

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



**GONZALES STREET ALLEYWAY LANDSCAPING AND LIGHTING**  
**ASSESSMENT DISTRICT NO. PK-94-1**

**ENGINEER'S REPORT**  
**on the**  
**LEVY OF AN ANNUAL ASSESSMENT**  
**2025/26**

(Pursuant to the Landscaping and Lighting Act of 1972)

**Prepared by**  
**PUBLIC WORKS & UTILITIES DEPARTMENT**  
**MURRAY FONTES, ASSISTANT DIRECTOR**  
**CITY OF WATSONVILLE**  
**CALIFORNIA**

**MAY 2025**

**ENGINEER'S REPORT**  
**CITY OF WATSONVILLE**  
**GONZALES STREET LANDSCAPE AND LIGHTING**  
**MAINTENANCE ASSESSMENT DISTRICT No. PK-94-1**

(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  
GONZALES STREET ALLEYWAY LANDSCAPING AND LIGHTING  
ASSESSMENT DISTRICT NO. PK-94-1**

**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 & Utilities Director, Murray Fontes as City Engineer of Work for Gonzales Street Alleyway Landscaping and Lighting Assessment District No. PK-94-1, 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 installation, servicing and/or maintenance 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 improvements to be installed and maintained.
- PART B:**     **A description** of the land acquired and dedicated for public use.
- PART C:**     **An estimate of the cost** of the improvements for the 2025/2026 fiscal year.
- PART D:**     **A statement of the method** by which the undersigned has determined the amount proposed be assessed against each parcel.
- PART E:**     **An assessment of the estimated cost** of the improvement on each benefited parcel of land within the assessment district for the 2025/2026 fiscal year. The assessment numbers are the assessor's parcel numbers as shown on the last equalized assessment roll for taxes, or as known to the Clerk.
- PART F:**     **A schedule** setting forth the estimated total cost of improvements to be paid in installments including the number of installments, fiscal years which installments are to be collected, and the maximum amount of the annual installment in any year, if any.
- PART G:**     **A diagram** showing all of the parcels of real property within this assessment district. The diagram is keyed to Part E and Part F by assessment number.
- PART H:**     **A list of the owner** of record and notification address for each parcel to be assessed.

The proposed assessments will be used exclusively to finance the maintenance and operation costs for the alleyway. Assessments are not proposed to be increased over the amount levied in the previous year. Accordingly, the proposed assessments are exempt from the procedures and approval process set forth in section 4 of Article XIII D of the State Constitution (Proposition 218).

Respectfully submitted,

MURRAY FONTES, Engineer of Work  
Assistant Public Works & Utilities Director  
City of Watsonville

## **PART A**

### **PLANS & SPECIFICATIONS FOR THE WORK**

The work to be done consists of:

Annual Maintenance (ongoing)

- a) Routine plant care and mowing
- b) Alleyway Maintenance

Plans for the annual maintenance activities have not been prepared. The maintenance program for the alleyway, which describes the work to be done, is available in the office of the Director of Parks and Community Services and is included herein by reference.

## **PART B**

### **LAND ACQUIRED FOR PUBLIC USE**

Assessor's Parcel Number 016-143-26 was donated to the City for public use at no cost to the City or property owners.

The parcel of land dedicated (the Gonzales Street Alleyway) is shown on the Assessment Diagram included as Part G. Reference is made to the maps on file with the Santa Cruz County Assessor for the detailed lines and dimensions of this parcel.

## **PART C**

### **ESTIMATE OF COST**

|    |   |                  |
|----|---|------------------|
| 1. | Annual Maintenance Costs  |                  |
| a. | Plant care, mowing and cleaning<br>3 hours per month @ \$12.00 per hour x 12 months | \$ 432.00        |
| b. | Alleyway maintenance  | <u>\$ 168.00</u> |
|    | Total Estimated Annual Maintenance Costs  | \$ 600.00        |
| 2. | Incidental Expense (by City)  | 0.00             |
|    | Estimated Total Annual Cost 2025/2026 FY  | \$ 600.00        |

## **PART D**

### **METHOD OF ASSESSMENT**

There are 18 parcels within the block surrounded by High Street, Gonzales Street, Brennan Street, Freedom Boulevard and Sudden Street. Seventeen of these parcels will benefit from the maintenance and upkeep of the alleyway within this block. The 18<sup>th</sup> parcel, the alleyway, was dedicated to public use and does not benefit.

