

EXHIBIT A

CSA L-100 ENGINEER'S REPORT

ENGINEER'S REPORT FOR Minor Subdivision 05-0045

**CONTRA COSTA COUNTY
STREET LIGHTING SERVICE CHARGE
COUNTY SERVICE AREA L-100**

FISCAL YEAR 2008/2009

The undersigned, acting on behalf of Contra Costa County, respectfully submits the enclosed Engineer's Report as directed by the Contra Costa County Board of Supervisors, pursuant to the provisions of Article XIID, Section 4, of the California Constitution, the County Service Area Law (Gov. Code, 25210.1 et. seq.) and Division 1012 of the Contra Costa County Ordinance Code. The undersigned certifies that he is a professional engineer, registered in the State of California.

This Engineer's Report is for the annexation of territory. The Annual Engineer's Report was approved on July 8, 2008 by County Board of Supervisor's Resolution No. 2008/452.

Dated: _____

By: _____

Warren Lai
Senior Civil Engineer
RCE No. C61737, Expiration June 30, 2009

EXHIBIT A

CSA L-100 ENGINEER'S REPORT

**PROPERTY OWNER LIST & METHOD OF ASSEMENT FOR
Minor Subdivision 05-0045**

Parcels	Assessor's Parcel Number	Owner's Name/Address
One (1)	138-230-028*	MACDONALD ALEXANDER & DARLENE 570 PINE CREEK ROAD WALNUT CREEK, CA 94598

* The new Assessor's Parcel Numbers are not available at this time. New Assessor's parcel numbers will be sent to the Contra Costa County Public Works Department, as they are available.

Parcels	Assessor's Parcel Number	Description	Factor Unit	Proposed Assessment FY 08/09
One (1)	138-230-028*	2 single family units	1.0 * 2.00	\$29.88

Fund	Tax Bill Literal	Basic Street Lighting Charge	Total Dollars	Factor Units
2401	CSA L-100	\$14.94	\$593,835.12	39,748.00
Proposed Annexation	CSA L-100	\$14.94	\$29.88	2.00
New Totals	CSA L-100		\$593,909.00	39,750.00

Notes:

¹ Total Dollars and Factor Units taken from CSA L-100 Final Engineer's Report for the 2008/2009 Tax Roll and approved by the Board of Supervisors on July 8, 2008.

² Factor Units at \$14.94 each (2 Factor Units x \$14.94 = \$29.88).

EXHIBIT B

CSA L-100 ANNEXATION BALLOT NOTICE CONTRA COSTA COUNTY COUNTY SERVICE AREA L-100 (Countywide Street Lighting District)

NOTICE OF PROPOSED ANNEXATION

BACKGROUND OF CSA L-100

On March 27, 1979 the Contra Costa Board of Supervisors approved County Ordinance 79-42 which formed County Service Area L-100 (Countywide Street Lighting District). CSA L-100 was formed pursuant to the County Service Area Law to ensure the proper flow of funds for the ongoing operation, maintenance and servicing of street lighting in the public right-of-way throughout unincorporated Contra Costa county. Each year thereafter an annual Engineer's Report has been approved and as properties develop, they have been annexed into CSA L-100.

When your development was approved, there was a requirement (condition of approval) to annex the parcel(s) into the County Service Area (CSA) L-100 Lighting District and for an annual assessment to be imposed on every parcel in your development to pay for the cost of maintaining the street lighting within the public right of way.

DESCRIPTION OF SERVICES

CSA L-100 provides for the ongoing operation, maintenance and servicing of the street lighting within the public right of way in the unincorporated portions of Contra Costa County.

BASIS FOR CALCULATING ASSESSMENT

Each fiscal year the County Public Works staff will determine how much it will cost to operate and maintain the above described Public Improvements within CSA L-100. These costs will be distributed proportionally to all of the benefiting parcels within CSA L-100. The "benefit received" is based on a sliding scale of 1 basic unit charge for a single family dwelling unit to as much as 8 basic unit charges for a large apartment complex. The service charge for each CSA is based upon several factors such as (1) cost required to pay the Pacific Gas & Electric Company's current monthly electrical bill; (2) the number and types of parcels within each Service Area; (3) a reserve fund for Administrative and Accounting services provided by the County and; (4) unforeseen expenses such as electrical rate increases. An Engineer's Report detailing the method of assessment, budgets and assessments for each parcel is available for review at the Contra Costa County Department of Public Works, 255 Glacier Drive, Martinez, CA, 94553-4897.

DURATION OF ASSESSMENT

In order to operate and maintain the Public Improvements within the CSA L-100, the County plans to levy assessments each fiscal year in perpetuity.

EXHIBIT B

CSA L-100 ANNEXATION BALLOT NOTICE

AMOUNT OF PROPOSED ASSESSMENT

A. Total CSA L-100 Assessment

The total Fiscal Year 2008/2009 annual charge for CSA L-100 is \$593,835.12.

B. Individual Assessment

The total Fiscal Year 2008/2009 annual assessment for your parcel described above will be 2 single family homes * \$14.94 = \$29.88.

