shall not exceed the estimated costs of maintenance and servicing to December 10 of the fiscal year or whenever the City expects to receive its apportionment of special assessments from the County.

## **PART C**

### **ASSESSMENT DISTRICT DIAGRAM**

The boundaries of Bay Breeze Landscape and Lighting Maintenance Assessment District are on file in the Office of the Watsonville City Clerk and are incorporated in this Report by reference as Appendix A.

A detailed description of the lines and dimensions of each lot or parcel within the Maintenance Assessment District are those lines and dimensions shown on the maps of the Assessor of the County of Santa Cruz

## **PART D**

### **METHOD OF APPORTIONMENT OF ASSESSMENT**

#### **BENEFIT SPREAD METHODOLOGY**

The total operation, maintenance and servicing cost for the landscaping, street lighting, open space and other improvements are apportioned in accordance with a methodology that is consistent with standard assessment engineering practices.

Since the assessments are levied on the owners of properties as shown on the secured property tax rolls, the final charges must be assigned by Assessor's Parcel Number. The assessments are to be spread by lot, since all lots contain single-family detached homes which receive equal benefit from the improvements.

Assessment District No. PK-03-02 is comprised of 114 single family residential parcels (each defined as an Equivalent Dwelling Unit or EDU). The annual costs for the operation, maintenance and servicing of landscaping and street lighting improvements shall be apportioned to each parcel within the District in proportion to the EDU's assigned to the parcel as a percentage of the total number of EDU's assigned to all parcels within the district.

The maximum assessment rate per EDU that may be levied is set at the rates shown below. The maximum assessment rate may be increased annually each fiscal year by an amount which shall not be greater than the increase in the Consumer Price Index (CPI) for all Urban Consumers for the San Francisco Area in any fiscal year for the year ending in December of the preceding year. Per the U.S. Bureau of Labor Statistics, Western Information Office, the Consumer Price Index for the San Francisco Bay Area during the calendar year of 2024 was 2.4%.

Maximum Assessment per EDU \$642.44/EDU

Properties become assessable ninety days after acceptance of the initial improvements by the City of Watsonville.



## **PART E**

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

A list of names and addresses of the owners of all parcels within the City of Watsonville's Bay Breeze Landscape and Lighting Maintenance Assessment District is shown on the last equalized Property Tax Roll of the Assessor of the County of Santa Cruz, which is hereby made a part of this report. This list is keyed to the Assessor's Parcel Numbers as shown on the Assessment Roll on file in the Office of the City Clerk

