

**COUNTY OF CONTRA COSTA  
COMMUNITY FACILITIES DISTRICT NO. 2022-1  
(CONTRA COSTA CENTRE AREA – PARK MAINTENANCE)  
COMMUNITY FACILITIES DISTRICT REPORT**

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**COUNTY OF CONTRA COSTA  
COMMUNITY FACILITIES DISTRICT NO. 2022-1  
(CONTRA COSTA CENTRE AREA – PARK MAINTENANCE)**

**INTRODUCTION.** The Board of Supervisors (the “Board”) of the County of Contra Costa (the “County”) did, pursuant to the provisions of the Mello-Roos Community Facilities Act of 1982 (the “Law”), on May 24, 2022, adopt Resolution No. 2022/173 Declaring Intention to Establish a Community Facilities District and to Authorize the Levy of Special Taxes Pursuant to the Mello-Roos Community Facilities Act of 1982 – Contra Costa Centre Area – Park Maintenance” (the “Resolution of Intention”). In the Resolution of Intention, the Board expressly ordered the preparation of a written Community Facilities District Report (the “Report”) for the proposed County of Contra Costa Community Facilities District No. 2022-1 (Contra Costa Centre Area – Park Maintenance) (the “CFD”).

The Resolution of Intention ordering the Report did direct that the Report generally contain the following:

1. A brief description of the services eligible to be funded by the CFD; and
2. An estimate of the fair and reasonable cost of providing the services, including the incidental expenses in connection therewith, including any County administration costs and all other related costs.

For particulars, reference is made to the Resolution of Intention for the CFD, as previously adopted by the Board.

**NOW, THEREFORE,** I, the Director of Public Works of the County, do hereby submit the following data:

**A. DESCRIPTION OF SERVICES.** A general description of the services that the Board has determined to be eligible to be funded by the CFD are as shown in Exhibit “A” attached hereto and hereby made a part hereof.

**B. PROPOSED BOUNDARIES OF THE COMMUNITY FACILITIES DISTRICT.** The proposed boundaries of the CFD are those properties and parcels on which special taxes may be levied to pay for the costs of the services eligible to be funded by the CFD. The proposed boundaries of the CFD are described in the map of the CFD recorded in Book 89 at Pages 28 and 29 (Document No. 2022-0093596) of Maps of Assessment and Community Facilities Districts at 9:26 a.m. on June 3, 2022, in the office of the County Recorder for the County of Contra Costa, a copy of which map is on file with the Clerk of the Board. The map also identifies the future annexation area, indicating territory that may be added to the CFD in the future with the consents of the applicable landowners.

C. COST ESTIMATE. The initial cost estimate for the services is set forth in Exhibit "B" attached hereto and hereby made a part hereof.

Dated: July 12, 2022


By:   
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Director of Public Works of the  
County of Contra Costa  
*Fernando Balboa BALBOA*

EXHIBIT A

COUNTY OF CONTRA COSTA  
COMMUNITY FACILITIES DISTRICT NO. 2022-1  
(CONTRA COSTA CENTRE AREA – PARK MAINTENANCE)

DESCRIPTION OF SERVICES ELIGIBLE TO BE FUNDED BY THE CFD

Services:

The services to be funded, in whole or in part, by the community facilities district (the “District”) include all direct and incidental costs related to providing for the maintenance of public parks and trails located within or in the vicinity of the District and the future annexation area of the District. More specifically, the services shall include, but not be limited to, the maintenance of parks and open space, including trails and habitat areas, with services to include, but not be limited to, irrigation and vegetation control, repair and sealing, landscaping in public areas and in the public right of way along public streets, including, but not limited to, irrigation, tree trimming and vegetation maintenance and control; the installation, maintenance and replacement of irrigation lines and water lines, lighting, fencing, security improvements and signage; trash removal and recycling and graffiti abatement and removal; and any other public services authorized to be funded under Section 53313(d) of the California Government Code. The District may fund any of the following related to the services described above: obtaining, constructing, furnishing, operating and maintaining equipment, apparatus or facilities, paying the salaries and benefits of personnel (including but not limited to maintenance workers, patrol guards and other personnel), and for payment of other related expenses (including but not limited to employee benefit expenses and an allocation of general overhead expenses), payment of insurance costs and other related expenses and the provision of reserves for repairs and replacements and for the future provision of services and capital replacements.

Any services to be funded by the District must be in addition to those provided in the territory of the District before the District was created, and may not supplant services already available within that territory when the District is created. It is expected that the services will be provided by the County, either with its own employees or by contract with third parties, or any combination thereof.

Administrative Expenses:

The administrative expenses to be funded by the District include the direct and indirect expenses incurred by the County in carrying out its duties with respect to the District (including, but not limited to, the levy and collection of the special taxes) including the fees and expenses of attorneys, any fees of the County related to the District or the collection of special taxes, an allocable share of the salaries of any County staff directly related thereto and a proportionate amount of the County’s general administrative overhead related thereto, any amounts paid by the County from its general fund with respect to the District or the services authorized to be financed by the District, and expenses incurred by the County in undertaking action to foreclose on properties for which the payment of special taxes is delinquent, and all other costs and expenses of the County in any way related to the District.

Other:

The incidental expenses that may be funded by the District include, in addition to the administrative expenses identified above, the payment or reimbursement to the County of all costs associated with the establishment of the District and any property annexed to the District.

EXHIBIT B

COUNTY OF CONTRA COSTA  
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SERVICES COST ESTIMATE

It is expected that the costs of providing the services eligible to be funded by the CFD will be up to \$40,705.72 for Fiscal Year 2021-22, with the costs of the services to increase on July 1, 2022 and on each July 1 thereafter by the lesser of the percentage equal to the increase, if any, in the prior calendar year's change in the Consumer Price Index for All Urban Consumers for the Bay Area: San Francisco – Oakland – San Jose or five percent (5%). See the Rate and Method of Apportionment of Special Taxes for the CFD for the maximum special tax rates that are estimated to provide funding needed to pay for the Services eligible to be funded by the CFD and the requirements for properties to be subject to the levy of the special tax as a Developed Property (as defined in the Rate and Method of Apportionment of Special Taxes).