The benefits to be derived include but are not limited to additional parking, access to garages, open space uses security, and the improvement of the appearance of the adjacent land along back yard property lines. In the opinion of the Engineer, each of the 17 parcels within the block will share these benefits equally with the exception of Parcel Number 016-143-10 that does not “tack” along the alleyway. Therefore, 16 parcels were assessed an equal unit of assessment and Parcel 016-143-10 was assessed 0.75 unit due to the lack of backyard “frontage”.

The amount of a unit of assessment for annual maintenance was calculated by dividing the total estimated annual maintenance cost by the total number of units (16.75).

**PART E**

**Assessment Roll  
For the 2025/2026 Fiscal Year**

| Assessor's Parcel No. | Annual Maintenance |
|-----------------------|--------------------|
| 016-143-01            | 35.82              |
| 016-143-02            | 35.82              |
| 016-143-03            | 35.82              |
| 016-143-04            | 35.82              |
| 016-143-05            | 35.82              |
| 016-143-07            | 35.82              |
| 016-143-08            | 35.82              |
| 016-143-09            | 35.82              |
| 016-143-10            | 26.88              |
| 016-143-11            | 35.82              |
| 016-143-12            | 35.82              |
| 016-143-13            | 35.82              |
| 016-143-17            | 35.82              |
| 016-143-19            | 35.82              |
| 016-143-21            | 35.82              |
| 016-143-24            | 35.82              |
| 016-143-25            | 35.82              |
| 016-143-26            | 0 (Alleyway)       |

**PART F**

**No schedule needed**

DRAFT

**PART G**  
**ASSESSMENT DIAGRAM**





# **PART H**

## **Gonzales St Assessment Roll For the 2025/2026 Fiscal Year**

### **Annual Maintenance**

| APN        | Property Owner | Owner Address    |             |    |       | Assessment Amount |
|------------|----------------|------------------|-------------|----|-------|-------------------|
| 016-143-01 |                | 11 WEST HIGH ST  | WATSONVILLE | CA | 95076 | \$ 35.82          |
| 016-143-02 |                | 855 FREEDOM BLVD | WATSONVILLE | CA | 95076 | \$ 35.82          |
| 016-143-03 |                | 845 FREEDOM BLVD | WATSONVILLE | CA | 95076 | \$ 35.82          |
| 016-143-04 |                | P O BOX 448      | WATSONVILLE | CA | 95077 | \$ 35.82          |
| 016-143-05 |                | 833 FREEDOM BLVD | WATSONVILLE | CA | 95076 | \$ 35.82          |
| 016-143-07 |                | 95 LILLY WAY     | WATSONVILLE | CA | 95076 | \$ 35.82          |
| 016-143-08 |                | 819 FREEDOM BLVD | WATSONVILLE | CA | 95076 | \$ 35.82          |
| 016-143-09 |                | 813 FREEDOM BLVD | WATSONVILLE | CA | 95076 | \$ 35.82          |
|            |                | 9909 HUENNEKENS  |             |    |       |                   |
| 016-143-10 |                | St STE 225       | SAN DIEGO   | CA | 92121 | \$ 26.88          |
| 016-143-11 |                | P O BOX 207      | WATSONVILLE | CA | 95077 | \$ 35.82          |
| 016-143-12 |                | 322 BRENNAN      | WATSONVILLE | CA | 95076 | \$ 35.82          |
|            |                | 1871 ORANGE      |             |    |       | \$ 35.82          |
| 016-143-13 |                | GROVE DR         | SAN JOSE    | CA | 95124 |                   |
| 016-143-17 |                | P O BOX 207      | WATSONVILLE | CA | 95077 | \$ 35.82          |
| 016-143-19 |                | 24 GONZALES AVE  | WATSONVILLE | CA | 95076 | \$ 35.82          |
| 016-143-21 |                | 32 GONZALES ST   | WATSONVILLE | CA | 95076 | \$ 35.82          |
| 016-143-24 |                | 925 FREEDOM BLVD | WATSONVILLE | CA | 95076 | \$ 35.82          |
| 016-143-25 |                | 827 FREEDOM BLVD | WATSONVILLE | CA | 95076 | \$ 35.82          |
| 016-143-26 |                | P O BOX 50000    | WATSONVILLE | CA | 95077 | \$ -              |
| Total      |                |                  |             |    |       | \$ 600.00         |