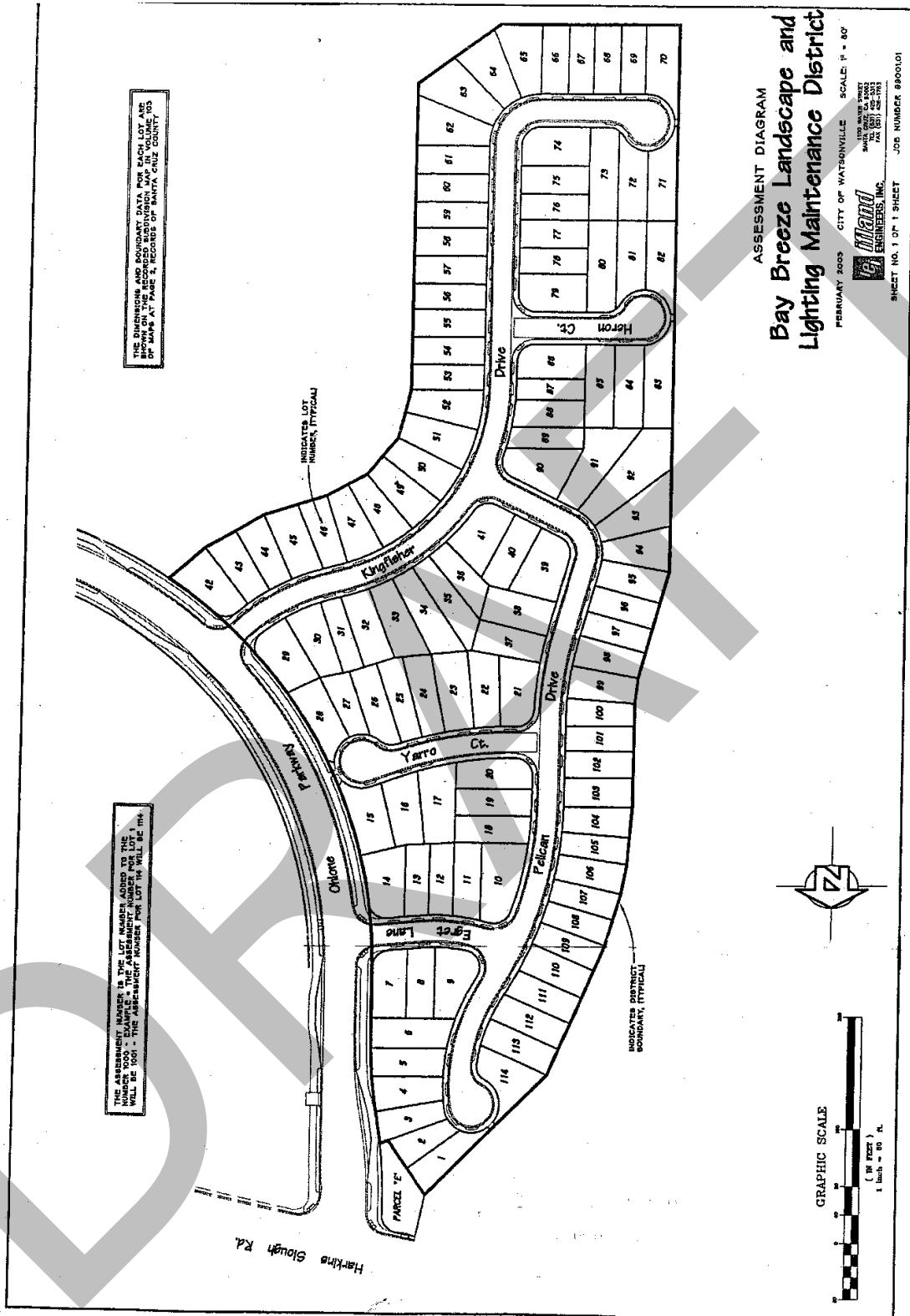
The proposed assessments and the amount of assessments for FY 2025-26 apportioned to each lot or parcel, as shown on the latest roll at the Assessor's Office, are on file in the Office of the City Clerk. The description of each lot or parcel is part of the records of the Assessor of the County of Santa Cruz and these records are, by reference, part of this Report.

The total proposed maximum assessment which may be levied for FY 2025-26 shall not be greater than \$73,237.66.

The Assessment Roll for FY 2025-26 is included in Appendix B of this Report and is on file in the Office of the City Clerk.

**APPENDIX A**  
**FY 2025-26**  
**ASSESSMENT DIAGRAM**

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**APPENDIX B**  
**FY 2025-26**  
**ASSESSMENT ROLL**

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**APPENDIX B**  
**Bay Breeze Landscaping and Lighting Maintenance Assessment District**  
**Property Owner List and Assessment Roll**