C. Maximum Assessment Rate

The maximum annual assessment that could be levied for CSA L-100 is \$14.94 per basic unit for Fiscal Year 2008/2009.

PROCEDURES FOR COMPLETING THE BALLOT

Accompanying this notice is a ballot, along with a pre-addressed, postage paid return envelope. The ballot may be completed by the property owner(s) or their authorized representative and returned to Contra Costa County to indicate the property owner's support for or opposition to the proposed increase in the maximum annual charge. For your ballot to be counted, you must clearly mark the appropriate box, sign the ballot and return it sealed in the enclosed envelope by the conclusion of the public input portion of the public hearing on **April 21, 2009**. Ballots may be returned either by mail or delivered to 255 Glacier Drive, Martinez, CA 94553 by the close of the public input portion of the public hearing. If returning your ballot by mail, please allow sufficient time for delivery, so that the County receives your ballot by **April 14, 2009**.

INFORMATION REGARDING PUBLIC HEARING AND PROTEST PROCEDURE

The County Board of Supervisors will hold a public hearing on **April 21, 2009**, to hear testimony regarding the proposed assessment, to accept ballots, and to determine whether there is a majority protest for or against the assessment annexation. The public hearing, which will begin at 9:30 a.m., will be held at the Board of Supervisors Chambers, located at 651 Pine Street, Martinez, California.

All ballots, which are returned to Contra Costa County by the conclusion of the public hearing, will be tabulated and weighted according to the proportional financial obligation of the affected property. If upon completion of the public hearing and tabulation of the ballots, the County Board of Supervisors determines that a majority of the ballots cast, weighted by financial obligation, opposes the increase in the annual charge, the annexation will not be imposed.

Respecting the constitutional right to privacy, Contra Costa County will strive to keep the ballot information confidential, and ballots will not be opened until after the close of the public input portion of the Public Hearing on **April 21, 2009**.

QUESTIONS REGARDING THESE PROCEEDINGS

If you have any questions about the proposed increase in the annual charge or this process, please contact Michelle Parella at (925) 313-2286.

**OFFICIAL PROPERTY OWNER BALLOT
CONTRA COSTA COUNTY CSA L-100
(Countywide Street Lighting District)**

Yes, I SUPPORT the proposed annual assessment of \$14.94 per benefit unit on each of the parcel(s) identified in this ballot.

No, I OPPOSE the proposed annual assessment of \$14.94 per benefit unit on each of the parcel(s) identified in this ballot.

Property Owner Name(s): MACDONALD ALEXANDER & DARLENE

Annexation of: Minor Subdivision 05-0045

Property Address or Description: 570 Pine Creek Road, Walnut Creek, CA

Assessors Parcel Number(s): 138-230-028

I hereby certify under penalty of perjury that I am the legal property owner and/or person entitled to execute this ballot for the property shown above in these proceedings.

Dated: _____

Signature

Printed Name of Property Owner/Representative

Once you have voted and signed this ballot, please place the ballot in the enclosed pre-paid, self-addressed return envelope. Your ballot will not be counted if you have not voted, signed the ballot, sealed the envelope and mailed or delivered it to Contra Costa County Public Works Department, Attention: Michelle Parella, located at 255 Glacier Drive, Martinez, CA 94553. All ballots must be received prior to the conclusion of the public input portion of the Public Hearing, which will be held on April 21, 2009, starting at 9:30 a.m., at the Contra Costa County Board of Supervisors Chambers, 651 Pine Street, Martinez, CA.

HEARING CONFIRMATION FORM

Hearing Date: April 21, 2009 at 9:30 a.m.

Name of Person Phoning to Request Hearing: Angela Bell

Phone No.: 313-2170

Hearing Date Confirmed with: **FAXED to Emy Sharp at 335-1913** of Clerk of the Board Staff
on: Monday, Feb. 9, 2009

Agenda Language (how it will read on the calendar):

ADOPT Resolution No. 2009/*** accepting the Engineer's Report for County Service Area L-100, Minor Subdivision 05-0045; declaring the intent to levy and collect assessments and fixing a public hearing for April 21, 2009 to adopt the proposed annual assessments and complete public noticing as recommended by the Public Works Director, Walnut Creek area. (County Service Area L-100 Funds) (District III) Project No.: 7394-6X5001

Anticipated length of the hearing: 5 minutes or less X or more _____

Is it controversial? Yes _____ No X

Noticing Requirements: N/A
Code Section: _____

Publication Requirements: # of times N/A # of days before hearing N/A

Who is to Publish the Notice? COB N/A PWD N/A

It is the responsibility of the department to provide the appropriate notice. Some notices are adopted by Board Resolution; the publication cannot be ordered until the Resolution is adopted by the Board of Supervisors.

If posting of notice is required, who will post? N/A

If mailing the notice is required, who will provide the clerk with the correct mailing list and labels? N/A

When will this "fix hearing item" be listed on the Board agenda as a consent item?
 March 3, 2009