Asmnt No.	APN	OWNER	Owner Address	City	ST	ZIP	Asmnt Amount
1001	018-601-01		116 PELICAN DR	WATSONVILLE	CA	95076	\$ 642.44
1002	018-601-02		112 PELICAN DR	WATSONVILLE	CA	95076	\$ 642.44
1003	018-601-04		108 PELICAN DR	WATSONVILLE	CA	95076	\$ 642.44
1004	018-601-05		104 PELICAN DR	WATSONVILLE	CA	95076	\$ 642.44
1005	018-601-06		100 PELICAN DR	WATSONVILLE	CA	95076	\$ 642.44
1006	018-601-07		96 PELICAN DR	WATSONVILLE	CA	95076	\$ 642.44
1007	018-601-10		4 EGRET LN	WATSONVILLE	CA	95076	\$ 642.44
1008	018-601-09		8 EGRET LN	WATSONVILLE	CA	95076	\$ 642.44
1009	018-601-08		1760 HAMES RD	APTOS	CA	95003	\$ 642.44
1010	018-602-01		21 EGRET LN	WATSONVILLE	CA	95076	\$ 642.44
1011	018-602-02		1180 MARILYN LN	AROMAS	CA	95004	\$ 642.44
1012	018-602-03		13 EGRET LN	WATSONVILLE	CA	95076	\$ 642.44
1013	018-602-04		9 EGRET LN	WATSONVILLE	CA	95076	\$ 642.44
1014	018-602-05		5 EGRET LN	WATSONVILLE	CA	95076	\$ 642.44
1015	018-611-06		25 YARRO CT	WATSONVILLE	CA	95076	\$ 642.44
1016	018-611-05		21 YARRO CT	WATSONVILLE	CA	95076	\$ 642.44
1017	018-611-04		17 YARRO CT	WATSONVILLE	CA	95076	\$ 642.44
1018	018-611-01		6 VISTA ST	WATSONVILLE	CA	95076	\$ 642.44
1019	018-611-02		56 PELICAN DR	WATSONVILLE	CA	95076	\$ 642.44
1020	018-611-03		52 PELICAN DR	WATSONVILLE	CA	95076	\$ 642.44
1021	018-613-08		4 YARRO CT	WATSONVILLE	CA	95076	\$ 642.44
1022	018-613-07		150 FOX CT	SCOTTS VALLEY	CA	95066	\$ 642.44
1023	018-613-06		12 YARRO CT	WATSONVILLE	CA	95076	\$ 642.44
1024	018-613-05		16 YARRO CT	WATSONVILLE	CA	95076	\$ 642.44
1025	018-613-04		20 YARRO CT	WATSONVILLE	CA	95076	\$ 642.44
1026	018-613-03		24 YARRO CT	WATSONVILLE	CA	95076	\$ 642.44
1027	018-613-02		28 YARRO CT	WATSONVILLE	CA	95076	\$ 642.44
1028	018-613-01		32 YARRO CT	WATSONVILLE	CA	95076	\$ 642.44
1029	018-613-21		4 KINGFISHER DR	WATSONVILLE	CA	95076	\$ 642.44
1030	018-613-20		8 KINGFISHER DR	WATSONVILLE	CA	95076	\$ 642.44
1031	018-613-19		12 KINGFISHER DR	WATSONVILLE	CA	95076	\$ 642.44
1032	018-613-18		16 KINGFISHER DR	WATSONVILLE	CA	95076	\$ 642.44
1033	018-613-17		20 KINGFISHER DR	WATSONVILLE	CA	95076	\$ 642.44
1034	018-613-16		24 KINGFISHER DR	WATSONVILLE	CA	95076	\$ 642.44
1035	018-613-15		28 KINGFISHER DR	WATSONVILLE	CA	95076	\$ 642.44
1036	018-613-14		32 KINGFISHER DR	WATSONVILLE	CA	95076	\$ 642.44

1037	018-613-09		20 PELICAN DR	WATSONVILLE	CA	95076	\$ 642.44
1038	018-613-10		16 PELICAN DR	WATSONVILLE	CA	95076	\$ 642.44
1039	018-613-11		12 PELICAN DR	WATSONVILLE	CA	95076	\$ 642.44
1040	018-613-12		8 PELICAN DR	WATSONVILLE	CA	95076	\$ 642.44
1041	018-613-13		4 PELICAN DR	WATSONVILLE	CA	95076	\$ 642.44
1042	018-614-01		5 KINGFISHER DR	WATSONVILLE	CA	95076	\$ 642.44
1043	018-614-02		9 KINGFISHER DR	WATSONVILLE	CA	95076	\$ 642.44
1044	018-614-03		13 KINGFISHER DR	WATSONVILLE	CA	95076	\$ 642.44
1045	018-614-04		17 KINGFISHER DR	WATSONVILLE	CA	95076	\$ 642.44
1046	018-614-05		21 KINGFISHER DR	WATSONVILLE	CA	95076	\$ 642.44
1047	018-614-06		25 KINGFISHER DR	WATSONVILLE	CA	95077	\$ 642.44
1048	018-614-07		29 KINGFISHER DR	WATSONVILLE	CA	95076	\$ 642.44
1049	018-614-08		33 KINGFISHER DR	WATSONVILLE	CA	95076	\$ 642.44
1050	018-621-01		37 KINGFISHER DR	WATSONVILLE	CA	95076	\$ 642.44
1051	018-621-02		41 KINGFISHER DR	WATSONVILLE	CA	95076	\$ 642.44
1052	018-621-03		45 KINGFISHER DR	WATSONVILLE	CA	95076	\$ 642.44
1053	018-621-04		49 KINGFISHER DR	WATSONVILLE	CA	95076	\$ 642.44
1054	018-621-05		53 KINGFISHER DR	WATSONVILLE	CA	95076	\$ 642.44
1055	018-621-06		255 FIELDBROOK LN	WATSONVILLE	CA	95076	\$ 642.44
1056	018-621-07		61 KINGFISHER DR	WATSONVILLE	CA	95076	\$ 642.44
1057	018-621-08		3085 AGUAZUL DR	SOQUEL	CA	95073	\$ 642.44
1058	018-621-09		69 KINGFISHER DR	WATSONVILLE	CA	95076	\$ 642.44
1059	018-621-10		73 KINGFISHER DR	WATSONVILLE	CA	95076	\$ 642.44
1060	018-621-11		77 KINGFISHER DR	WATSONVILLE	CA	95076	\$ 642.44
1061	018-621-12		244 STANYAN ST	SALINAS	CA	93907	\$ 642.44
1062	018-621-13		85 KINGFISHER DR	WATSONVILLE	CA	95076	\$ 642.44
1063	018-621-14		89 KINGFISHER DR	WATSONVILLE	CA	95076	\$ 642.44
1064	018-621-15		93 KINGFISHER DR	WATSONVILLE	CA	95076	\$ 642.44
1065	018-621-16		97 KINGFISHER DR	WATSONVILLE	CA	95076	\$ 642.44
1066	018-621-17		101 KINGFISHER DR	WATSONVILLE	CA	95076	\$ 642.44
1067	018-621-18		105 KINGFISHER DR	WATSONVILLE	CA	95076	\$ 642.44
1068	018-621-19		109 KINGFISHER DR	WATSONVILLE	CA	95076	\$ 642.44
1069	018-621-20		3085 AGUAZUL DR	SOQUEL	CA	95073	\$ 642.44
1070	018-621-21		117 KINGFISHER DR	WATSONVILLE	CA	95076	\$ 642.44
1071	018-622-01		88 KINGFISHER DR	WATSONVILLE	CA	95076	\$ 642.44
1072	018-622-02		84 KINGFISHER DR	WATSONVILLE	CA	95076	\$ 642.44
1073	018-622-03		80 KINGFISHER DR	WATSONVILLE	CA	95076	\$ 642.44
1074	018-622-04		76 KINGFISHER DR	WATSONVILLE	CA	95076	\$ 642.44
1075	018-622-05		72 KINGFISHER DR	WATSONVILLE	CA	95076	\$ 642.44
1076	018-622-06		68 KINGFISHER DR	WATSONVILLE	CA	95076	\$ 642.44
1077	018-622-07		64 KINGFISHER DR	WATSONVILLE	CA	95076	\$ 642.44

1078	018-622-08		60 KINGFISHER DR	WATSONVILLE	CA	95076	\$ 642.44
1079	018-622-09		56 KINGFISHER DR	WATSONVILLE	CA	95076	\$ 642.44
1080	018-622-10		5 HERON CT	WATSONVILLE	CA	95076	\$ 642.44
1081	018-622-11		9 HERON CT	WATSONVILLE	CA	95076	\$ 642.44
1082	018-622-12		13 HERON CT	WATSONVILLE	CA	95076	\$ 642.44
1083	018-623-01		12 HERON CT	WATSONVILLE	CA	95076	\$ 642.44
1084	018-623-02		8 HERON CT	WATSONVILLE	CA	95076	\$ 642.44
1085	018-623-03		4 HERON CT	WATSONVILLE	CA	95076	\$ 642.44
1086	018-623-04		3596 HART CMN	FREMONT	CA	94538	\$ 642.44
1087	018-623-05		48 KINGFISHER DR	WATSONVILLE	CA	95076	\$ 642.44
1088	018-623-06		44 KINGFISHER DR	WATSONVILLE	CA	95076	\$ 642.44
1089	018-623-07		40 KINGFISHER DR	WATSONVILLE	CA	95076	\$ 642.44
1090	018-623-08		36 KINGFISHER DR	WATSONVILLE	CA	95076	\$ 642.44
1091	018-623-09		9 PELICAN DR	WATSONVILLE	CA	95076	\$ 642.44
1092	018-623-10		13 PELICAN DR	WATSONVILLE	CA	95076	\$ 642.44
1093	018-612-12		17 PELICAN DR	WATSONVILLE	CA	95076	\$ 642.44
1094	018-612-11		21 PELICAN DR	WATSONVILLE	CA	95076	\$ 642.44
1095	018-612-10		3061 STRAWBERRY HIL	PEBBLE BEACH	CA	93953	\$ 642.44
1096	018-612-09		29 PELICAN DR	WATSONVILLE	CA	95076	\$ 642.44
1097	018-612-08		33 PELICAN DR	WATSONVILLE	CA	95076	\$ 642.44
1098	018-612-07		815 CLINTONIA AVE	SAN JOSE	CA	95125	\$ 642.44
1099	018-612-06		41 PELICAN DR	WATSONVILLE	CA	95076	\$ 642.44
1100	018-612-05		45 PELICAN DR	WATSONVILLE	CA	95076	\$ 642.44
1101	018-612-04		2 OAK RD	SANTA CRUZ	CA	95060	\$ 642.44
1102	018-612-03		53 PELICAN DR	WATSONVILLE	CA	95076	\$ 642.44
1103	018-612-02		57 PELICAN DR	WATSONVILLE	CA	95076	\$ 642.44
1104	018-612-01		61 PELICAN DR	WATSONVILLE	CA	95076	\$ 642.44
1105	018-603-10		65 PELICAN DR	WATSONVILLE	CA	95076	\$ 642.44
1106	018-603-09		69 PELICAN DR	WATSONVILLE	CA	95076	\$ 642.44
1107	018-603-08		73 PELICAN DR	WATSONVILLE	CA	95076	\$ 642.44
1108	018-603-07		9006 SOQUEL DR	APTOS	CA	95003	\$ 642.44
1109	018-603-06		125 VIA MEDICI	APTOS	CA	95003	\$ 642.44
1110	018-603-05		85 PELICAN DR	WATSONVILLE	CA	95076	\$ 642.44
1111	018-603-04		89 PELICAN DR	WATSONVILLE	CA	95076	\$ 642.44
1112	018-603-03		93 PELICAN DR	WATSONVILLE	CA	95076	\$ 642.44
1113	018-603-02		97 PELICAN DR	WATSONVILLE	CA	95076	\$ 642.44
1114	018-603-01		225 MAIN ST 2780	WATSONVILLE	CA	95076	\$ 642.44
TOTAL ASSESSMENT FY 25/26							\$73,237.66